



# City of Madison

Proposed Preliminary and Final Plat, Demolition and Rezoning

Project Name  
Woods Farm

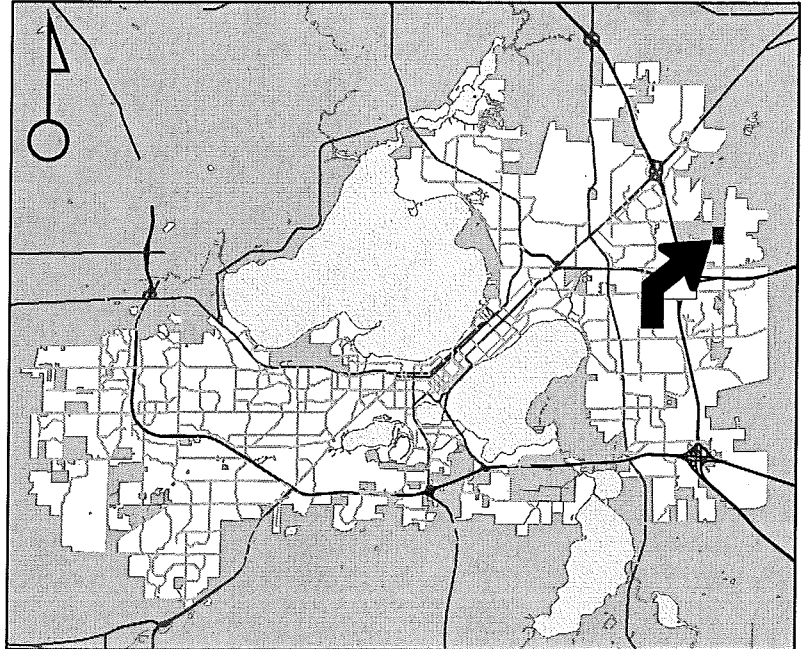
Location  
1302-1430 Reiner Road

Applicant  
Ray Yunker - NorthePointe Construction, Inc / Mike Calkins - Snyder & Associates

