

CITY OF MADISON

Proposed Conditional Use

Location: 626 Bear Claw Way

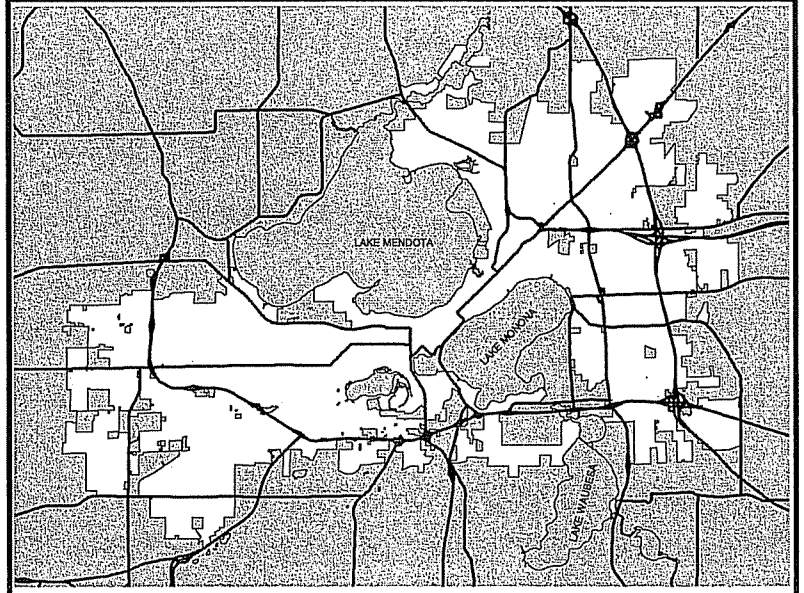
Project Name: Sauk Heights Condominiums

Applicant: Chris Monson/David Hull -
Christopher Homes

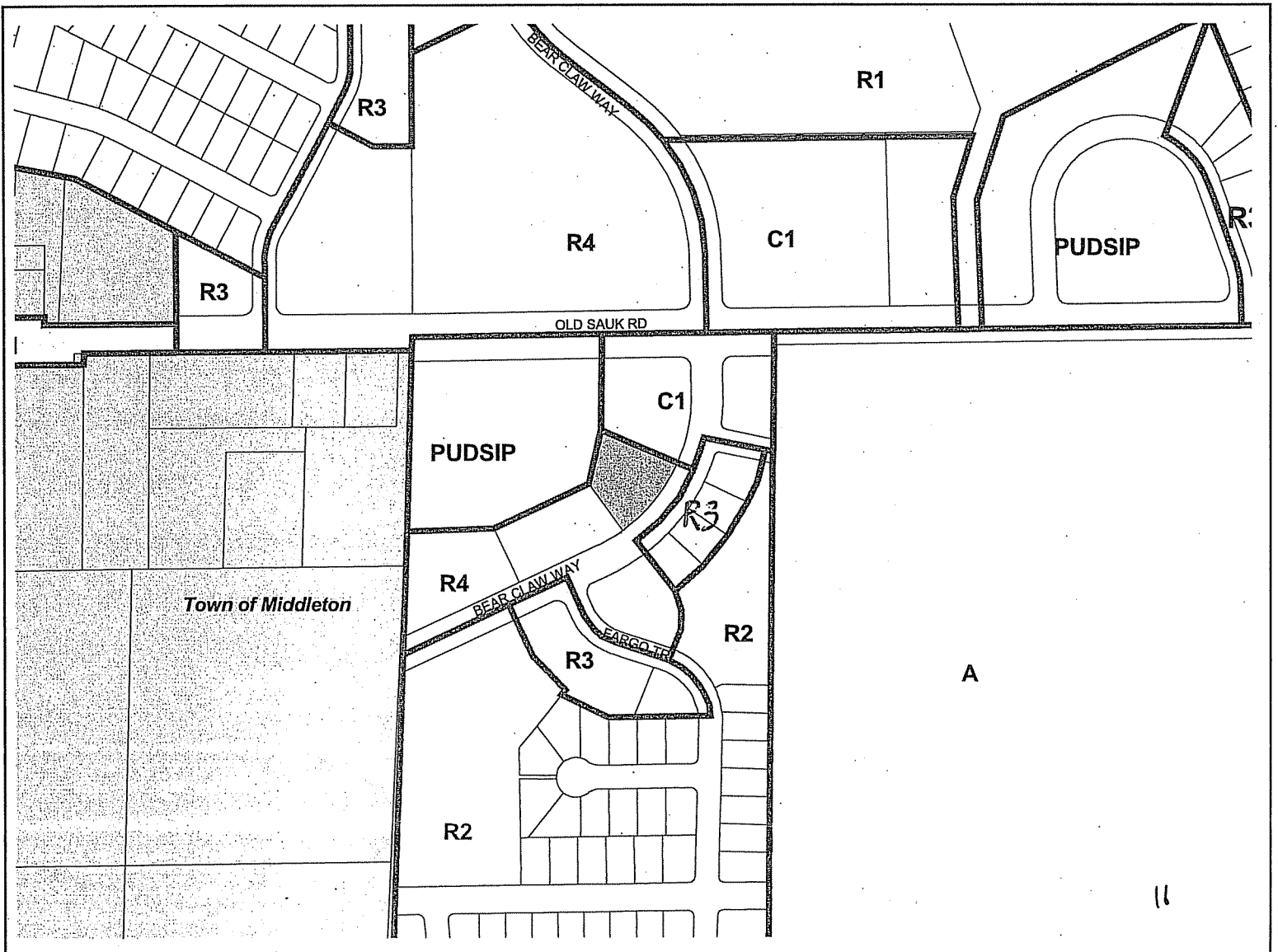
