



Location
733 County Highway M

Applicant
Kenton Peters

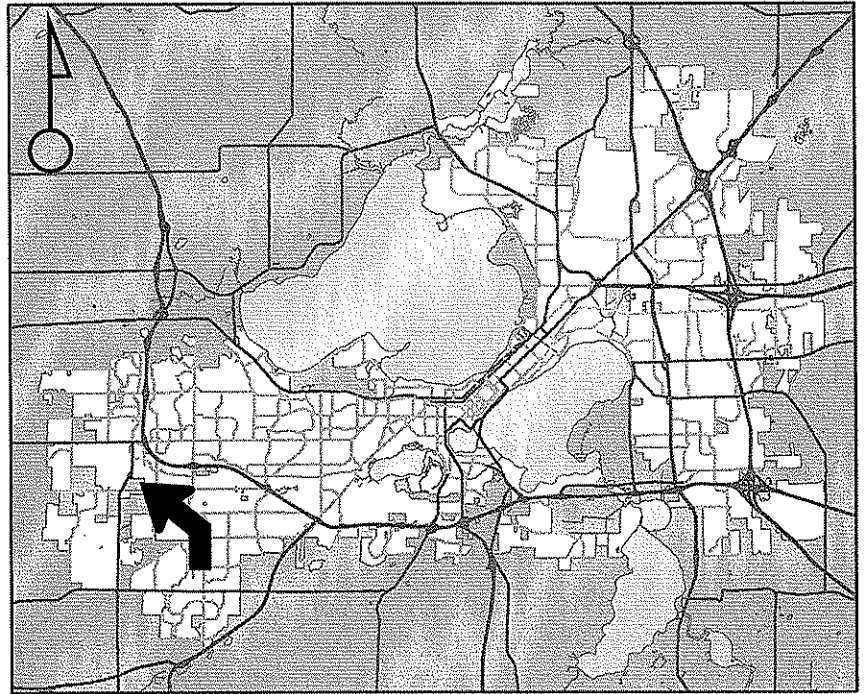
From: Temp A To: PUD(GDP)

Existing Use
Vacant Land

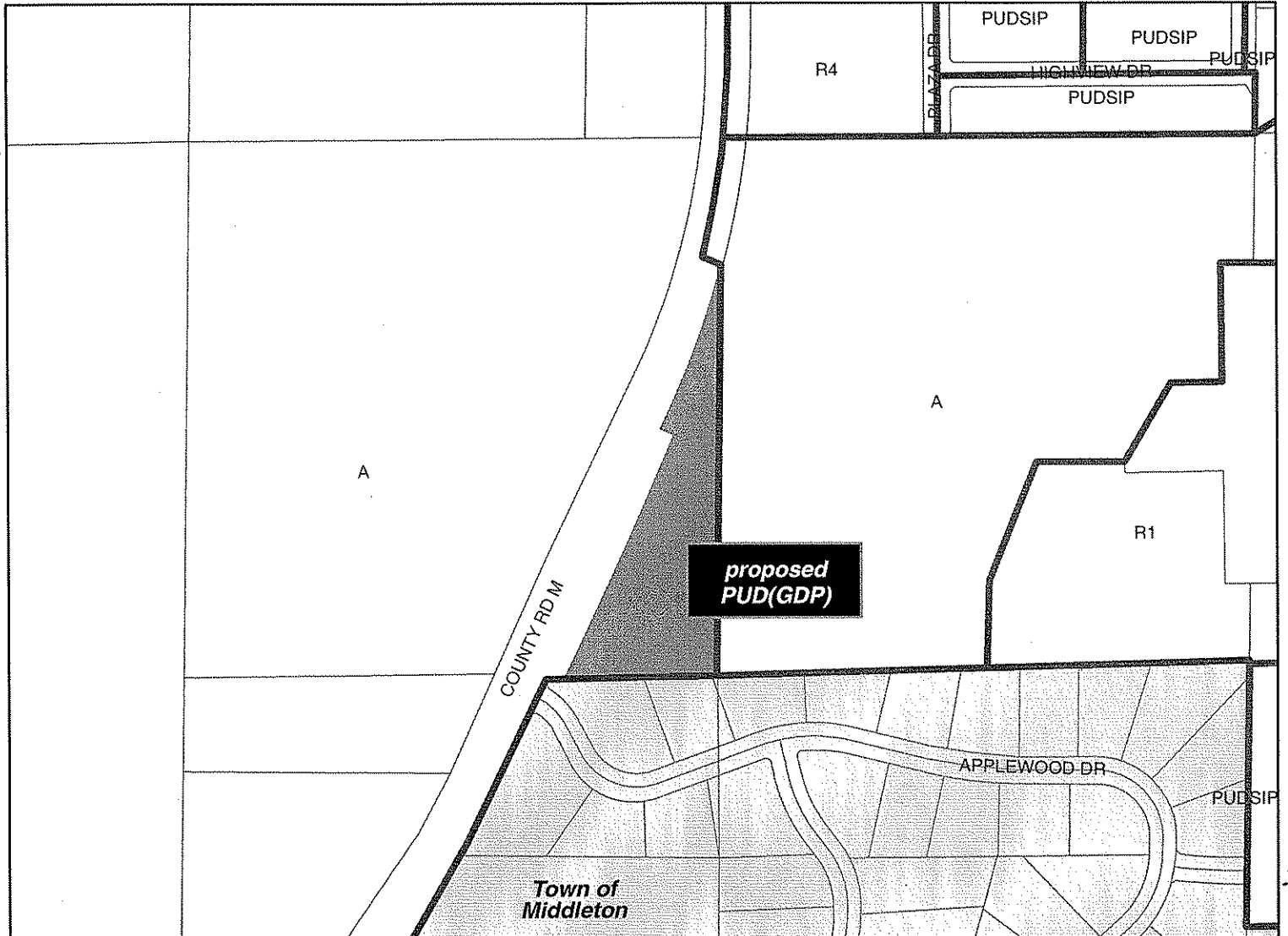
Proposed Use
Future Construction of 65
Apartment Units