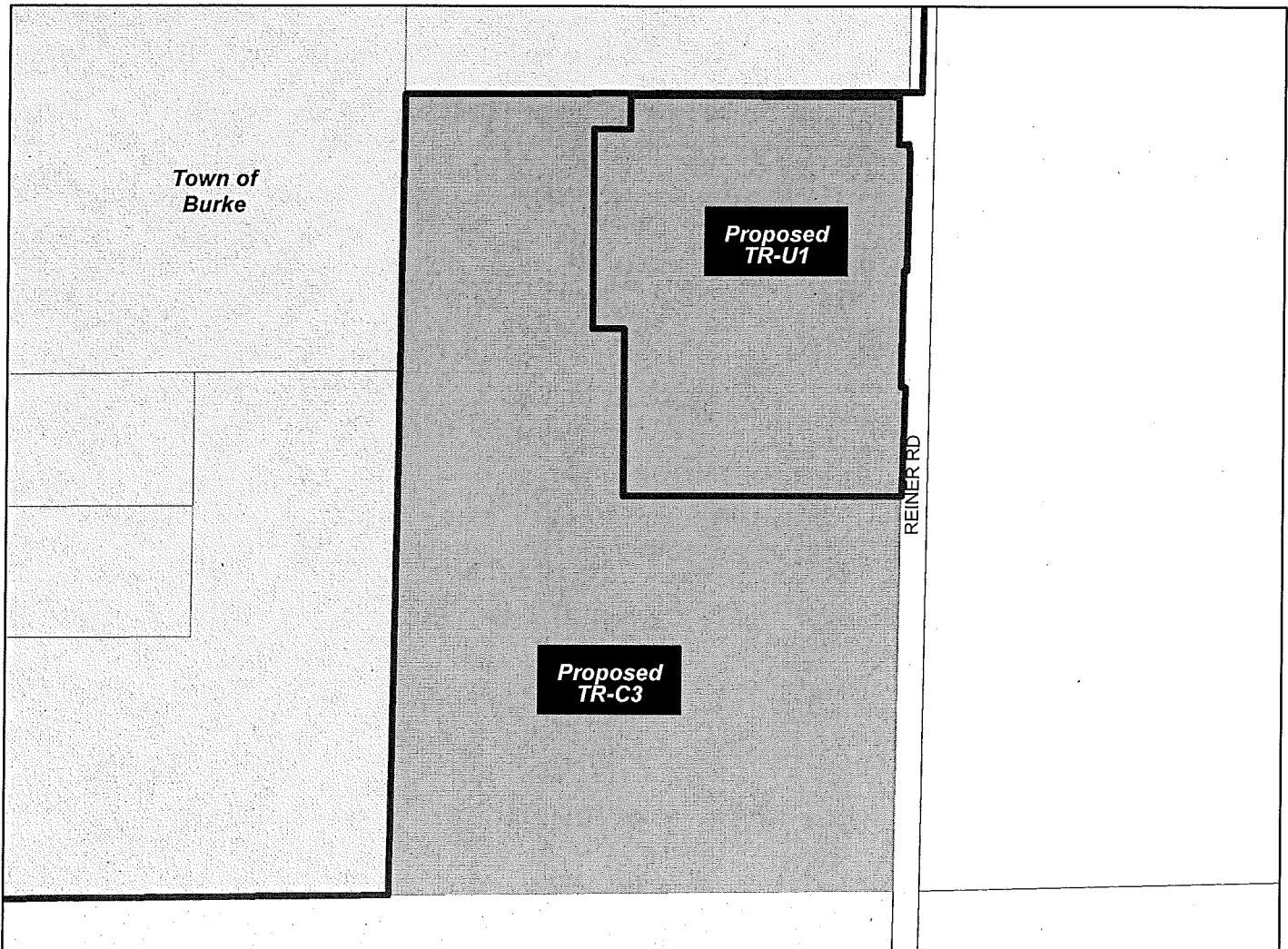
From: A To: TR-C3 & TR-U1

Proposed Use  
Create 131 single-family lots, 11 lots for four-unit dwellings, 1 lot for multi-family development, and 5 public outlots for park and stormwater

Public Hearing Date  
Plan Commission  
06 February 2017  
Common Council  
28 February 2017



