

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # 3
Project # 8-48-07
07299

DATE SUBMITTED: <u>SEP. 12, 2007</u>	Action Requested
UDC MEETING DATE: <u>SEP. 19, 2007</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 4809 FREESE LANE
ALDERMANIC DISTRICT: 16-JUDY COMPTON

OWNER/DEVELOPER (Partners and/or Principals) WISCONSIN PARTNERSHIP FOR HOUSING DEVP.
121 S. PINCKNEY ST #200
MADISON, WI 53703

ARCHITECT/DESIGNER/OR AGENT: JIM GUECK/GUECK ARCHITECTS
116 N. FEW STREET
MADISON, WI 53703

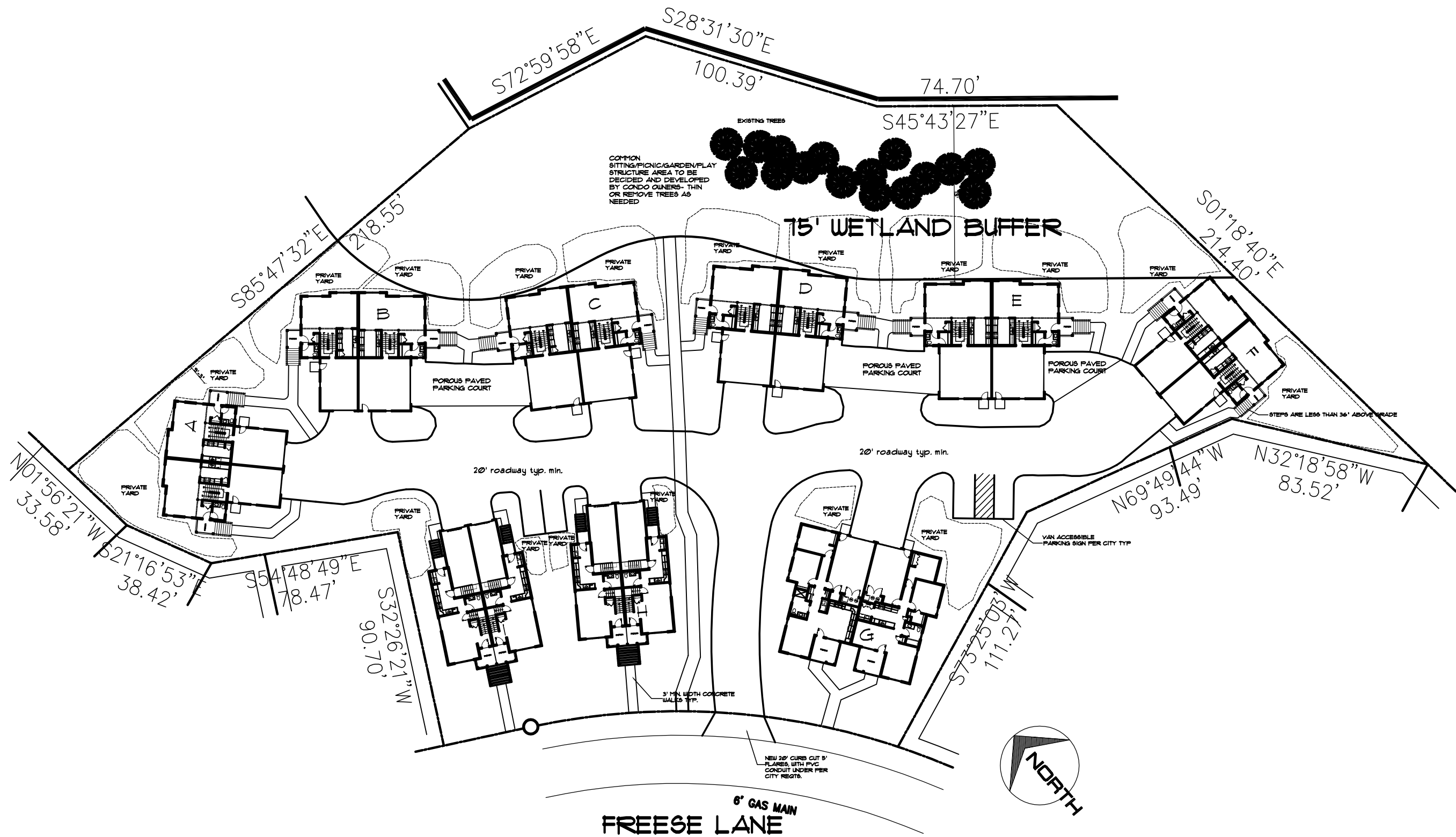
CONTACT PERSON: JIM GUECK
Address: 116 N. FEW
MADISON WI 53703
Phone: 251-2551
Fax: 251-2550
E-mail address: glueckarch@sbcglobal.net

- TYPE OF PROJECT:**
(See Section A for:)
- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Residential Development (PRD)
 - New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 - School, Public Building or Space (Fee may be required)
 - New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
 - Planned Commercial Site
- (See Section B for:)
- New Construction or Exterior Remodeling in C4 District (Fee required)
- (See Section C for:)
- R.P.S.M. Parking Variance (Fee required)
- (See Section D for:)
- Comprehensive Design Review* (Fee required)
 - Street Graphics Variance* (Fee required)
 - Other _____

▲
RECEIVED
SEP 2007
CITY OF MADISON
11:38 AM

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.




SITE PLAN
 SCALE 1" = 20'

6-6-05
 9-11-07
glueck architects
 116 North Fox Street, Madison, WI 53703 (608) 251-2511
 WISCONSIN PARTNERSHIP
 FOR HOUSING DEVELOPMENT
 TWIN OAKS LOT 88
 NEW CONSTRUCTION
 0456
 9

THIS SET OF DRAWINGS IS THE PROPERTY OF GLEUCK ARCHITECTS, LLC AND MAY NOT BE USED FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN CONSENT OF GLEUCK ARCHITECTS

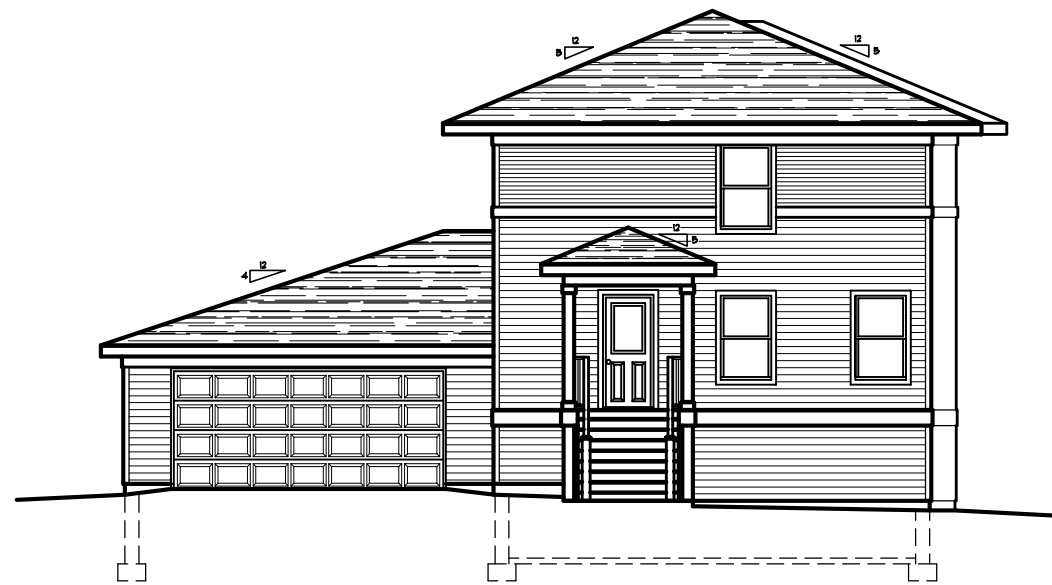
BUILDING TYPE 'B'
2 BR / 3 BR
1388 SQ. FT. / 1492 SQ/ FT

