

CITY OF MADISON

Proposed Plat & Rezoning

Plat Name: Nelson's Addition to Rustic Acres

Location: 4610 Rustic Drive

Applicant: Doug Nelson - The Nelson Group/Michael S. Marty - Burse Surveying & Engineering

- Preliminary Within City
 Final Outside City

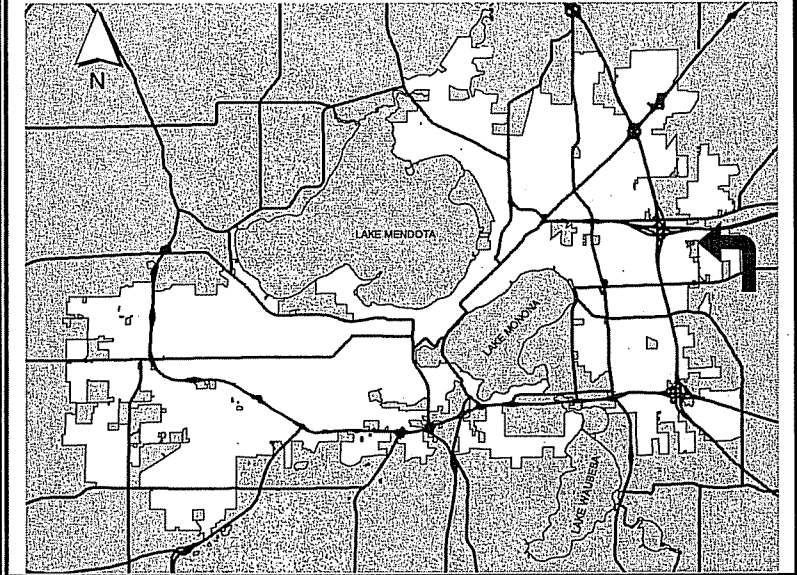
From Temp A To: PUD(GDP-SIP) & R2S

Proposed Use: 32 Residential Lots

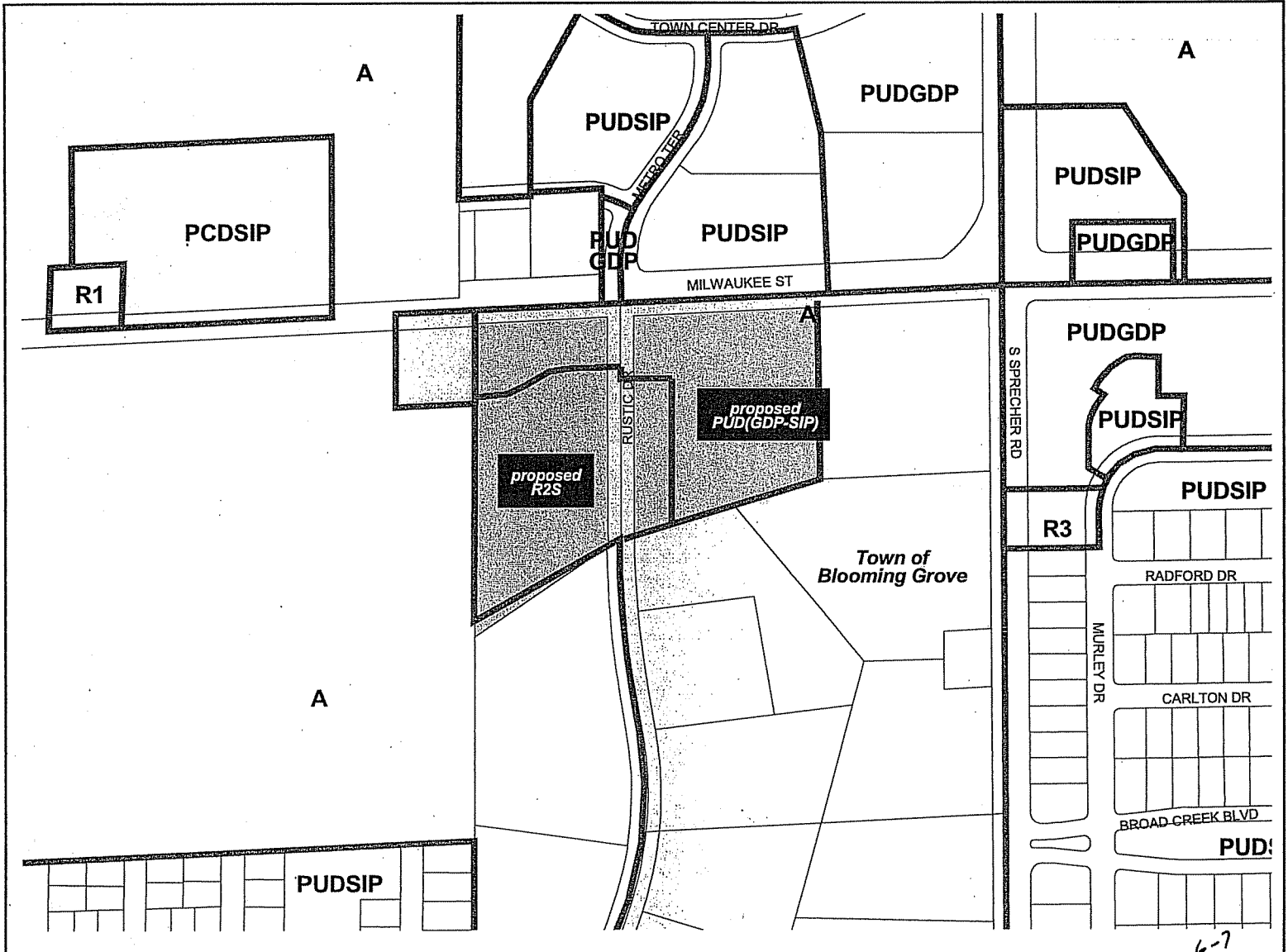
Public Hearing Dates:

Plan Commission 02 May 2005

Common Council 17 May 2005

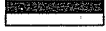


For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

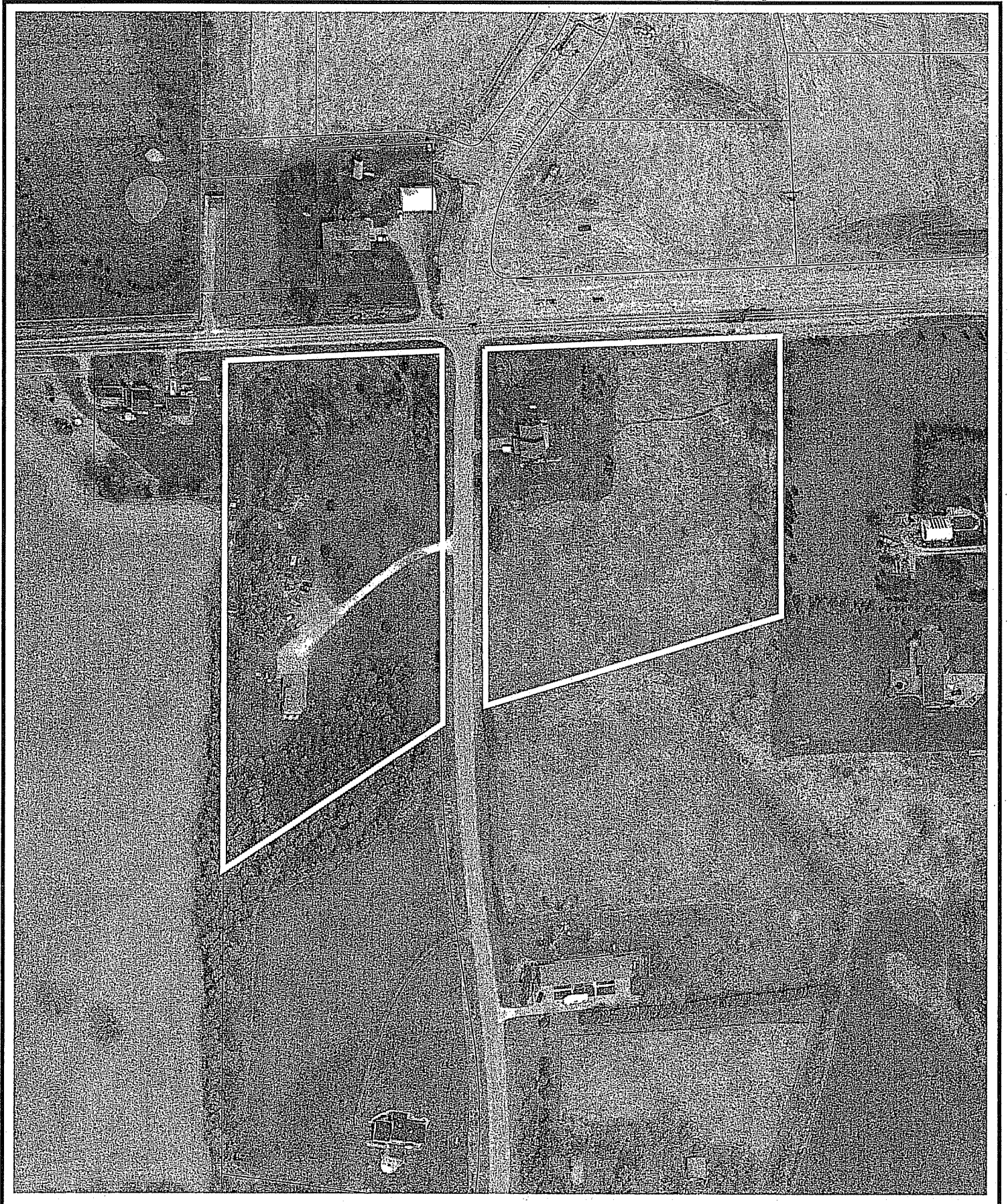


4610 Rustic Drive

0 100 Feet



Date of Aerial Photography - April 2003



12

Rustic Acres

GDP/SIP Submittal

The Rustic Acres project is comprised of a unique mix of single family, duplex and 4-unit multi-family buildings. The project is located near Grandview Commons, one of the city's new traditional neighborhood developments. The designs of the buildings for this project acknowledges the traditional neighborhood planning ideas and incorporates both new and existing construction. The new four-plex buildings, set near the street, feature a broad mass with a strong roof line and strong entrances encircled by low urban planting at the sidewalk, evoking the look of larger single family homes. The four-plex building's massing, choice of exterior materials and treatment are intended to establish an appropriate character and scale that will make a positive contribution to this new community-oriented, pedestrian-friendly community. Similarly, the new duplex units have been revised to lessen the dominant garage doors common to this building type. By varying the massing of these building there is more variation within the building type, thereby relieving the repetition common to a street of duplex units. The architectural treatment of the duplex units differs from the four-plex units and is intended to contribute the feeling that this neighborhood developed over a period of time instead of being constructed all at once- an idea also found in the neighboring community of Grandview.

Peter R. Rött, AIA, NCARB
Architect



March 22, 2005

Mr. Bradley J. Murphy, AICP
Director of Planning
Dept. of Planning & Development
215 Martin Luther King Jr., Blvd
PO Box 2985
Madison, WI 53701-2985

Re: Letter of Intent - Amended
NELSON'S ADDITION TO RUSTIC ACRES
4609 & 4610 Rustic Drive
Rezoning/General Development Plan/Specific Implementation Plan

Dear Mr. Murphy:

The following is submitted together with the application and zoning descriptions for staff, plan commission and council consideration of approval of the proposed development.

Owners: Starkweather Square, LLC
2134 Atwood Avenue
Madison, WI 53704
Contact: Doug Nelson
(608) 244-4990
(608) 244-0205 Fax

Project: NELSON'S ADDITION TO RUSTIC ACRES
4609 & 4610 Rustic Drive
Madison, Wisconsin

Engineer: Burse Surveying and Engin., Inc
1400 E. Washington Avenue, Suite 158
Madison, WI 53703
Contact: Michelle Burse
(608) 250-9263
(608) 250-9266 Fax

(-7)

Background:

NELSON'S ADDITION TO RUSTIC ACRES is a 9.78 acre development on the south side of Milwaukee Street and along the east and west sides of Rustic Drive on the City's east side. METROTECH, a mixed use development, is immediately to the north and the expansive residential development known as RESTON HEIGHTS is 500 feet to the east. NELSON'S ADDITION TO RUSTIC ACRES has been designed to create a use in harmony with the existing neighborhood uses. A mix of affordable residential uses is planned within the development including single family, duplex homes, and multi-family units (4 families).

Site Development Statistics:

The proposed development consists of a total of 33 lots. Outlot 1 shall be used for stormwater management purposes. Lots 4 – 21 shall be zoned R2S, Lots 1 – 3, and 22 – 32 shall be zoned PUD-GDP-SIP. The lot numbers (per the Preliminary and Final Plats), their uses and sizes are listed below.

<u>Plat</u> <u>Lot Number</u>	<u>Permitted Use (Type)</u>	<u>Lot Area</u>	<u>Permitted Dwelling Units</u> <u>Max.</u>
Lot 01:	4- UNIT	18,025	4
Lot 02:	4- UNIT	15,817	4
Lot 03:	4- UNIT	13,359	4
Lot 04:	SINGLE	6,929	1
Lot 05:	SINGLE	6,577	1
Lot 06:	SINGLE	6,738	1
Lot 07:	SINGLE	7,423	1
Lot 08:	SINGLE	7,708	1
Lot 09:	SINGLE	7,762	1
Lot 10:	SINGLE	8,864	1
Lot 11:	SINGLE	7,938	1
Lot 12:	SINGLE	8,523	1
Lot 13:	SINGLE	15,095	1
Lot 14:	SINGLE	15,904	1
Lot 15:	SINGLE	13,077	1
Lot 16:	SINGLE	11,757	1
Lot 17:	SINGLE	8,853	1
Lot 18:	SINGLE	7,000	1
Lot 19:	SINGLE	6,900	1
Lot 20:	SINGLE	6,900	1

1-1

Lot 21:	SINGLE	6,598	1
Lot 22:	DUPLEX	7,662	2
Lot 23:	DUPLEX	8,348	2
Lot 24:	DUPLEX	11,240	2
Lot 25:	DUPLEX	12,473	2
Lot 26:	DUPLEX	11,054	2
Lot 27:	DUPLEX	8,313	2
Lot 28:	DUPLEX	7,420	2
Lot 29:	4-UNIT	10,533	4
Lot 30:	4-UNIT	10,152	4
Lot 31:	4-UNIT	10,125	4
Lot 32:	4-UNIT	12,538	4

Design Guidelines:

NELSON'S ADDITION TO RUSTIC ACRES has a set of site design and landscape standards that are provided in the General Development Plan. It is intended that city staff, the Urban Design Commission and the Plan Commission, review these design guidelines as they apply to the PUD. After City approval the GDP and SIP documents will be recorded for public record.

Project Schedule:

It is the developer's intent to obtain the necessary approvals for the preliminary and final plats, the General Development Plan for lots 1 – 3 and 22 - 32 and the Specific Implementation Plan for lots 1 – 3 and 22 - 32 on or before April 4, 2005. The subdivision contract covering the public infrastructure will then be finalized and construction of the plat improvements will begin in the Spring of 2005 with completion scheduled for the Summer of 2005. After completion of plat improvements, individual lots will be available for building permit. It is anticipated that the lots in this development will be built-out by the Spring of 2006. Landscaping will be completed with the construction of each lot.

Service Management and Maintenance:

Each lot within the PUD-GDP-SIP district will be privately owned and managed. Building and site maintenance will be the responsibility of the property owner. The City will provide typical public services such as snow and trash removal and public street maintenance. The maintenance of any private service driveways and walkways will be the responsibility of the individual lot owner.

Social and Economic Impact:

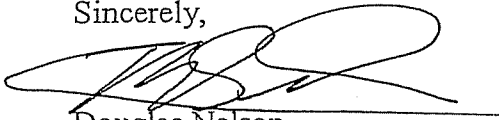
The NELSON'S ADDITION TO RUSTIC ACRES has been designed to meet the needs of the City. More specifically it implements the City's new Inclusionary Zoning. The development provides a diversity of housing for all income levels.

Letter of Intent - Amended
NELSON'S ADDITION TO RUSTIC ACRES
4609 & 4610 Rustic Drive
Page 4

The development will have a positive economic impact. Significant tax increases will be generated from developing the property while the design minimizes public services.

Thank you for your time in reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'DN', is written over a horizontal line.

Douglas Nelson
Member
Starkweather Square, LLC

6-7

Zoning Text: General Development Plan
Project Name: NELSON'S ADDITION TO RUSTIC ACRES
Project Site Address: 4609 & 4610 Rustic Drive

Legal Description: The lands subject to this Planned Development District shall include those described in Exhibit A ("GDP Boundary Drawing") and Exhibit B ("Legal Description").

- A. *Statement of Purpose:* This zoning district is established to allow for the construction of a compact, residential neighborhood. The district is intended to provide a diversity of housing uses with the Rustic Acres neighborhood.
- B. *Permitted Uses:* Following are permitted uses, by Preliminary Plat lot number, within NELSON'S ADDITION TO RUSTIC ACRES:

1.	<u>Lot Number</u>	<u>Permitted Use (Type)</u>	<u>Zoning Requested</u>
	Lot 1:	4-UNIT	PUD GDP
	Lot 2:	4-UNIT	PUD GDP
	Lot 3:	4-UNIT	PUD GDP
	Lot 22:	DUPLEX	PUD GDP
	Lot 23:	DUPLEX	PUD GDP
	Lot 24:	DUPLEX	PUD GDP
	Lot 25:	DUPLEX	PUD GDP
	Lot 26:	DUPLEX	PUD GDP
	Lot 27:	DUPLEX	PUD GDP
	Lot 28:	DUPLEX	PUD GDP
	Lot 29:	4-UNIT	PUD GDP
	Lot 30:	4-UNIT	PUD GDP
	Lot 31:	4-UNIT	PUD GDP
	Lot 32:	4-UNIT	PUD GDP

2. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

3. PUD GDP Duplex: A two-family dwelling.

- a. Lot Area: As shown on the Preliminary Plat of NELSON'S ADDITION TO RUSTIC ACRES.
- b. Height Regulations: No building shall exceed 2.5 stories or 35 feet in height
- c. Yard Requirements:
 - Front Yard: 15 foot minimum/25 foot maximum
 - Side Yard: 6 foot minimum
 - Rear Yard: 20 foot minimum
- d. Site Landscaping: Site Landscaping will be provided as required by the covenants and restrictions.
- e. Usable Open Space Requirements: Usable open space will be provided in the required yards.
- f. Parking & Loading: Parking and loading shall be as provided in the M.G.O. R-3 zoning district.