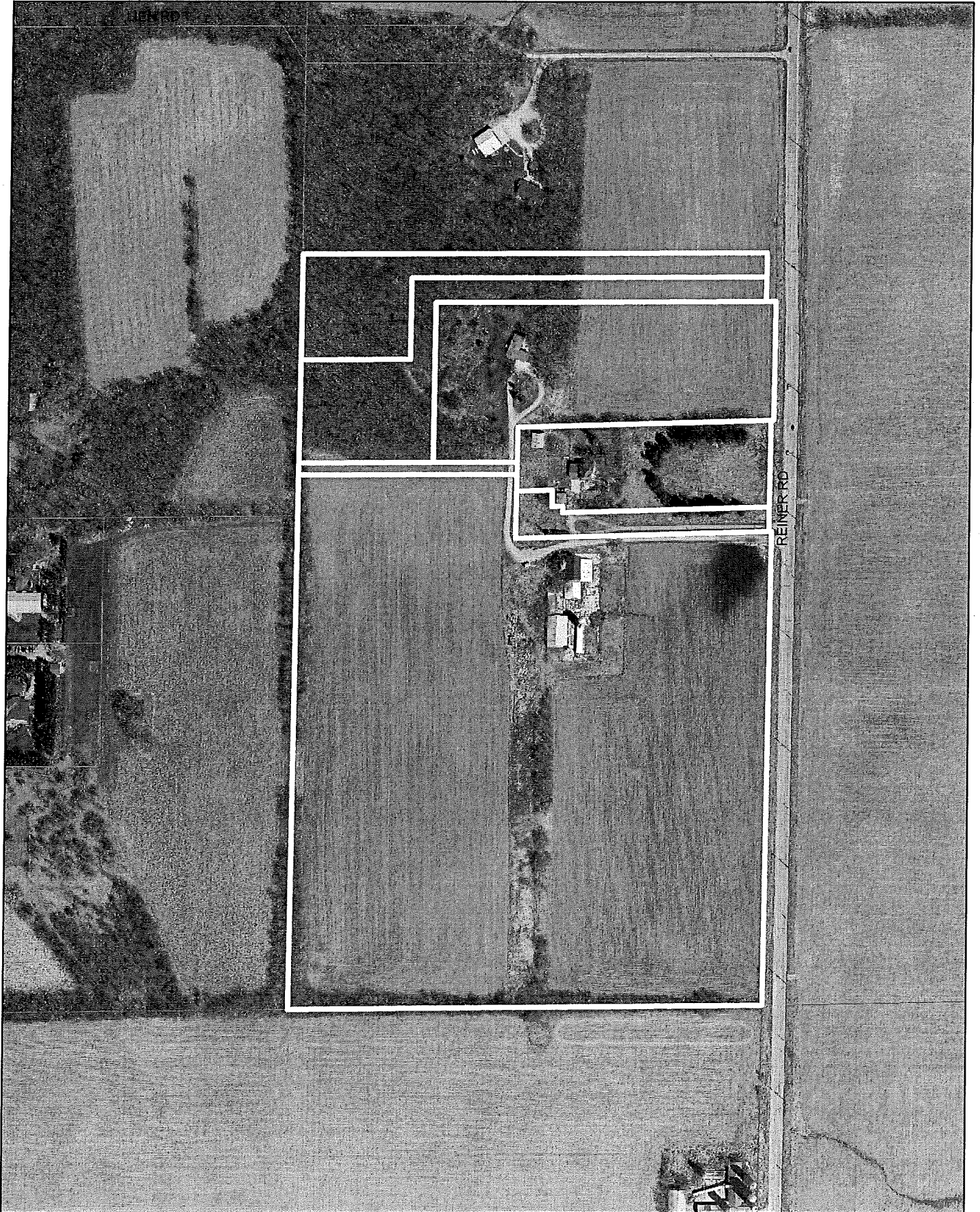
For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 31 January 2017

2-4





# LAND USE APPLICATION

LDUSE-2016-00136

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at: [www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid \$ <u>2,850</u>	Receipt No. <u>023303-0013</u>
Date Received <u>11/21/16</u>	
Received By <u>[Signature]</u>	
Parcel No. <u>0810-351-0201-1</u>	
Aldermanic District <u>3-Hall</u>	
Zoning District <u>A</u>	
Special Requirements <u>Eng. Hold</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 1302 Reiner Road <sup>and</sup> (1310, 1318, 1402, 1426, + 1430 Reiner)  
**Project Title (if any):** Woods Farm

### 2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from** A **to** TR-C3 & TR-U1
- Major Amendment to Approved PD-GDP Zoning**       **Major Amendment to Approved PD-SIP Zoning**
- Review of Alteration to Planned Development (By Plan Commission)**
- Conditional Use, or Major Alteration to an Approved Conditional Use**
- Demolition Permit**
- Other Requests:** \_\_\_\_\_

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

**Applicant Name:** Ray Yunker      **Company:** NorthPointe Construction, Inc.  
**Street Address:** 837 Shooting Star Circle      **City/State:** DeForest      **Zip:** 53532  
**Telephone:** (608) 630-3350      **Fax:** ( )      **Email:** ray@ncphomes.com

**Project Contact Person:** Mike Calkins      **Company:** Snyder & Associates, Inc.  
**Street Address:** 5010 Voges Road      **City/State:** Madison      **Zip:** 53718  
**Telephone:** (608) 838-0444      **Fax:** (608) 838-0445      **Email:** mcalkins@snyder-associates.com

**Property Owner (if not applicant):** Applicant is contract owner  
**Street Address:** \_\_\_\_\_      **City/State:** \_\_\_\_\_      **Zip:** \_\_\_\_\_