Public Hearing Date
Plan Commission
25 February 2008

Common Council
04 March 2008

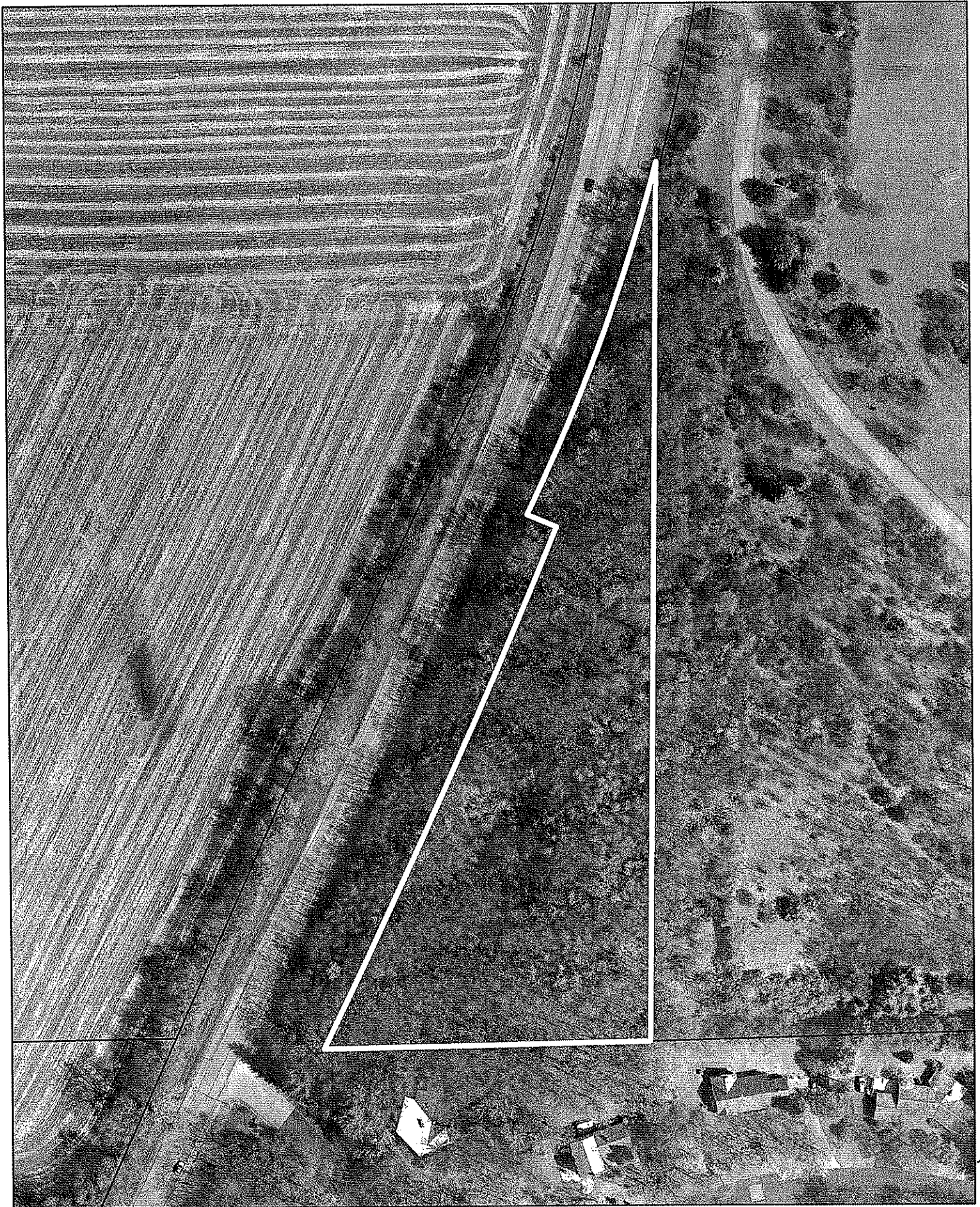


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 February 2008



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.
- 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.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid N/A Receipt No. _____
 Date Received 10/17/07
 Received By RST
 Parcel No. 0708-274-0203-6
 Aldermanic District 9, Paul Skidmore
 GQ Eng. hold
 Zoning District A
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver _____
 Ngrhd. Assn Not. Waiver _____
 Date Sign Issued 10/17/07

