



Location
6921 East Pass

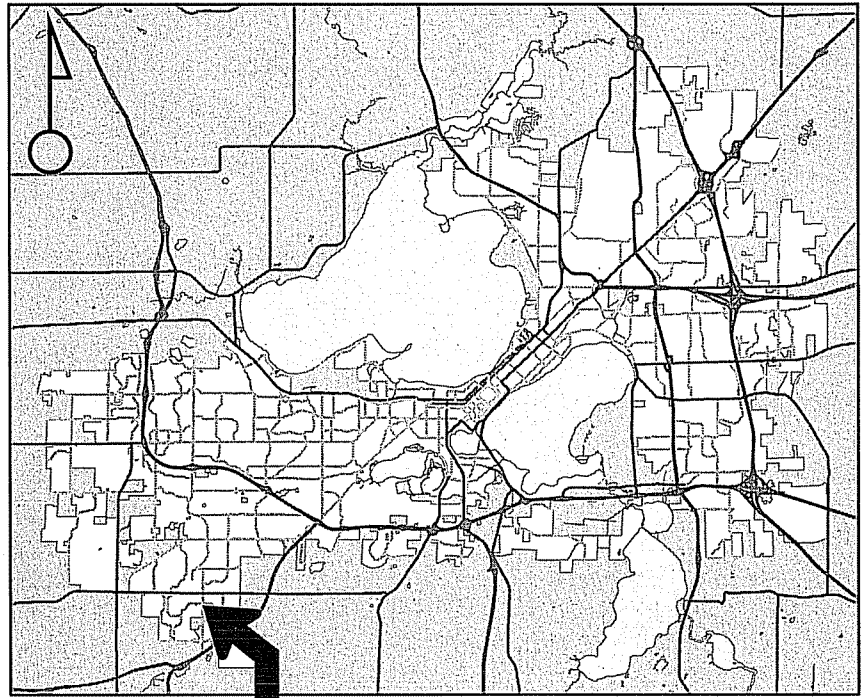
Project Name
East Pass Townhomes

Applicant
David Hull - Christopher Homes, Inc

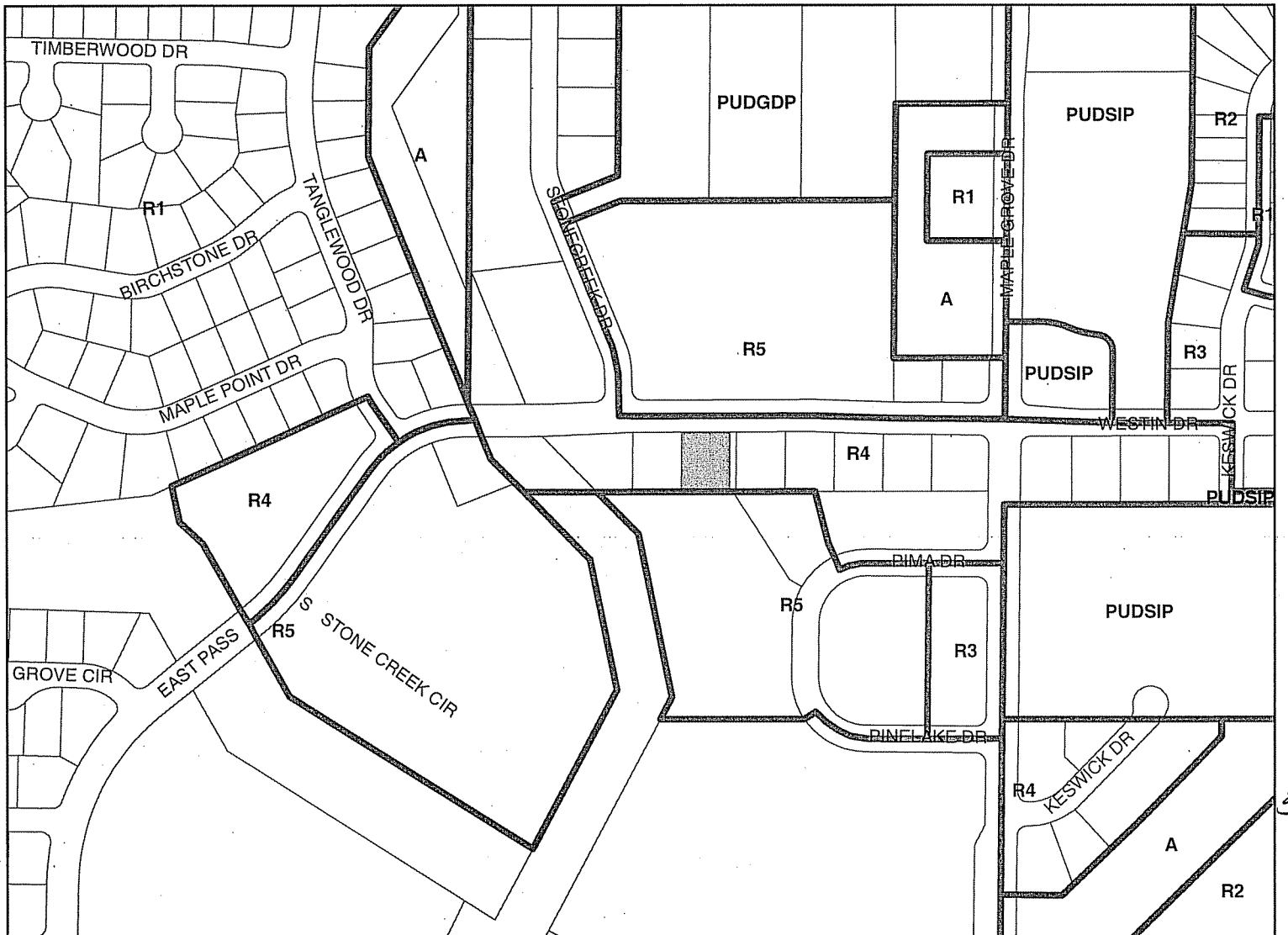
Existing Use
Vacant Land

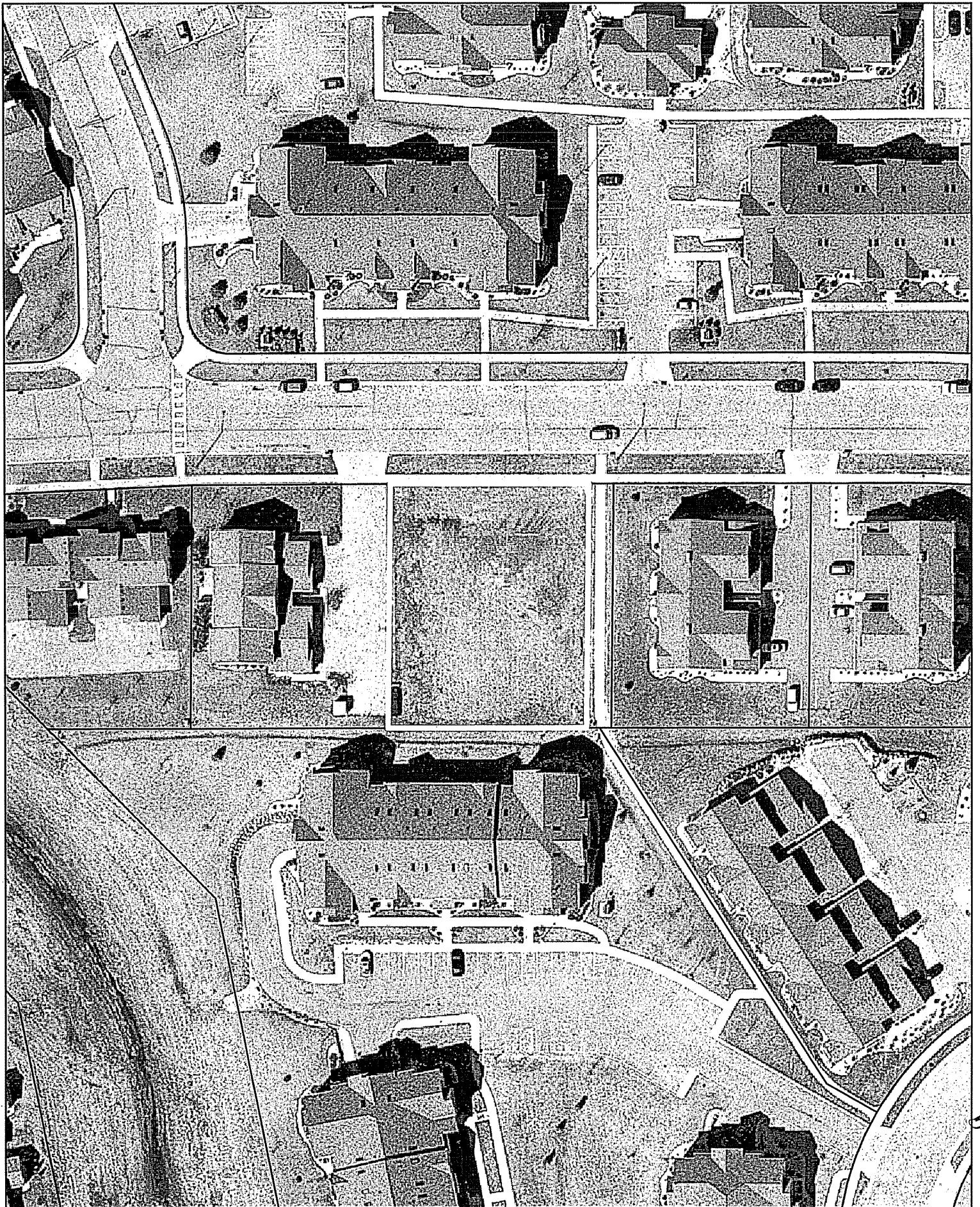
Proposed Use
4-Unit Apartment Building

Public Hearing Date
Plan Commission
04 June 2007



For Questions Contact: Tim Parks at: 261-9632 or 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
- 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 \$ 550 Receipt No. 80436
 Date Received 4-18-07
 Received By RT
 Parcel No. 0608-122-1004-9
 Aldermanic District 7, Zach Brandon
 GQ OK!
 Zoning District R4'
For Complete Submittal
 Application Letter of Intent
 IDUP N/A Legal Descript.
 Plan Sets Zoning Text N/A
 Alder Notification Waiver _____
 Ngrbrhd. Assn Not. N/A Waiver _____
 Date Sign Issued 4-18-07

