



Plat Name  
**Churchill Heights Replat**  
 Location  
 4409-4441 Bellgrove Lane

Applicant  
 Blayde Elert - Churchill Homes, LLC/  
 Ronald Trachtenberg - Murphy Desmond SC

Preliminary       Final

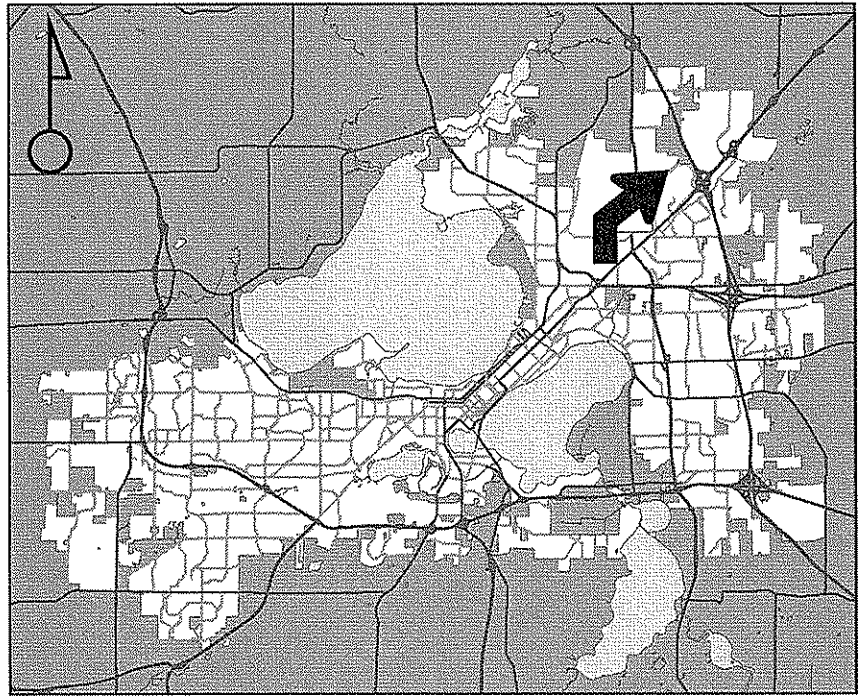
From: R4                      To: R2

Proposed Use  
 Replatting 5 Multi-Family Lots Into  
 7 Single-Family Lots

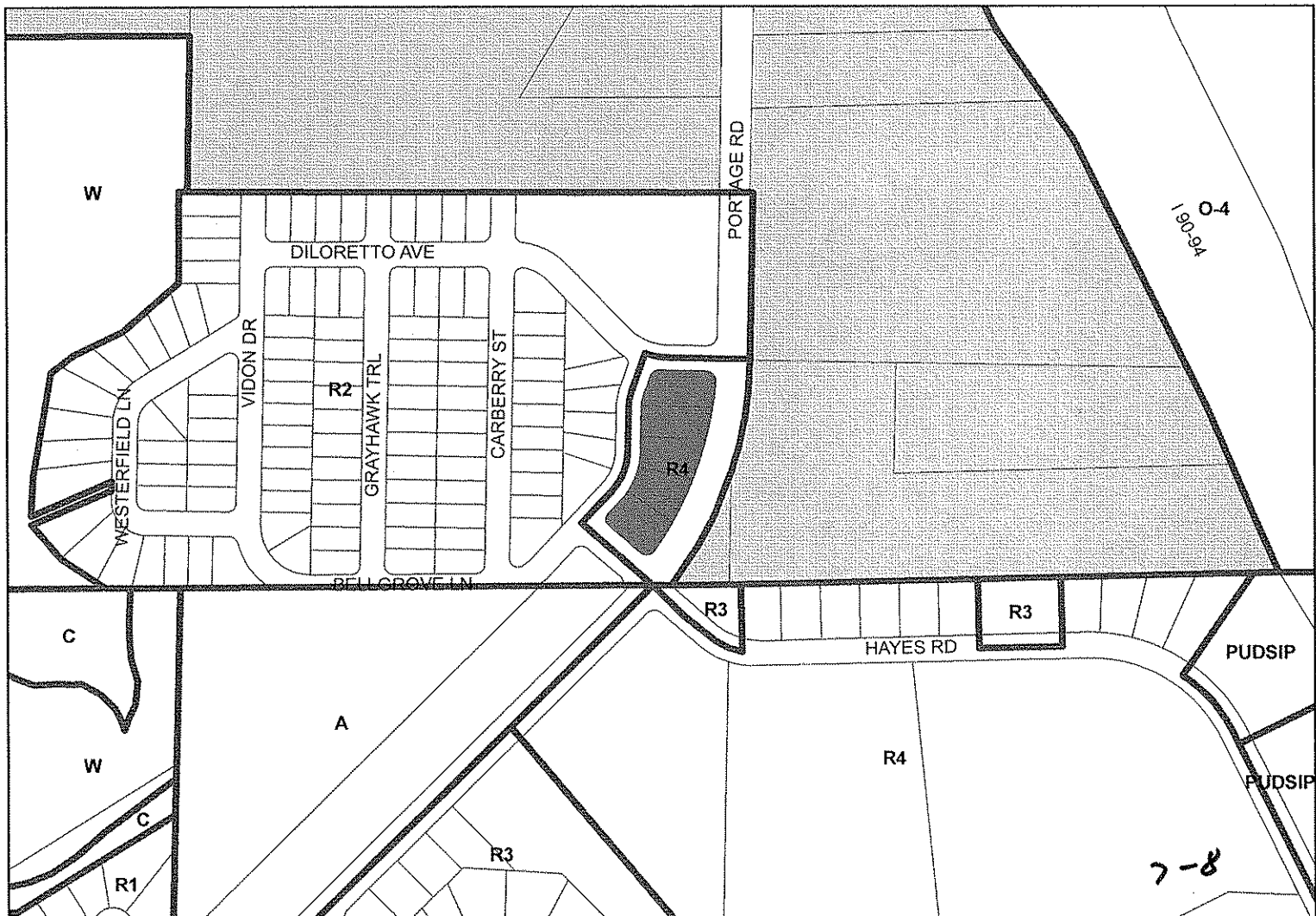
Public Hearing Date

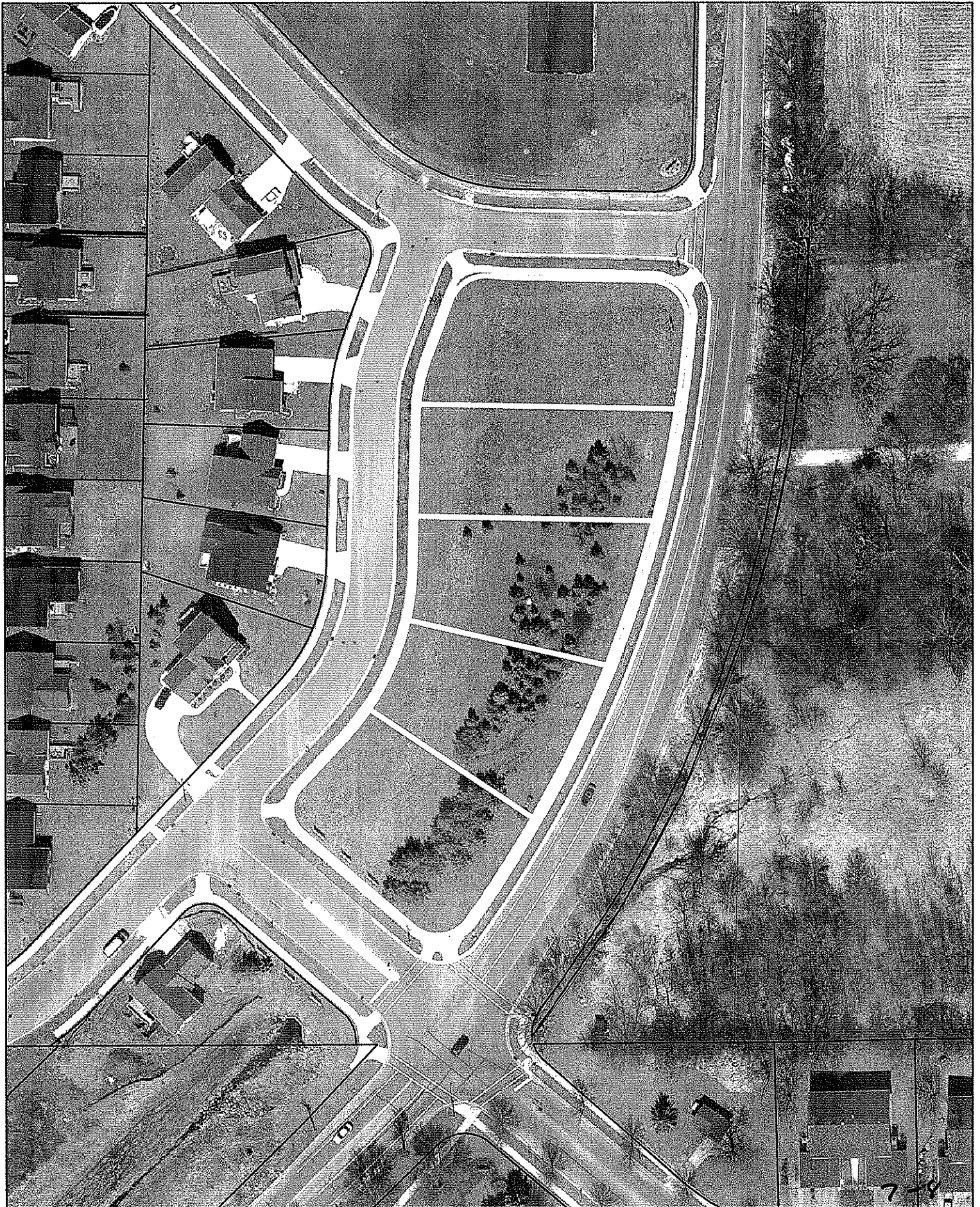
Plan Commission  
**18 August 2008**

Common Council  
**02 September 2008**



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





# 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](http://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.

<b>FOR OFFICE USE ONLY:</b>	
Amt. Paid <u>\$800.00</u>	Receipt No. <u>91442</u>
Date Received <u>5/28/08</u>	
Received By <u>JLK</u>	
Parcel No. <u>081021103215 - SEE ATTACHED</u>	