1. **Project Address:** 733 County HWY M **Project Area in Acres:** 3.9

Project Title (if any): The Neighborhood of Quarry Ridge

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 type="checkbox"/> Rezoning from _____ to _____	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Rezoning from <u>A1</u> 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: Kenton Peters Company: NA
 Street Address: 155 E. Wilson St City/State: Madison Zip: 53703
 Telephone: (608) 255-5656 Fax: (608) 255-0126 Email: kentonpeters@sbcglobal.net

Project Contact Person: Kenton Peters Company: NA
 Street Address: 155 E. Wilson St City/State: Madison Zip: 53703
 Telephone: () 255-5656 Fax: () 255-0126 Email: kentonpeters@sbcglobal.net

Property Owner (if not applicant): Kenton Peters
 Street Address: 155 E. Wilson St City/State: Madison Zip: 53703

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: A 65 unit apartment building with 90 inclosed parking spaces and 24 exterior parking spaces. Three story structure above below grade parking.

Development Schedule: Commencement yet to be determined 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: \$ _____ 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 shall be in accordance with all adopted City of Madison plans:
→ The site is located within the limits of HIGHPOINT- RAYMOND Plan, which recommends:
NO RECOMMENDATION 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:
Applewood Home Association

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 Brad Murphy Date 7.22.07 | Zoning Staff _____ Date _____

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

Printed Name Kenton Peters Date 9.12.07

Signature [Handwritten Signature] Relation to Property Owner self

Authorizing Signature of Property Owner [Handwritten Signature] Date _____

***THE NEIGHBORHOODS OF
QUARRY RIDGE***

***LAND USE APPLICATION
LETTER OF INTENT***

The site of Quarry Ridge Neighborhood has a number of attractive and beneficial attributes.

- **It is extremely well located; close to the vitality of west Madison shopping and recreation, yet just a short drive to the job sites south of the site.**
- **The site is peaceful, a destination location without thru traffic: quiet, exclusive; . And just the right size for a comprehensible neighborhood of approximately 120 residents. The new research park just across the road, will undoubtedly be an employment location for many of the residents of Quarry Ridge Neighborhood.**
- **The 3.9 acre site is heavily wooded, giving it a rural park like setting. Heavy plantings along the highway provide visual and acoustic privacy for these residents. Yet, the hillside upon which the buildings will sit allows a beautiful view to the west to the horizon.**

- **The plot of land that is Quarry Ridge, is the site of an old abandoned quarry, a source of the characteristic Madison sand stone. But this quarry, an open scar in the earth, could be a dangerous hazard. By sensitive and careful site design, the project actually incorporates this "scar" into the structure, utilizing this pre-dug hole as the enclosed parking garage for parking residents cars; and, concealing this usually unsightly function from any view.**
- **This unique site design approach also leaves an major portion of the heavily wooded, uphill portion of the site in its natural state providing an almost impenetrable, woodland buffer between this new development and the Applewood subdivision to the south.**
- **The natural integrity and character of the land of the site will be renewed and perpetuated thru the extensive use of the natural sand stone from the quarry, in the various low stone walls that are important elements in the landscape development of the new project.**

Project Design

The dwelling units are assembled in five, three story buildings, all of similar, basic layout plan. This plan allows most of the apartments to occupy a corner position, This arrangement will give at least two exposures and provide abundant daylight, so important in this 44 degree latitude and also provide energy conservation. The north and south ends of the composition step down from three to two to one story to reflect the natural slope of the hillside setting and to reduce the apparent mass of the architectural composition. Additionally, the south end steps down out of deference to the large, two story single family home sitting on the one acre lot in Applewood, immediately to the south. This is another measure incorporated into the design of Quarry Ridge in a sincere effort to recognize the concerns of the residents of Applewood regarding their anxiety over the encroaching urbanization that, as they see it , threatens their bucolic, country setting.

Another feature of the design of Quarry Ridge is the linking of the five buildings together at the

third floor. The effect of this feature is to create a powerful architectural connectivity and unity, while reducing the apparent scale of the entire composition thru the introduction of the four, two story high openings between building elements, allowing views to the west, and preserving the double exposure of many of the apartments. These openings also serve as much needed fire department accesss to all sides of the buildings.

Schedule, Team, Materials

Regarding schedule, developer, design team, and materials for the exterior, decisions on these matters will be made promptly upon receipt of a positive response to this petition for approval of the General Development Concept. Currently, the Developer, Designer and contact person is Kenton Peters AIA, Architect.

As a final comment in this Letter of Intent, I wish to address the issue of density, that is,, how many units are appropriate for this site?

I have proposed 66. Planning Section staff have objected. They say 40 is enough. My position is based on prudent land use , a consistency with stated City policy for greater densities, energy, conservancy and sustainability objectives and on the reality of the design quality of the actual proposal submitted for approval.