1. **Project Address:** 6921 EAST PASS **Project Area in Acres:** 0.41
Project Title (if any): EAST PASS TOWNHOMES

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 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: CHRISTOPHER HOMES, INC. Company: CHRISTOPHER HOMES, INC.
 Street Address: P.O. BOX 930096 City/State: VERONA, WI Zip: 53593
 Telephone: 608 424-3443 Fax: 608 424-3444 Email: _____

Project Contact Person: DAVID HULL Company: CHRISTOPHER HOMES, INC.
 Street Address: P.O. BOX 930096 City/State: VERONA, WI Zip: 53593
 Telephone: 608 424-3443 Fax: 608 424-3444 Email: DAVID@CHRISTOPHERHOMES.NET

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: NEW 4 UNIT TOWN-HOUSE STYLE RENTAL BUILDING WITH INDIVIDUAL GARAGES.

Development Schedule: Commencement JUNE 2007 Completion NOVEMBER 2007

CONTINUE → 3

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.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.
- Filing Fee:** \$ 500.00 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. 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 Cross Country Neighborhood Plan, which recommends: MEDIUM DENSITY RESIDENTIAL 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:
ZACH BRANDON, NOTIFIED ON MARCH 20, 2007
 - 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 4/13/07 | Zoning Staff KATHY VOECK Date 4/13/07

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

Printed Name DAVID HOLY Date 4-17-07
 Signature [Signature] Relation to Property Owner EMPLOYEE

Authorizing Signature of Property Owner [Signature] Date 4-17-07



April 17, 2007

City of Madison Plan Commission
210 Martin Luther King Boulevard
Madison WI 53709

RE: EAST PASS TOWNHOMES - MADISON WI

The following information describes the intended use for the property located on Lot 230, 6921 East Pass, Madison WI.

Project Name: East Pass Townhomes

Project Type: New four (4) unit 3 bedroom townhouse style apartment building with individual garages.
Approximate unit rental amount will be \$1,300.00

Construction Schedule: Construction starting in June 2007 with completion in approximately six months.

Site Information: Site is currently zoned R-4.
See Site Statistics sheet for additional information

Gross Square Footage: Approximate building/unit size
2-story units: 1,694 per unit
Square footage: 5,132 per floor

Parking Stalls Provided: Eight (8) interior garage stalls with parking available in front of individual garages and two (2) exterior visitor surface stalls

Please contact me with any questions or if additional information is necessary.

Sincerely,

David Hull
Director of Project Mgmt. & Design

Attachments



**East Pass Townhomes
Lot 230, 6921 East Pass
Site Statistics**

4/17/2007

Unit Mix

3 Bedroom	4
Total:	4
Lot Area (Acres)	0.41
Lot Area (SF)	18,001
Lot Area / D.U. (SF)	4,500
D.U. / Acres	9.8
Building (SF)	5,132
Floor Area Ratio	0.29