Aldermanic District <u>17 - Joe Clausius</u>	
GQ <u>OK</u>	
Zoning District <u>R4</u>	
<b>For Complete Submittal</b>	
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 <u>NA</u>
Alder Notification <input type="checkbox"/>	Waiver <input type="checkbox"/>
Ngbrhd. Assn Not. <input type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued <u>5/28/08</u>	

4441, 4433, 4425, 4417

**1. Project Address:** and 4409 Bellgrove Lane **Project Area in Acres:** 1.49 acres

**Project Title (if any):** \_\_\_\_\_

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

<input checked="" type="checkbox"/> <b>Zoning Map Amendment</b> (check only ONE box below for rezoning and fill in the blanks accordingly)	
<input checked="" type="checkbox"/> Rezoning from <u>R4</u> to <u>R2</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"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>
<input type="checkbox"/> <b>Other Requests (Specify):</b> _____	

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

Applicant's Name: Churchill Homes, LLC Company: Attn.: Blayde Elert  
 Street Address: P.O. Box 448 City/State: DeForest, WI Zip: 53532  
 Telephone: (608) 742-7788 Fax: (608) 742-0434 Email: elert@elertrealty.com

Project Contact Person: Ronald M. Trachtenberg Company: Murphy Desmond S.C.  
 Street Address: P.O. Box 2038 City/State: Madison, WI Zip: 53701-2038  
 Telephone: (608) 268-5575 Fax: (608) 257-2508 Email: rtrachtenberg@murphydesmond.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: To rezone and resubdivide five R4 zoned lots (for four unit buildings) to seven R2 zoned lots (for single family homes).

Development Schedule: Commencement ASAP Completion ASAP

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 ½ 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.