The staff position is based on acceptance of the complaint of the Applewood subdivision that the addition of any number of units over 40 will be dumpish the rural life style of this high end, 40 year old subdivision of 43 large homes on 50 acres, that is facing the reality that they are engulfed by the dynamic urbanization that surrounds them. Their demand is that the extremely low density of their homesteads be perpetuated on the lands around them, such as Quarry Ridge. And, unfortunately for the City as a whole, the City plan Department staff,, contrary to the policy and prudence for greater densities and more effective use of our land, has bought into their demand. This support by OUR City staff is surprising inasmuch as Applewood is

in the Town of Middleton, and not a part of Madison, and have refused to join the rest of us.

Now, I will present the positive side of this issue. The Neighborhood of Quarry Ridge deserves to be built, and built the way it is designed. For the following reasons:

- **The site is ideal for a multi-family development and not suited for single family or duplex because of the terrain and open quarry.**
- **The market demand is present and is growing rapidly.**
- **It is consistent with the land use plan designated for that area. There are already projects just a block north that is over 22 units per acre. The land use plan for the PIONEER NEIGHBORHOOD to the west calls for MEDIUM DENSITY, OVER 25 UNITS per acre just 150 yards south on Hwy. M.**
- **This is an INFILL site. The City now surrounds it. That is except for Applewood.**
- **When consistent with a high quality of life, it makes good sense to maximize the tax base potential of higher densities and not sacrifice**

that much needed tax base for a nostalgic, anachronistic cause.

- **Because of the high costs for utility extensions and rock excavation, the project is economically feasible only at the unit densities proposed.**
- **This site is the type of site upon which urban development should occur. It is MOT CLASS A farm land. It is best suited for the purpose proposed.**
- **And probably most important. Because of the uniqueness of the site and the sensitivity of the design, it will be a wonderful place to live.**

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ZONING TEXT

***The Neighborhood of Quarry Ridge
County Highway 'M' Madison***

LEGAL DESCRIPTION

***That part of the Northwest ¼ of the Southeast ¼ of
Section 27. Township 7 north. Range 8 East (Town
of Middleton), Dane County, Wisconsin, lying East of
the Highway. Subject to existing public Highway
on the Northwest side thereof known as County
Trunk Highway 'M'.***

LOT AREA

3.9 ACRES

MAXIMUM FLOOR AREA RATIO PERMITTED N/A

**MAXIMUM BUILDING HEIGHT *As shown on
approved plans (4 stories)***

YARD REQUIREMENTS

***Areas will be provided as shown of approved
drawings***

LANDSCAPING

Landscaping will be provided as shown of the approved drawings

ACCESSORY OFF STREET PARKING

Parking and loading areas will be as shown of the approved drawings

LIGHTING

Exterior landscape lighting will be as shown of the approved plans

SIGNAGE

Any signage provided shall conform to the General Ordinance of the City of Madison, Chapter 3.1.

FAMILY DEFINITION

The family definition in this PUD-SUP shall coincide with the definition given in Chapter 28.03 (2) of the General Ordinances of the City of Madison.