Parking

Garage Stalls	8
Surface Stalls	10
Total Stalls	18
Stalls / D.U.	4.5

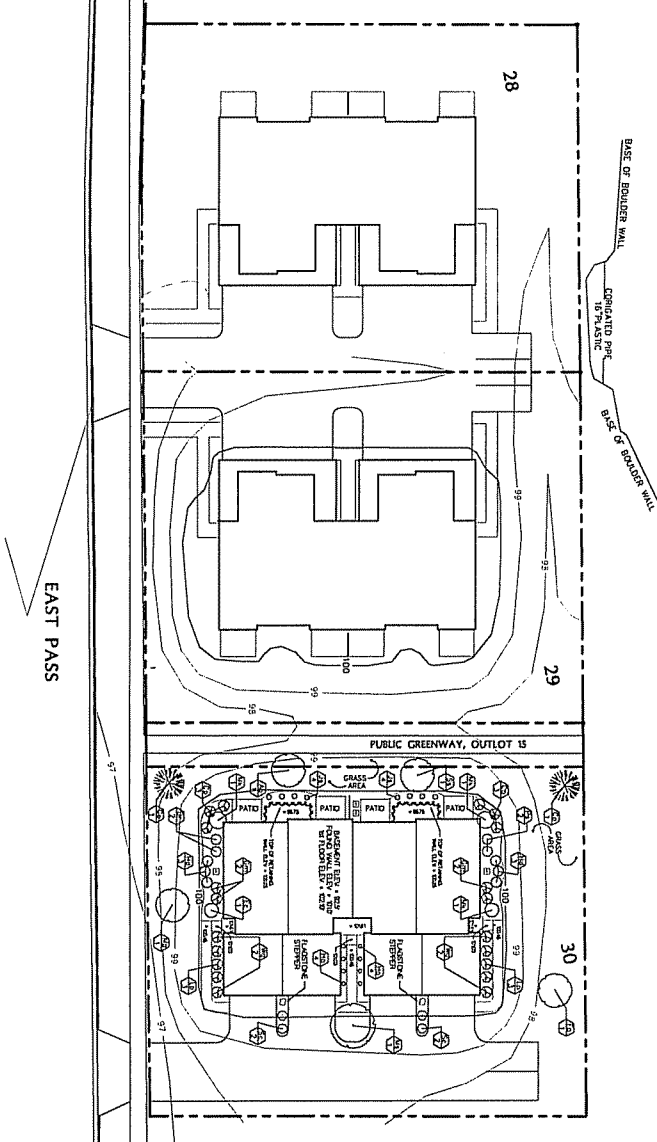
Site Composition

Building Coverage (SF)	5,132
Drive and Parking (SF)	3,753
Walks and Patios (SF)	721
Total Impervious Surface (SF)	9,606
Impervious Surface Ratio	0.53
Greenspace Area (SF)	8,395
Greenspace, (% of site)	47%
Greenspace / D.U. (SF)	2,099
Usable Open Space (SF)	4,242
Usable Open Space (% of site)	24%
Usable Open Space / D.U. (SF)	1,061
Usable Open Space / Bed (SF)	354

5


Symbol	Plant Name	Common Name	Size	Quantity	Remarks
1A	Asp	Aspen Birch	3"	1	
1B	Asp	Aspen Birch	3"	1	
1C	Asp	Aspen Birch	3"	1	
1D	Asp	Aspen Birch	3"	1	
1E	Asp	Aspen Birch	3"	1	
1F	Asp	Aspen Birch	3"	1	
1G	Asp	Aspen Birch	3"	1	
1H	Asp	Aspen Birch	3"	1	
1I	Asp	Aspen Birch	3"	1	
1J	Asp	Aspen Birch	3"	1	
1K	Asp	Aspen Birch	3"	1	
1L	Asp	Aspen Birch	3"	1	
1M	Asp	Aspen Birch	3"	1	
1N	Asp	Aspen Birch	3"	1	
1O	Asp	Aspen Birch	3"	1	
1P	Asp	Aspen Birch	3"	1	
1Q	Asp	Aspen Birch	3"	1	
1R	Asp	Aspen Birch	3"	1	
1S	Asp	Aspen Birch	3"	1	
1T	Asp	Aspen Birch	3"	1	
1U	Asp	Aspen Birch	3"	1	
1V	Asp	Aspen Birch	3"	1	
1W	Asp	Aspen Birch	3"	1	
1X	Asp	Aspen Birch	3"	1	
1Y	Asp	Aspen Birch	3"	1	
1Z	Asp	Aspen Birch	3"	1	
2A	Asp	Aspen Birch	3"	1	
2B	Asp	Aspen Birch	3"	1	
2C	Asp	Aspen Birch	3"	1	
2D	Asp	Aspen Birch	3"	1	
2E	Asp	Aspen Birch	3"	1	
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3V	Asp	Aspen Birch	3"	1	
3W	Asp	Aspen Birch	3"	1	
3X	Asp	Aspen Birch	3"	1	
3Y	Asp	Aspen Birch	3"	1	
3Z	Asp	Aspen Birch	3"	1	