See attached Exhibit A

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

**Filing Fee:** \$ 800.00 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](mailto: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 Hanson Road Neighborhood Plan, which recommends:  
low density residential development 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:

Alderperson Joe Clausius 4/11/08; no neighborhood 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 Murphy/Parks Date 3/28/08 | Zoning Staff \_\_\_\_\_ Date \_\_\_\_\_  
& 4/01/08

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

Printed Name Blayde Elert Date 5/23<sup>rd</sup>/08

Signature  Relation to Property Owner Principal of Owner

Authorizing Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_



33 East Main Street  
Suite 500  
Madison, WI 53703-3095  
**Mailing Address:**  
P.O. Box 2038  
Madison, WI 53701-2038  
**Phone:**  
608.257.7181  
**Fax:**  
608.257.2508  
www.murphydesmond.com

**Ronald M. Trachtenberg**  
Direct Line 608.268.5575  
Facsimile 608.257.2508  
rtrachtenberg@murphydesmond.com

28 May 2008

Mr. Brad Murphy  
Planning Division Director  
Dept. of Planning & Community & Economic Development  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53703

Re: Our Client: Churchill Homes, LLC  
In the Matter of the Churchill Heights Replat

Dear Mr. Murphy:

We are the attorneys for Churchill Homes, LLC, the developer of Churchill Heights and the owner of Lots 1-5 of Churchill Heights.

Lots 1-5 of Churchill Heights are zoned R4 and were planned for four unit apartment buildings.

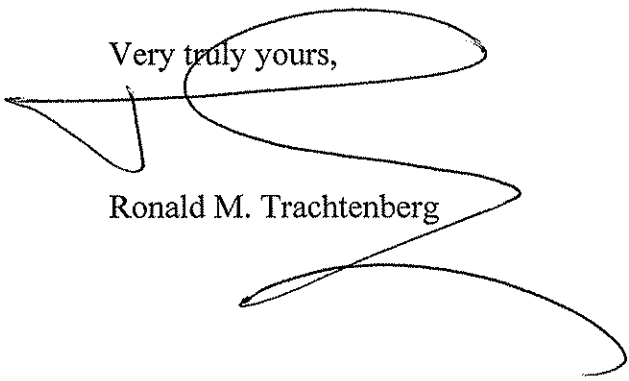
Based upon market conditions, Churchill Homes, LLC desires to replat and rezone Lots 1-5 of Churchill Heights to seven lots all zoned R2 for single family detached dwelling development, consistent with the balance of Churchill Heights.

Please note that the area surrounding Churchill Heights has a very significant number of multi-family rental units and the change that is being proposed will not have any significant effect upon the mix of owner occupied versus rental units or single family versus multi-family units.

Mr. Brad Murphy  
28 May 2008  
Page 2

We have reviewed this matter with the alderperson, Joe Clausius, who has advised us that subject to staff comments, he has no objection to the replatting or rezoning.

