



# City of Madison

## Proposed Rezoning

Location  
302 Samuel Dr & 8552 Elderberry Rd

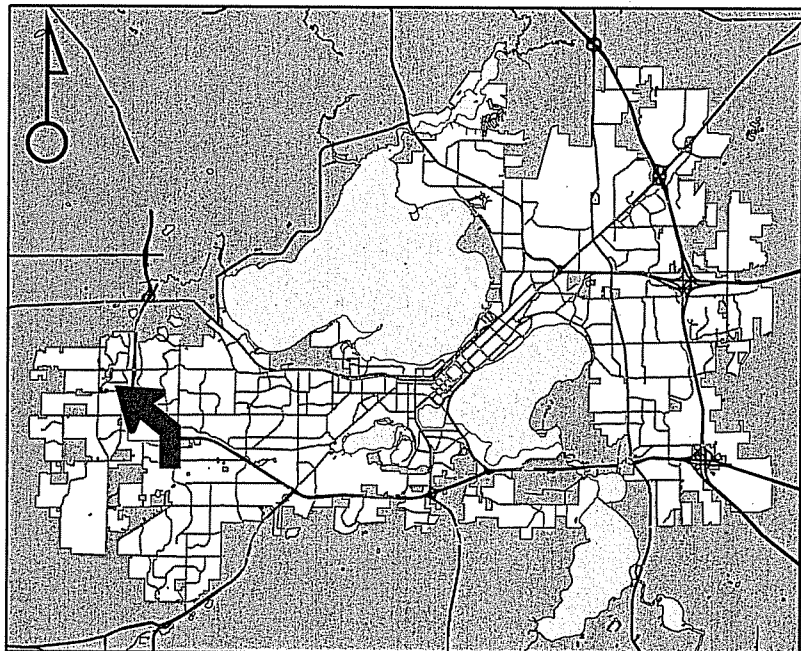
Applicant  
Mary Ann Drescher –  
Attic Angels–Prairie Point

