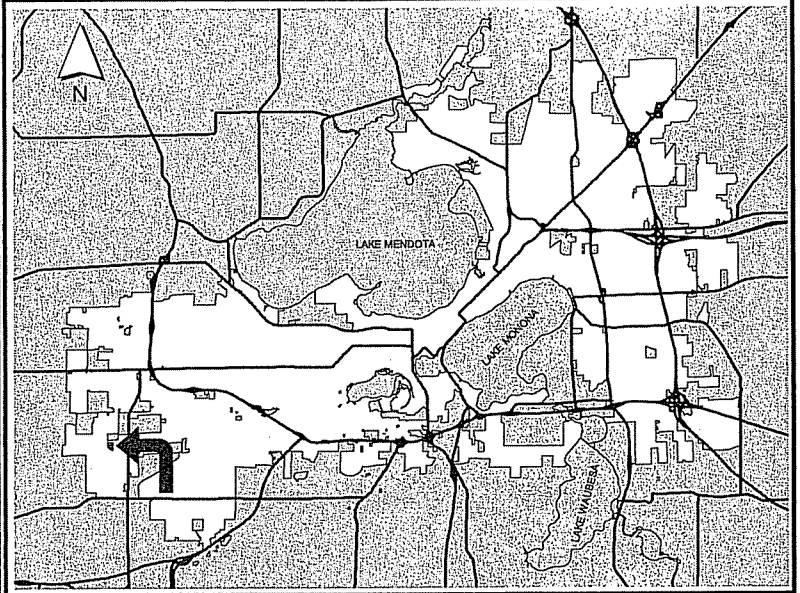


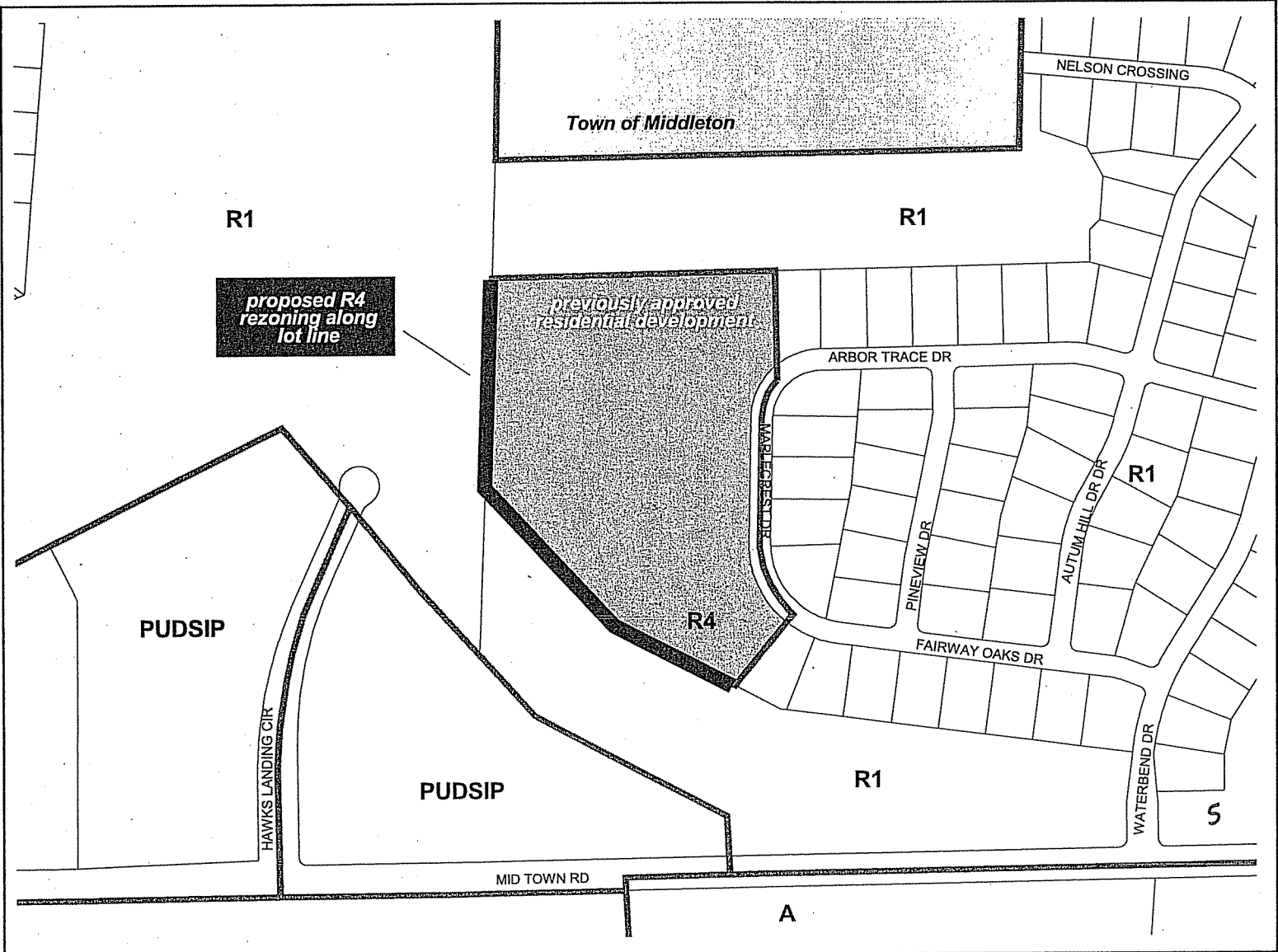
CITY OF MADISON

Proposed Rezoning


Location: 1802 Maplecrest Drive
Applicant: Jeff Haen - Jaks Investment/
Dave Andruczyk - Arnold & O'Sheridan
From R1 District(s)
To R4 District(s)