NOTE: ALL LANDSCAPE ITEMS TO BE PLANTED WITHIN 6 MONTHS

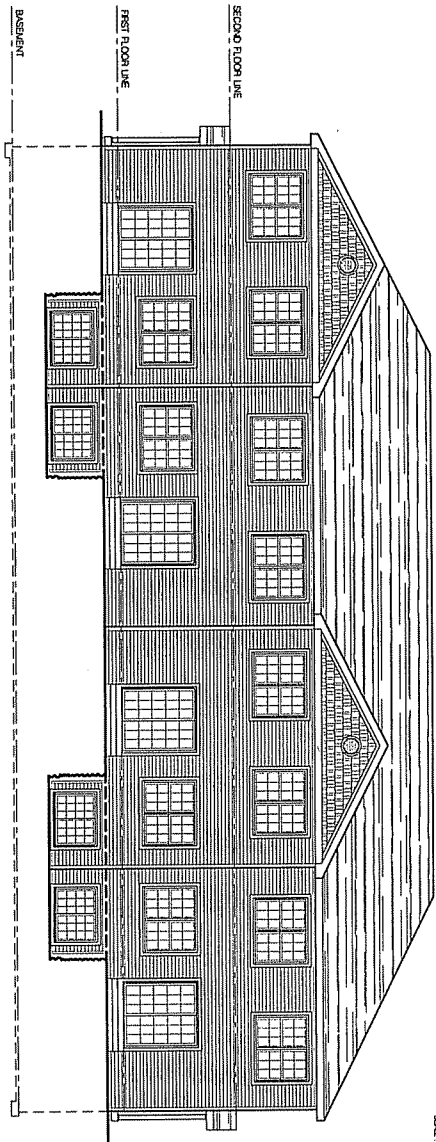
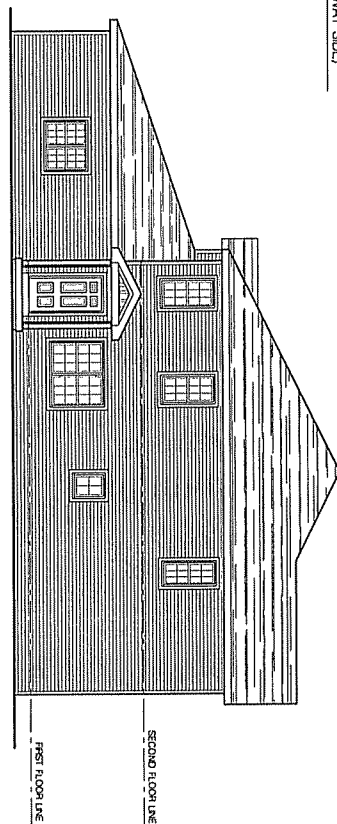
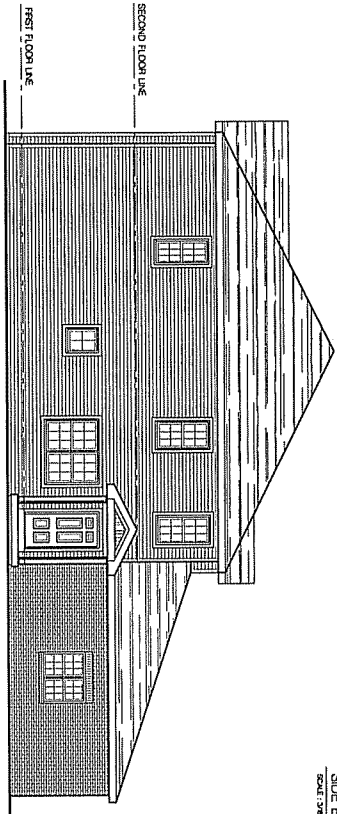
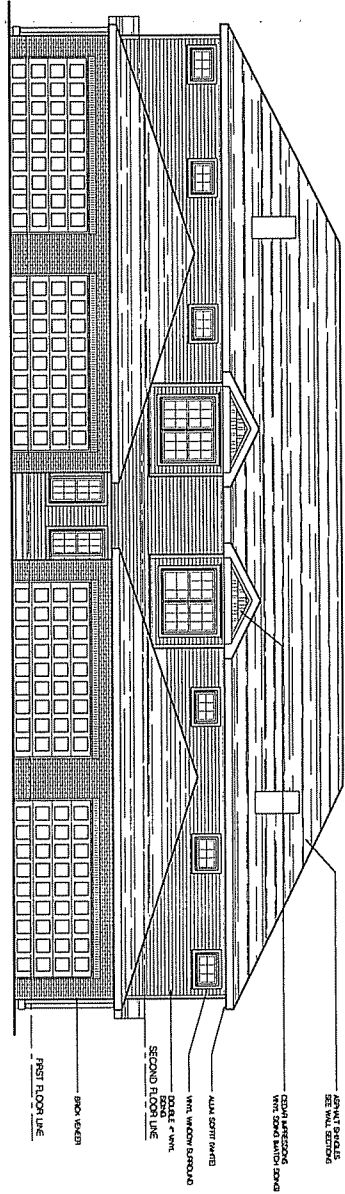


1 SITE GRADING & LANDSCAPE PLAN
SCALE: 1" = 30'-0"
NORTH

PROJECT NO. C2	SHEET NO.	SITE GRADING & LANDSCAPING PLAN		DRAWN BY 4-19-07	APPR. CONCEPTUAL USE SUBMITTAL	DATE	SCALE AS NOTED
		EAST PASS TOWNHOMES LOT 230, 6921 EAST PASS MADISON WISCONSIN 53719					