From: PUD–GDP      To: Amended  
PUD(PD)–GDP

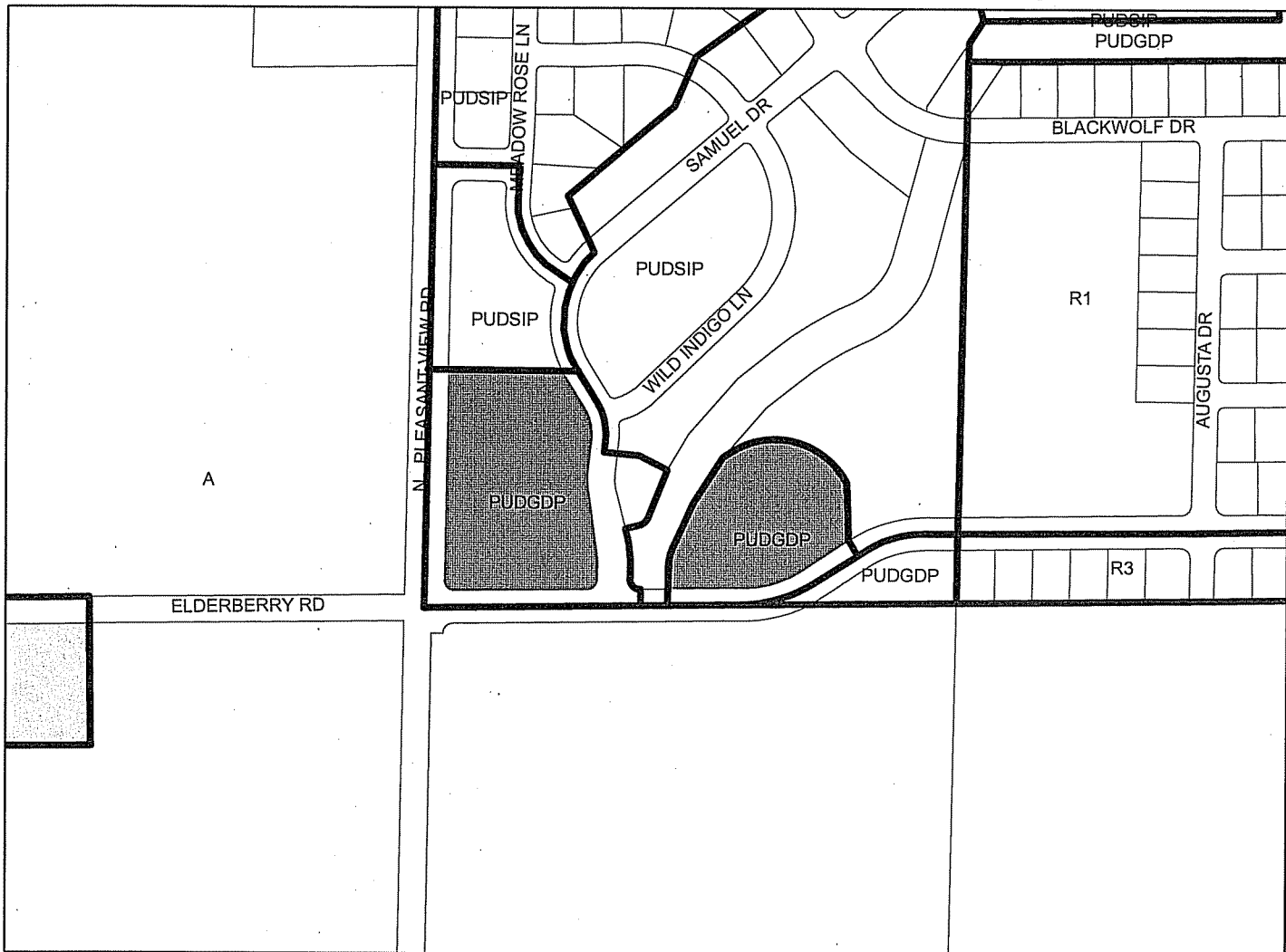
Existing Use  
Vacant land

Proposed Use  
Amend the GDP to increase the permitted  
density and future building heights for two  
multi-family building sites

Public Hearing Date  
Plan Commission  
04 February 2013  
Common Council  
05 February 2013