Existing Use: Residential Development in Progress
Proposed Use: Adjustment to Correct Legal
Description and Zoning Line
File No. _____
Public Hearing Dates:
Plan Commission 16 May 2005
Common Council 07 June 2005



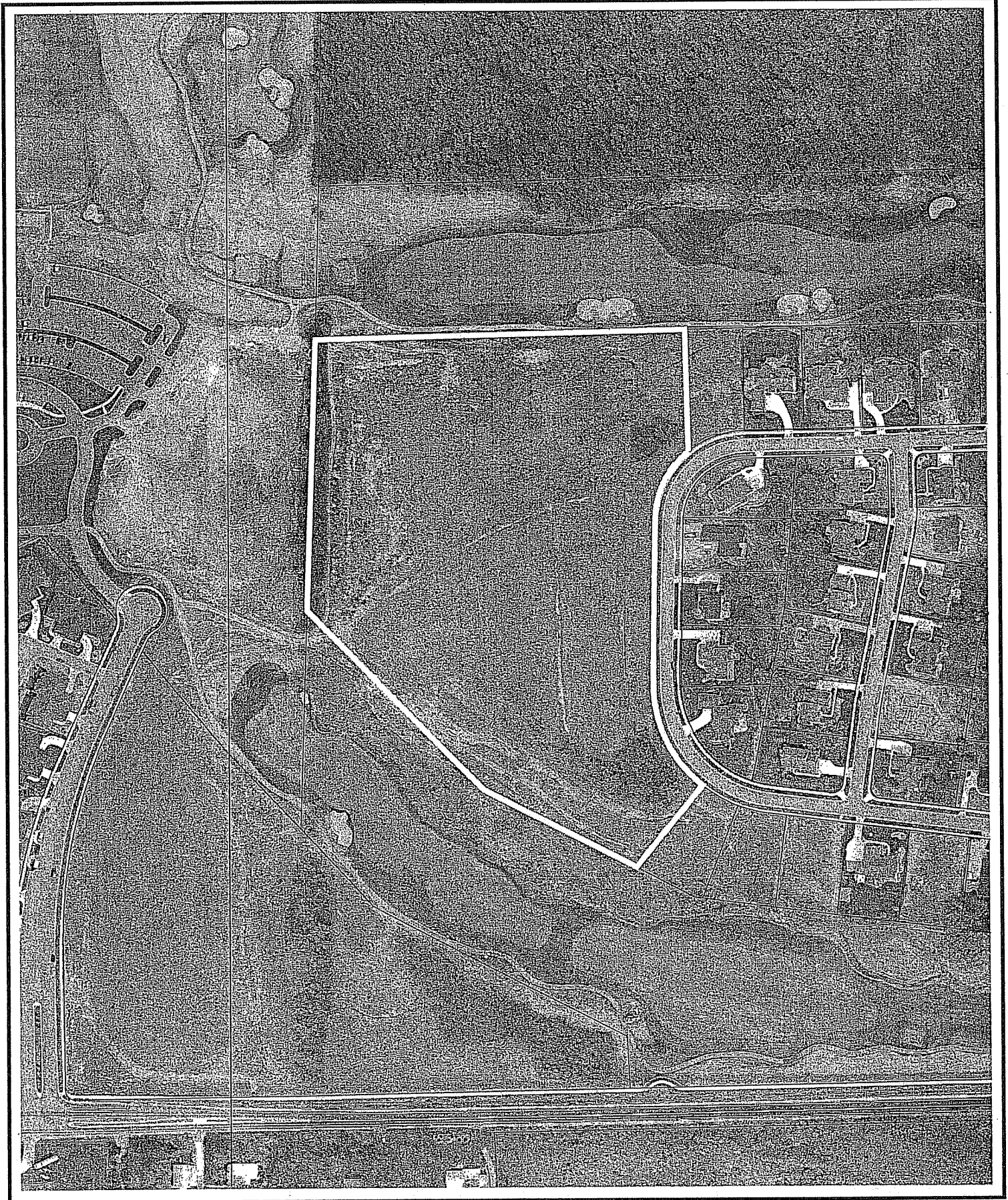
For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