- g. Family Definition: The family definition shall be as provided in the M.G.O. R-3 zoning district.
- h. Signage: Signage will be allowed as per Chapter 31 of the M.G.O. as compared to the R-3 district.

4. PUD GDP 4-UNIT: A four-family dwelling.

- a. Lot Area: As shown on the Preliminary Plat of NELSON'S ADDITION TO RUSTIC ACRES.
- b. Height Regulations: No building shall exceed 2.5 stories or 35 feet in height
- c. Yard Requirements:
- d. Front Yard: 10 foot minimum/25 foot maximum along the local street
- e. Side Yard: 6 foot minimum
- f. Rear Yard: 30 foot minimum along Milwaukee Street
- g. Site Landscaping: Site Landscaping will be provided as required by the covenants and restrictions.
- h. Usable Open Space Requirements: Usable open space will be provided in the required yards.
- i. Parking & Loading: Parking and loading shall be as provided in the M.G.O. R-4 zoning district.
- j. Family Definition: The family definition shall be as provided in the M.G.O. R-4 zoning district.

5. Storm water Retention – Storm water will be filtered on site with the use of Bioretention Basins (Rain Gardens) and open swales before being discharged into the adjacent storm water management greenways.

Lots may have or share a Bioretention Basin (Rain Garden).

6. Shared driveway – Lots 1 & 2, 24 & 25, 29 & 20, and 31 & 32 will require a shared connected driveway and thus a joint driveway easement

C. Alterations and Revisions: No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

Zoning Text: Specific Implementation Plan
Project Name: NELSON'S ADDITION TO RUSTIC ACRES
Project Site Address: 4609 & 4610 Rustic Drive

Legal Description: The lands subject to this Planned Development District shall include those described in Exhibit A ("SIP Boundary Drawing") and Exhibit B ("Legal Description").

- A. *Statement of Purpose:* This zoning district is established to allow for the construction of a compact, residential neighborhood. The district is intended to provide a diversity of housing uses with the Rustic Acres neighborhood.
- B. *Permitted Uses:* Following are permitted uses, by Preliminary Plat lot number, within NELSON'S ADDITION TO RUSTIC ACRES:

1.	<u>Lot Number</u>	<u>Permitted Use (Type)</u>	<u>Zoning Requested</u>
	Lot 1:	4-UNIT	PUD GDP
	Lot 2:	4-UNIT	PUD GDP
	Lot 3:	4-UNIT	PUD GDP
	Lot 22:	DUPLEX	PUD GDP
	Lot 23:	DUPLEX	PUD GDP
	Lot 24:	DUPLEX	PUD GDP
	Lot 25:	DUPLEX	PUD GDP
	Lot 26:	DUPLEX	PUD GDP
	Lot 27:	DUPLEX	PUD GDP
	Lot 28:	DUPLEX	PUD GDP
	Lot 29:	4-UNIT	PUD GDP
	Lot 30:	4-UNIT	PUD GDP
	Lot 31:	4-UNIT	PUD GDP
	Lot 32:	4-UNIT	PUD GDP

2. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

3. PUD GDP Duplex: A two-family dwelling.

- a. Lot Area: As shown on the Preliminary Plat of NELSON'S ADDITION TO RUSTIC ACRES.
- b. Height Regulations: No building shall exceed 2.5 stories or 35 feet in height
- c. Yard Requirements:
 - Front Yard: 15 foot minimum/25 foot maximum
 - Side Yard: 6 foot minimum
 - Rear Yard: 20 foot minimum
- d. Site Landscaping: Site Landscaping will be provided as required by the covenants and restrictions.
- e. Usable Open Space Requirements: Usable open space will be provided in the required yards.
- f. Parking & Loading: Parking and loading shall be as provided in the M.G.O. R-3 zoning district.

- g. Family Definition: The family definition shall be as provided in the M.G.O. R-3 zoning district.
- h. Signage: Signage will be allowed as per Chapter 31 of the M.G.O. as compared to the R-3 district.

4. **PUD GDP 4-UNIT**: A four-family dwelling.

- a. Lot Area: As shown on the Preliminary Plat of NELSON'S ADDITION TO RUSTIC ACRES.
- b. Height Regulations: No building shall exceed 2.5 stories or 35 feet in height
- c. Yard Requirements:
- d. Front Yard: 10 foot minimum/25 foot maximum along the local street
- e. Side Yard: 6 foot minimum
- f. Rear Yard: 30 foot minimum along Milwaukee Street
- g. Site Landscaping: Site Landscaping will be provided as required by the covenants and restrictions.
- h. Usable Open Space Requirements: Usable open space will be provided in the required yards.
- i. Parking & Loading: Parking and loading shall be as provided in the M.G.O. R-4 zoning district.
- j. Family Definition: The family definition shall be as provided in the M.G.O. R-4 zoning district.

5. **Storm water Retention** – Storm water will be filtered on site with the use of Bioretention Basins (Rain Gardens) and open swales before being discharged into the adjacent storm water management greenways.

Lots may have or share a Bioretention Basin (Rain Garden).

6. **Shared driveway** – Lots 1 & 2, 24 & 25, 29 & 30, and 31 & 32 will require a shared connected driveway and thus a joint driveway easement

C. **Alterations and Revisions**: No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

PART 1 - DEVELOPMENT INFORMATION:

Project or Plat Nelson's addition to Rustic Acres

Project Address: 4610 - 4609 Rustic dr **Project Area (in acres):** 9.1

Developer: Starkweather Square LLC **Representative:** Douglas Nelson

Street Address: 2134 Atwood ave **City/State:** Madison **Zip:** 53704

Telephone: 608-244-4990 **Fax:** 608-244-0205 **Email:** Doug@thenelsongroup.org

Agent, If Any: _____ **Company:** _____

Street Address: _____ **City/State:** _____ **Zip:** _____

Telephone: _____ **Fax:** _____ **Email:** _____

PART 2 - PROJECT CONTENTS:

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family	15		3		18	4.5
Duplexes	12		2		14	1.75
Multi-Family	24		4		28	1.75
TOTAL	51		9		60	8

PART 3 - AFFORDABLE HOUSING DATA:

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI						9	9
Anticipated Sale Price						180000	
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							
Maximum Monthly Rent Price							

PART 4 - DWELLING UNIT COMPARISON:

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Effcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Effcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:				51					9	
Minimum Floor Area:				1300					1300	
Rental Units With:										
Minimum Floor Area:										

CONTINUE →

PART 5 – INCENTIVES: Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

Incentive	MAP	Incentive	MAP
<input type="checkbox"/> Density Bonus (varies by project)	3	<input type="checkbox"/> Cash subsidy from <u>Inclusionary Unit Reserve Fund</u> up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input checked="" type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from <u>Inclusionary Unit Reserve Fund</u> of \$5000 for up to 50% of on-site affordable units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input checked="" type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____			

PART 6 – WAIVER: The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within one mile of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, please mark this box and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

PART 7 – APPLICANT’S DECLARATION:

The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting comments.

Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	yes		
Proportion of attached and detached IDU units is similar to Market rate.	yes		
Mix of IDUs by bedroom size is similar to market rate.	yes		

CONTINUE →

Standards for Inclusionary Dwelling Units (IDUs) [continued]	Will Comply	Will <u>not</u> comply	Additional comments
IDUs are dispersed throughout the project.	yes		
IDUs are to be built in phasing similar to market rate.	yes		
Pricing fits within Ordinance standards	yes		
Developer offers security during construction phase in form of deed restriction.	will		will prepare covenants and restriction to be recorded with plat
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.			
Developer describes marketing plan for IDUs.	no		builder will not be developer on all units
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	yes		
Terms of sale or rent.	yes		cash or mortgage equivalent
	Yes	No	Additional comments
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.		x	but would if non-profit would like to purchase
Developer has requested waiver for off-site or cash payment.		x	
Developer has requested waiver for reduction of number of units.		x	
Other:			

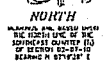
- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → 1-18-05
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → _____
- The applicant notified Alderperson warren onken of District 3 of this development proposal in writing on: → 12/26/04
- The applicant also notified alan sweet of the mclellan park neighborhood in writing on: → 3/8/05
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