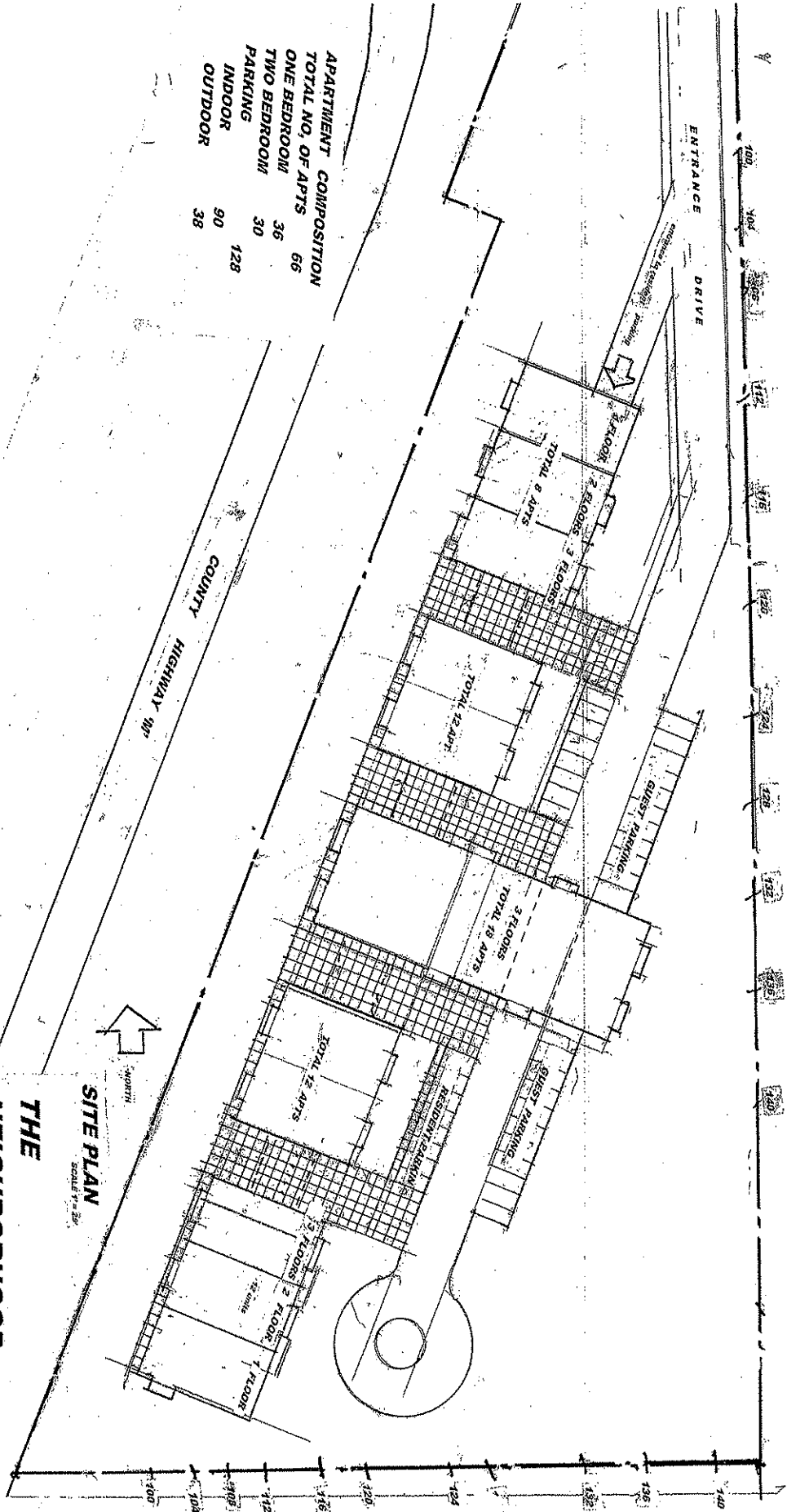
ALTERATIONS AND REVISIONS

No alterations or revisions 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 the Department of Planning and Development and the Alderperson of the District, and are compatible with the concept approved by the Planning Commission.