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 January 2013



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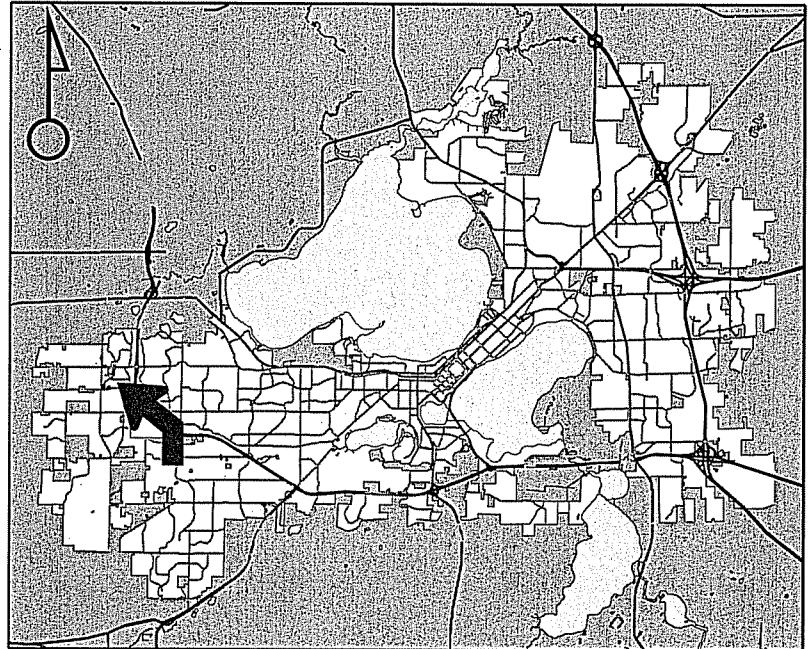
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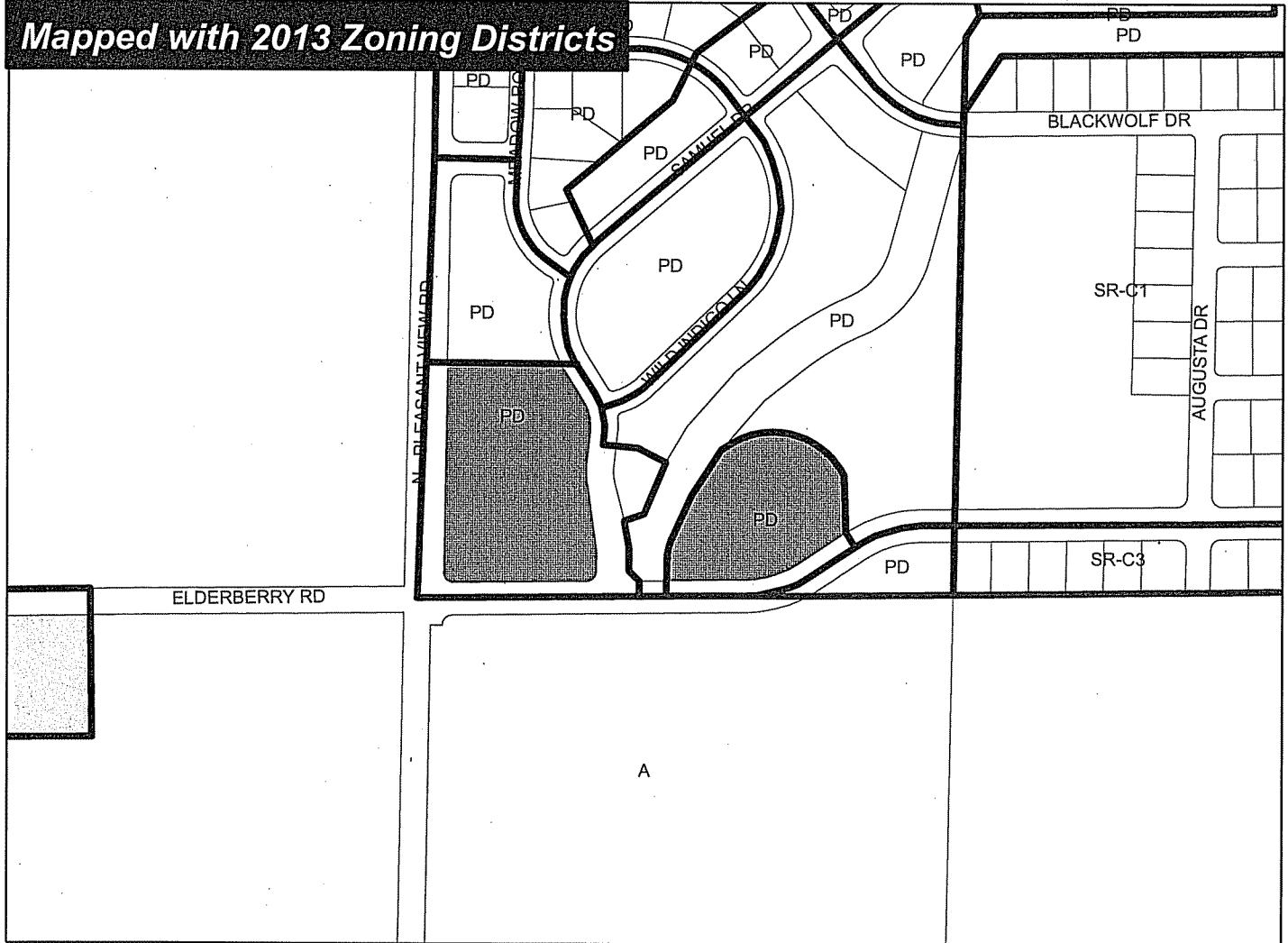
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# LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	Receipt No.
Date Received	<u>20 Nov 2012</u>
Received By	<u>TP</u>
Parcel No.	<u>0108-2220-8059 / 0108-2221-1028</u>
Aldermanic District	<u>09 - PAUL SKIDMORE</u>
GQ	
Zoning District	<u>PUD-GDP</u>
<i>For Complete Submittal</i>	
Application	Letter of Intent
Photos	Legal Descript.
Plan Sets	Zoning Text
Alder Notification	Waiver
Ngbrhd. Assn Not.	Waiver
Date Sign Issued	