Applicant Signature _____

Date 4/7/05

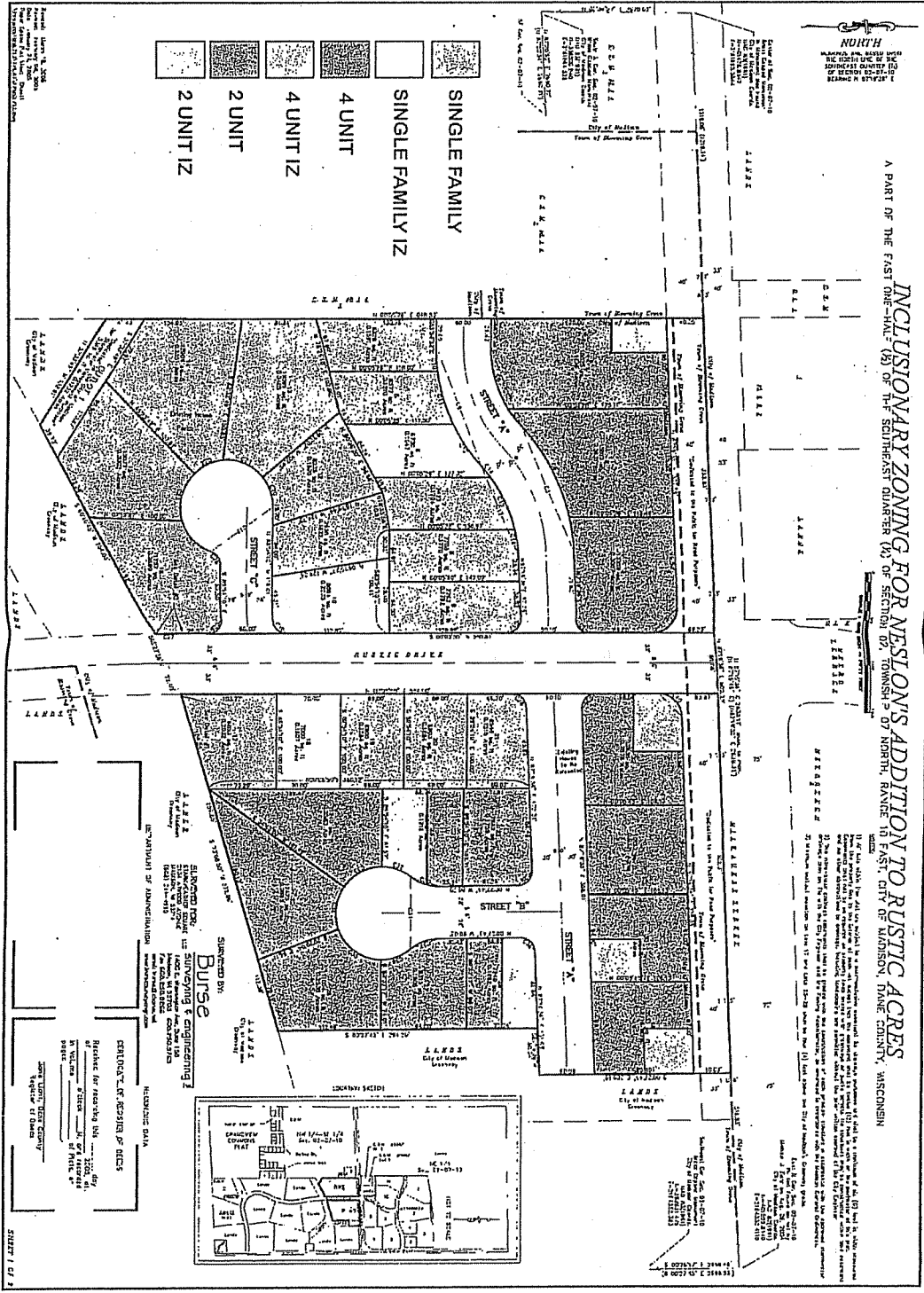
Printed Name Douglas Nelson

Phone 608-244-4990



PROVISIONAL ZONING FOR RESIDENTIAL ADDITION TO RUSTIC ACRES
 A PART OF THE EAST ONE-HALF (1/2) OF SECTION 07, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

- SINGLE FAMILY
- SINGLE FAMILY 1/2
- 4 UNIT
- 4 UNIT 1/2
- 2 UNIT
- 2 UNIT 1/2



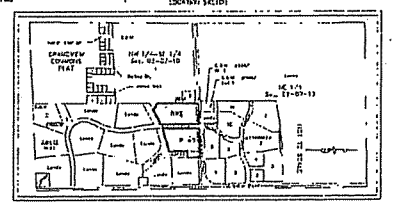
1. The City of Madison is hereby adopting the following zoning ordinance for the residential addition to rustic acres in the East One-Half (1/2) of Section 07, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin.

2. The zoning ordinance shall be known as the Residential Addition to Rustic Acres Zoning Ordinance.

3. The zoning ordinance shall be effective on the date of its adoption by the City Council.

4. The zoning ordinance shall be subject to the following conditions:

- The zoning ordinance shall be subject to the approval of the State of Wisconsin.
- The zoning ordinance shall be subject to the approval of the City of Madison.
- The zoning ordinance shall be subject to the approval of the City of Madison.



ALIGNED FOR SURVEYING & ENGINEERING
 Bursae
 1000 W. Johnson St.
 Madison, WI 53704
 Phone: 608-261-1111
 Fax: 608-261-1112

REGISTERED PROFESSIONAL ENGINEER
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL SURVEYOR
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL CIVIL ENGINEER
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL ARCHITECT
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL MECHANICAL ENGINEER
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL CHEMICAL ENGINEER
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL NUCLEAR ENGINEER
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEER
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL SANITARY ENGINEER
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL MARINE ENGINEER
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL NUCLEAR ENGINEER
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEER
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL SANITARY ENGINEER
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER
 No. 10000
 State of Wisconsin

REGISTERED PROFESSIONAL MARINE ENGINEER
 No. 10000
 State of Wisconsin



**Madison Pl. Commission
SUBDIVISION APPLICATION**

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Date Stamp

**** Please read both pages of the application completely and fill in all required fields****
For your convenience, this application form may be completed online at www.cityofmadison.com.

1a. Application Type. (Choose ONE)

Preliminary Subdivision Plat Final Subdivision Plat Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: Nelson's Addition to Rustic Acres

1b. Review Fees. Make checks payable to "City Treasurer."

For Preliminary and Final Plats, an application fee of \$200, plus \$35 per lot and outlot contained on the plat drawing.
 For Certified Survey Maps, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey map.

2. Applicant Information.

Name of Property Owner: The Nelson Group Representative, if any: Doug M. Nelson
Street Address: 2134 Atwood Avenue City/State: Madison, WI Zip: 53714
Telephone: (608) 244-4990 Fax: (608) 244-0205 Email: doug@thenelsongroup.org

Firm Preparing Survey: Burse Surveying and Engineering, Inc. Contact: Michael S. Marty
Street Address: 1400 E. Washington Ave., Suite 158 City/State: Madison, WI Zip: 53703
Telephone: (608) 250-9263 Fax: (608) 250-9266 Email: burse@chorus.net

Check only ONE – ALL Correspondence on this application should be sent to: Property Owner Survey Firm

3a. Project Information.

Parcel Address: 4609 Rustic Drive in the City or Town of: City of Madison
Tax Parcel Number(s): 008/0710-024-8100-0 School District: Madison Metro
Existing Zoning District(s): A-1EX Development Schedule: Summer 2005
Proposed Zoning District(s) (if any): R3, R2S, R4, and PUD-GPP/SIP Provide a Legal Description of Site on Reverse Side

3b. For Surveys Located Outside the Madison City Limits and in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____

In order for an exterritorial request to be accepted, a copy of the approval letters from both the town and Dane County must be submitted.

Is the subject site proposed for annexation? No Yes If YES, approximate timeframe: _____

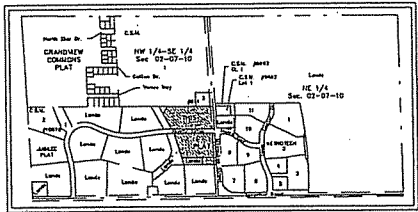
4. Survey Contents and Description. Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	32		9.54
Retail/Office			
Industrial			
Public Parklands			
Home's Association Tracts			
Other (state use)			
TOTAL	32		9.54