Existing Use: Vacant

Proposed Use: 6-Unit Condominium Building

Public Hearing Date:
Plan Commission 21 November 2005



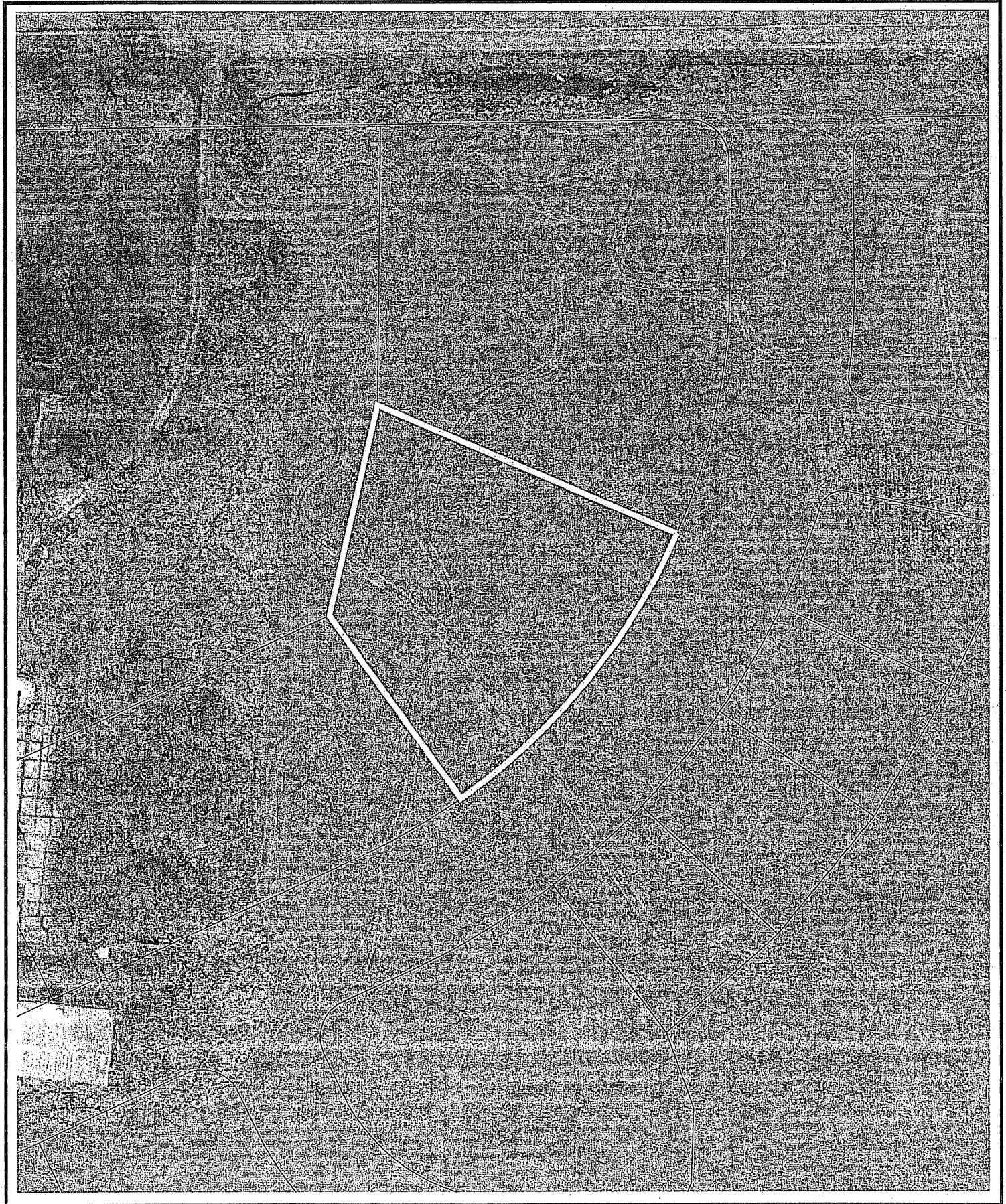
For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635