1. **Project Address:** 302 Samuel Drive & 8552 Elderberry Road **Project Area in Acres:** 7.1

**Project Title (if any):** Attic Angel - Prairie Point

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from** PUD-GDP **to** Amended PUD-GDP
- Major Amendment to Approved PD-GDP Zoning**       **Major Amendment to Approved PD-SIP Zoning**
- Conditional Use, or Major Alteration to an Approved Conditional Use**
- Demolition Permit**
- Review of Minor Alteration to Planned Development by the Plan Commission Only**

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: Mary Ann Drescher Company: Attic Angel Prairie Point  
 Street Address: 8301 Old Sauk Road City/State: Madison Zip: WI  
 Telephone: (608) 662-8842 Fax: (608) 662-8800 Email: \_\_\_\_\_  
 Project Contact Person: \_\_\_\_\_ Company: \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_  
 Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Amend the general development plan for Attic Angels Prairie-Point to increase the permitted density and future building heights for two multi-family building sites

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

9

**5. Required Submittals:**

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
  - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
  - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
  - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**In Addition, The Following Items May Also Be Required With Your Application:**

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** The site is located within the limits of the \_\_\_\_\_ Plan, which recommends \_\_\_\_\_ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30** days prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
\_\_\_\_\_
- If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.
- Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.  
Planning Staff: \_\_\_\_\_ Date: \_\_\_\_\_ Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_

→ **The applicant attests that this form is accurately completed and all required materials are submitted:**

Name of Applicant \_\_\_\_\_ Relation to Property Owner \_\_\_\_\_  
 Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_



L I V I N G  
and CARE  
O P T I O N S  
for OLDER  
A D U L T S

November 16, 2012

Mr. Brad Murphy  
Director of Planning  
Department of Planning & Development  
City of Madison  
215 Martin Luther King Jr. Blvd  
P.O. Box 2985  
Madison, WI 53701



Re: Letter of Intent  
PUD alteration  
401 Pleasant View Road  
Madison, WI

Dear Mr. Murphy;

Attic Angel Prairie Point, Inc. is requesting an alteration to the current General Development Plan, which was approved by the Madison Common Council and recorded by the Register of Deeds on September 19, 2011. We are asking to reword the height restriction of the apartment buildings located on lots P-8 and P-5 of the GDP due to our dedication of additional acreage to the city so they can realign placement of Elderberry Road so as not to disturb possible unmarked graves. This realignment would further encroach upon development of the apartment buildings, which are currently approved as 248 units, four story maximum on the two lots. By restating the height restriction as "at least four story" for both apartment buildings, we believe we would be able to aesthetically accommodate the density, which we further ask be increased to 250 units between the two lots. Of course the specific building heights will be approved as part of the Specific Implementation Plan for the Property.

We appreciate your consideration of this request.

Sincerely,

ATTIC ANGEL PRAIRIE POINT, INC.