Very truly yours,



Ronald M. Trachtenberg

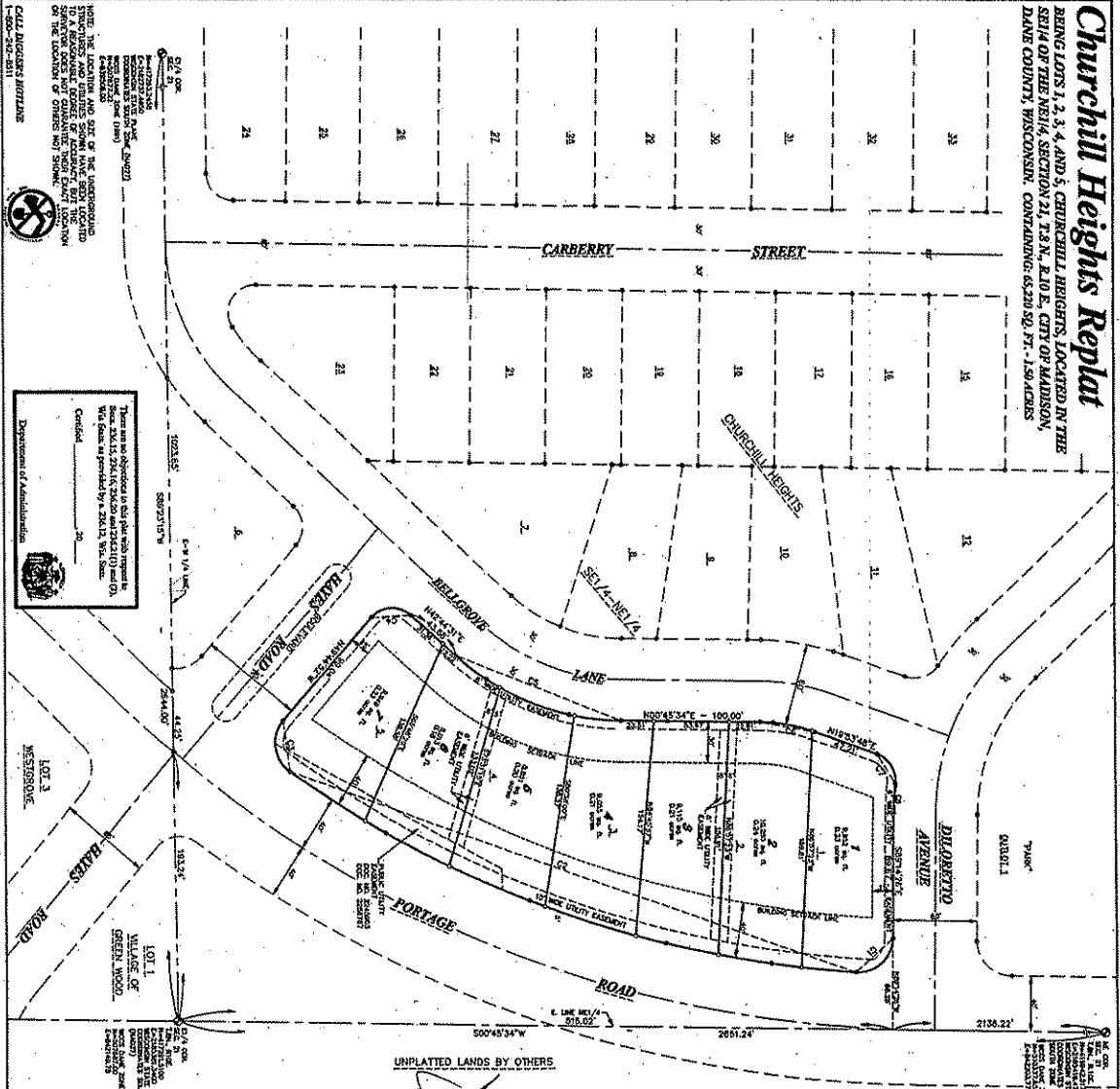
RMT:srp  
080801  
murphy 052808 letter of intent  
cc: Elert Realty, Inc.

Attn.: Mr. Blayde Elert VIA EMAIL ONLY [elert@elertrealty.com](mailto:elert@elertrealty.com)  
Grothman & Associates, S.C.

Attn.: Mr. Jim Grothman VIA EMAIL ONLY [surveying@grothman.com](mailto:surveying@grothman.com)  
Alderman Joe Clausius VIA EMAIL ONLY [district17@cityofmadison.com](mailto:district17@cityofmadison.com)

# Churchill Heights Replat

BEING LOTS 1, 2, 3, 4, AND 5, CHURCHILL HEIGHTS, LOCATED IN THE SE1/4 OF THE NE1/4, SECTION 21, T3S N., R10E E., CITY OF MADISON, DANE COUNTY, WISCONSIN. CONTAINING 65,230 SQ. FT., 1.50 ACRES



**UNPLATTED LANDS BY OTHERS**

LEGEND

- 5/8" VERTICAL CURB SET
- 1/4" VERTICAL CURB SET
- 1/4" IRON ROD END
- 3/4" IRON ROD END
- 1/2" IRON ROD END
- 1/2" IRON ROD END
- 1/2" IRON ROD END

NOTE: NO DIRECT ACCESS ALONG PARKING FROM LOTS 1 THROUGH 7.

**CONVEYANCE**  
 THIS REPLAT IS BEING MADE FOR THE PURPOSE OF CONVEYING THE LANDS DESCRIBED HEREIN TO THE SEVERAL OWNERS OF SAID LANDS AS SHOWN ON THE REPLAT. THE REPLAT IS BEING MADE FOR THE PURPOSE OF CONVEYING THE LANDS DESCRIBED HEREIN TO THE SEVERAL OWNERS OF SAID LANDS AS SHOWN ON THE REPLAT.