DATE
9-11-07

gleuck architects
116 North Few Street, Madison, WI 53703 (608)251-2551

WISCONSIN PARTNERSHIP - OAK GLEN
TWIN OAKS SUBDIVISION LOT 88
4809 FREESE LANE
MADISON, WISCONSIN

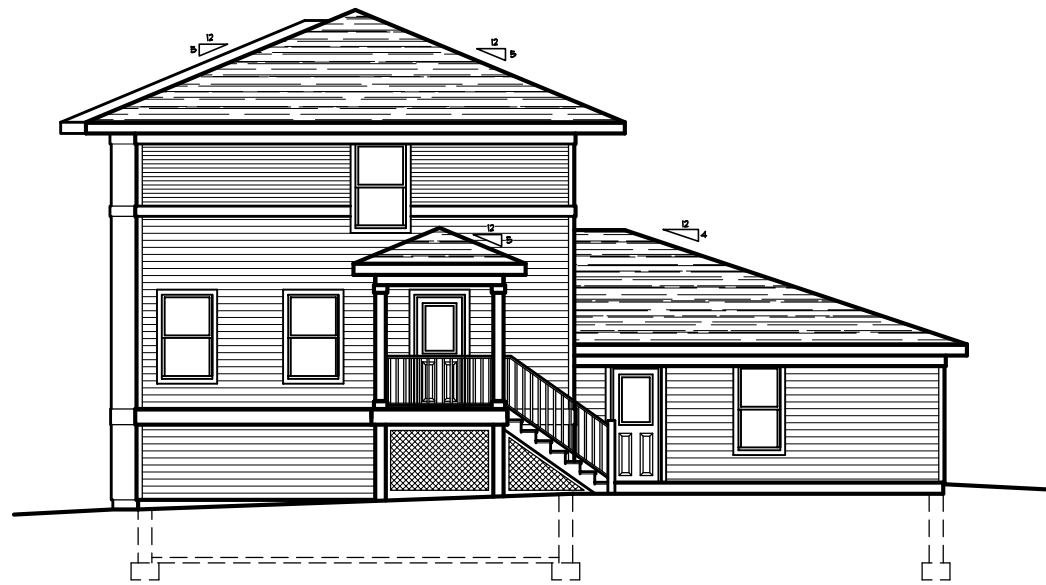
A-2B



○ SIDE ELEVATION
NO SCALE



○ FRONT ELEVATION
NO SCALE



○ SIDE ELEVATION
NO SCALE



○ REAR ELEVATION
NO SCALE

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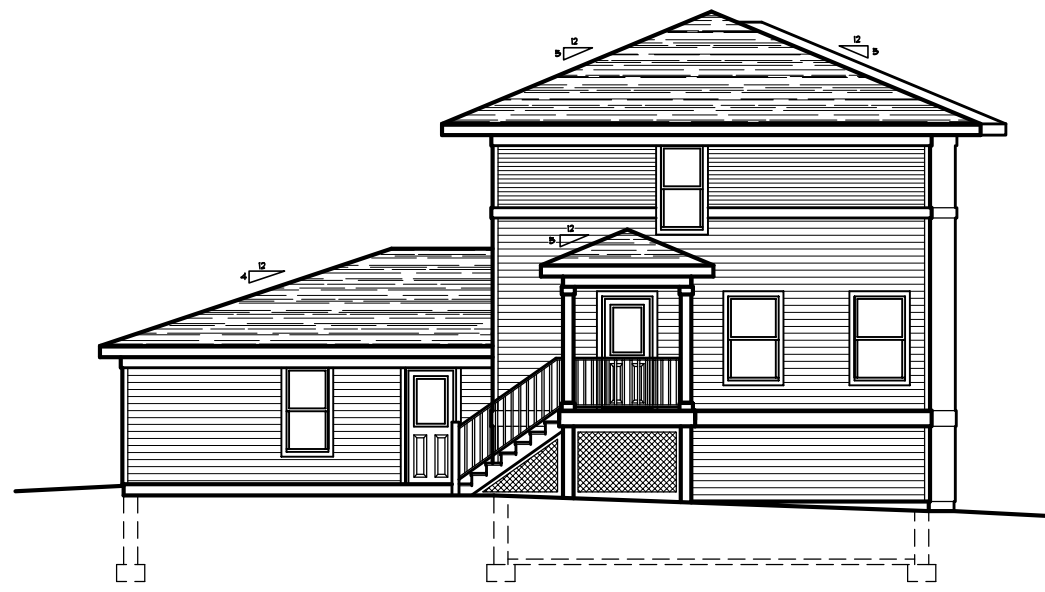
BUILDING TYPE "A"
2 BR / 2 BR
1284 SQ. FT. / 1284 SQ/ FT

DATE
8-11-07

gleuck architects
116 North Few Street, Madison, WI 53703 (608) 251-2551

WISCONSIN PARTNERSHIP - OAK GLEN
TWIN OAKS SUBDIVISION LOT 88
4809 FREESE LANE
MADISON, WISCONSIN

A-2A



○ SIDE ELEVATION
NO SCALE



○ FRONT ELEVATION
NO SCALE



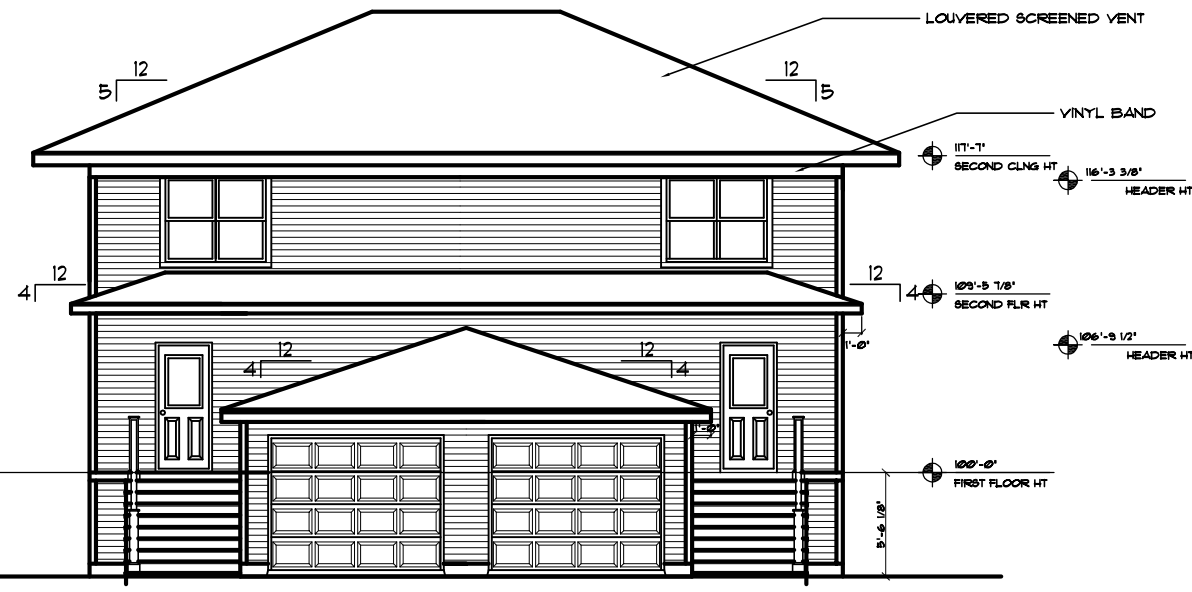
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NO SCALE



○ REAR ELEVATION
NO SCALE

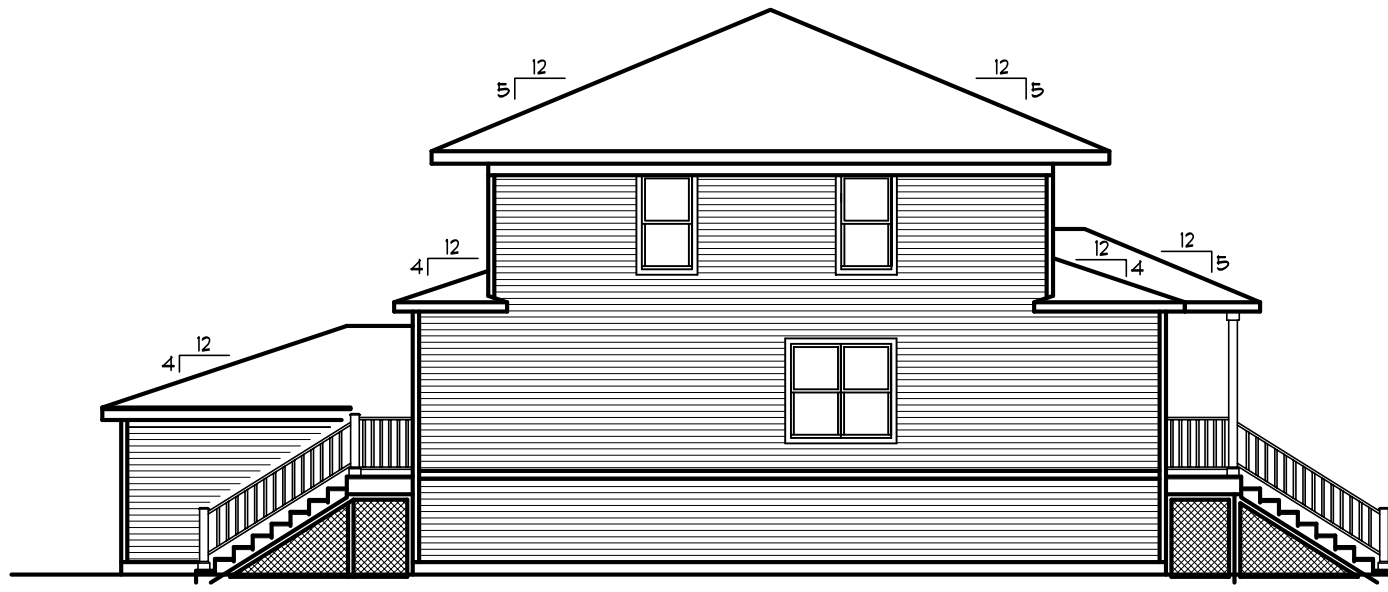


FRONT ELEVATION
SCALE 1/8" = 1'-0"