  
Mary Ann Drescher  
President

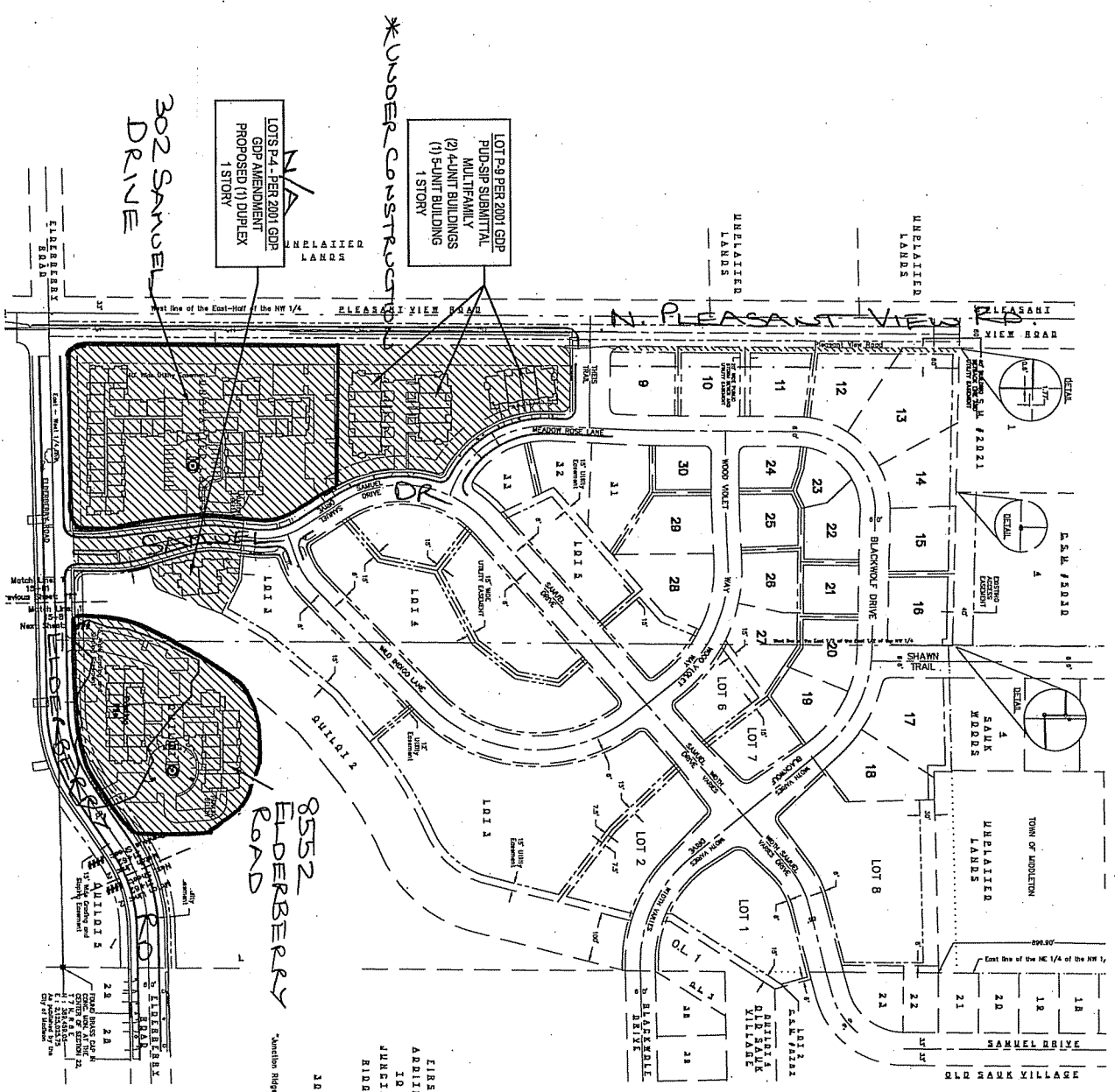
8301 Old Sauk Road  
Middleton, WI 53562  
(608) 666-Attic  
(662-8842)  
FAX: (608) 662-8800

CCAC  
ACCREDITED  
Continuing Care  
Accreditation  
Commission



**KNOTHE & BRUCE ARCHITECTS**  
 7801 University Avenue, Suite 200  
 Middleton, Wisconsin 53562  
 608-838-3190 Fax 608-838-4374

- SHEET INDEX**
- C-10 OVERALL SITE PLAN / SHEET INDEX
  - C-11 SITE PLAN (LOT P-4)
  - C-21 SITE GRADING PLAN (LOT P-4)
  - C-31 SITE UTILITY PLAN (LOT P-4)
  - L-1 LANDSCAPE PLAN (LOT P-4)
  - L-2 OVERALL CONCEPTUAL LANDSCAPE PLAN
  - A-10 BASEMENT FLOOR PLANS (LOT P-4)
  - A-11 GROUND FLOOR PLANS (LOT P-4)
  - A-21 BUILDING ELEVATIONS (LOT P-4)



Overall Site Plan

**Project Title:**  
 Altis Angels - Prairie Point  
 Madison, Wisconsin

**Client:**  
 Madison, WI

**Project No.:**  
 1050

**Sheet Index:**  
 C-10

**Revision:**  
 No. - Description - Date  
 1 - Initial - 4/15/10  
 2 - Revised (see sheet C-11) - 4/15/10  
 3 - Revised (see sheet C-11) - 4/15/10