626 Bear Claw Way

0 100 Feet

Date of Aerial Photography - April 2003



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**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 \$ 500⁰⁰ Receipt No. 65280
Date Received 10-12-05
Received By RST
Parcel No. 0708-211-0704-6
Aldermanic District 9 Paul Skidmore
GQ Eng. hold
Zoning District R4
For Complete Submittal
Application Letter of Intent
IDUP N/A Legal Descript.
Plan Sets Zoning Text N/A
Alder Notification Waiver _____
Ngbrhd. Assn Not. Waiver _____
Date Sign Issued 10-12-05

1. Project Address: 6200 BEAR CLAW WAY Project Area in Acres: .735

Project Title (if any): SARK HEIGHTS CONDOMINIUMS

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

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from _____ to _____

Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP

Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use

Demolition Permit

Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: CHRIS MONSON Company: CHRISTOPHER HOMES INC
Street Address: PO BOX 930094 City/State: VERONA WI Zip: 53593
Telephone: (608) 848-2938 Fax: (608) 848-2938 Email: homesbychi@aol.com

Project Contact Person: DAVID HULL Company: CHRISTOPHER HOMES
Street Address: PO BOX 930094 City/State: VERONA WI Zip: 53593
Telephone: (608) 848-2938 Fax: (608) 848-2938 Email: homesbyCHI@aol.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: 2 UNIT CONDOMINIUM BUILDING, TWO-STORIES IN HEIGHT WITH INDIVIDUAL ENTRANCES AND 2-CAR GARAGES, RELOCATING PROPERTY LINE.

Development Schedule: Commencement DECEMBER 2005 Completion JUNE 2006

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: \$ 500⁰⁰ 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 Sauk Heights Plan, which recommends:

Multi-Family Use, Zoned D-4 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:

PAUL SKIDMORE, ALDERPERSON 9/05 & JIM WEBER, SAUK HEIGHTS DEVELOPER 10/05

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 PETER OLSON Date 9/05 | Zoning Staff MATT TURK Date 9/05

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

Printed Name DAVID HULL Date 10-12-05

Signature [Signature] Relation to Property Owner EMPLOYEE

Authorizing Signature of Property Owner [Signature] Date 10-12-05



October 12, 2005

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

RE: SAUK HEIGHTS CONDOMINIUMS - MADISON WI

Dear Plan Commission:

The following information describes the intended use for the property located on Lot 2, 626 Bear Claw Way, Sauk Heights Subdivision, Madison WI.

Project Name: Sauk Heights Condominiums - Phase II

Project Type: New six (6) unit 3 bedroom townhouse style condominium building.

Construction Schedule: Construction starting in December with completion in approximately six months.

Site Information: Site is currently zoned R-4.
Existing lot size: 32,028 square feet (.735 acres)
New lot size: 37,369 square feet (.858 acres)

Gross Square Footage: Approximately for each unit:
2-story units: 1,953 per unit
Total square footage: 14,083 entire building

Parking Stalls Provided: Two (2) interior stalls per unit (12 total) and one (1) exterior surface stall. Exterior parking is also available at each garage location.