### 4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Residential development consisting of 130 single family lots, 11 four unit lots and one 4.5 acre multifamily lot

**Development Schedule:** Commencement Phase 1 - Summer 2017      Completion Phase 1 - Fall 2017

## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

**Provide collated project plan sets as follows:**

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

**Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:  
Applicant met with Alder Amanda Hall, District 3 on 11/17/16

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

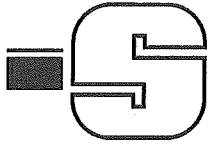
**Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Tim Parks Date: 9/1/16 Zoning Staff: DAT Meeting Date: 10/6/16

**The applicant attests that this form is accurately completed and all required materials are submitted:**

Name of Applicant Ray Yunker Relationship to Property: Contract Owner

Authorizing Signature of Property Owner  Date 11/21/16



December 21, 2016

Heather Stouder, Director  
Department of Planning & Development  
City of Madison  
126 South Hamilton Street  
Madison, WI 53703

RE: WOODS FARM FINAL PLAT

Dear Ms. Stouder:

This document, submitted on behalf of NorthPointe Construction, Inc, formally requests approval of a final plat for the Woods Farm subdivision. The proposed development will create 131 single family lots, 11 four-unit lots, one 4.3 acre multifamily lot and 12.7 acres of parks and open space along the west side of Reiner Road approximately one-half mile north of CTH T.

Our client plans to start the first phase of construction in the spring of 2017. The first phase will include 29 single family lots along with all 12 multifamily lots. Subsequent phases will consist of approximately 30 lots.

APPLICANT

NorthPointe Construction, Inc.  
837 Shooting Star Circle  
DeForest, WI 53532  
Phone: 608-630-3350  
Ray Yunker  
[ray@ncphomes.com](mailto:ray@ncphomes.com)

SURVEYOR/ENGINEER

Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
Phone: 608-838-0444  
Mike Calkins  
[mcalkins@snyder-associates.com](mailto:mcalkins@snyder-associates.com)

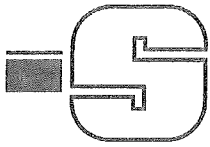
We look forward to working with the City on the review and implementation of this east side neighborhood.

Sincerely,

SNYDER & ASSOCIATES, INC.

Mike Calkins  
Project Engineer

Enclosures



December 7, 2016

Heather Stouder, Director  
City of Madison Department of Planning & Development  
126 South Hamilton Street  
Madison, WI 53703

RE: Demolition Submittals – 1318 Reiner Road & 1402 Reiner Road

Dear Ms. Stouder:

This document, submitted on behalf of NorthPointe Construction, Inc, formally requests approval for the demolition of single family residential structures at 1318 Reiner Road and 1402 Reiner Road. The demolition is necessary to accommodate a proposed residential development called “Woods Farm”.

The land currently has two existing houses and accessory structures located on the northern portion of the proposed development. All accessory buildings will also be removed prior to the first phase of the subdivision construction.

Our client plans to start the demolition in the spring of 2017.

APPLICANT

NorthPointe Construction, Inc.  
Ray Yunker  
[ray@ncphomes.com](mailto:ray@ncphomes.com)

SURVEYOR/ENGINEER

Snyder & Associates, Inc.  
Mike Calkins  
[mcalkins@snyder-associates.com](mailto:mcalkins@snyder-associates.com)

Please contact me at 608-838-0444 if you have any questions.

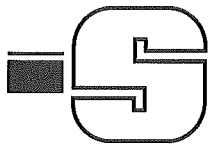
Sincerely,

SNYDER & ASSOCIATES, INC.

Mike Calkins  
Project Engineer

Enclosures

CC: Ray Yunker, NorthPointe Construction, Inc.



November 21, 2016

Heather Stouder, Director  
Department of Planning & Development  
City of Madison  
126 South Hamilton Street  
Madison, WI 53703

RE: WOODS FARM

Dear Ms. Stouder:

This document, submitted on behalf of NorthPointe Construction, Inc, formally requests to rezone the 61 acre property to TR-C3 and TR-U1 in parallel with a preliminary plat submittal. The proposed development will create 130 single family lots, 11 four-unit lots, one 4.5 acre multifamily lot and over 11 acres of parks and open space along the west side of Reiner Road approximately one-half mile north of CTH T.

