



City of Madison

Proposed Rezoning, Preliminary and Final Plat

Project Name
Delores Lillge Subdivision

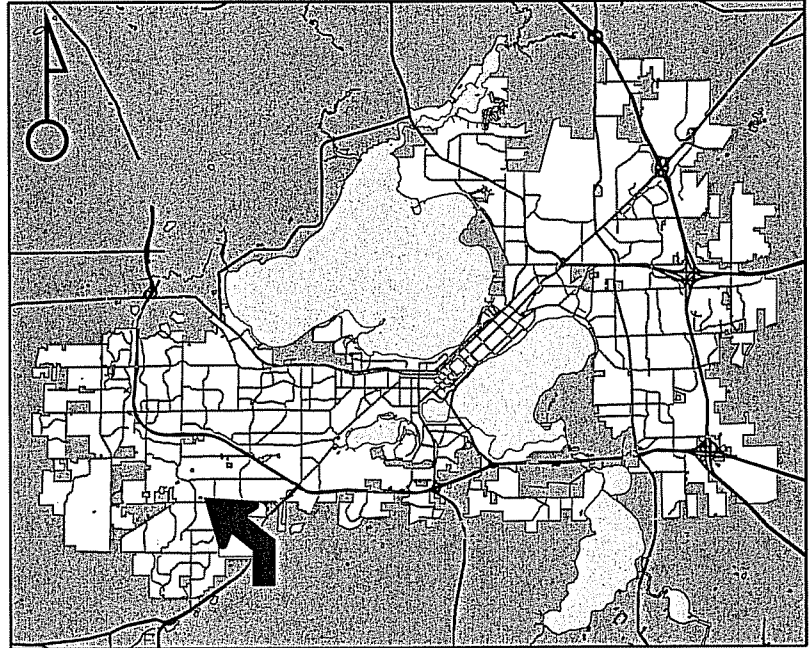
Location
1-9 Cherbourg Court

Applicant
Habitat for Humanity of Dane County/
Michelle Burse-Burse Surveying & Engineering