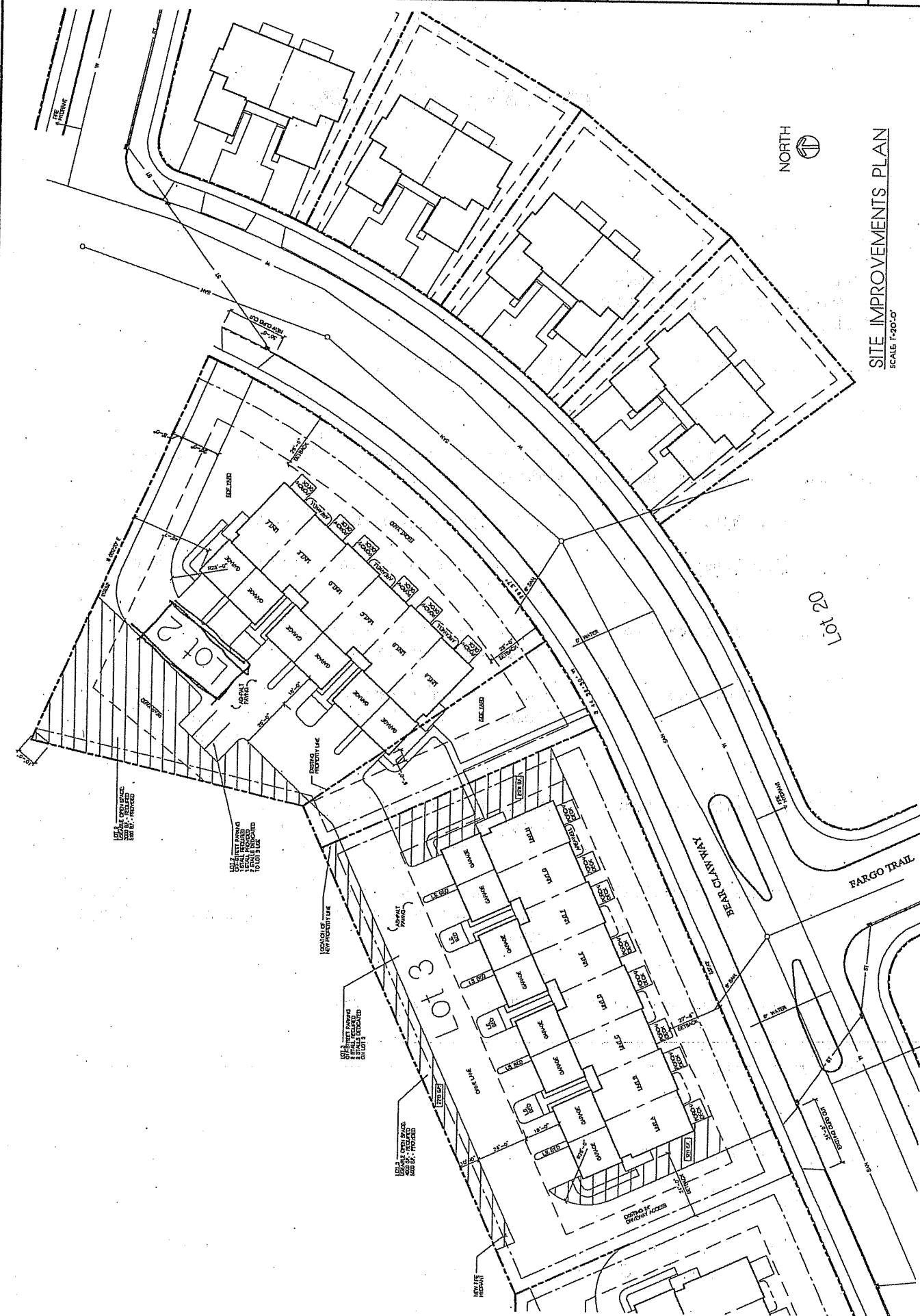
Please free to contact me with any additional questions and/or concerns.