The land currently has existing houses and other barn structures located on the northern portion of the proposed development. Applications for the required demolitions will be submitted as the development moves forward through the approval process.

Our client plans to start the first phase of construction in the summer of 2017. The first phase will include 29 single family lots along with all 12 multifamily lots. Subsequent phases will consist of approximately 30 lots.

APPLICANT

NorthPointe Construction, Inc.  
837 Shooting Star Circle  
DeForest, WI 53532  
Phone: 608-630-3350  
Ray Yunker  
[ray@ncphomes.com](mailto:ray@ncphomes.com)

SURVEYOR/ENGINEER

Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
Phone: 608-838-0444  
Mike Calkins  
[mcalkins@snyder-associates.com](mailto:mcalkins@snyder-associates.com)

We look forward to working with the City on the review and implementation of this east side neighborhood.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in black ink that reads "Mike Calkins". The signature is written in a cursive, flowing style.

Mike Calkins  
Project Engineer

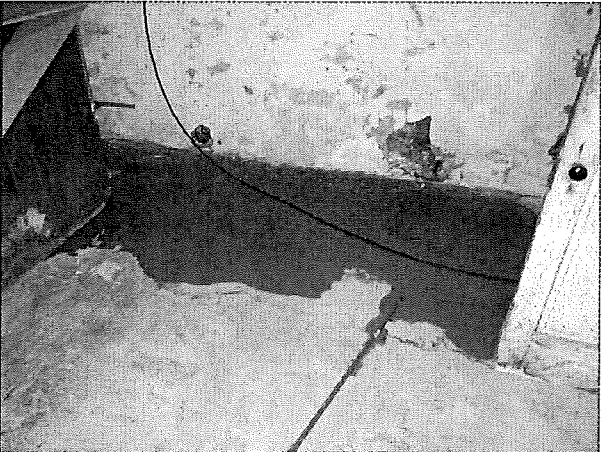
Enclosures

CC: Ray Yunker, NorthPointe Construction, Inc.

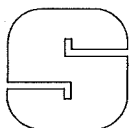


## DEMOLITION PLAN - WOODS FARM

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 8175, AS RECORDED IN VOLUME 44 OF CERTIFIED SURVEY MAPS ON PAGES 50-52, AS DOCUMENT NUMBER 2754753, DANE COUNTY REGISTRY, ALSO LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 9866, AS RECORDED IN VOLUME 57 OF CERTIFIED SURVEY MAPS ON PAGES 150-153, AS DOCUMENT NUMBER 3261794, DANE COUNTY REGISTRY, ALSO PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