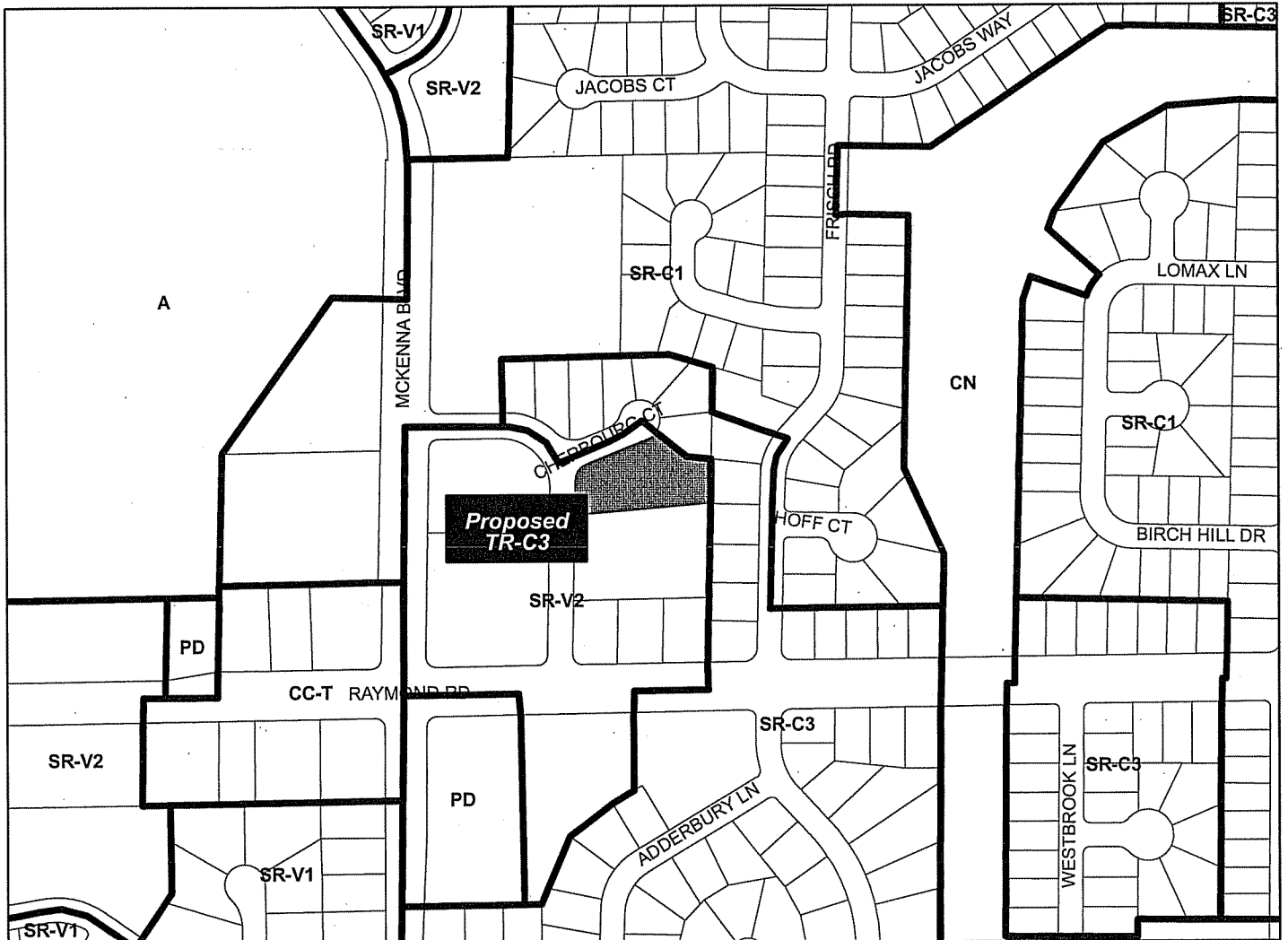
From: SR-V2 To: TR-C3

Proposed Use
6 single-family lots

Public Hearing Date
Plan Commission
06 April 2015
Common Council
21 April 2015



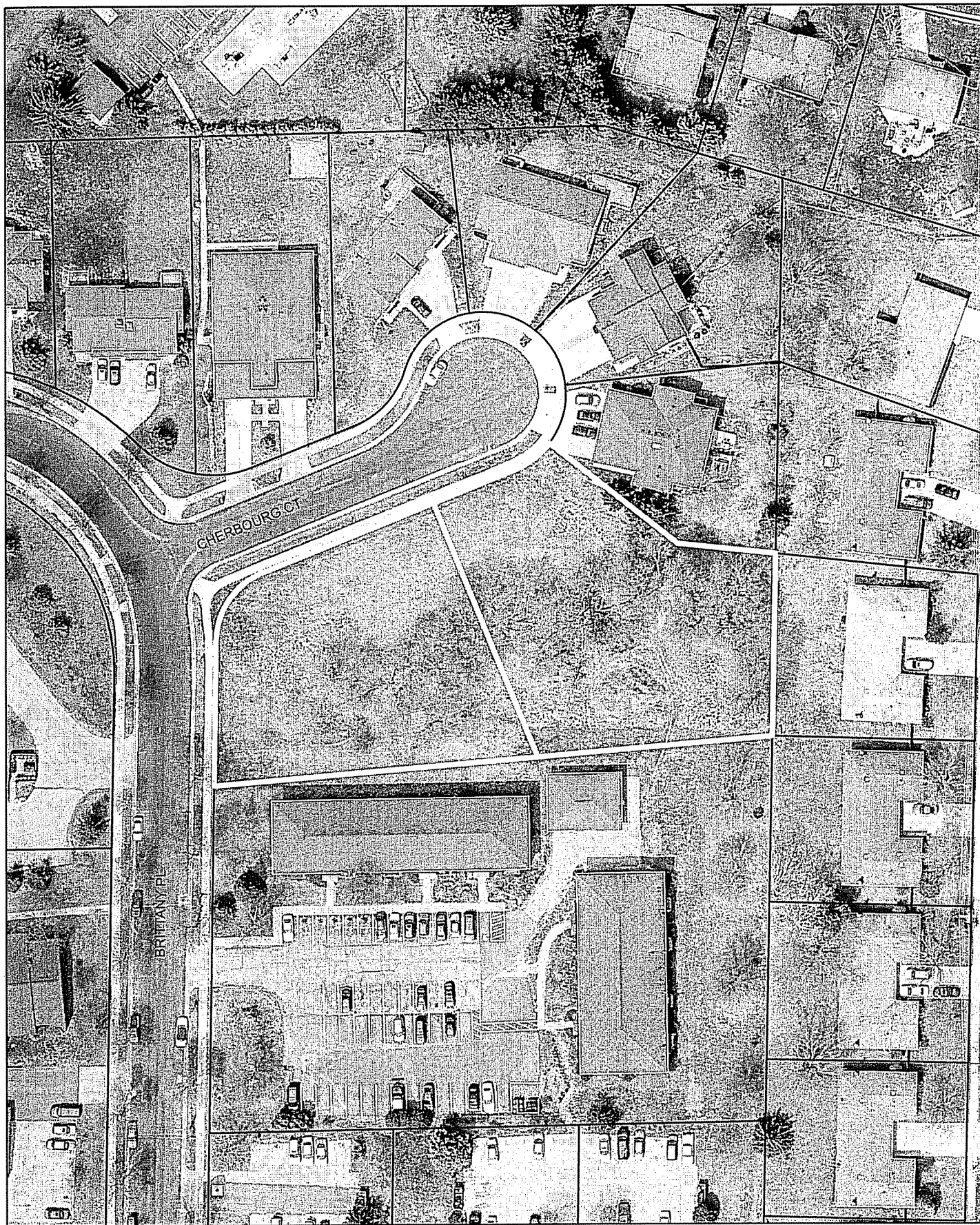
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 30 March 2015

3-4





LAND USE APPLICATION

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

FOR OFFICE USE ONLY:

Amt. Paid 1150 Receipt No. 916-003
 Date Received 2/4/15
 Received By PDA
 Parcel No. 0708-363-0411-6 + 0410-8
 Aldermanic District 20 / MATT PHAIR
 Zoning District SR-V2
 Special Requirements _____
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 1 & 9 Cherbourg Court, Madison
Project Title (if any): Delores Lillge Plat

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

- Zoning Map Amendment from SR-V2 to TR-C2
- 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: _____

CITY OF MADISON

FEB - 4 2015

**Planning & Community
& Economic Development**

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

Applicant Name: Habitat for Humanity of Dane County **Company:** Habitat for Humanity of Dane County
Street Address: 1014 Fiedler Lane #29 **City/State:** Madison, WI **Zip:** 53713
Telephone: (608) 255-1549 **Fax:** (608) 255-1823 **Email:** ahelt-baldwin@habitatdane.org

Project Contact Person: Adam Helt-Baldwin **Company:** Habitat for Humanity of Dane County
Street Address: 1014 Fiedler Lane #29 **City/State:** Madison, WI **Zip:** 53713
Telephone: (608) 255-1549 **Fax:** (608) 255-1823 **Email:** ahelt-baldwin@habitatdane.org

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

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Subdivide and rezone two SR-V2 lots into six TR-C2 lots suitable for six single-family detached homes, to be sold to moderate-income owner-occupants

Development Schedule: Commencement June 2015 Completion September 2015

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 ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Information & 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:

Matthew Phair - District 20 Alder, Gloria Meyer - Prairie Hills Neighborhood Association