Sincerely,

David Hull
Director of Project Mgmt. & Design

Attachments

SITE IMPROVEMENTS PLAN
SCALE 1"=30'-0"



Lot 20

FARGO TRAIL

BEAR CLAW WAY

Lot 3

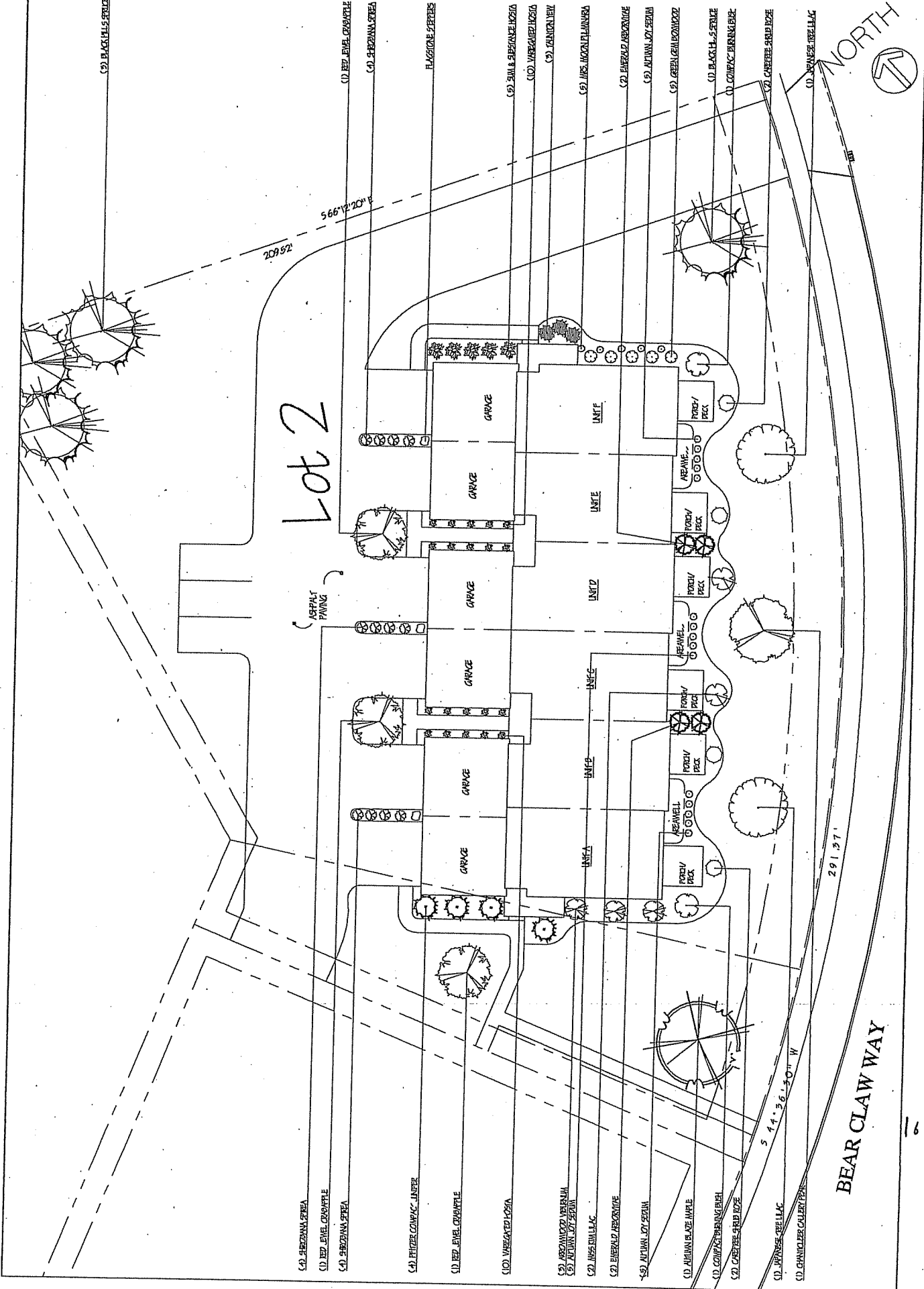
Lot 2