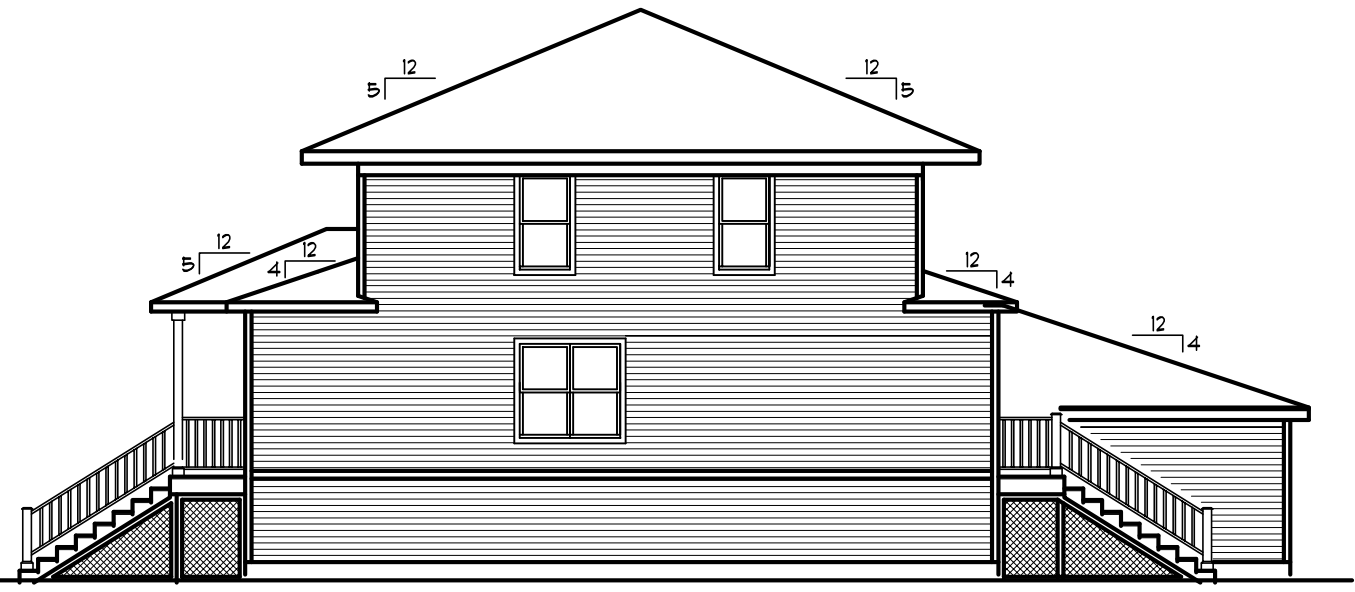


REAR ELEVATION
SCALE 1/8" = 1'-0"

LOUVERED SCREENED VENT
VINYL BAND
117'-1" SECOND CLNG HT
116'-3 3/8" HEADER HT
109'-5 1/8" SECOND FLR HT
106'-9 1/2" HEADER HT
100'-0" FIRST FLOOR HT
3'-6 1/8"



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



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

BUILDING TYPE H AND I

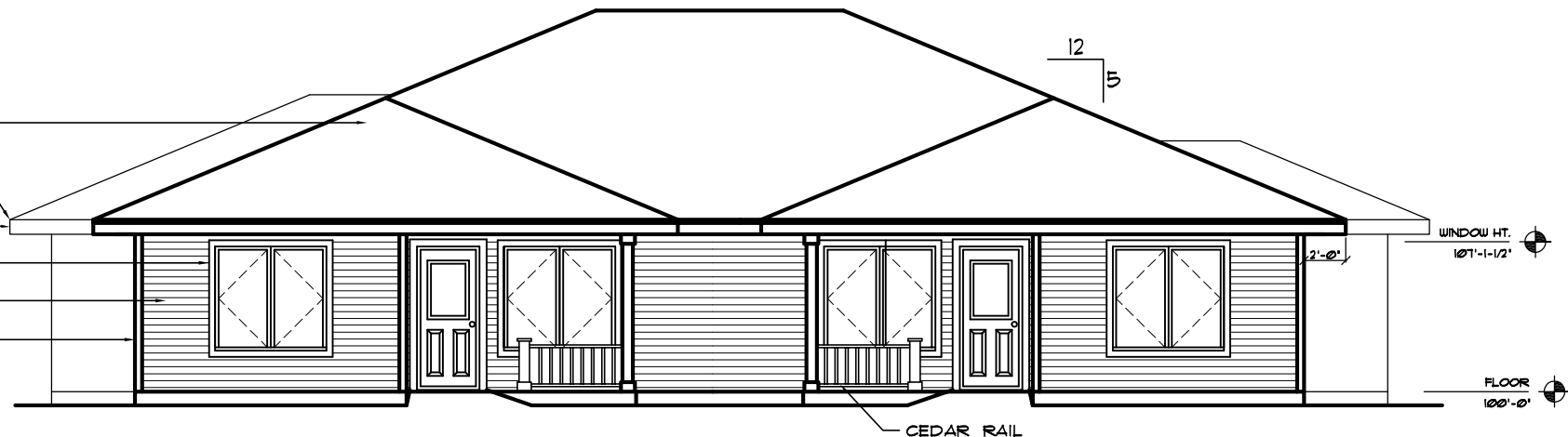
6-6-05
6-20-05
3-5-06

glueck architects
116 North Faw Street, Madison, WI 53703 (608)251-2551

WISCONSIN PARTNERSHIP
FOR HOUSING DEVELOPMENT
TWIN OAKS LOT 88
NEW CONSTRUCTION

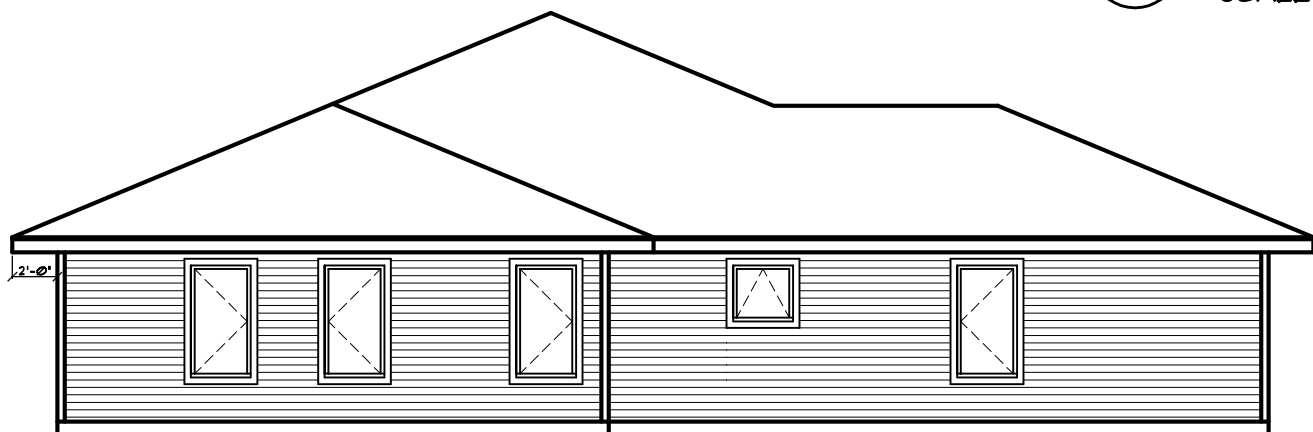
0456
9

- COMPOSITION ROOF SHINGLES
- GUTTERS AND DOWNSPOUTS
TYP, NOT SHOWN
SEE ROOF PLAN
- ALUMINUM SOFFIT AND FASCIA
- WINDOW SURROUNDS
- VINYL SIDING
- VINYL CORNERS



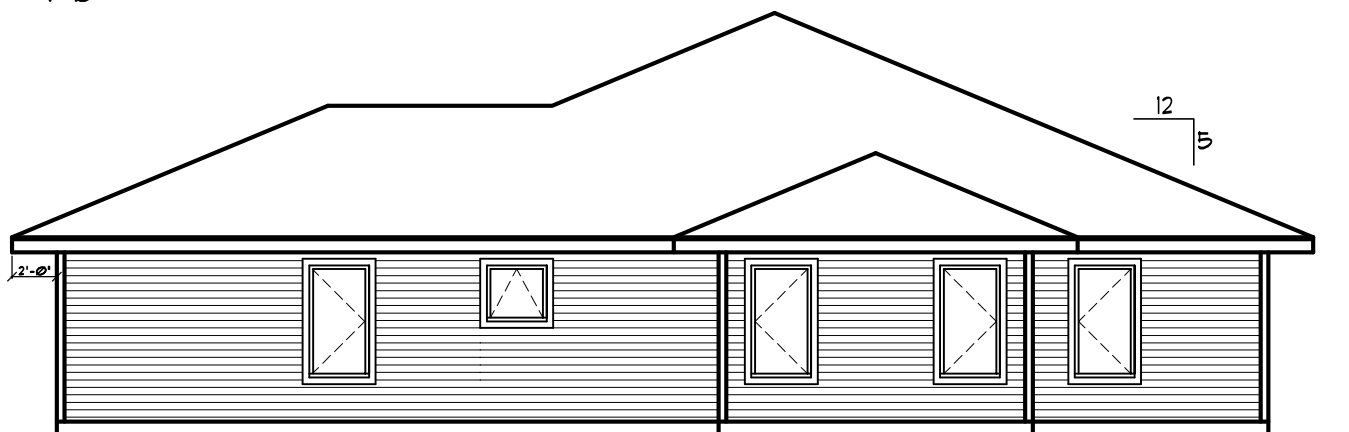
FRONT ELEVATION

SCALE 1/8" = 1'-0"



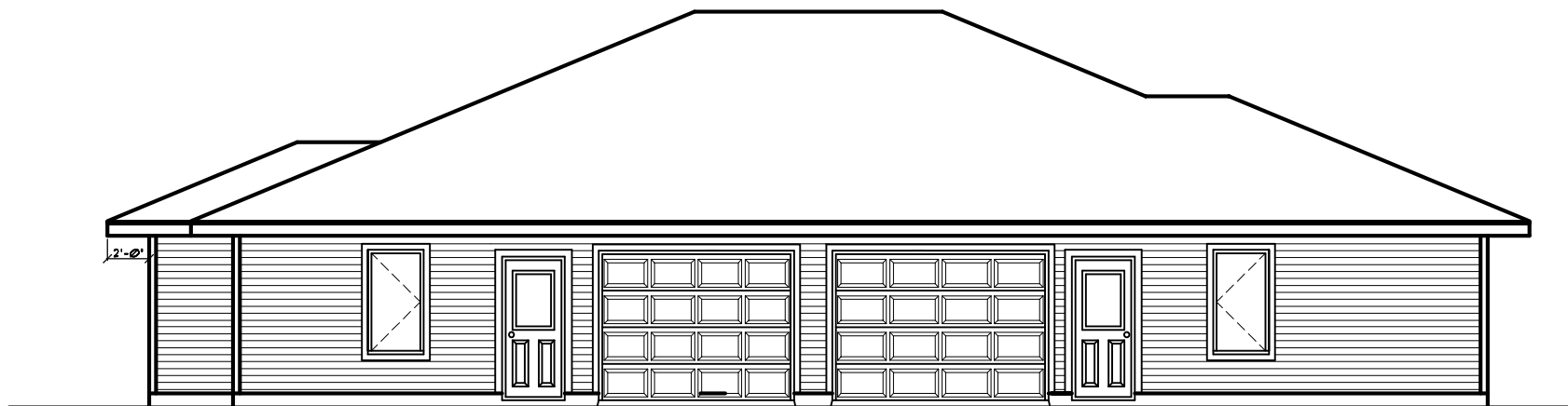
LEFT ELEVATION

SCALE 1/8" = 1'-0"