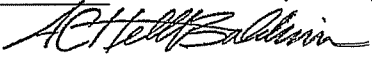
→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

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: 12/23/2014 Zoning Staff: Matt Tucker Date: 1/6/2015

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

Name of Applicant Adam Helt-Baldwin Relationship to Property: Construction Manager for Owner

Authorizing Signature of Property Owner  Date 2/3/2015 **3**



City of Madison
Plan Commission
215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2895
Madison, WI 53701-2985

February 3, 2015

Re: Letter of Intent – Land Use Application, Preliminary and Final Plats for The Delores Lillge Subdivision

Dear Sir or Madam:

Please accept the enclosed application from Habitat for Humanity of Dane County (HFHDC) to divide Lots 20 and 21, Heather Downs West (1 & 9 Cherbourg Court) and create the Delores Lillge Subdivision. HFHDC has retained the services of Burse Surveying and Engineering and is proposing to divide these two (2) vacant SR-V2 lots totaling 1.11 acres into six (6) lots zoned TR-C2, intended for single-family detached homes. Each home will have between 1000-1500 square feet of living space, an attached one-car garage, and one additional off-street parking space.

Storm water will be directed to a rain garden bordering the southern and eastern boundaries of the parcel via drainage easements along each shared lot line. Below are the proposed lot sizes with percentages of impervious surface:

- o Lot 1- 16,167 sq. ft. 11.4% impervious
- o Lot 2- 8,277 sq. ft. 20.8% impervious
- o Lot 3- 6,514 sq. ft. 26.4% impervious
- o Lot 4- 6,009 sq. ft. 29.8% impervious
- o Lot 5- 6,054 sq. ft. 29.7% impervious
- o Lot 6- 5,364 sq. ft. 32.2% impervious

Thousands of volunteers from across Dane county will come out to assist with construction, and when completed, these homes will be sold for appraised value to moderate-income owner-occupants for a zero-percent mortgage.

This land was most recently assessed at \$177,800 and we anticipate investing an additional \$130,000 of value per lot. Site work and infrastructure improvements would commence in July of 2015, with construction of the first four homes to be underway by the fall.

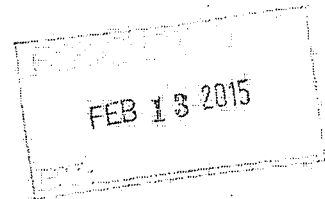
Delores Lillge worked for years as a teacher in the Madison school District, and left HFHDC a legacy gift in her estate. We hope this project honors her generosity by positively impacting this neighborhood for generations to come.

Regards,

A handwritten signature in black ink, appearing to read "Adam Helt-Baldwin".

Adam Helt-Baldwin

Construction Manager | **Habitat for Humanity of Dane County**
608-255-1549, ext. 105 | ahelt-baldwin@habitatdane.org | www.habitatdane.org
4-Star Charity | United Way of Dane County Partner Agency



Jeff Olson - *International Society of Arboriculture Certified Arborist*
5637 Montadale Street • Madison, Wisconsin 53711 • 608-274-7879 • Mobile 608-575-5210 • arborsystems@tds.net

Habitat for Humanity Housing Project located on Cherbourg Court Madison WI.

Tree Assessment

2/5/2015

The trees on the property consist of Cottonwood, Box Elder, Mulberry and Buck Thorn. Some of the trees are mature and are starting to fail. The species of trees listed are undesirable in an urban setting. My recommendation would be to remove the leaning uprooted Box Elders, the Cottonwoods that will cause trouble over time. The Buck thorn should be removed and treated with round up. The trees that are in the foot print of the proposed housing will be removed. The selected trees that remain can be properly pruned by removing the dead limbs, raise the low hanging limbs and thin interior growth. It would be advised to fence off the remaining trees to protect the root systems during construction. The removals and pruning should be done prior to construction.

Thank You

Jeff Olson/Certified Arborist
www.arborsystemsllc.com