



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 except subdivisions or land divisions, which should be filed using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
Photos _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Ngbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. **Project Address:** 9601 Elderberry Road, Madison, WI 53562 **Project Area in Acres:** 33.2584

Project Title (if any): Highlands Community

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

- Zoning Map Amendment from** Agricultural **to** Traditional Residential-Urban District 1 (TR-U1)
- Major Amendment to Approved PD-GDP Zoning** **Major Amendment to Approved PD-SIP Zoning**
- Conditional Use, or Major Alteration to an Approved Conditional Use**
- Demolition Permit**
- Review of Minor Alteration to Planned Development by the Plan Commission Only**

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Bob Zoelle, Vice President-Construction Company: United Financial Group, Inc.

Street Address: 660 W. Ridgeview Drive City/State: Appleton, WI Zip: 54911

Telephone: (877) 968-8100, Ext. 104 Fax: (920) 731-1696 Email: BZoelle@Ufgroup.net; JHusar@Ufgroup.net

Project Contact Person: Bob Zoelle, Vice President-Construction Company: United Financial Group, Inc.

Street Address: 660 W. Ridgeview Drive City/State: Appleton, WI Zip: 54911

Telephone: (877) 968-8100, Ext. 104 Fax: (920) 731-1696 Email: BZoelle@Ufgroup.net; Jhusar@Ufgroup.net

Property Owner (if not applicant): Leo A. and Carol K. Ziegler

Street Address: 5031 Church Road City/State: Middleton, WI Zip: 53562

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Mixed-use residential community of

390 residences and 5 different housing components; southwest corner to remain as agricultural use for potential future commercial-employment with contemplated residential buffer.

Development Schedule: Commencement Phase One-2014 Completion Phase One-2015

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the **Urban Design Commission**, **twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- 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 (including this application form, the letter of intent, complete plan sets, etc.) 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.

In Addition, The Following Items May Also Be Required With Your Application:

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City's Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany **all** Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the Elderberry Neighborhood Development Plan _____ Plan, which recommends Low, Low-Medium, and Medium Density Residential, and Office/Employment for this property.
- Pre-application Notification:** Section 28.12 of 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:
District 9 Alder Paul Skidmore 01/11/13; Neighborhood Outreach communication mailed to 434 Elderberry plan area property owners 2/8/13; host neighborhood Open House informational meetings March 4 & 7, 2013
→ 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:* 8/8/12; 9/8/12; 10/4/12 *Zoning Staff:* Matt Tucker *Date:* 1/29/13

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

Name of Applicant Bob Zoelle, Vice President-Construction, United Financial Group, Inc. Relation to Property Owner Construction Manager for buyer under pending purchase agreement

Authorizing Signature of Property Owner _____ Property Owner's consent letter with _____ Date 3/5/2013
authorizing signature is attached
and incorporated herein

Leo and Carol Ziegler
5031 Church Road
Middleton, WI 53562
(608)831-7853

January 29, 2013

Department of Planning & Community
& Economic Development
Madison Municipal Building, Suite LL-100
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

Re: 9601 Elderberry Road, Madison, WI
Tax Parcel #070821300971

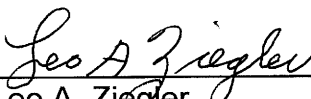
To Whom It May Concern:

Please accept this letter as our intent to join with United Financial Group, Inc. (construction manager for buyer) and/or MCS Investments, Inc., (buyer), in executing any and all applications for zoning changes, conditional use permits, building permits, sign permits or approvals, necessary or required for contemplated mixed use development of the above-referenced property to the extent our signature, as the legal owner of record, is required.

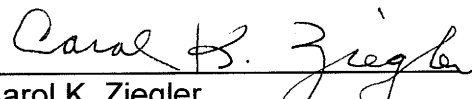
Please call any of the following if you have any questions.

Bob Zoelle	920-968-8104	bobzoelle@ufgroup.net
Ryan McMurtrie	920-968-8137	rmcmurtrie@ufgroup.net
Judy Husar	920-968-8105	jhusar@ufgroup.net

Sincerely,



Leo A. Ziegler



Carol K. Ziegler

cc: United Financial Group, Inc.

REZONING EXHIBIT "A"

LANDS TO BE ZONED

"TRADITIONAL RESIDENTIAL-URBAN DISTRICTS" (TR-U1)

LEGAL DESCRIPTION:

All that part of the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 21, Town 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the South 1/4 corner of said Section 21; Thence North 01°55'07" East and along the East line of the said Southwest 1/4 Section, 1336.48 feet to the place of beginning of lands hereinafter described;

Thence South 89°49'58" West and along the North line of "Blackhawk Church Town Center Plat" (A Subdivision Plat of Record), 793.54 feet to a point; Thence North 00°10'02" West, 127.49 feet to a point of curvature; Thence Northwesterly 95.10 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 750.00 feet, whose central angle is 07°15'54", and whose chord bears North 03°47'59" West, 95.03 feet to a point of tangency; Thence North 07°25'56" West, 143.46 feet to a point of curvature; Thence Northwesterly 94.61 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 750.00 feet, whose central angle is 07°13'41", and whose chord bears North 03°49'05" West, 94.55 feet to a point of tangency; Thence North 00°12'15" West, 110.52 feet to a point; Thence South 89°47'45" West, 498.68 feet to a point on the East line of Unplatted Lands; Thence North 01°37'41" East and along the said East line, 738.93 feet to a point on the North line of the said Southwest 1/4 Section; Thence North 89°42'50" East and along the said North line, 1314.53 feet to a point; Thence South 01°14'47" West and along the West line of "Woodstone Replat" and "Woodstone" (Subdivision Plats of Record), 411.83 feet to a point; Thence South 88°45'47" East and along the said West line of said "Woodstone", 27.67 feet to a point on the said East line of the said Southwest 1/4 Section; Thence South 01°55'07" West and along the said East line, 898.71 feet to the point of beginning of this description.

Said Parcel contains 1,448,735 Square Feet (or 33.2584 Acres) of land, more or less.

Date: 03/06/13

Grady L. Gosser, R.L.S.
Registered Land Surveyor, S-2972
TRIO ENGINEERING, LLC
17700 W. Capitol Drive
Brookfield, WI 53045
Phone: (262)790-1480 Fax: (262)790-1481