RIGHT ELEVATION

SCALE 1/8" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"

BUILDING TYPE G

3-12-21

glueck architects
116 North Few Street, Madison, WI 53703 (608) 251-2511

WISCONSIN PARTNERSHIP
FOR HOUSING DEVELOPMENT
TWIN OAKS LOT 88
NEW CONSTRUCTION

0456

9 8

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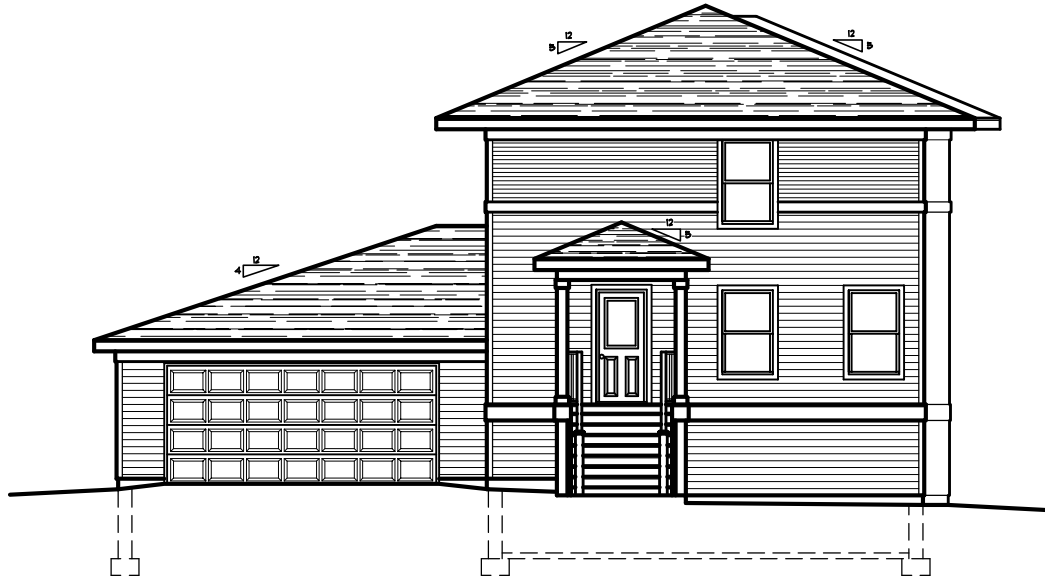
BUILDING TYPE 'E'
3 BR / 3 BR
1492 SQ. FT. / 1492 SQ/ FT

DATE
8-11-07

gleuck architects
116 North Few Street, Madison, WI 53703 (608)251-2551

WISCONSIN PARTNERSHIP - OAK GLEN
TWIN OAKS SUBDIVISION LOT 88
4809 FREESE LANE
MADISON, WISCONSIN

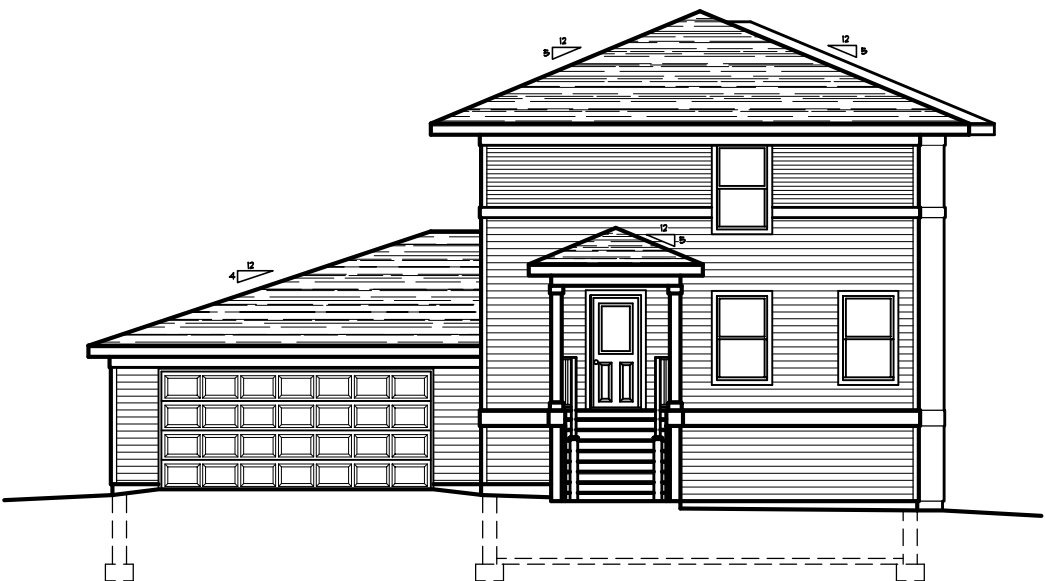
A-2E



○ SIDE ELEVATION
NO SCALE



○ FRONT ELEVATION
NO SCALE



○ SIDE ELEVATION
NO SCALE



○ REAR ELEVATION
NO SCALE

THIS SET OF DRAWINGS IS THE PROPERTY OF GLUCK ARCHITECTS, LLC AND MAY NOT BE USED FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN CONSENT OF GLUCK ARCHITECTS

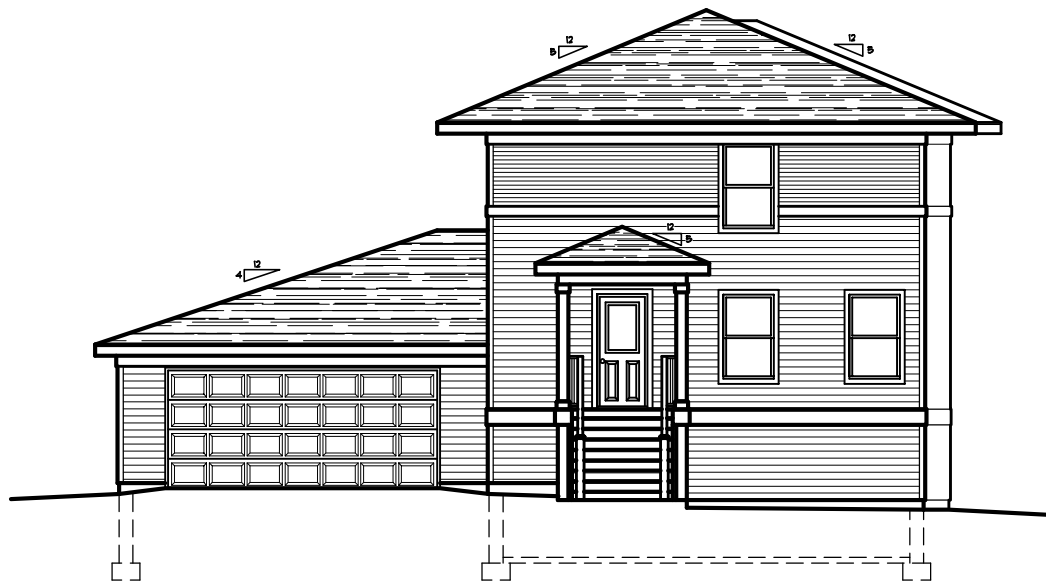
BUILDING TYPE 'D'
3 BR / 3 BR
1492 SQ. FT. / 1492 SQ/ FT