APARTMENT COMPOSITION

TOTAL NO. OF APTS	66
ONE BEDROOM	36
TWO BEDROOM	30
PARKING	
INDOOR	90
OUTDOOR	38

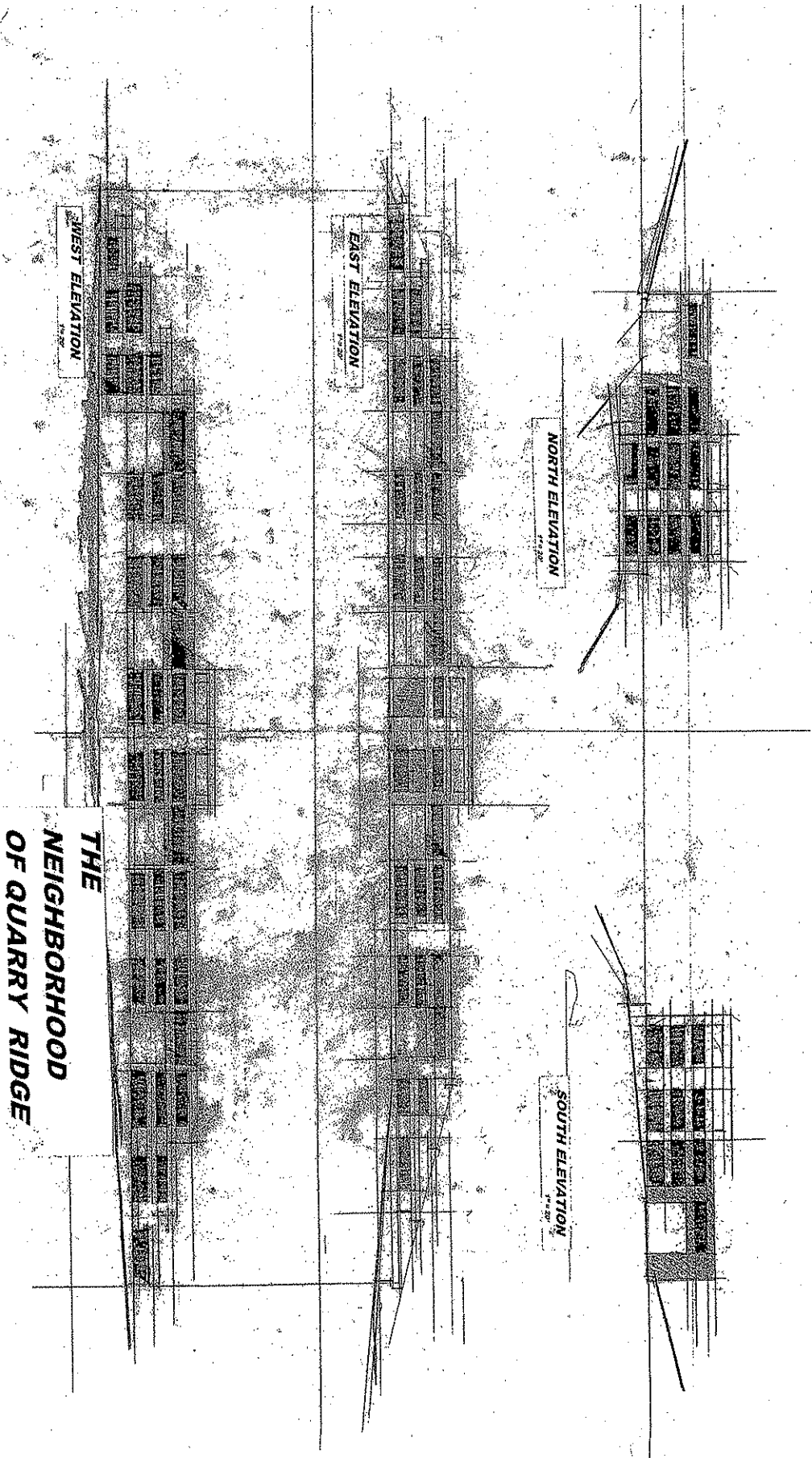


THE
NEIGHBORHOOD
OF QUARRY RIDGE

ARCHITECT Kouton Peters + associates Inc.