1802 Maplecrest Drive

0 100 Feet


Date of Aerial Photography - April 2003



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

dumped off

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- Application effective February 18, 2005

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$700</u>	Receipt No. <u>59161</u>
Date Received <u>3-21-05</u>	
Received By <u>KW</u>	
Parcel No. <u>0708-343-0717-0</u>	
Aldermanic District <u>01 Ronn Ferrell</u>	
GQ <u>Cu-Eng hold.</u>	
Zoning District <u>R-4</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <input type="checkbox"/>	Legal Descript. <input type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input type="checkbox"/>
Alder Notification <input type="checkbox"/>	Waiver <input type="checkbox"/>
Nbrhd. Assn Not. <input type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued _____	

1. Project Address: 1802 Maplecrest Drive **Project Area in Acres:** 0.58

Project Title (if any): _____

2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input checked="" type="checkbox"/> Rezoning from <u>R1</u> to <u>R4</u>	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Jeff Haen Company: JAKS Investments LLC / Hawks Landing LLC
 Street Address: 322 Junction Rd City/State: Madison, WI Zip: 53717
 Telephone: (608) 829-1155 Fax: (608) 833-8854 Email: _____

Project Contact Person: Dave Andruczyk Company: Arnold & O'Sheridan
 Street Address: 1111 DEMING WAY City/State: Madison, WI Zip: 53717
 Telephone: (608) 821-8482 Fax: (608) 821-8501 Email: dandruczyk@arnoldandosh Sheridan.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Adding two small pieces of land to Lot 53 for building purposes. These two pieces require rezoning from R1 to R4.

Development Schedule: Commencement 2005 Completion

CONTINUE →

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 700 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications for Zoning Map Amendments shall be in accordance with all adopted City of Madison land use plans:

→ *The site is located within the limits of _____ Plan, which recommends: _____ for this property.*

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

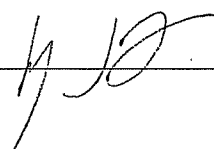
Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner _____ Date _____ | Zoning Staff _____ Date _____

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Jeff Haen Date 3-21-05

Signature  Relation to Property Owner _____

Authorizing Signature of Property Owner  Date 3-21-05

March 18, 2005

Plan Commission
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

LETTER OF INTENT

Hawks Landing Golf Club
Lot 62

The attached submittal is for a proposed rezoning of an approximately ½ acre portion of Lot 62 Hawks Landing Golf Club from an existing R-1 zoning district to a proposed R-4 zoning district. The land to be rezoned is currently part of the “rough” of a Hawks Landing golf course fairway. If approved the rezoned R-4 land will match the existing R-4 zoning, and be attached to, the adjacent Lot 53 Hawks Landing Golf Club.

Developer:

Haen Real Estate
342 Junction Road
Madison, WI 53717
608-829-1155
Fax: 608-833-8854

Civil Engineer:

Arnold & O'Sheridan Consulting Engineers
1111 Deming Way
Madison, WI 53717
608-821-8500
Fax: 608-821-8501

Description:

Area 1

Part of Lot 41, Hawks Landing Golf Club being part of the NW 1/4 and the SW 1/4 of the SW 1/4 of Section 34, and the NE 1/4 and SE 1/4 of the SE 1/4 of Section 33, T7N, R8E, in the City of Madison, Dane County, Wisconsin, to-wit:

Commencing at the southeast corner of Lot 53, Hawks Landing Golf Course thence N62°22'25"W, 327.19 feet to the point of beginning; thence N49°23'47"W, 413.50 feet; thence N47°20'24"W, 50.63 feet; thence N00°26'54"E, 574.25 feet; thence N88°41'41"E, 22.67 feet to the northwest corner of Lot 53; thence along the westerly line of Lot 53, S01°58'57"W, 527.32 feet to the southwest corner of Lot 53, thence S44°15'51"E, 490.37 feet to the point of beginning

This parcel contains 18528 sq. ft. – 0.42 acres

Area 2

Part of Lot 41, Hawks Landing Golf Club being part of the SW 1/4 of the SW 1/4 of Section 34, T7N, R8E, in the City of Madison, Dane County, Wisconsin, to-wit:

Beginning at the southeast corner of Lot 53, hawks landing thence S38°59'04"W, 38.79 feet; thence N22°24'30"W, 321.73 feet to the southerly corner of said Lot 53; thence along said southerly line of Lot 53, S62°22'25"E, 327.19 feet to the point of beginning

This parcel contains 6383 sq. ft. – 0.15 acres

This document was drafted by:
Arnold and O'Sheridan, Inc.
March 16, 2005
030456-C
Sheet 1 of 2