DATE
8-11-07

glueck architects
116 North Few Street, Madison, WI 53703 (608)251-2551

WISCONSIN PARTNERSHIP - OAK GLEN
TWIN OAKS SUBDIVISION LOT 88
4809 FREESE LANE
MADISON, WISCONSIN

A-2D



○ SIDE ELEVATION
NO SCALE



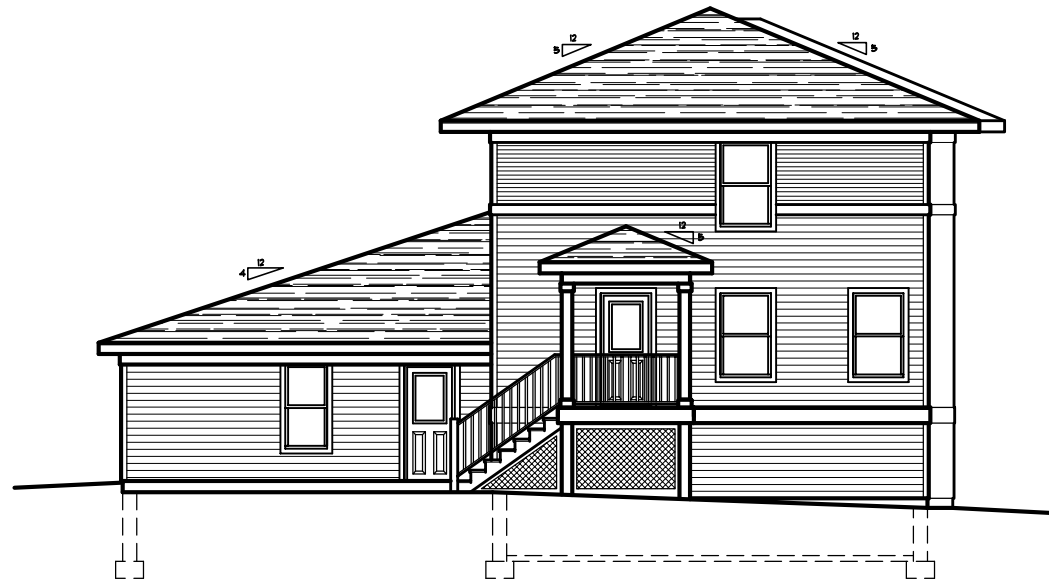
○ FRONT ELEVATION
NO SCALE



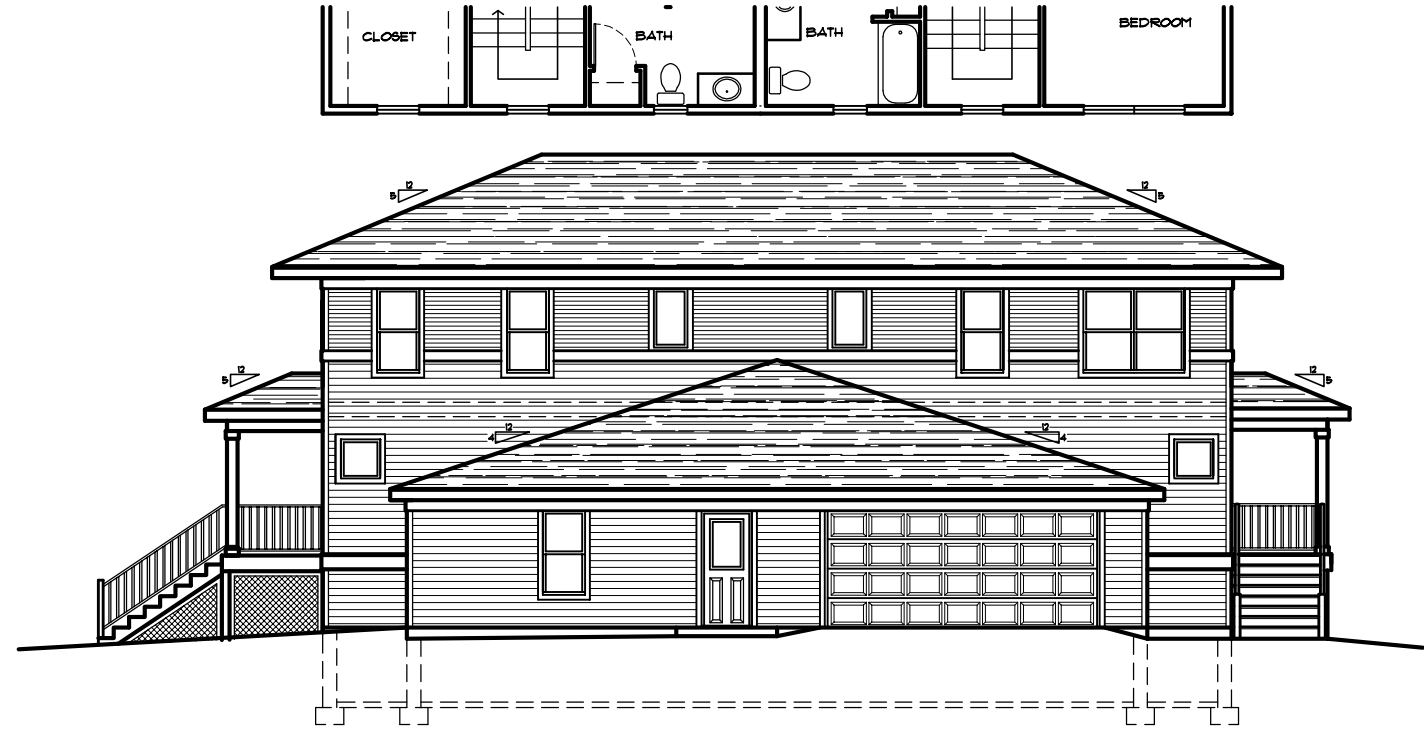
○ SIDE ELEVATION
NO SCALE



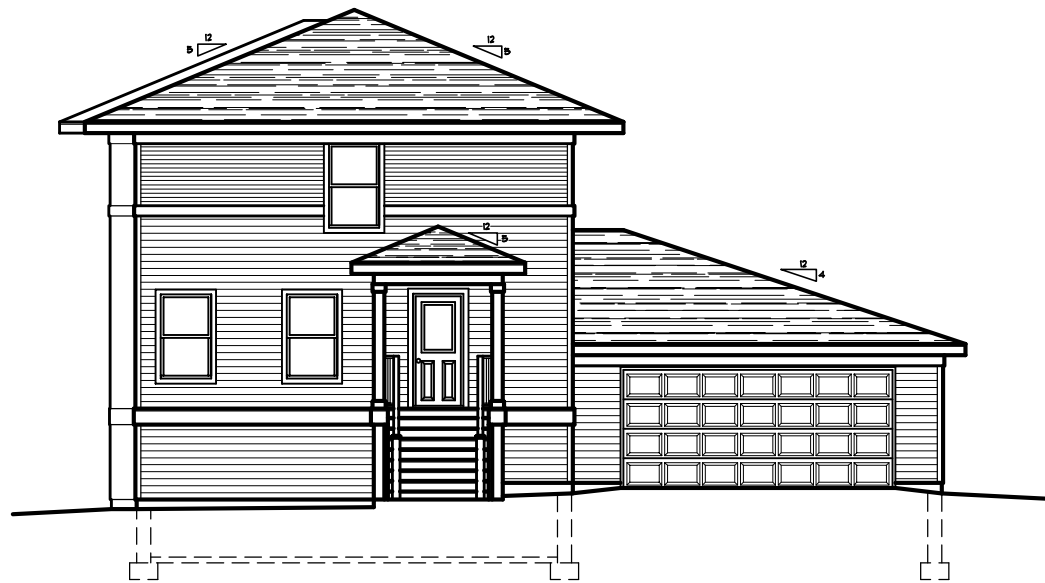
○ REAR ELEVATION
NO SCALE




SIDE ELEVATION
 NO SCALE




FRONT ELEVATION
 NO SCALE




SIDE ELEVATION
 NO SCALE




REAR ELEVATION
 NO SCALE

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 OF G. GLEUCK ARCHITECTS

BUILDING TYPE 'C'
 2 BR / 3 BR
 1388 SQ. FT. / 1492 SQ. FT.

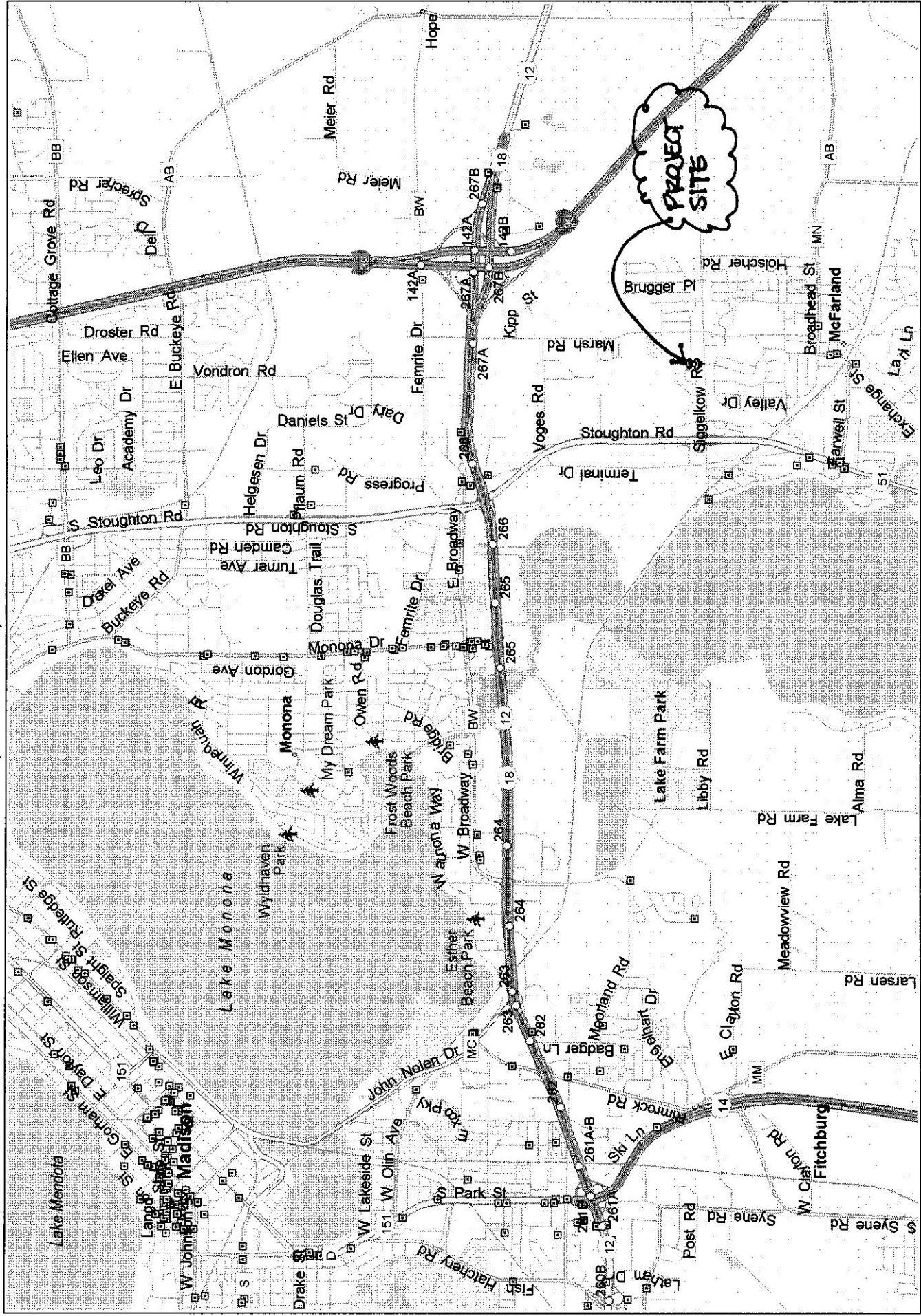
DATE
 8-11-07

gleuck architects
 116 North Few, Street, Madison, WI 53703 (608) 251-2551

WISCONSIN PARTNERSHIP - OAK GLEN
 TWIN OAKS SUBDIVISION LOT 88
 4809S FREESE LANE
 MADISON, WISCONSIN

A-2C

Monona, Wisconsin, United States



0 mi 1 2 3

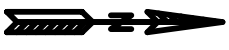
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**PROJECT LOCATOR MAP • 4809 FREESE LANE
TWIN OAKS SUBDIVISION, LOT 88**