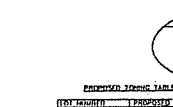
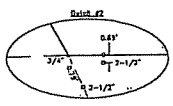
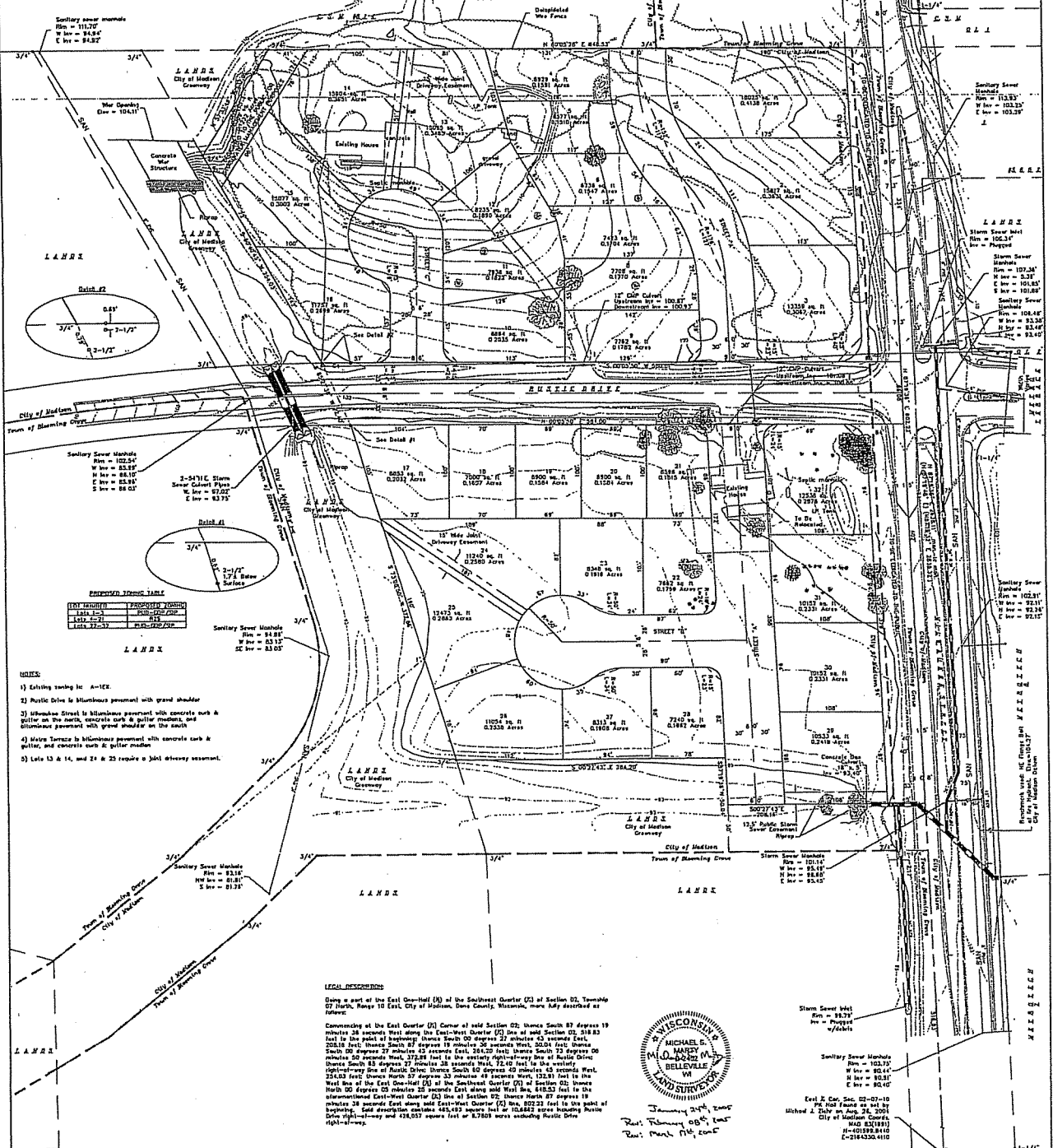
Describe the use of the lots and outlots on the survey.
Single & multi-family

OVER →

- LEGEND**
- SOLID HIGH ROD FOUND (SEE DENOTES)
 - PPK FOUND (SEE DENOTES)
 - ✕ FOUND OVERLAY 2" W CONCRETE
 - SEE IUG HOLE
 - 3/4" x 1/4" SOLID HIGH RE-ROD SET, W/ 150 BA/L SPOT ELEVATION
 - OVERHEAD POWER LINE
 - BURIED GAS LINE
 - 8" D.I. WATER MAIN
 - SANI-18" SANITARY SEWER
 - BURIED TELEPHONE
 - BURIED ELECTRIC
 - BURIED CABLE ACCESS TELEVISION LINE
 - CITY LIGHTS LINE
 - WATER VALVE
 - GAS VALVE
 - TV BOX
 - ELECTRIC BOX
 - UTILITY POLE
 - LIGHT POLE
 - TELEPHONE BOX
 - FIRE HYDRANT
 - SIDEWALK
 - STORM SEWER INLET
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - () RECORDED AS



MARKER	DELTA	ANGLE	ARC LENGTH	CHORD	DEFLECTION	CHORD LENGTH
1	104.240°	153.000°	130.100	12.00000	1.20000	12.16000



PROPOSED STORM TABLE

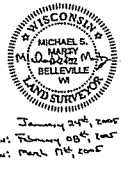
PIPE SIZE	PROPOSED SLOPE
18\"/>	

- NOTES:**
- Existing zoning is A-1EX.
 - Rustic Drive is bilinear easement with grass shoulder.
 - Windsor Street is bilinear easement with concrete curb & gutter on the north, concrete curb & gutter median, and bilinear easement with grass shoulder on the south.
 - Main Terrace is bilinear easement with concrete curb & gutter, and concrete curb & gutter median.
 - Lots 13 & 14, and 21 & 22 require a joint driveway easement.

LEGAL DESCRIPTION:

Being a part of the East One-Half (1/2) of the Southeast Quarter (1/4) of Section 02, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the East Corner (C) Corner of said Section 02, thence South 87 degrees 19 minutes 28 seconds West along the East-West Quarter (Q) line of said Section 02, 218.83 feet to the point of beginning; thence South 00 degrees 27 minutes 42 seconds East, 203.16 feet; thence South 02 degrees 19 minutes 26 seconds West, 202.04 feet; thence South 00 degrees 27 minutes 45 seconds East, 264.25 feet; thence South 73 degrees 00 minutes 20 seconds West, 272.88 feet to the westerly right-of-way line of Rustic Drive; thence South 83 degrees 27 minutes 38 seconds West, 72.40 feet to the westerly right-of-way line of Rustic Drive; thence South 05 degrees 40 minutes 45 seconds West, 228.00 feet; thence North 87 degrees 33 minutes 00 seconds West, 124.83 feet to the West line of the East One-Half (1/2) of the Southeast Quarter (1/4) of Section 02; thence North 02 degrees 00 minutes 20 seconds East along said West line, 410.53 feet to the aforementioned East-West Quarter (Q) line of said Section 02; thence North 07 degrees 19 minutes 28 seconds East along said East-West Quarter (Q) line, 827.23 feet to the point of beginning. Lot description contains 465,452 square feet or 10,548.2 acres including Rustic Drive right-of-way and 428,057 square feet or 9,760.9 acres including Rustic Drive right-of-way.

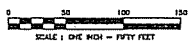


OWNER/DEVELOPER:
 STANHEIMER SQUARE, LLC
 3124 ATWOOD AVENUE
 MADISON, WI 53704
 (608) 244-4290

NORTH
 BEARING LINE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER (1/4) OF SEC. 02-07-10 BEARING N 87°19' E

PRELIMINARY PLAT OF NELSON'S ADDITION TO RUSTIC ACRES

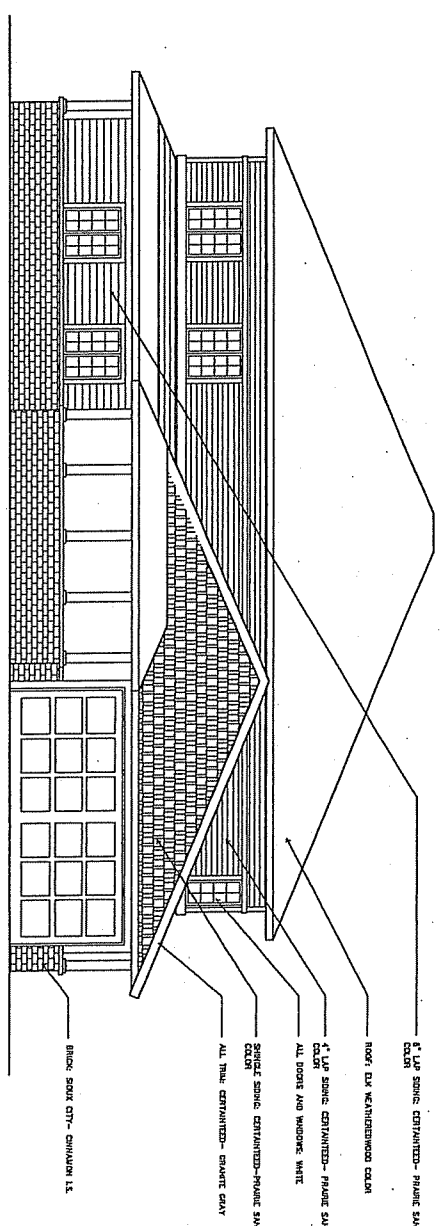
A PART OF THE EAST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 02, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



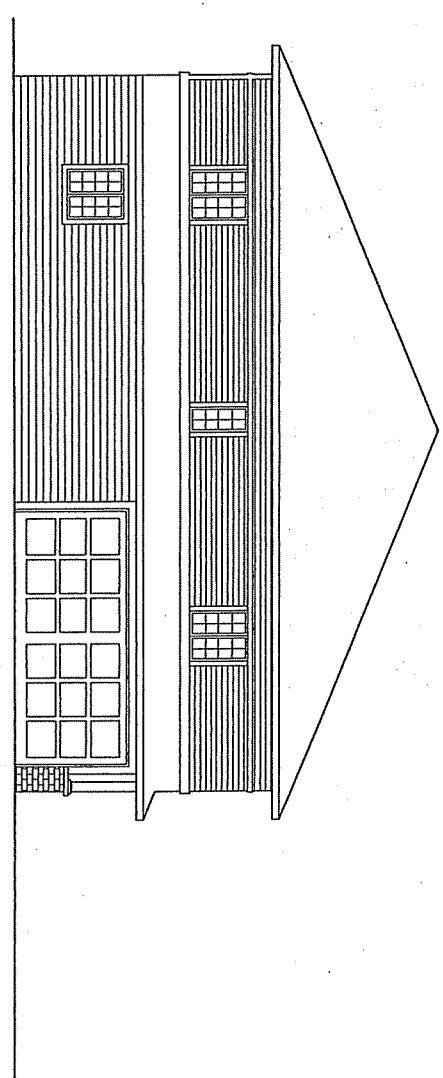
SURVEYOR/ENGINEER:
Burse
 surveying & engineering
 1400 E. Washington Ave., Suite 150
 Madison, WI 53703 GDB 250.9263
 Fax: 608.250.9266
 email: burse@chons.net
 www.burse@chons.net