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20' W/6\"/>

DRAWN: DH	APPR: EBD	DATE: 4-17-07	SCALE: AS NOTED
2-23-06	EBD DOCUMENTS		

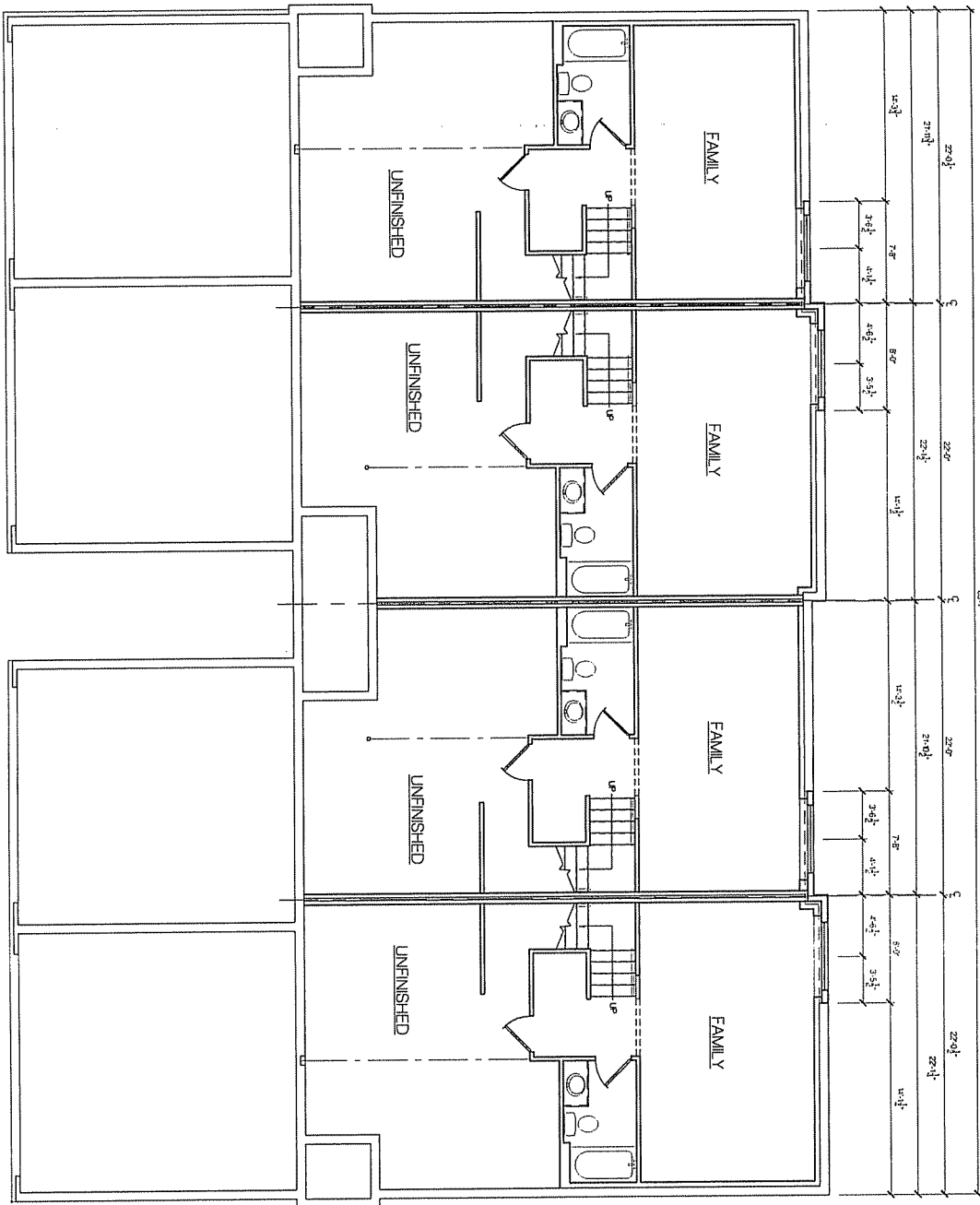


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BUILDING ELEVATIONS
 EAST PASS TOWNHOMES
 LOT 230, 6921 EAST PASS
 MADISON WISCONSIN 53719

SHEET NO.
A1

5



UNIT A
FINISHED AREA - 380 SF

UNIT B
FINISHED AREA - 444 SF

UNIT C
FINISHED AREA - 392 SF

UNIT D
FINISHED AREA - 402 SF

LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"
NORTH

LOWER LEVEL FLOOR PLAN
EAST PASS TOWNHOMES
LOT 230, 6921 EAST PASS
MADISON WISCONSIN 53719

DRAWN	APP'R	DATE	SCALE
2-23-06	EEO DOCUMENTS	4-17-07	AS NOTED



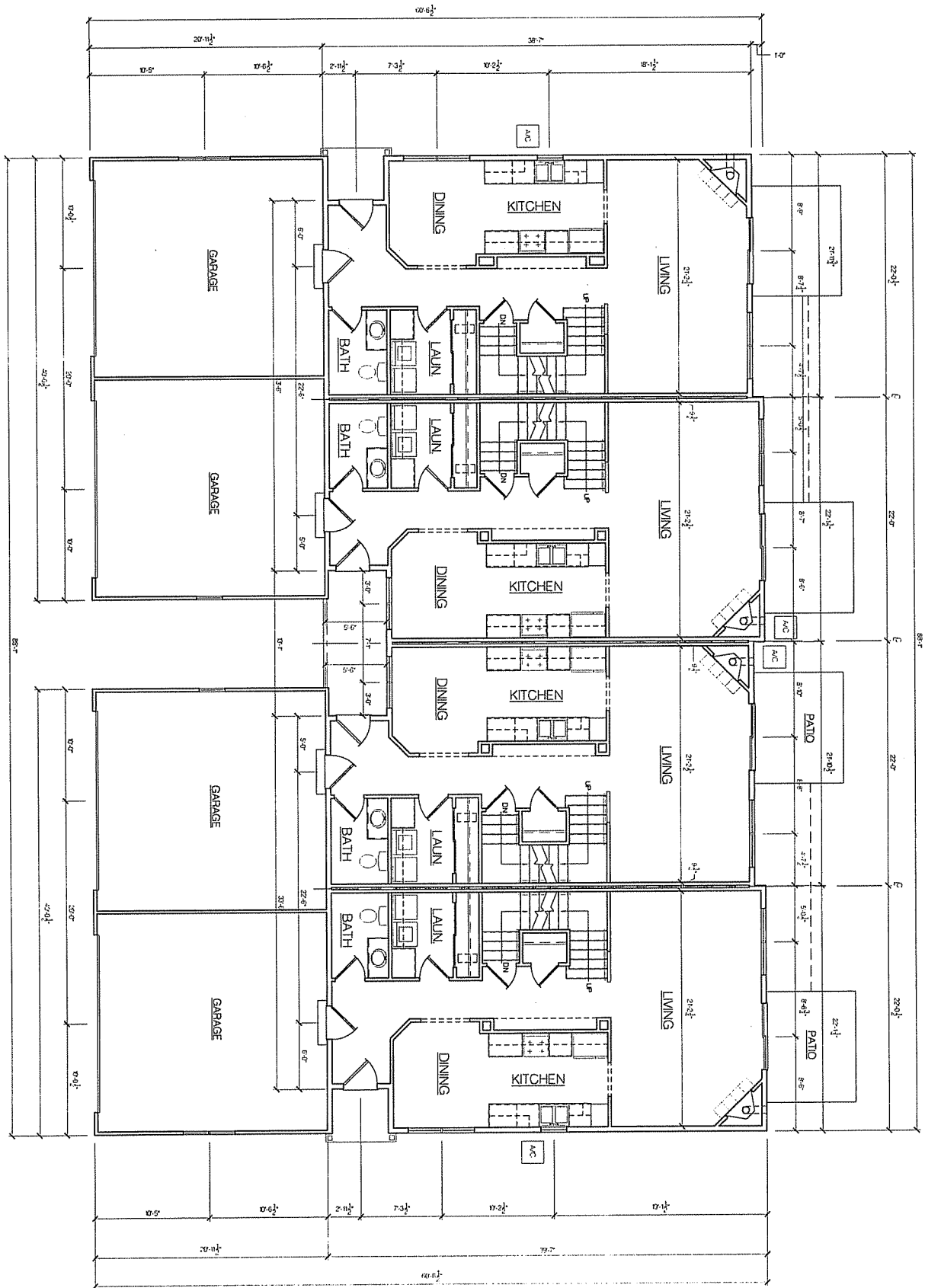
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A2