REGIONAL DETENTION BASIN
HIGHWATER ELEV. = 25.5

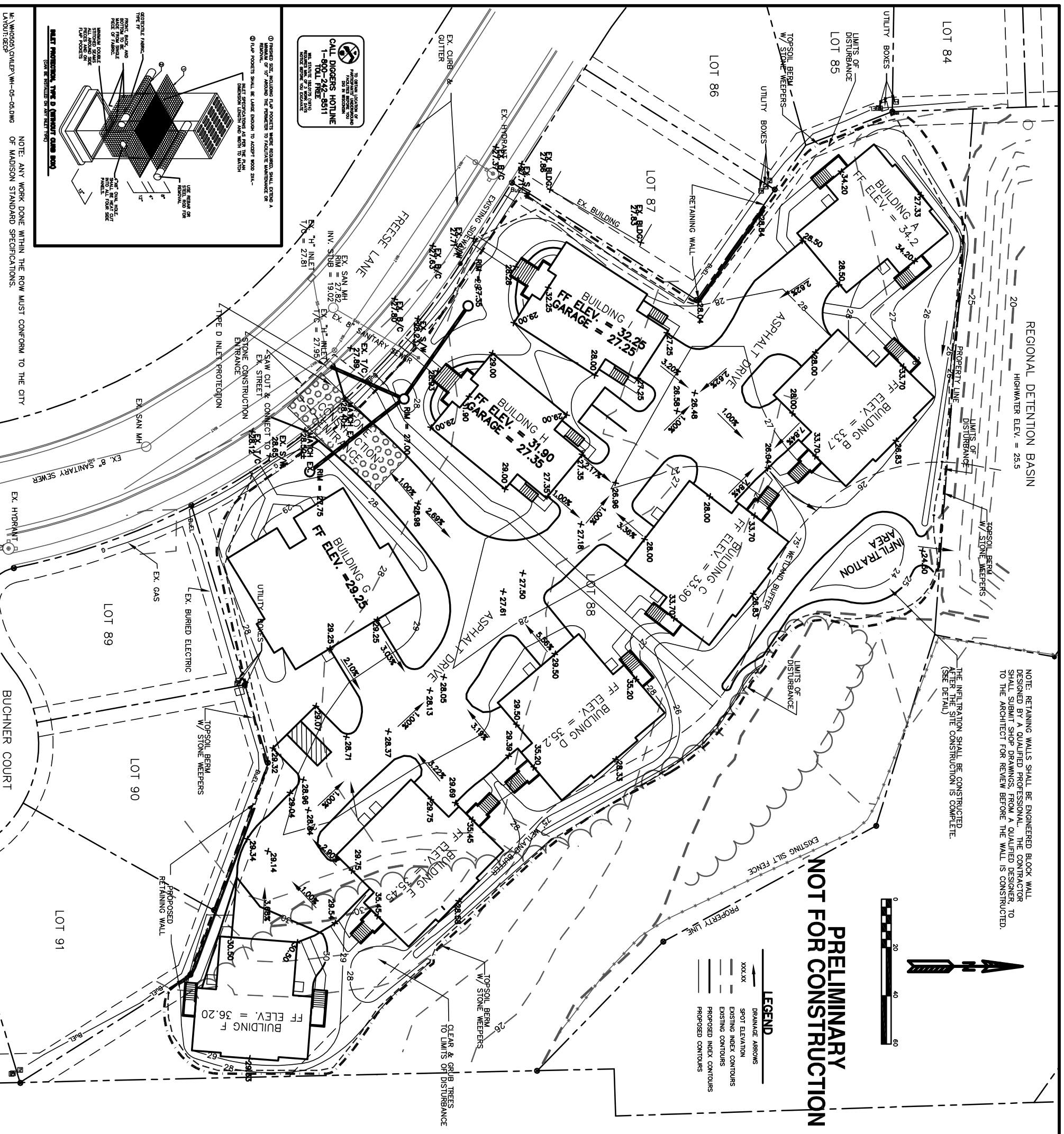
NOTE: RETAINING WALLS SHALL BE ENGINEERED BLOCK WALL DESIGNED BY A QUALIFIED PROFESSIONAL. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FROM A QUALIFIED DESIGNER TO THE ARCHITECT FOR REVIEW BEFORE THE WALL IS CONSTRUCTED.

THE INFILTRATION SHALL BE CONSTRUCTED AFTER THE SITE CONSTRUCTION IS COMPLETE. (SEE DETAIL)

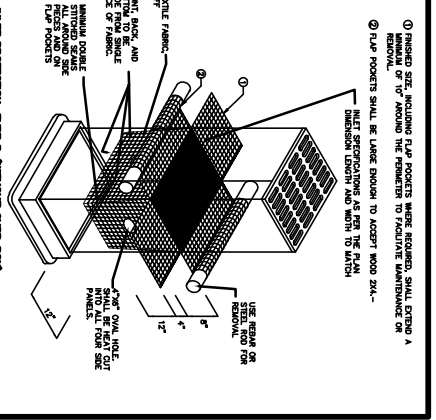


**PRELIMINARY
NOT FOR CONSTRUCTION**

- LEGEND**
- DRAINAGE ARROWS
 - SPOT ELEVATION
 - EXISTING INDEX CONTOURS
 - EXISTING CONTOURS
 - PROPOSED INDEX CONTOURS
 - PROPOSED CONTOURS



CALL DIGGERS HOTLINE
1-800-242-8911
TOLL FREE



NOTE: ANY WORK DONE WITHIN THE ROW MUST CONFORM TO THE CITY OF MADISON STANDARD SPECIFICATIONS.

GENERAL NOTES

STONE CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED.

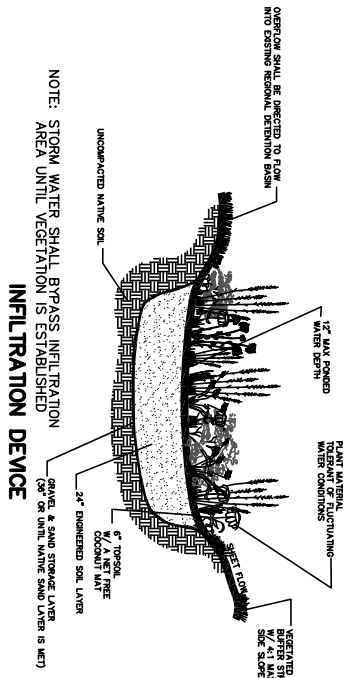
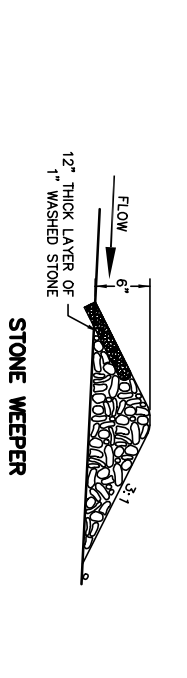
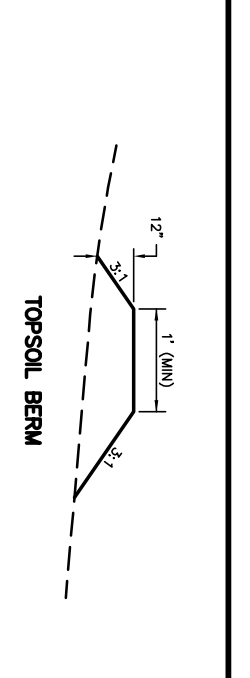
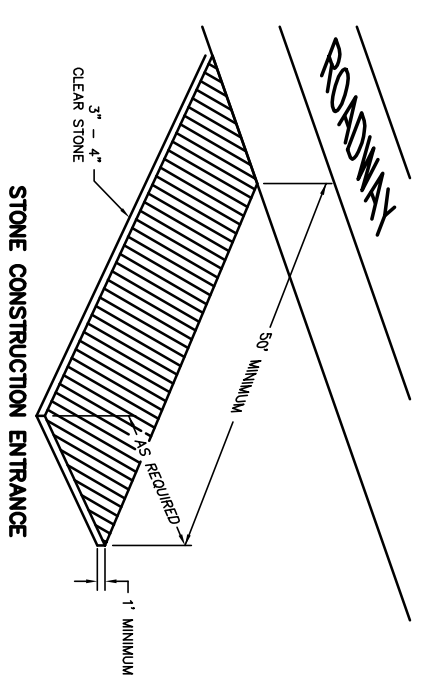
SILT FENCE & STOCKPILES SHALL BE FIELD LOCATED BY THE CONSTRUCTION MANAGER. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED AS NEEDED. AFTER ROUGH GRADING HAS BEEN COMPLETED STRAW MULCH OR EROSION MATTING SHALL BE PLACED ON SLOPES 4:1 OR GREATER. PLACE TYPE D INLET PROTECTION IN EACH INLET AFTER CONSTRUCTION

RESTORATION

ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF SIX (6) INCHES OF TOPSOIL, FERTILIZER, SEED, AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 (PER SECTION 630 OF D.O.T. SPECIFICATIONS) APPLIED AT A RATE OF 5 POUNDS PER 1000 SFT WILL BE USED ON ALL AREAS EXCEPT INFILTRATION AREAS. INFILTRATION AREAS SHALL BE SEEDED FERTILIZER SHALL BE PLACED PER A SOIL TEST.

