City of Madison

Project Name Sugar Maple

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Madison

Location 901-1001 Sugar Maple Lane

Applicant

Alex McKenzie – Sugar Maple Lane, LLC/ Kevin Pape – D'Onofrio, Kottke & Assoc

From: A To: SR-C1 & TR-U1

Proposed Use

Demolish 3 single-family residences to create 44 single-family lots, 2 lots for future multi-family development and 2 outlots for public stormwater management

Public Hearing Date Plan Commission 18 November 2013

Common Council 03 December 2013 Proposed Preliminary Plat, Demolition and Rezoning



For Questions Contact: Tim Parks at: 261–9632 or tparks@cityofmadison.com or City Planning at 266–4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 13 November 2013

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City of Madison

901–1001 Sugar Maple Lane



Date of Aerial Photography : Spring 2010

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LAND USE APPLICATION	CITY OF MADISON
Madison	<u>912650 147195</u>
215 Martin Luther King Jr. Blvd; Room LL-100 PO Box 2985; Madison, Wisconsin 53701-2985	FOR OFFICE USE ONLY: Amt. Paid \$600 Receipt No. 147 194 Date Received \$1513
Phone: 608.266.4635 Facsimile: 608.267.8739	Received By
 All Land Use Applications should be filed with the Zoning Administrator at the above address. 	Parcel No Aldermanic District <u>1-Lisa Subeck</u>
 The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the <u>Subdivision Application</u>. 	Zoning District Special Requirements Review Required By:
 This form may also be completed online at: <u>www.cityofmadison.com/developmentcenter/landdevelopment</u> 	Urban Design Commission Plan Commission
	Form Effective: February 21, 2013
1. Project Address: 901 Sugar Maple Lane	
Project Title (if any): <u>Sugar Maple Plat</u>	
2. This is an application for (Check all that apply to your Land	Use Application):
✓ Zoning Map Amendment from A	to SR-C1 and TR-U1
Major Amendment to Approved PD-GDP Zoning	Major Amendment to Approved PD-SIP Zoning
Review of Alteration to Planned Development (By Plan Cor	
 Conditional Use, or Major Alteration to an Approved Conditional 	
	lional Ose
Demolition Permit	
Other Requests:	
3. Applicant, Agent & Property Owner Information: Applicant Name: Alex McKenzie Compa	_{ny:} Sugar Maple Lane, LLC
Telephone: (608) 848-0111 Fax: (608) 848-6013	Email: alex@trmckenzie.com
Project Contact Person: Kevin Pape Compa	ny: D'onofrio, Kottke & Assoc.
-	Madison, WI Zip: 53717
COR 000 7E20 000 000 1000	Email: kpape@donofrio.cc
Property Owner (if not applicant):	
Street Address: City/State:	Zip:
4. Project Information:	
Provide a brief description of the project and all proposed uses of the Residential housing development with a mix of single family homes and multi-family	
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²⁰¹⁴ Development Schedule: Commencement Completion

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (<u>fully dimensioned</u> 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, <u>all</u> 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 <u>bring</u> 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
- Existing Conditions
- Number of Dwelling Units
- Auto and Bike Parking Stalls
- Project Schedule Proposed Uses (and ft² of each)
- Hours of Operation
- Lot Coverage & Usable Open
 Space Calculations
- Value of Land
- Estimated Project Cost
- Number of Construction & Full-Time Equivalent Jobs Created
- Public Subsidy Requested

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 <u>pcapplications@cityofmadison.com</u>.

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 <u>30 days prior to FILING this request</u>. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

 \rightarrow 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: _____ Date: _____ Zoning Staff: _____ Date: _____

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

Name of Applicant <u>Alex Mcla</u>	enzie	Relationship to Property:	OWNER	
Authorizing Signature of Property Own	er Olif	Melami	Date <u>9/17/13</u>	2-4

T.R. MCKENZIE, INC. CONSTRUCTION * DEVELOPMENT * MANAGEMENT

September 17, 2013

Sugar Maple LLC. 1910 Hawks Ridge Dr. Suite 322 Verona, WI 53593

RE: Letter of Intent Sugar Maple Preliminary Plat

Our plan for the Sugar Maple Plat is to divide the parcel containing 18.4 acres (net of street and out lot dedications) into 44 single family lots, 2 multifamily lots consisting of approximately 250 units, and 2 out lots used for storm water detention. The single family will occupy the eastern and southern parts of the plat, with the multi-family in the northwest corner of the parcel bounded by Sugar Maple Lane on the west boundary and Valley View Road on the north. Further the multifamily parcel will be bisected by a public street (Ancient Oak Lane) running east to west. The parcel north of Ancient Oak will be approximately 2.02 acres in size and the multi-family parcel of Ancient Oak will be approximately 6.55 acres in size.

The land currently has three houses on it, two of which are abandoned and are set to be demolished and a third which is being used as storage at the moment, but will also be demolished. The rest of the acreage is being farmed at the moment; there will not be any crops on it next year.

We plan to move dirt in the spring of 2014 so that the single and multi family sites are ready for building permits in the fall of 2014. It is our plan to improve the single family lots in two phases with the western part along Sugar Maple Lane. to proposed road "C" being phase one. Then the lots east of Proposed Road "C" being considered phase two.

The people involved include:

Engineer: Kevin Page D'Onofrio, Kottke & Assoc. Architect: Randy Bruce Knothe & Bruce Architects Landscaper: Unknown General Contractor for all public improvements will be chosen by a bid process with the assistance of our engineering firm. The contractor has not been selected as of this date.

Sugar Maple Lane, LLC

By: Clef Melome

Alex McKenzie, Member

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