SHEET NO.

PROJECT NO.

5



UNIT A
FIRST FLOOR - 689 SF.

UNIT B
FIRST FLOOR - 689 SF.

UNIT C
FIRST FLOOR - 689 SF.

UNIT D
FIRST FLOOR - 689 SF.

FIRST FLOOR PLAN

A3

SHEET NO.

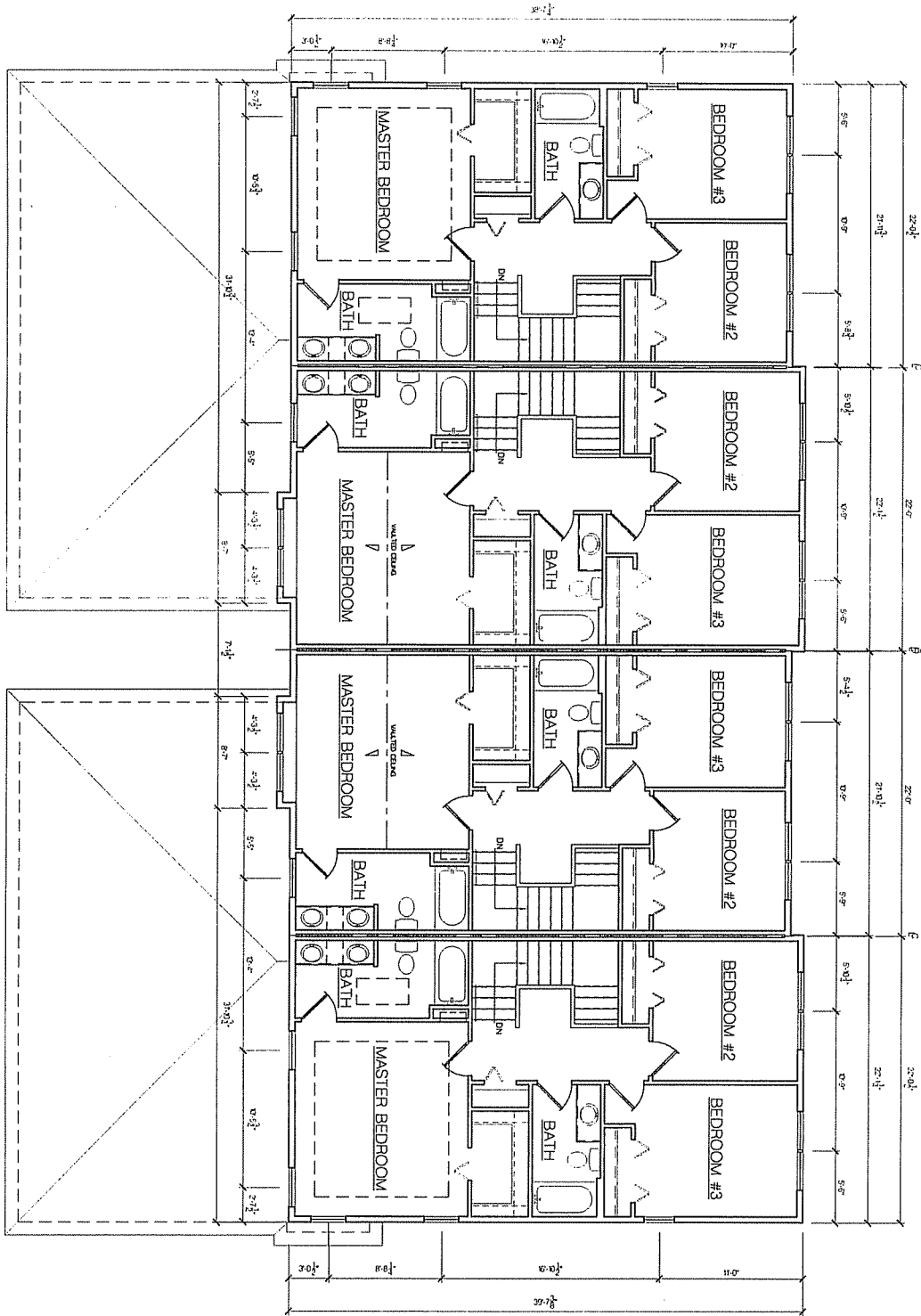
PROJECT NO.
FIRST FLOOR PLAN
EAST PASS TOWNHOMES
LOT 230, 6921 EAST PASS
MADISON WISCONSIN 53719