SITE PLAN

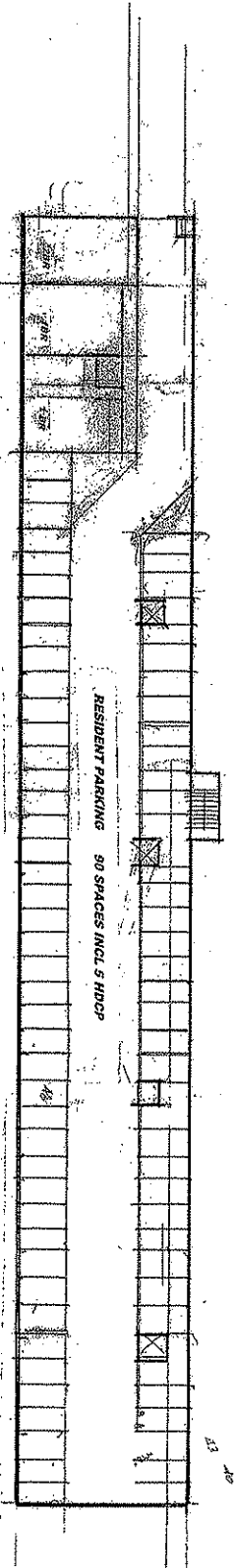




**THE
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OF QUARRY RIDGE**

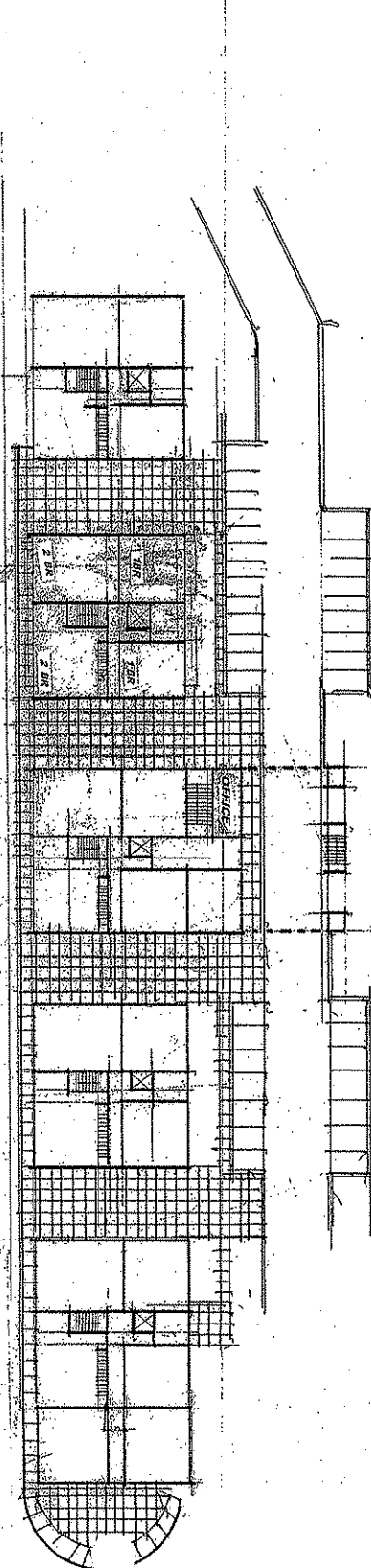
BASEMENT

RESIDENT PARKING
90 SPACES INCL 5 HDCP

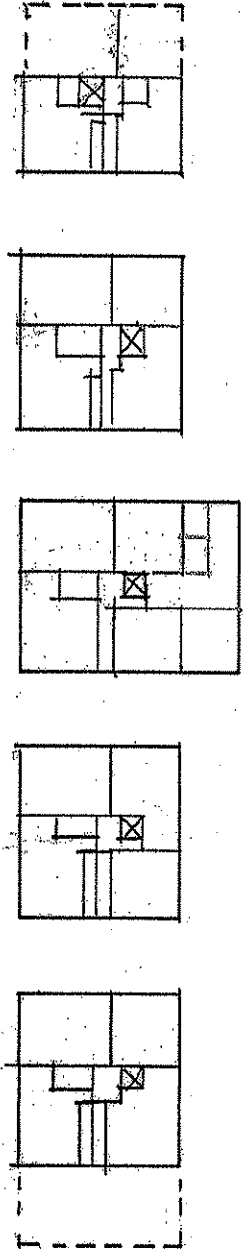


FIRST FLOOR

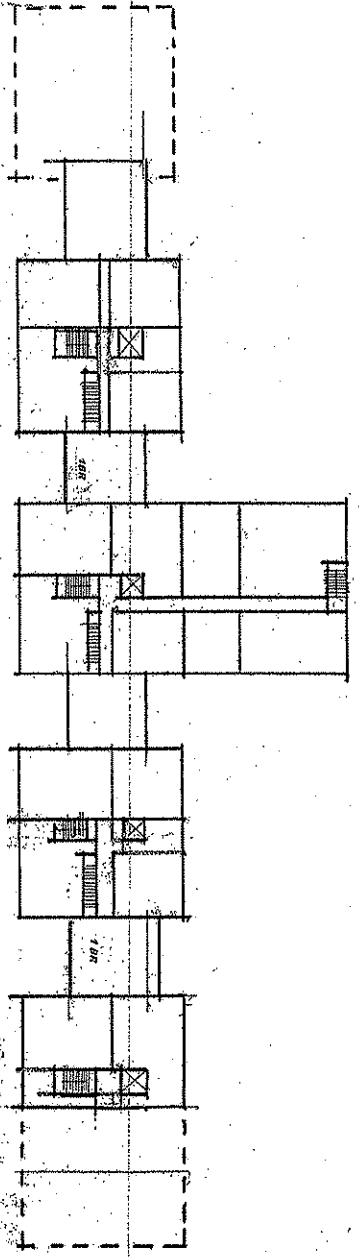
THE NEIGHBORHOOD OF QUARRY RIDGE



SECOND FLOOR