Revised: March 17, 2005
 Revised: February 08, 2005
 Date: January 24, 2005

6-7



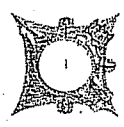
1 FRONT ELEVATION
SCALE 1/4" = 1'-0"



1 SIDE ELEVATION
SCALE 1/4" = 1'-0"



ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207

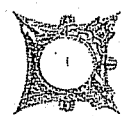


RUSTIC ACRES
 GDP/SP

Project	RUSTIC ACRES
Proj. No.	031201
ELEVATIONS	LOT 72
Sheet Title	
Scale	
Drawn By:	PER
Disc:	049902
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Sheet No.	A3.1
Sheet	of

67

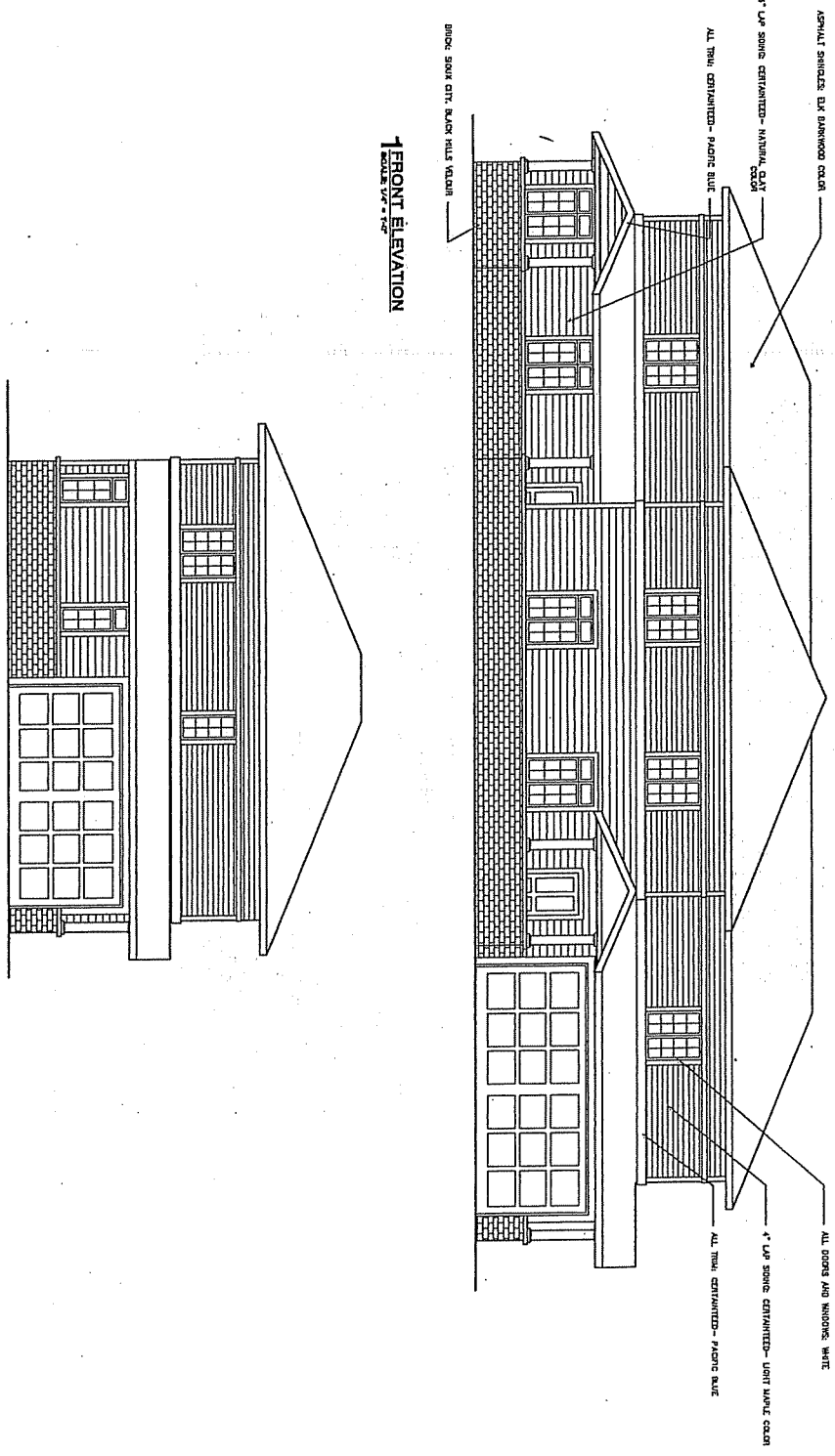
ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207



RUSTIC ACRES
 GDP/PSIP

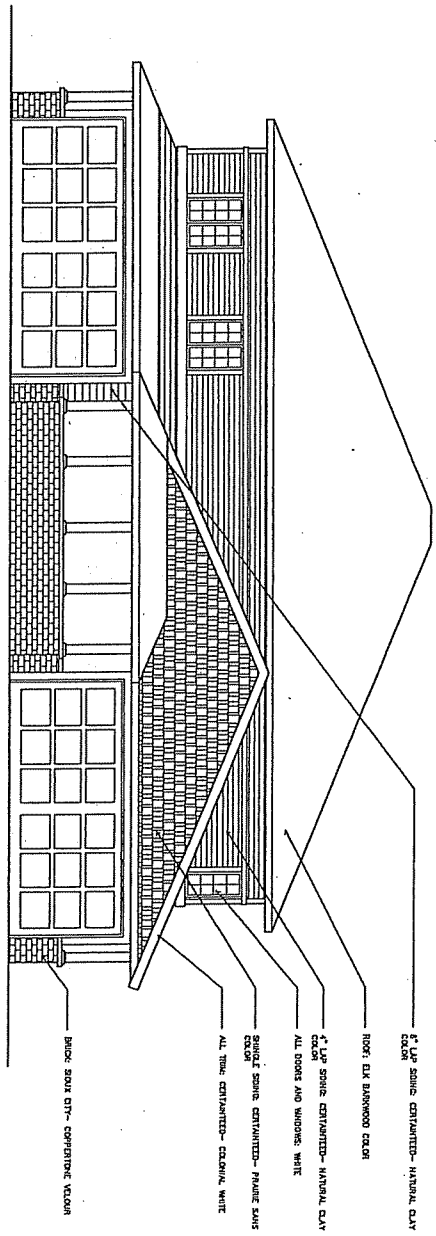
Project	RUSTIC ACRES
Proj. No.	03120
ELEVATIONS	10721
Sheet Title	
Scale	
Drawn By	PSB
Check	OM/RSB
Rev. Desc	
Rev. Desc	
Rev. Desc	
Rev. Desc	
Rev. Desc	
Sheet No.	

A3.1
 of
 Sheet



1 FRONT ELEVATION
 SCALE 1/8" = 1'-0"

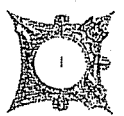
2 SIDE ELEVATION
 SCALE 1/8" = 1'-0"



1 FRONT ELEVATION



ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
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 Madison, WI 53703
 Phone: 608.294.0206
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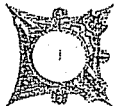


RUSTIC ACRES
 GDP/SIP

Project	01221
Proj. No.	01221
ELEVATIONS	
LOT 75	
Sheet Title	
Scale:	FR
Drawn By:	AMHS
Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Sheet No.	

A3.1
 Sheet of

ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 205
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207