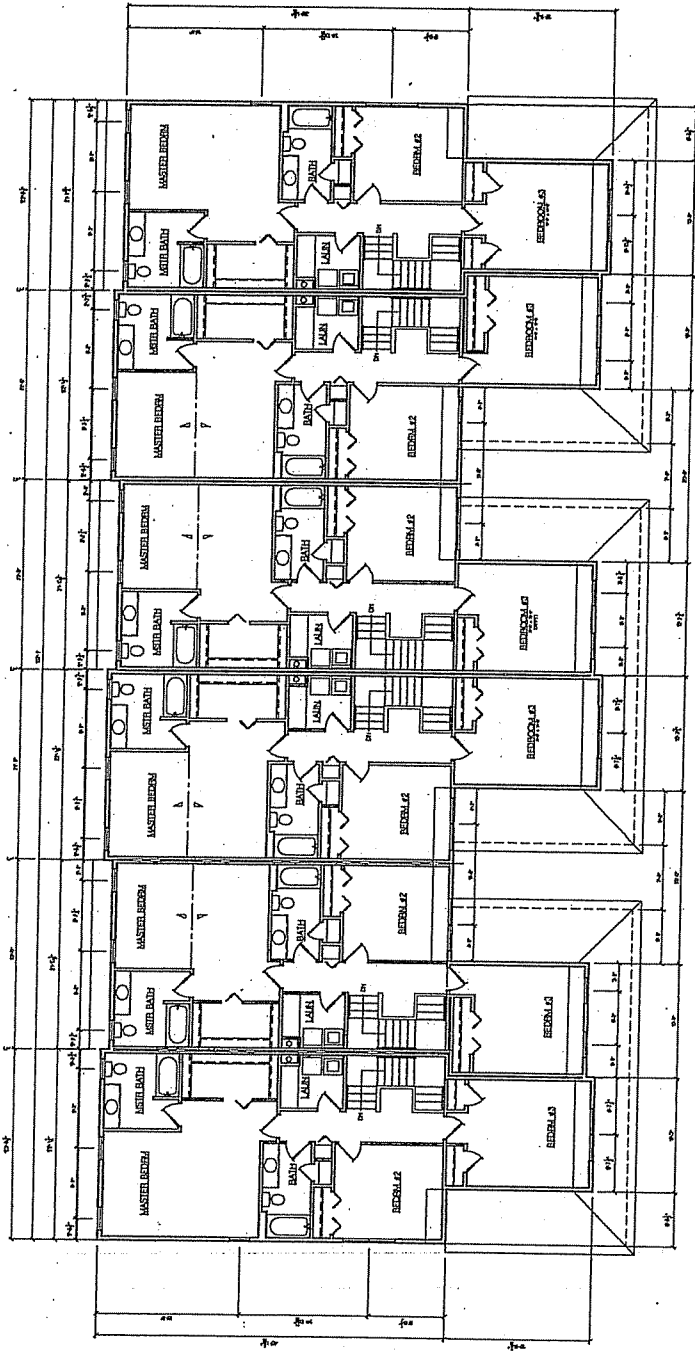
USE AS OPEN SPACE
AS SHOWN BY PROVIDER

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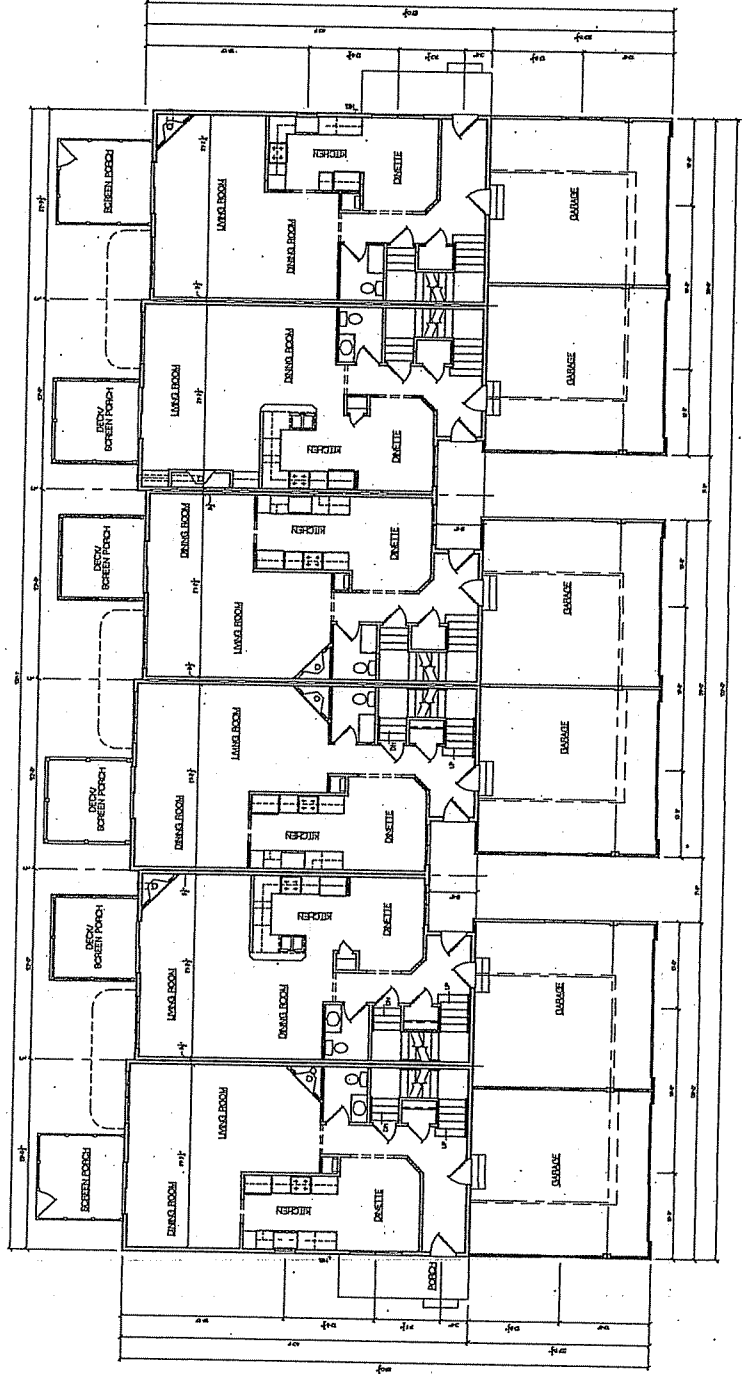
USE AS OPEN SPACE
AS SHOWN BY PROVIDER