Project: Jact116.0839.30  
Sheet 1 of 3



**WOODS FARM**

**SITE PHOTOS**

MADISON, WI

**SNYDER & ASSOCIATES, INC.**

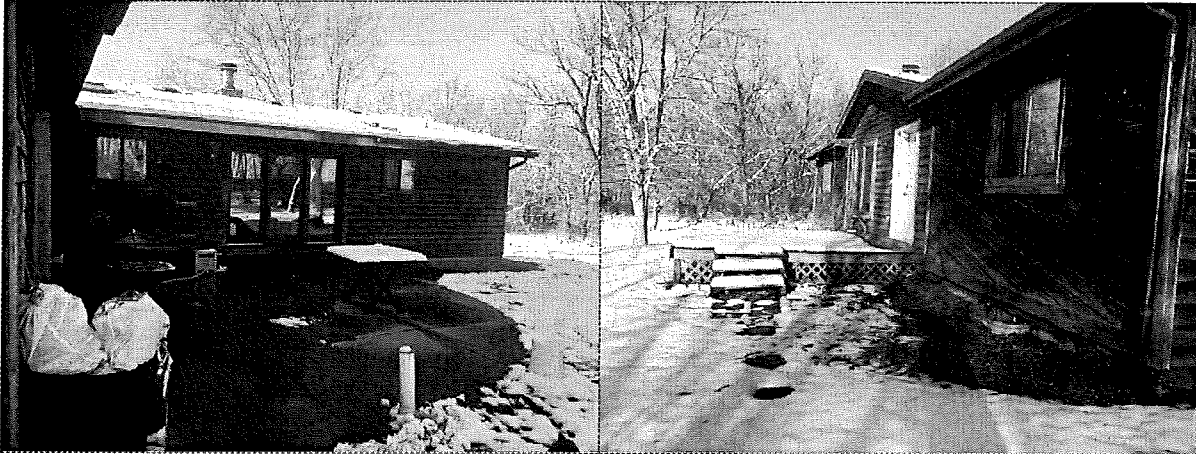
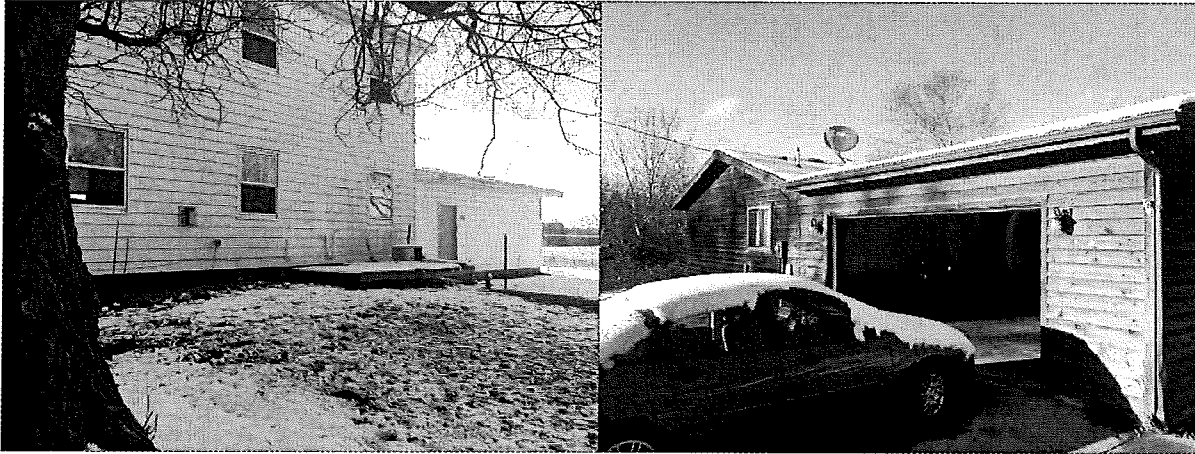
5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
608-838-0444 | www.snyder-associates.com

DATE	BY	REVISION	MARK

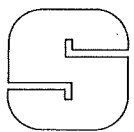
Engineer: EMG	Checked By: CHKD	Scale: 1" =
Technician: ARG	Date: 12-07-2016	Plot: Pg
Project No: 116.0839.30		Sheet 1 of 3

# DEMOLITION PLAN - WOODS FARM

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 8175, AS RECORDED IN VOLUME 44 OF CERTIFIED SURVEY MAPS ON PAGES 50-52, AS DOCUMENT NUMBER 2754753, DANE COUNTY REGISTRY, ALSO LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 9866, AS RECORDED IN VOLUME 57 OF CERTIFIED SURVEY MAPS ON PAGES 150-153, AS DOCUMENT NUMBER 3261794, DANE COUNTY REGISTRY, ALSO PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



Project: Nct160839.30  
Sheet 2 of 3



**WOODS FARM**

SITE PHOTOS

MADISON, WI

**SNYDER & ASSOCIATES, INC.**

5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
608-838-0444 | www.snyder-associates.com

MARK	REVISION	DATE	BY

Engineer: ENO	Checked By: CHKD	Scale: 1" =
Team/Date: ARG	Date: 12-07-2016	Plate No: Pg:
Project No: 116.0839.30		Sheet 2 of 3