OWNER
WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT
120 S. PINCKNEY STREET, SUITE 200
MADISON WISCONSIN 53703

ENGINEER
MAYO CORPORATION
ATTN: MATT COLLINS
600 GRAND CANYON DRIVE
MADISON, WI 53719



Contents:
GRADING & EROSION CONTROL PLAN
PROJECT TITLE: TWIN OAKS, LOT 88
PROJECT LOCATION: MADISON, WISCONSIN
FRESE LANE

REVISION	DATE
ISSUED TO PLAN COMMISSION	04-26-05
ISSUED FOR CITY APPROVAL	08-15-05
URBAN DESIGN SUBMITTAL	08-14-07

Drawn By: CVP
Checked By: CVP
Date: 09-12-07
Job No.: WH0505

Consultant:
MAYO corporation
ENGINEERS SURVEYORS ARCHITECTS PLANNERS
600 GRAND CANYON DRIVE, MADISON, WI 53719-1044
PHONE: (608) 833-0628 FAX: (608) 833-0748
E-MAIL: info@mayocorporation.com

- Four 2-bedroom units of 1,218 square feet each with an attached 1½-car garage and a projected price range of \$148,000 to \$161,000.
- Two 2-bedroom units of 1,284 square feet each with an attached 1½-car garage and a projected sales price range of \$162,000 to \$168,000.
- Four 2-bedroom units of 1,388 square feet each with an attached 1½-car garage and a projected sales price range of \$163,000 to \$172,000.
- Six 3-bedroom units of 1,492 square feet each with an attached 2-car garage and a projected sales price range of \$165,000 to \$185,000.

All projected sales prices are preliminary and subject to change pending final budgets for construction, financing and related project costs.

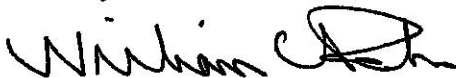
The gross square footage of the buildings will be 23,840 square feet plus 7,064 square feet for garages. In addition to the garage parking there will be six surface parking stalls for a total of 30 parking places within the development.

Eleven of the 18 units will be sold to home buyers who have incomes at or below 80% of the area median income for Dane County. Federal HOME funds provided by the City of Madison CDBG office have been secured by the Partnership for the project. These funds will be provided to buyers in the form of second mortgage loans for down payment assistance for income qualified buyers. Movin' Out will provide housing counseling to these home buyers to ensure they are both eligible for this assistance and are good candidates for home ownership.

We anticipate either using city services for trash and recycling removal or contracting with a private hauler. Snow removal, grounds and maintenance, and common area capital replacement needs will be provided by the condominium association with costs covered with monthly condo fees.

If you have questions or concerns or need additional information, please do not hesitate to call Dave Porterfield at 608.258.5560, x26. We look forward to working with the City staff, elected officials, Planning Commission and Urban Design Commission and citizens in creating this exciting new community.

Sincerely,



William C. Perkins
Executive Director

Attachments



The Wisconsin Partnership
for Housing Development, Inc.

121 South Pinckney Street, Suite 200 · Madison, Wisconsin 53703
608 / 258-5560 · FAX 608 / 258-5565

152 West Wisconsin Avenue, Suite 200 · Milwaukee, Wisconsin 53203
414 / 223-2740 · FAX 414 / 223-2741

www.wphd.org

April 25, 2005

City of Madison Zoning Administrator
Madison Municipal Building, Suite LL-100
215 Martin Luther King Jr. Boulevard
P.O. Box 2985
Madison, WI 53701-2985

Dear Administrator:

Please find included with this Letter of Intent our complete Conditional Use application package for the City of Madison Planning Commission's approval. We are applying for a Conditional Use Permit for the property located at 4809 Freese Lane, Madison 53589. The property is located on Lot 88 of the Twin Oaks subdivision on the southeast corner of the City of Madison, which is in Council District 16. Currently we are referring to the project as the Twin Oaks Condominiums. However, we anticipate using a different name yet to be identified as the permanent project name.

We have already had meetings with City staff regarding this request and provided a written notice of our interest in obtaining the necessary zoning permits to the district alderperson, Judy Compton. On April 12 we met with Ms. Compton to review our plans. At her request we hosted a meeting on April 13 to discuss the proposed project with area residents. There was strong support for our proposed project by both Alderperson Compton and area residents who attended the neighborhood meeting.

This site is currently zoned as R4 Residential and is currently a vacant lot. The proposed development schedule calls for a construction start on or about September 1, 2005 with final completion and sales on or about June 1, 2007.

This project is being carried out by the Wisconsin Partnership for Housing Development, Inc. We are a state-wide nonprofit housing developer and have had extensive experience in the Madison and Dane County market. The primary contact person for zoning issues for this project is David Porterfield. Dave can be reached at our Madison office located at 121 South Pinckney Street, Suite 200, Madison, WI 53703. His phone number is 608.258.5560, x26 and his email address is daveporterfield@wphd.org.

The project architect is Glueck Architects with Jim Glueck as the contact person. Movin' Out, Inc., another nonprofit, will be providing housing counseling to prospective home buyers. The balance of the development team has yet to be selected.

The site for this development is approximately 2.07 acres. The proposed project will be a newly constructed residential, owner-occupied condominium development. It will consist of 9 two-unit buildings for a total of 18 units. Plans call for the following unit types:

- Two 1-bedroom units of 948 square feet each with an attached 1½-car garage and a projected sales price range of \$124,000 to \$132,000.



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Agenda - Final

JOINT SOUTHEAST CAMPUS AREA COMMITTEE

Monday, August 27, 2007

6:00 PM

215 Martin Luther King, Jr. Blvd.
Rm 300 (Madison Municipal Building)

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.

Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnuv ua hauj lwm ua ntej yuav tuaj sib tham.

Если Вам необходима помощь устного или письменного переводчика, а также если Вам требуются материалы в иных форматах либо у Вас имеются особые пожелания в связи с доступом к данной услуге, мероприятию или программе, пожалуйста, позвоните по указанному ниже телефону и сообщите об этом не менее чем за три рабочих дня до соответствующей встречи.

Please contact the Department of Planning and Community & Economic Development at (608) 266-4635, TTY/Textnet (866) 704-2318. Please do so 48 hours prior to the meeting, so that proper arrangements can be made.

- I. **Roll Call**
- II. **Approval of July 16, 2007 Minutes**
- III. **Presentation of the Athletic Department's Long Range Facilities' Plans (UW)**
- IV. **Demolition of the Peterson Building (750 University Avenue) for the Chazen Museum of Art Addition (UW)**
- V. **Update on the plans for the Charter Heating Plant (UW)**
- VI. **Status Report on the Regent Street South Campus Planning Process (City)**
- VII. **Adjournment**
- VIII. **Schedule Future Meetings**

October 1, 2007, RM 300 MMB, November 26, 2007, RM 300 MMB

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: \$1,050.00** 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:

- NA 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.
- NA 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.
- NA 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:

- NA **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:*

Judy Compton; March 22, 2005; No existing 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 Tim Parks Date 01/25/05 | Zoning Staff Kathy Voeck Date 01/25/05

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

Printed Name William C. Perkins Date April 26, 2005

Signature  Relation to Property Owner Executive Director

Authorizing Signature of Property Owner Same as above Date _____

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.
- Application effective February 18, 2005

FOR OFFICE USE ONLY:	
Amt. Paid \$ <u>1,050⁰⁰</u>	Receipt No. <u>60278</u>
Date Received <u>4-27-05</u>	
Received By <u>RT</u>	
Parcel No. <u>0710-341-0910-0</u>	
Aldermanic District <u>16, Judy Compton</u>	
GQ <u>plain held, deed restriction</u>	
Zoning District <u>R4</u>	
<i>For Complete Submittal</i>	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>Exempt</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <u>7-7-1</u>	Zoning Text <u>N/A</u>
Alder Notification <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Nbrhd. Assn Not. <input checked="" type="checkbox"/>	Waiver <input type="checkbox"/>
Date Sign Issued _____	

1. Project Address: 4809 Freese Lane, Madison, WI 53589 Project Area in Acres: 2.06 acres

Project Title (if any): Twin Oaks Condominiums

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

<input 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 type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Wisconsin Partnership for Housing Development, Inc. Company: Same
 Street Address: 121 S. Pinckney St., Suite 200 City/State: Madison, WI Zip: 53703
 Telephone: (608)258-5560 Fax: (608)258-5565 Email: daveporterfield@wphd.org

Project Contact Person: David Porterfield Company: Wisconsin Partnership for Housing Development, Inc.
 Street Address: 121 S. Pinckney St., Suite 200 City/State: Madison, WI Zip: 53703
 Telephone: (608)258-5560, x26 Fax: (608)258-5565 Email: daveporterfield@wphd.org