**PREPARED BY:**  
 G.A. GROTHMAN & ASSOCIATES, S.C.  
 1000 W. WASHINGTON AVENUE, SUITE 100  
 MADISON, WISCONSIN 53703  
 PHONE: (608) 784-0444 FAX: (608) 784-0444  
 E-MAIL: ggrothman@grothman.com

**LOCATION SERVICE**  
 IN SCALE  
 THIS SITE 21.12  
 18 NORTH E.  
 CITY OF MADISON  
 DANE COUNTY, WISCONSIN

LOT	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE
1	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
2	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
3	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
4	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
5	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
6	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
7	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
8	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
9	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
10	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
11	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
12	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
13	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
14	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
15	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
16	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
17	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
18	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
19	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
20	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
21	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
22	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
23	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
24	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
25	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
26	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
27	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
28	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
29	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
30	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
31	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
32	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
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34	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
35	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
36	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
37	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
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40	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
41	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
42	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
43	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
44	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
45	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
46	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
47	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
48	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
49	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
50	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
51	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
52	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
53	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
54	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
55	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
56	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
57	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
58	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
59	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
60	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
61	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
62	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
63	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
64	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%
65	10,000.00	15.33%	10,000.00	15.33%	10,000.00	15.33%

**Churchill Heights Replat**

**G.A. GROTHMAN & ASSOCIATES, S.C.**  
 1000 W. WASHINGTON AVENUE, SUITE 100  
 MADISON, WISCONSIN 53703  
 PHONE: (608) 784-0444 FAX: (608) 784-0444  
 E-MAIL: ggrothman@grothman.com

DATE: 12/15/2011  
 SHEET 1 OF 8

NOTE: THE LOCATION AND SIZE OF THE UNDERGROUND UTILITIES AND SERVICES SHOWN HAVE BEEN LOCATED BY THE ENGINEER AND ARE NOT GUARANTEED. THE LOCATION OF THE UTILITIES OF OTHERS IS NOT SHOWN.

CALL ENGINEER'S OFFICE:  
 (608) 784-0444



There are no objections to this replat being recorded in the public records of the County of Dane, Wisconsin, effective from the date of recording.

Witness my hand and the seal of my office this 15th day of December, 2011.