DRAWN BY	APPR.	DATE	SCALE
2-23-06	ISO DOCUMENTS	4-17-07	AS NOTED



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5



UNIT A
SECOND FLOOR - 681 SF

UNIT B
SECOND FLOOR - 672 SF

UNIT C
SECOND FLOOR - 689 SF

UNIT D
SECOND FLOOR - 678 SF

SECOND FLOOR PLAN

EAST PASS TOWNHOMES
LOT 230, 6921 EAST PASS
MADISON WISCONSIN 53719

DRAWN BY	APPL	DATE	SCALE AS NOTED
2-23-06	EG DOCUMENTS	4-17-07	



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A4

SHEET NO.

PROJECT NO.

6

From: Michael Forster Rothbart [mailto:info@mfrphoto.com]
Sent: Thursday, May 31, 2007 2:42 AM
To: district12@cityofmadison.com; district6@cityofmadison.com; Brenda Konkel; Larry Palm; district11@cityofmadison.com; Lauren Cnare; district3@cityofmadison.com
Cc: Brad Murphy; mwaidelich@cityofmadison.com; Nan Fey; SARAH DAVIS
Subject: Re: June 7-water conservation

Dear Satya, Marsha, Brenda, Tim, Lauren, Larry and all,

As some of you know, I am out of the country until September, and so I've not been keeping close tabs on Madison issues. However, I saw this announcement and wanted to offer one piece of input.

I am excited to hear that Madison is starting to think about a water conservation rate structure. I think it is an important method to encourage conservation.

When we were working on the Madison Comprehensive Plan, this idea came up and I lobbied for its inclusion in the Comp Plan. However, it did not get traction, (partly, I think, because the commission members and staff did not have a clear enough understanding of its implications.) Now that the idea is being discussed more broadly, it would be a good time to explore adding a policy to the Comp Plan, the next time the plan is updated.

The appropriate places to add such would be in Vol. 2, under Water Resources Issues (page 6-2 and 6-3 in the Jan 2006 edition), which unfortunately makes no explicit mention of water conservation, and in the section Water Resources Objective 5 (page 6-11),

For reference, this is how the objective reads currently (again, this is the Jan 2006 edition. I don't recall if that is the final version or not).

Objective 5: Develop and implement policies and programs to help conserve the region's water.

Policy 1: Reverse the current trend of regional water table drawdown by 2045.

Policy 2: Implement water conservation and decrease per capita water consumption through development of standards for new development and incentives for existing development.

Policy 3: Promote water conservation through education programs.

Depending how ready the city is to move forward, the language could be specific or general, such as:

Explore changing Water Utility rate structures to encourage conservation, or
Promote water conservation through education programs and conservation rate structures.

I ask those of you on the Plan Commission and Board of Water Commissioners to make sure this idea makes it to the table for discussion at the appropriate time. Thanks!

sincerely,
Michael FR

Michael Forster Rothbart
www.mfrphoto.blogspot.com
www.mfrphoto.com
Email: michael@mfrphoto.com

com

In Kazakhstan:
Mobile: +(7702) 104-1611
Home telephone: +(327) 267-3308

Contents:

1. Water conservation meeting/June 7
2. Well siting meeting - first meeting of the Water Utility's East Isthmus Well Replacement Working Group/May 31
3. Article on Water conservation (from series of articles on water conservation posted by Dan Melton, of SASYNA)

1. Water conservation meeting/June 7:

On Thursday June 7, at 6:00 PM, at Bashford United Methodist Church, on North Street, near East Johnson, east side neighborhood associations are holding a public meeting on water conservation.

Water conservation belongs in the top rung of issues. Why? Because we're using too much water. The city is pumping too much water from its wells. If we don't cut back on use, we'll have to keep drilling more wells in the future. Also, because we've paved over way too much of our urban land, not enough water is getting back into the ground.

Former DNR Secretary George Meyer, who is on the city's Board of Water Commissioners, will be there on June 7 to talk about conservation and what we may get the city to do in this area. For one thing, we're following developments in Waukesha. The PSC approved a Waukesha Water Utility 'conservation rate structure' - the first in Wisconsin. The heaviest residential water users there will now pay a higher rate.

We'd like to invite you to join us. The meeting will be informal. The focus will be on discussion, not on formal presentations.

Ald. Satya Rhodes-Conway will be moderating the discussion.

Janet Piraino, the Mayor's chief of staff, will be there. The Mayor may be there, as well, if his schedule permits.

This is the third in a series of three meetings about drinking water east side neighborhood associations have held, together with the Water Utility.