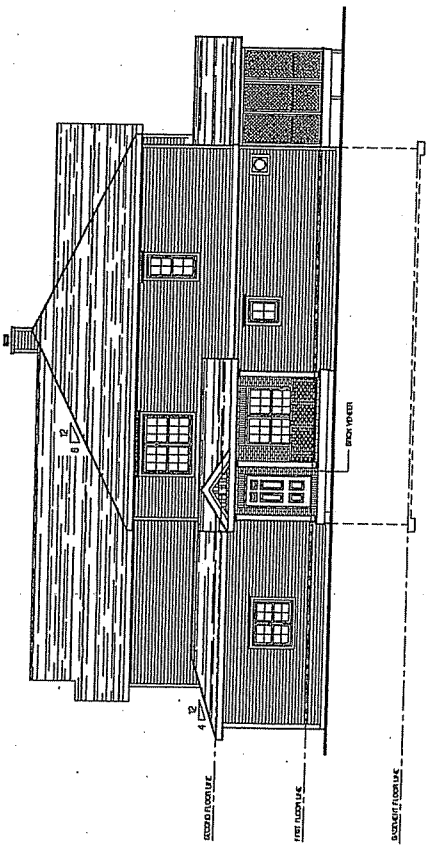


2 SECOND FLOOR PLAN

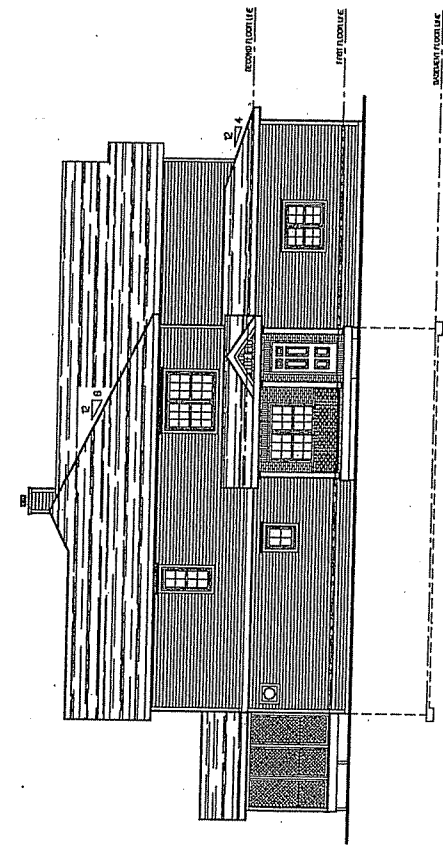
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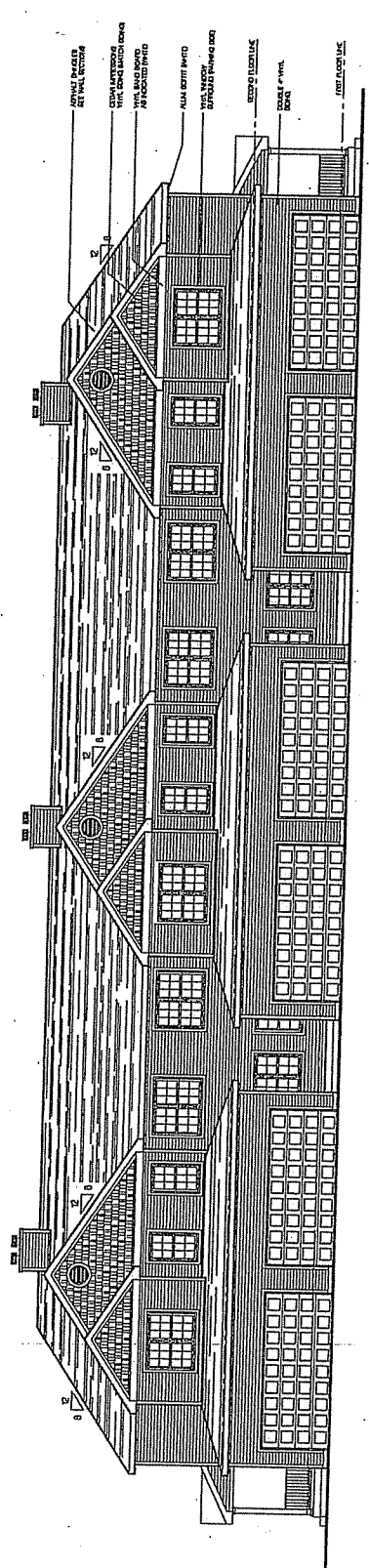