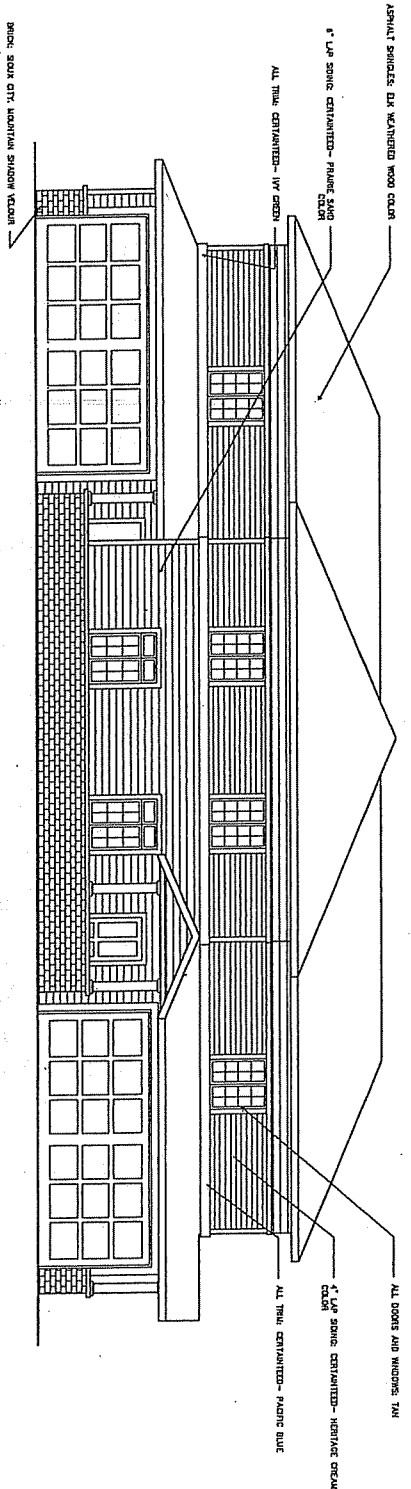
RUSTIC ACRES
 GDP/SP

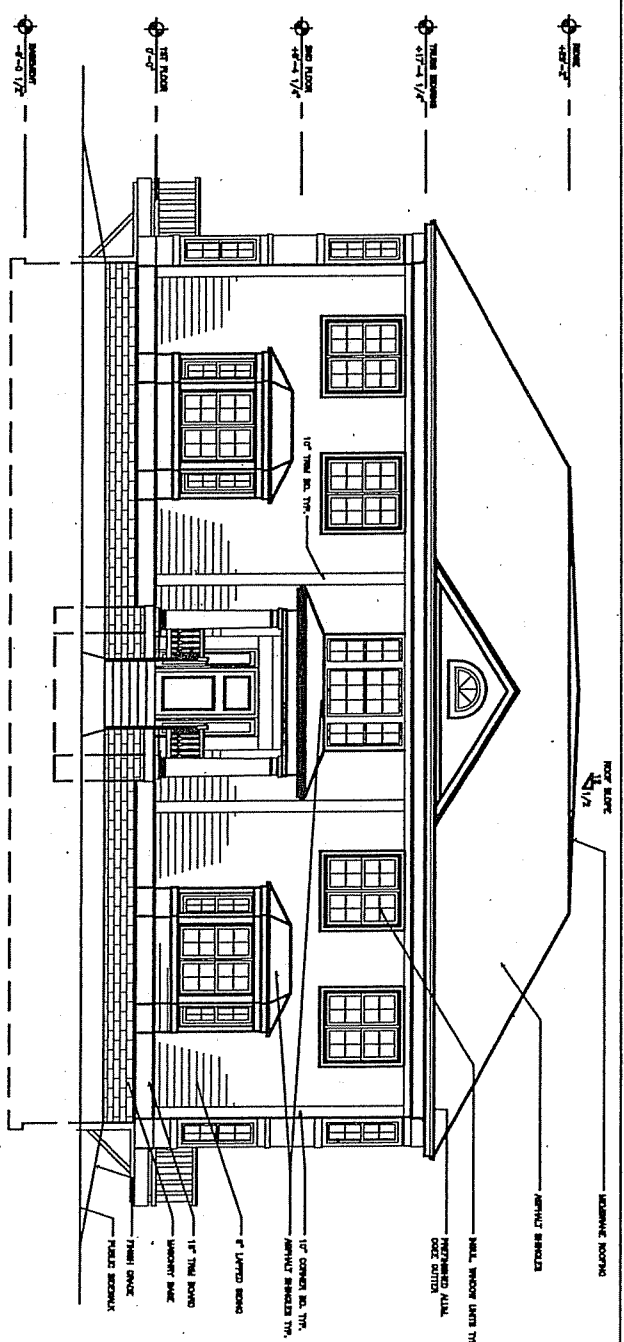
Project	041201
Proj. No.	041201
ELEVATIONS	LO171
Sheet Title	
Scale	
Drawn By	PER
Disc	041801
Rev. Date	
Rev. Date	
Rev. Date	
Rev. Date	
Rev. Date	
Sheet No.	

A3.1
 of
 Sheet

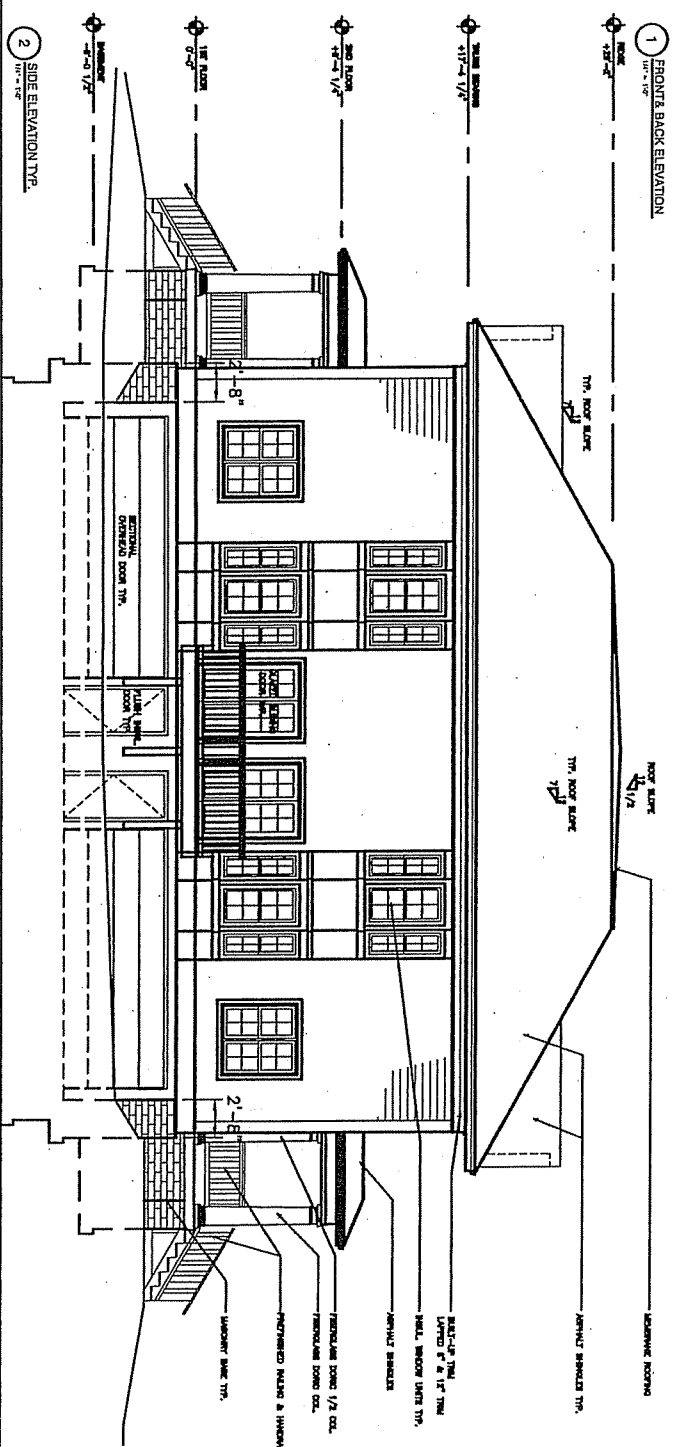


FRONT ELEVATION
 SCALE 1/8" = 1'-0"





ELEVATION FINISHES	
ROOFING	ASPHALT/FLT SHINGLES
EXTERIOR WALLS	1 1/2\"/>



ELEVATION FINISHES	
ROOFING	ASPHALT/FLT SHINGLES
EXTERIOR WALLS	1 1/2\"/>

ISTHMUS ARCHITECTURE, INC.
 613 Williamson Street
 Madison, WI 53703
 Phone: 608.294.0306
 Fax: 608.294.0207

RUSTIC ACRES
 GDP/SP/1P

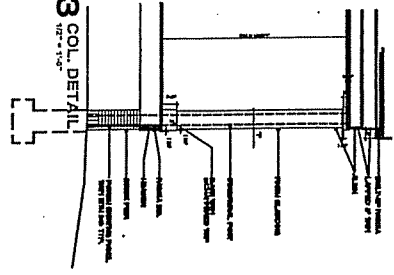
Project: 01201
 Lot: 3
 Elevation: A3.1

Scale: 1/4" = 1'-0"
 Drawn By: FSR
 Date: 08/2001
 Rev. Date: _____
 Rev. Date: _____
 Rev. Date: _____
 Rev. Date: _____
 Rev. Date: _____