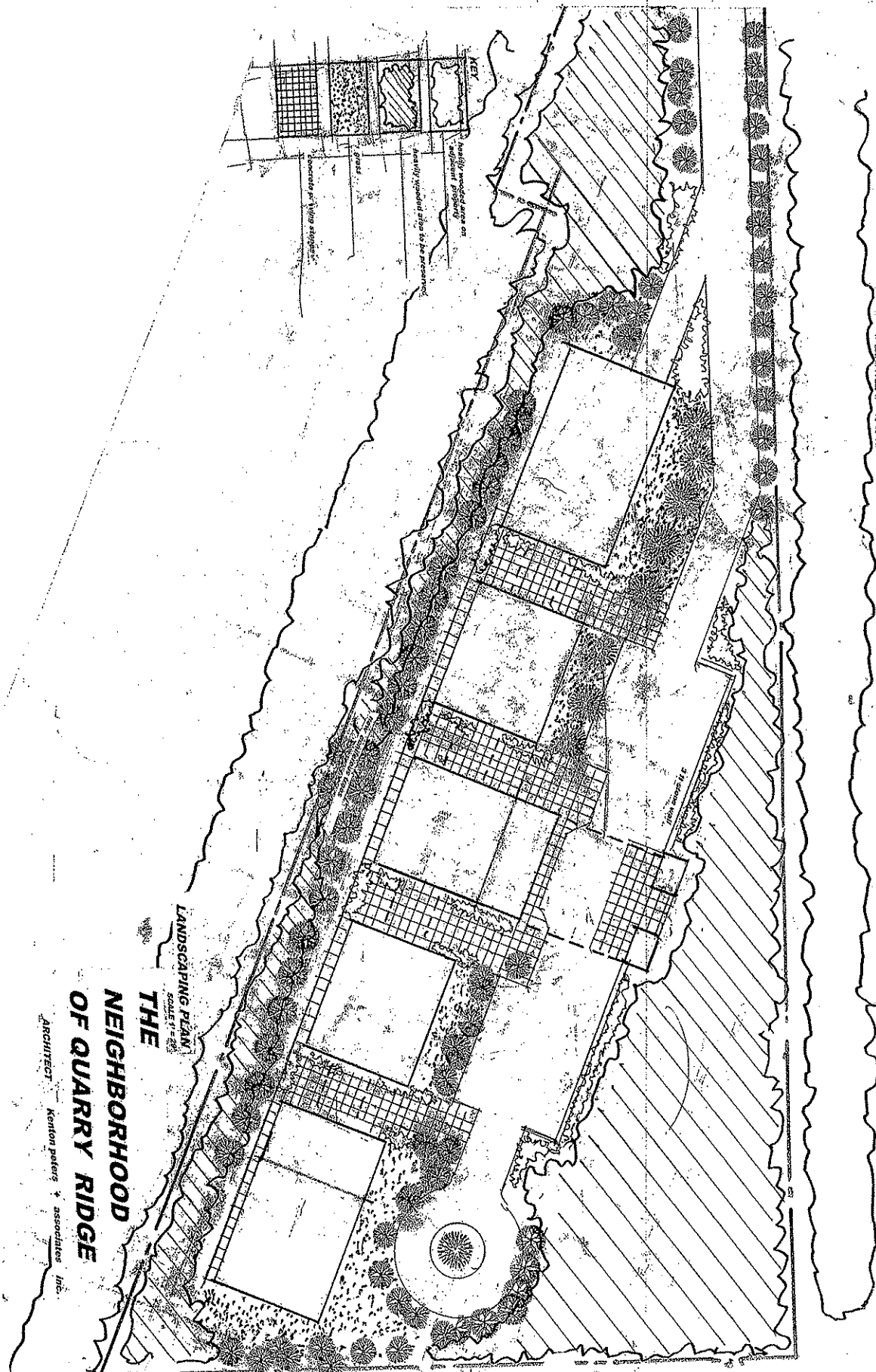


THIRD FLOOR



ST/507
Kenton
Kenton offers associates, employees

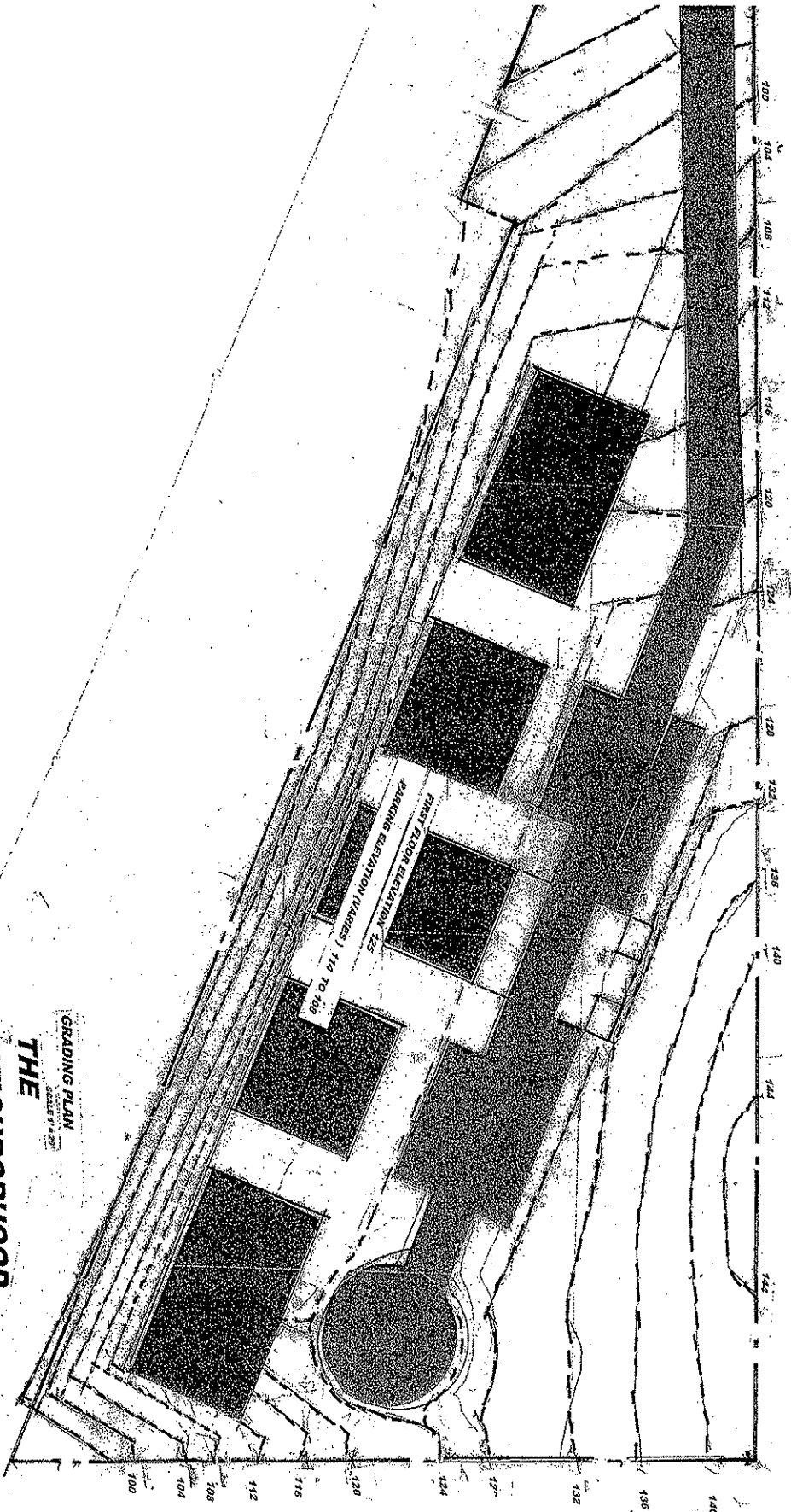
THE NEIGHBORHOOD OF QUARRY RIDGE



**THE
NEIGHBORHOOD
OF QUARRY RIDGE**

LANDSCAPING PLAN
SCALE 1" = 20'

ARCHITECT **Kenton peters & associates, inc.**



**THE
NEIGHBORHOOD
OF QUARRY RIDGE**

ARCHITECT: Keston Peters + Associates, Inc.

GRADING PLAN