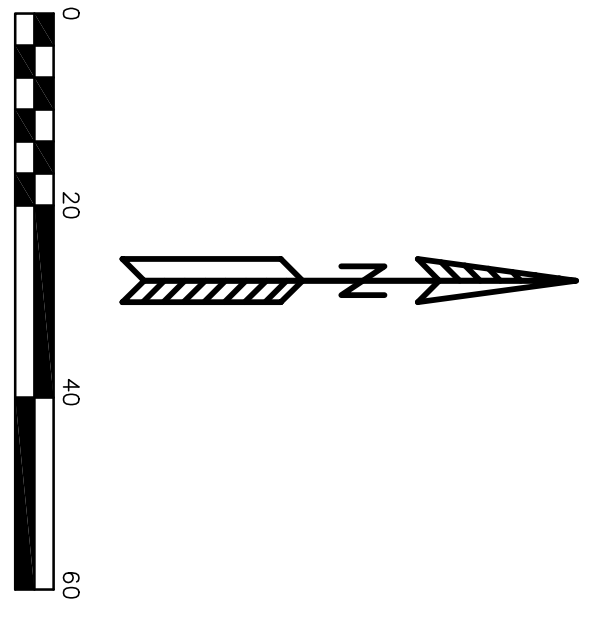
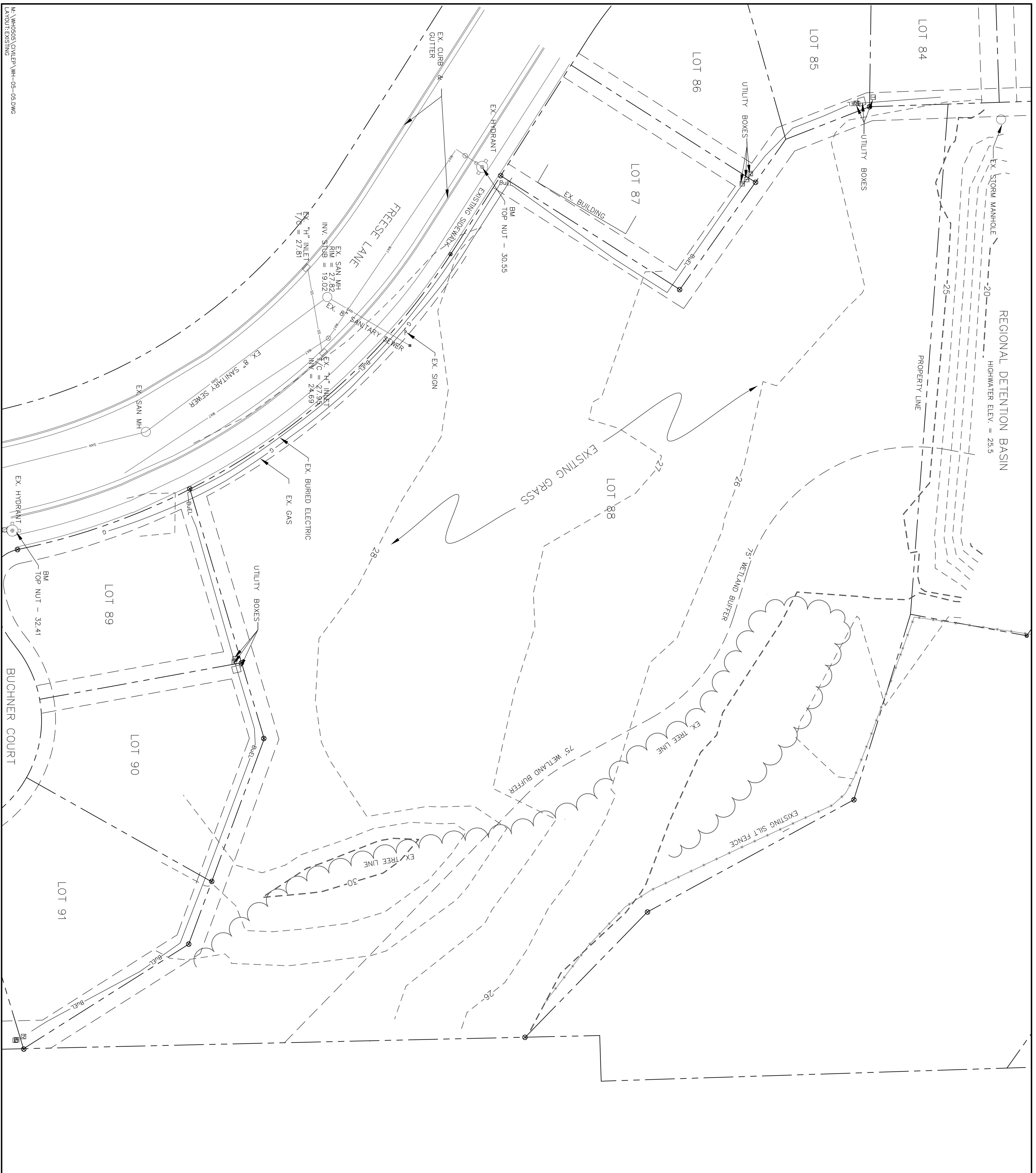
Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: 18 unit residential condominiums development; new construction; nine 2-unit buildings

Development Schedule: Commencement September 1, 2005 Completion June 2007

CONTINUE →



- LEGEND**
- ⊕ FIRE HYDRANT
 - ⊙ WATER VALVE
 - ⊠ LIGHT POLE
 - ⊞ TV BOX
 - ⊞ TELEPHONE BOX
 - ⊞ STORM SEWER INLET
 - MANHOLE
 - BUEL- BURIED UNDERGROUND ELECTRIC
 - W- WATER MAIN
 - SAN- SANITARY SEWER
 - SS- STORM SEWER
 - ~ EX. TREE LINE
 - - - EX. IDX CONTOUR
 - - - EX. CONTOUR
 - PROPERTY LINE
 - EASEMENT

REVISION	DATE
ISSUED TO PLAN COMMISSION	04-26-05
ISSUED FOR CITY APPROVAL	04-26-05
URBAN DESIGN SUBMITTAL	08-14-07

Drawn By: GVP	Checked By: MJC
Date: 08-14-07	Lab. No.: WH0505

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Contents:
 EXISTING LAYOUT
 PROJECT TITLE: TWIN OAKS, LOT 88
 PROJECT LOCATION: MADISON, WISCONSIN
 FREESE LANE

Consultant:
MAYO corporation
 ENGINEERS SURVEYORS ARCHITECTS PLANNERS
 600 GRAND CANYON DRIVE, MADISON, WI 53719-1044
 PHONE: (608) 833-0628 FAX: (608) 833-0746
 E-MAIL: info@mayocorporation.com

LANDSCAPE WORKSHEET

Parking Lots, Storage Areas and Loading Areas
(Section 28.04 Madison General Ordinance)

NUMBER OF TREES REQUIRED

Number of Parking Stalls	7
Total Square Footage of the Storage Area Divided by Three Hundred (300 Square Feet)	1
Number of Canopy Shade Trees Required (2"-2.5" Caliper) (See Schedule on Reverse side of Section 28.04)	1

NUMBER OF LANDSCAPE POINTS REQUIRED

NUMER OF POINTS REQUIRED: 34.7

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED
Canopy Tree (2"-2.5" caliper)	35	5	175
Deciduous Shrub	2		0
Evergreen Shrub	3		0
Decorative Wall or Fence (per 10 L.F.)	5		0
Earth Berm (per 10 L.F.)			0
Ave. Height 30"	5		0
Ave. Height 15"	2		0
Evergreen Trees (3 foot height min.)	15		0
Canopy Tree or Small Tree (1.5"-2" caliper)	15	1	15
TOTAL:			190



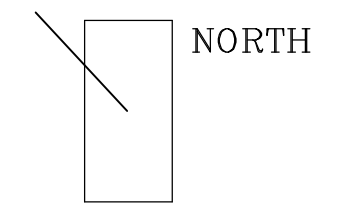
Plant List

Quantity	Planting Size	Scientific Name	Common Name
1	2' BB	Acer x freemanii 'Celebration'	Celebration Maple
1	3'-4'	Cercis canadensis	Eastern redbud
1	4' BB	Cornus Alternifolia	Pagoda Dogwood
3	15'	Cornus sericea 'Kelsey'	Kelsey Dogwood
2	12'-15'	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne
4	3'	Eunonymus alatus 'Nordine'	Burning Bush Nordine Strain
6	2' BB	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust
4	2' BB	Gymnocladus dioica	Kentucky coffeetree
3	2'	Hydrangea 'Pink Elf'	Pink Elf Hydrangea
6	18'	Hydrangea paniculata 'Unique'	Unique Hydrangea
3	1 1/2' BB	Malus 'Prairie Fire'	Prairie Fire Crabapple
3	6'-7'	Malus 'Purple Prince'	Purple Prince Crabapple
6	2' BB	Pyrus calleryana 'Redspire'	Red Spire Pear
3	2 Gal	Rosa 'Blushing Knockout'	Blushing Knockout Rose
3	1 gal	Rosa 'Knockout'	Knockout Rose
1	15-18'	Spiraea japonica 'Little Princess'	Little Princess Spirea
11	24'	Syringa patula 'Miss Kim'	Miss Kim Lilac
39	24'	Taxus media 'Taunton'	Taunton Yew
11	2'	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae
3	2' BB	Ulmus x 'Patriot'	Patriot Elm
3	2-3'	Weigela florida 'Wine and Roses'	Wine & Roses Weigela

LANDSCAPE PLAN

TWIN OAKS

Lot 88
MADISON, WISCONSIN



SCALE	1" = 20'-0"
DATE	04.22.05
DESIGN	Jch
REVISION	08.14.01
	09.10.01
PLAN #	C05-118
	GleuckTwinOaks