G.A. Grothman  
 Engineer



UNPLATTED LANDS BY OTHERS

LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65

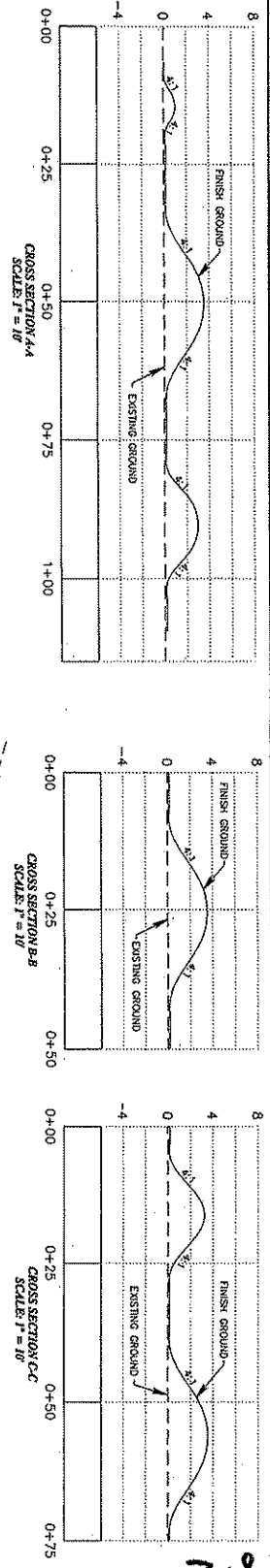
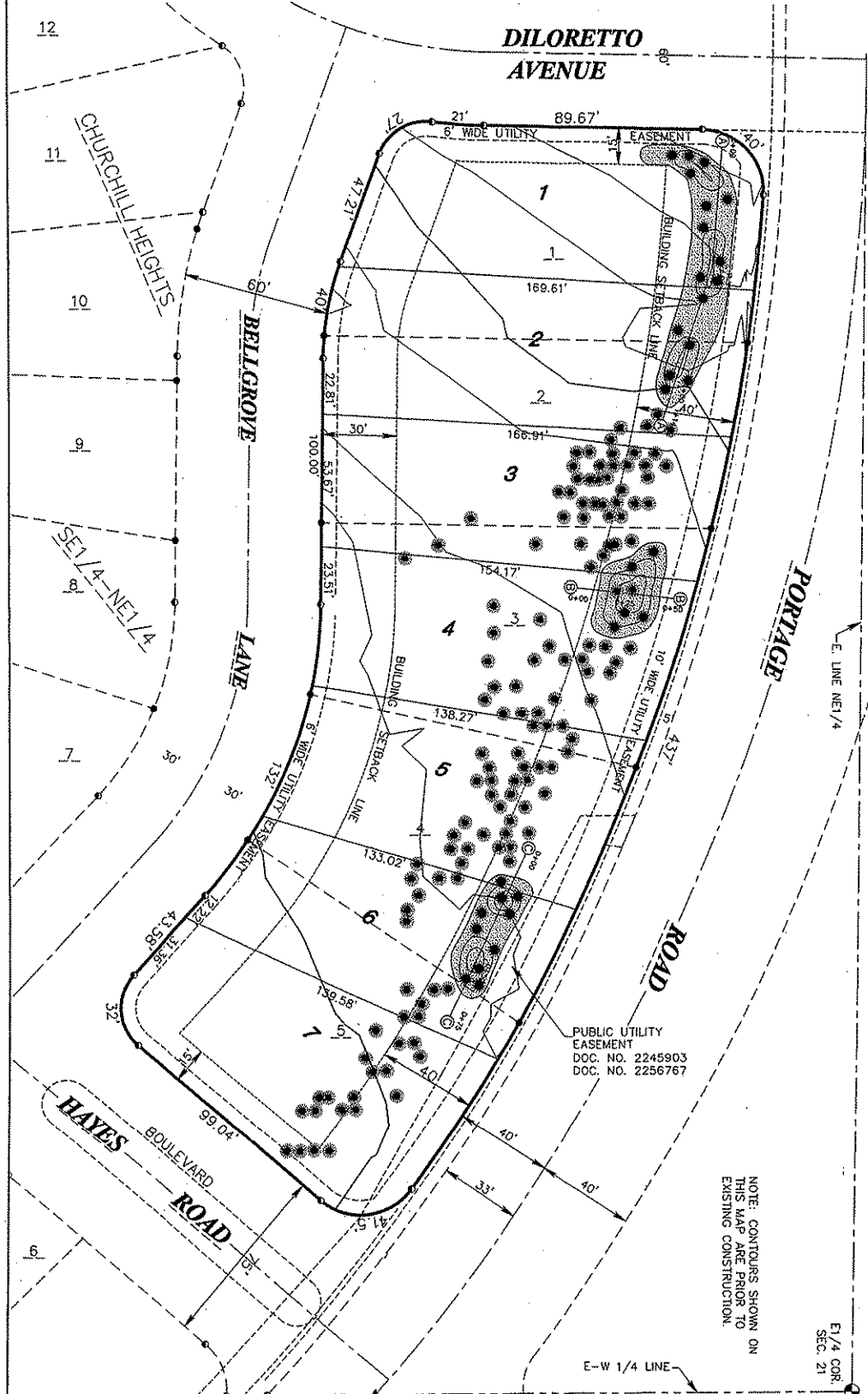
# Planting Plan and Proposed Berm Location

BEING LOTS 1, 2, 3, 4, AND 5, CHURCHILL HEIGHTS, LOCATED IN THE SE1/4 OF THE NE1/4, SECTION 21, T.3 N., R.10 E., CITY OF MADISON, DANE COUNTY, WISCONSIN.



- LEGEND**
- 1 1/4" IRON ROD FIB.
  - 3/4" IRON ROD FIB.
  - 2 1/2" ALUMINUM MONUMENT FIB.
  - EXISTING TREES
  - PROPOSED TREES
  - PROPOSED BERM

SCALE 1" = 20'



**PLANTING PLAN AND PROPOSED BERM LOCATION**

CITY OF MADISON

DANE COUNTY, WISCONSIN

NO.	DATE	REVISION	BY	CHKD

**7-8**

**GROTHMAN & ASSOCIATES S.C.**  
LAND SURVEYORS

625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE (608) 743-7799 FAX: (608) 743-7777