1 FIRST FLOOR PLAN



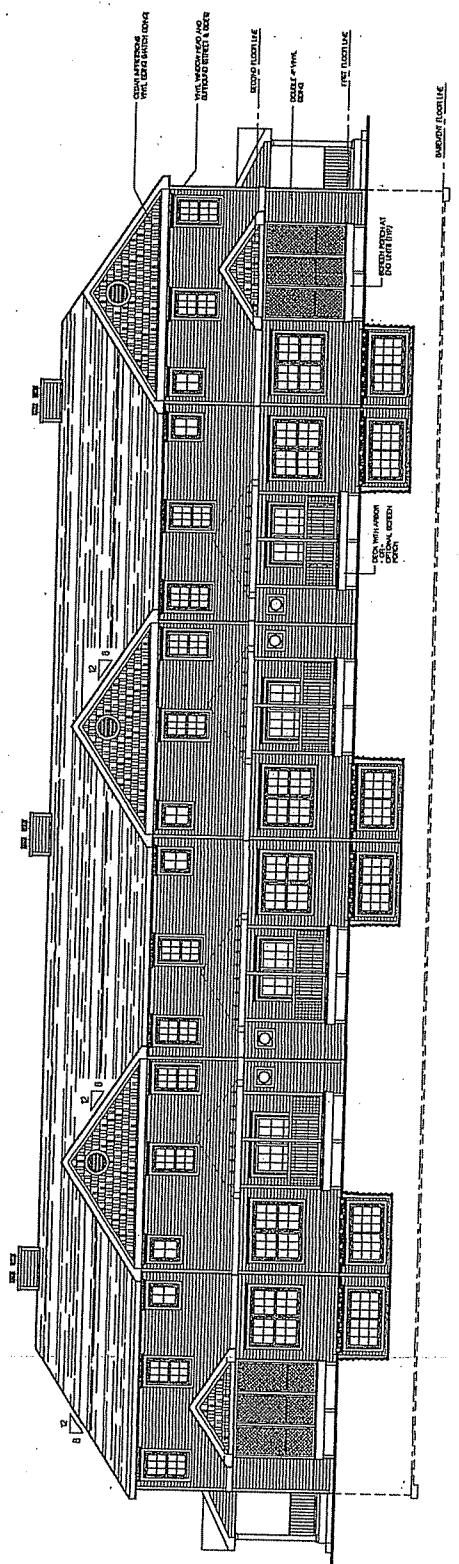
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION (PARKING)
SCALE: 1/8" = 1'-0"



STREET ELEVATION
SCALE: 1/8" = 1'-0"