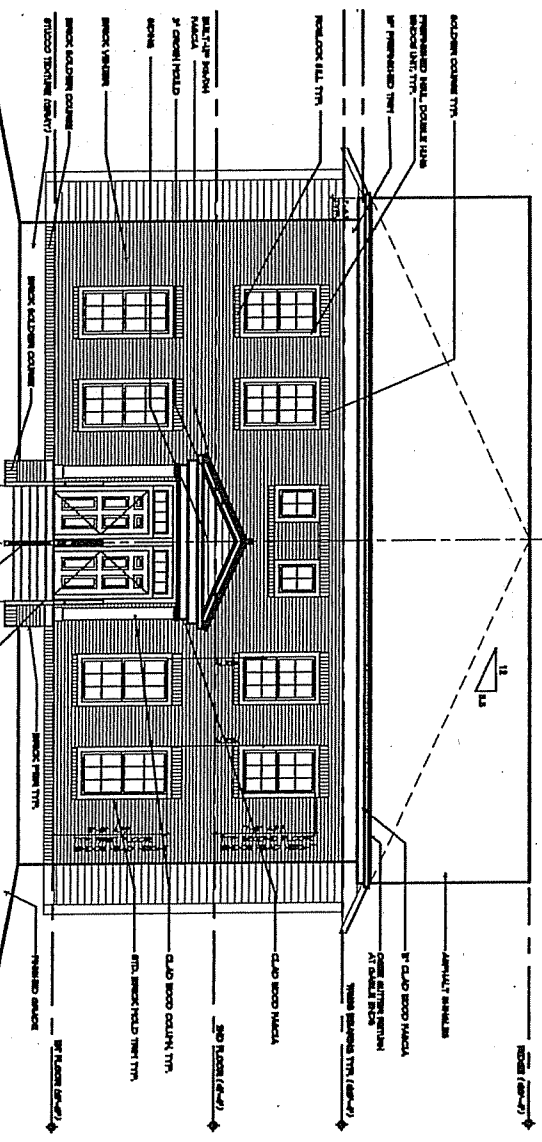
A3.1

Sheet No. _____ of _____

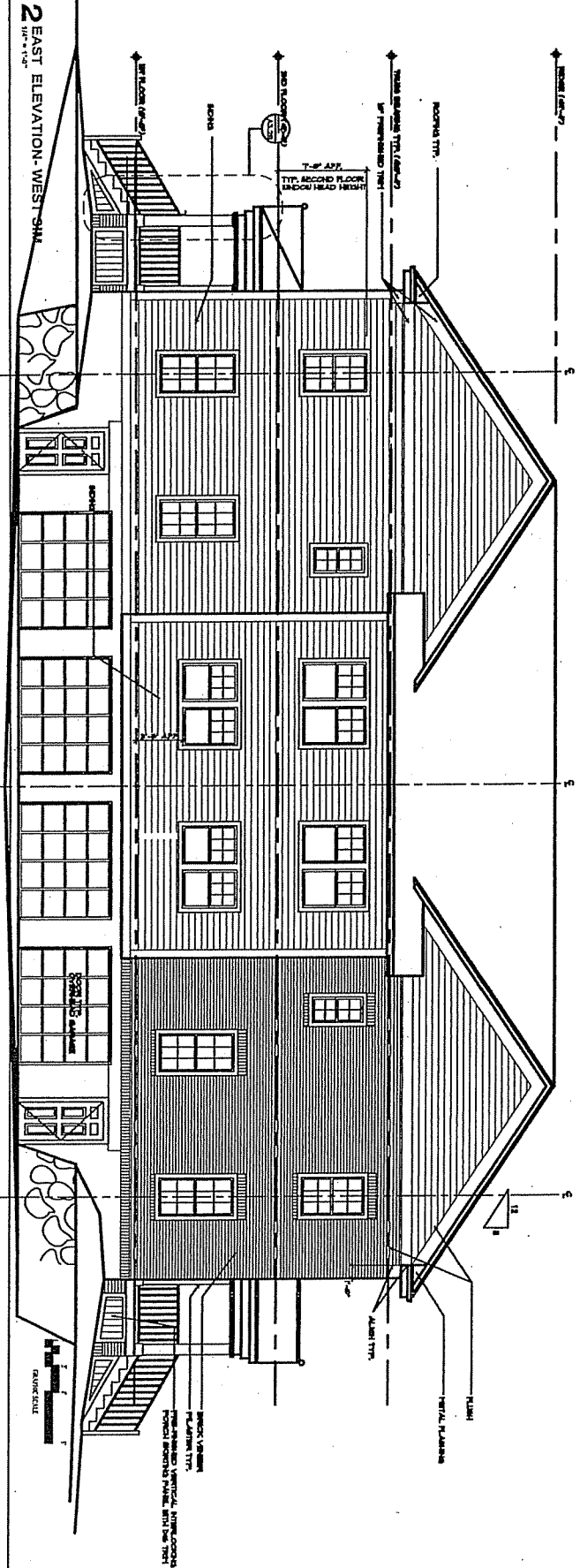
EXISTING FINISHES
 BRICK: COMMON BRICK, 8" x 8" x 16" UNIT
 MASONRY: COMMON BRICK, 8" x 8" x 16" UNIT
 ROOFING: ASPHALT/FLUTE
 WINDOWS: 6" x 6" DOUBLE HUNG
 DOORS: 3' x 6' DOUBLE HUNG
 TRIM: 1" x 4" CASING
 FINISHES: WHITE



3 COL. DETAIL
 1/2" = 1'-0"



1 FRONT ELEVATION - BACK SIM.
 1/2" = 1'-0"



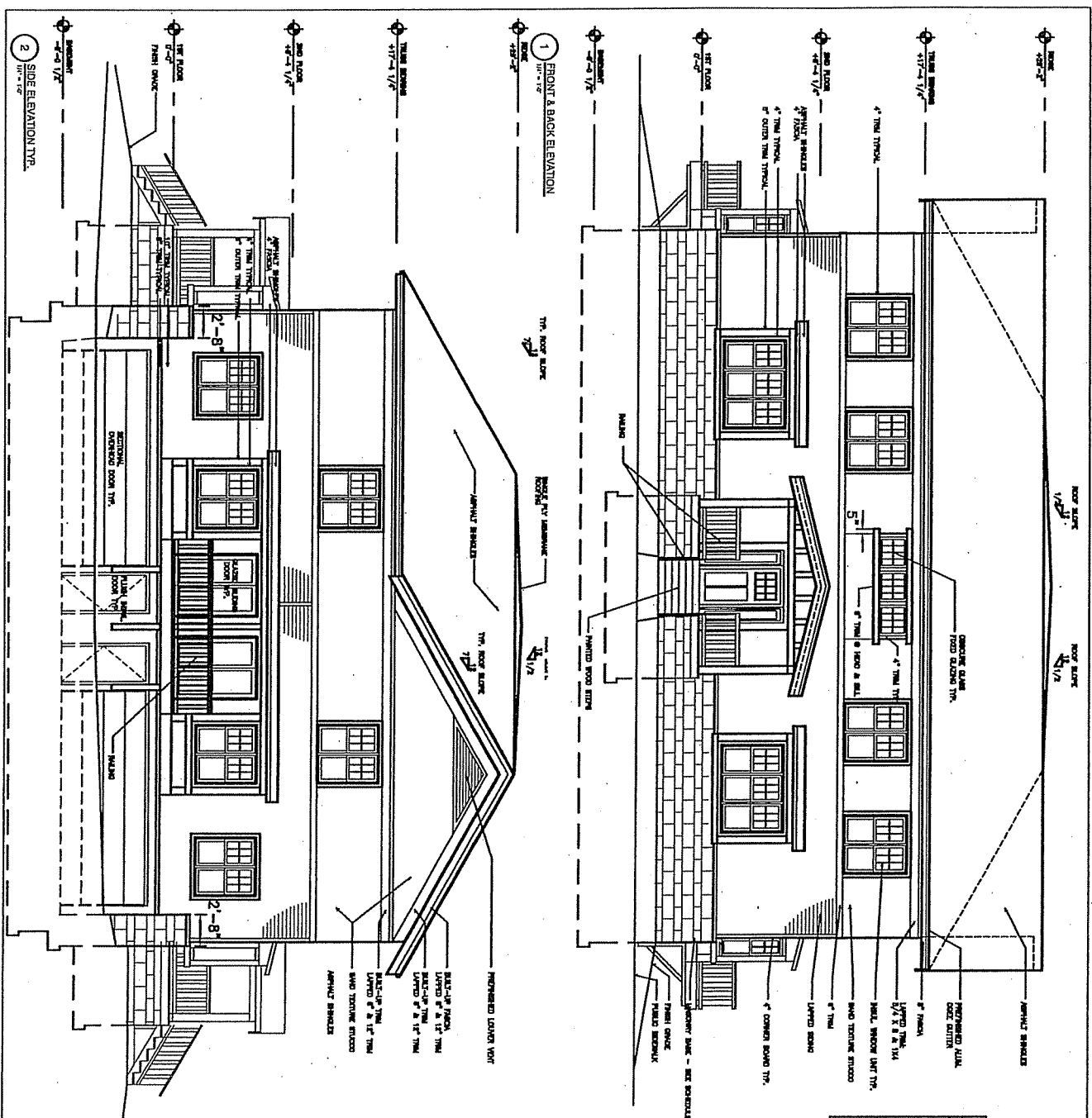
2 EAST ELEVATION - WEST SIM.
 1/2" = 1'-0"

NOTES:
 1. FINISHES AND MATERIALS LISTED IN THIS DRAWING ARE SUBJECT TO CHANGE WITHOUT NOTICE.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE.
 4. PROVIDE FINISHES AS SHOWN IN ALL PORTIONS.

ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207

RUSTIC ACRES
 GDP/SIP

Project:	RUSTIC ACRES
File No.:	01201
Scale:	1/2" = 1'-0"
Drawn By:	GD/SIP
Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Sheet No.:	A3.1
of	



SECTION	DESCRIPTION
SECTION 1-1	SECTION THROUGH FRONT PORCH AND ENTRY
SECTION 2-2	SECTION THROUGH REAR PORCH AND ENTRY

ISTHMUS ARCHITECTURE, INC.
 613 Williams Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0706
 Fax: 608.294.0207

RUSTIC ACRES GPP/SP

Project: Rustic Acres
 Proj. No.: 03121
 Date: 03/12/03

Sheet Title: Rustic Acres
 Scale: 1/8" = 1'-0"
 Drawn By: PAB
 Rev. Date: 03/12/03
 Rev. Date:
 Rev. Date:
 Rev. Date:
 Rev. Date: