

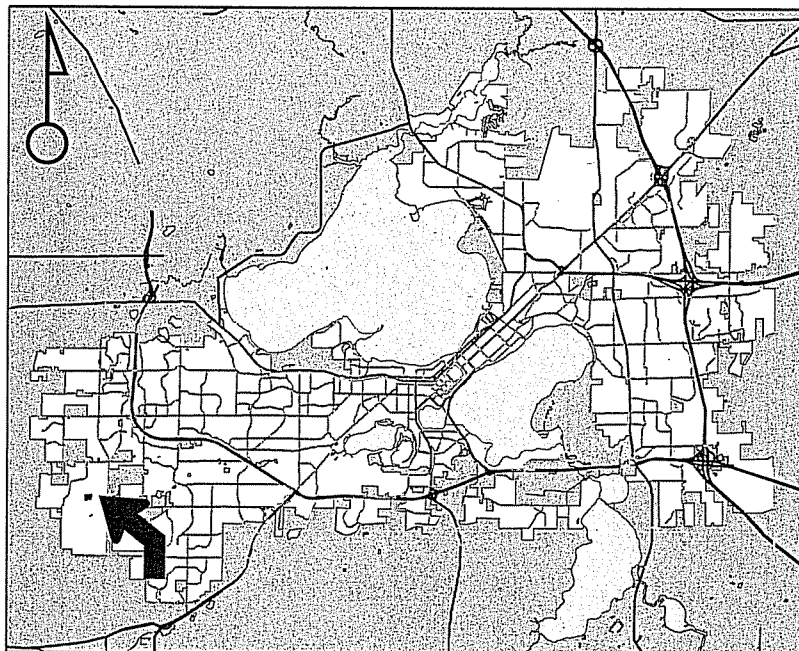


Location
9004-9041 Royal Oaks Circle

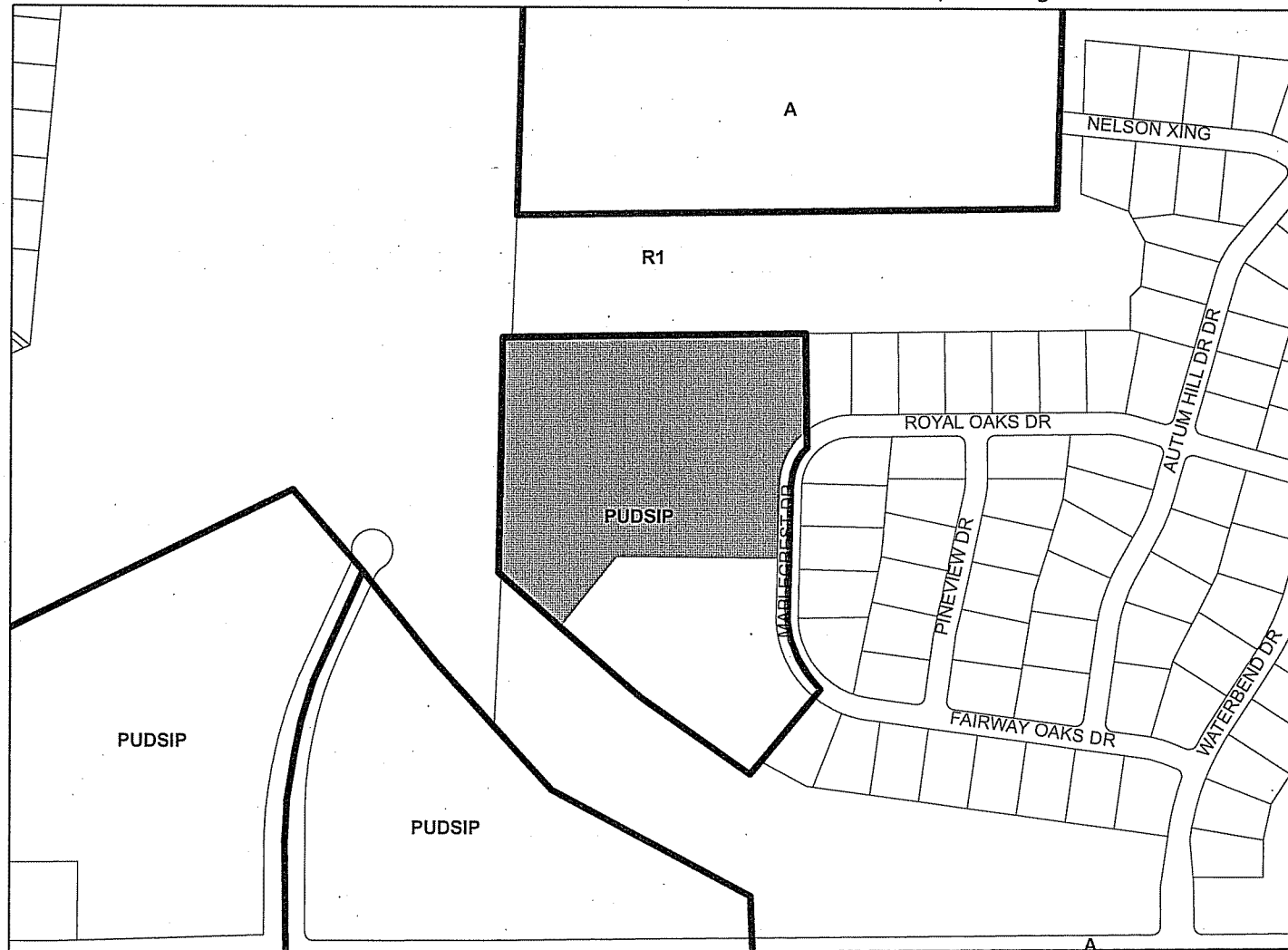
Applicant
Jeff Haen - Haen Real Estate

Proposed Use
Construct 22 single-family
condominiums instead of 13
duplexes as previously approved

Public Hearing Date
Plan Commission
03 December 2012

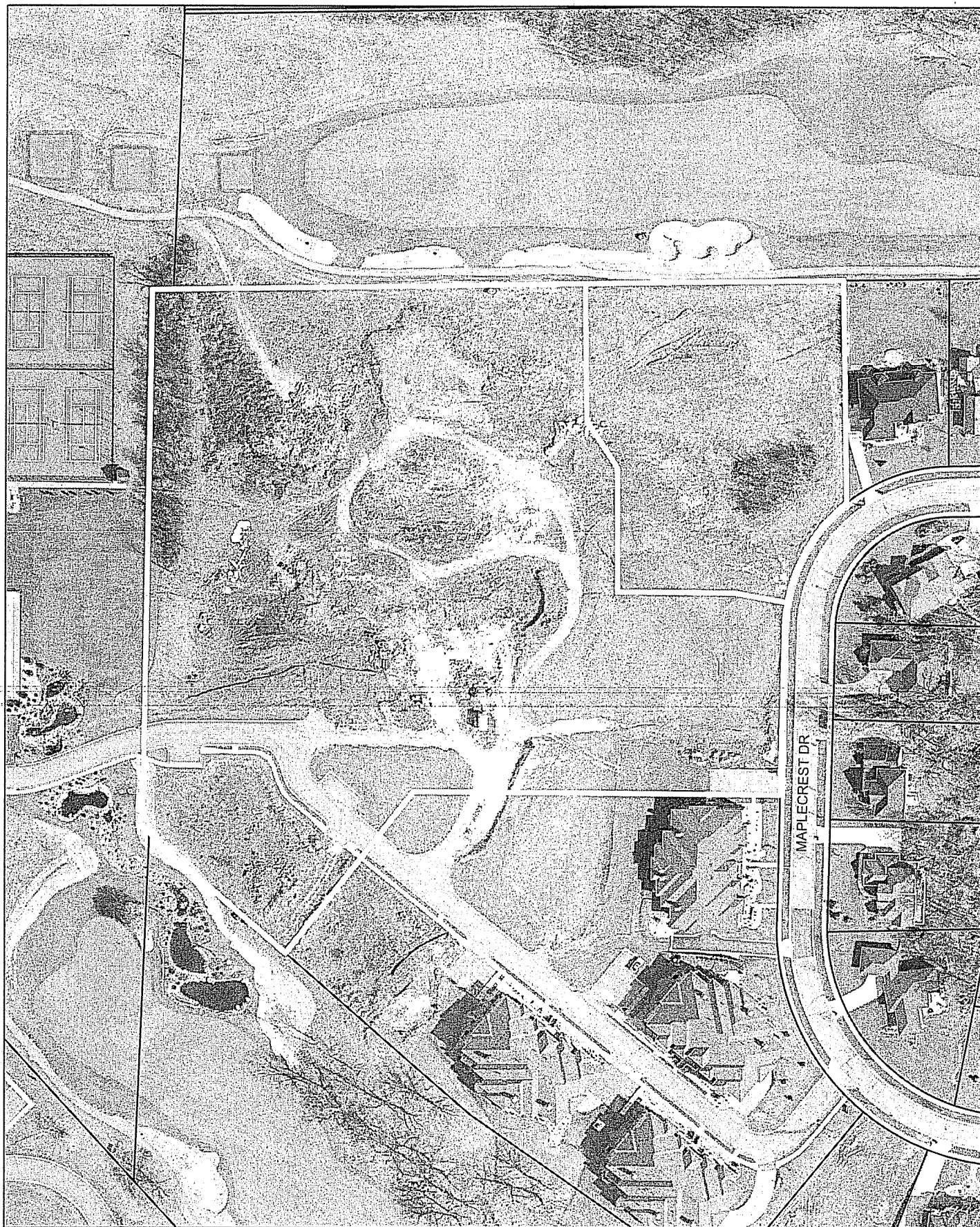


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 15 November 2012





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 _____
Ngrhd. Assn Not. _____ Waiver _____
Date Sign Issued _____

1. Project Address: 9004-9041 Royal Oaks Circle Project Area in Acres: 4.5

Project Title (if any): Hawks Reserve Condominiums

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

- ☐ Zoning Map Amendment from _____ to _____
- ☐ 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: Jeff Haen Company: Haen Real Estate
Street Address: 9 Hawks Landing Circle City/State: Verona, WI Zip: 53593
Telephone: (608) 845-1550 Fax: (608) 848-8854 Email: jeff@haenrealestate.com

Project Contact Person: Jeff Haen Company: Haen Real Estate
Street Address: 9 Hawks Landing Circle City/State: Verona, WI Zip: 53593
Telephone: (608) 845-1550 Fax: (608) 848-8854 Email: jeff@haenrealestate.com

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 site: Change 13 duplex condos to 22 stand alone condos. Exterior architecture and specific building plan approval process will remain as provided for the duplex buildings.

Development Schedule: Commencement Late Fall 2012 Completion December 2014

Effective August 31, 2012

CONTINUE →

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 Mid-Town Road Neighborhood Development Plan Plan, which recommends low-to-medium density residential uses 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:
Lisa Subeck - September 27, 2012 and Hawks Landing Homeowner's Assn - October 10, 2012
- 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: 9-17-12 Zoning Staff: Date:

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

Name of Applicant Jeff Haen

Relation to Property Owner Owner

Authorizing Signature of Property Owner 

Date October 16, 2012



HAEN REAL ESTATE

October 16, 2012

Mr. Brad Murphy
Director of Planning
Department of Planning & Development - City of Madison
215 Martun Luther King Jr. Blvd.
PO Box 2985
Madison, WI 53701

Re: Letter of Intent - PUD-SIP
Hawks Reserve
Lot 53 Hawks Landing Golf Club
1802 Maplecrest Drive & 9002 Hawks Reserve Lane
Madison, Wisconsin

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff, Plan Commission and Common Council consideration of approval.

Organizational Structure:

<u>Owner:</u>	Hawks Condominiums Corp. Hawks Reserve Condo Assoc. Haen Real Estate 9 Hawks Landing Circle Verona, WI 53593 608-845-1550 608-848-8854 – Fax Contact: Jeff Haen jeff@haenrealestate.com	<u>Architect:</u>	TBD
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<u>Engineer:</u>	Royal Oak & Associates, Inc. 3678 Kinsman Blvd. Madison, WI 53704 Contact: Frank Thousand ftthousand@charter.net	<u>Landscape Design:</u>	The Bruce Company 2830 Parmenter St. Middleton, WI 53562 Contact: Melissa Freer mfreer@bruceco.com
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Project Description:

Hawks Reserve is a condominium development on Lot 53 of the Hawks Landing Golf Club Plat located on the north side of Midtown Road and west of County Highway M. The Planned Residential Development for Lot 53 was approved by the Commission in January 2005. The previously revised PRD provided for the development of four (4) six-unit condominium buildings, four (4) ten-unit condominium buildings and 18 duplex units (one of the duplex units was changed to allow for a stand

alone condominium), four (4) buildings on the southerly perimeter and two(2) buildings on the northerly perimeter of the site have been developed. This rezoning request will revise the development plan for 13 of the duplex buildings that are not constructed. In their place will be 22 stand alone units. This will result in a change in the density on the entire site from 110 units to 106 units. A PUD is being requested to allow flexibility in the floor plans and elevations of the stand alone buildings to tailor the condominium home to the specific buyer.

The sidewalks adjacent and parallel to Hawks Reserve Lane, Royal Oaks Circle, Opus Lane and Dominus Lane (including the connections to the adjacent parcel west) will be constructed concurrent with the construction of those private drives.

The architectural style and detailing of the new buildings will be varied although some details, materials and forms from the existing buildings will be used to integrate the entire development.

Site Development Statistics	Previously Approved	Amended	Amended
Lot Area	607,839 S.F./D.U. (or) 13.95 Acres	Same	Same
Dwelling Units	114	110	106
Density	5,332 S.F./D.U.	5,525 S.F./D.U.	5,734 S.F./D.U.
Building Height	2 story	1-2 story	1-2 story
Gross Floor Area (excluding basement) Floor Area Ratio		242,930 S.F. 0.40	235,730 S.F. 0.39
Dwelling Unit Mix 2 Bedroom <u>3 Bedroom</u> Total	114	106 <u>4</u> 110	102 <u>4</u> 106
Vehicle Parking Stalls Underground Garage Garage <u>Surface</u> ^a Total		148 spaces 72 spaces <u>54 spaces</u> 274 spaces	148 spaces 72 spaces <u>54 spaces</u> 266 spaces
Bicycle Parking Stalls Underground Garage Garage <u>Surface</u> Total		74 spaces 36 spaces <u>32 spaces</u> 142 spaces	74 spaces 31 spaces <u>32 spaces</u> 137 spaces

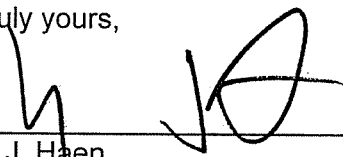
Letter of Intent – PUD-SIP
Hawks Reserve
Lot 53 Hawks Landing Golf Club
1802 Maplecrest Drive & 9002 Hawks Reserve Lane
October 16, 2012
Page 2 of 3

Project Schedule:

This project will start construction as soon as development approvals are obtained in 2012 with completion scheduled for 2014.

Thank you for your time in reviewing our proposal.

Very truly yours,

A handwritten signature in black ink, appearing to be 'J. Haen', written over a horizontal line.

Jeffrey J. Haen
JJH:js
Enclosures

PUD-GDP-SIP Zoning Text
Lot 53 of Hawks Landing Golf Club
Maplecrest Drive, Hawks Reserve Lane, Royal Oaks Circle
October 2, 2012
Page 1 of 2

Legal Description: The lands subject to this Planned Unit Development District are Lot 53 of Hawks Landing Golf Club Subdivision, City of Madison, Dane County, Wisconsin.

- A. **Statement of Purpose:** This Planned Unit Development District zoning district is established to allow for construction of a multi-family development with 112 dwelling units.
- B. **Permitted Uses:** Following are permitted uses within this PUD:
 - 1. Multi-family residential uses as shown on the approved plans.
 - 2. One and two-family residential uses as shown on the approved plans.
 - 3. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses, including parking for residents and guests as shown on the approved plans.
 - b. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans,
- D. **Height Regulations:** As shown on the approved plans. For the duplex and one-family buildings the building height will be limited to two (2) stories or thirty-five (35) feet as measured from the grade adjacent to the front entrance.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** General site landscaping including street trees, buffer yards, and common area plantings will be provided as shown on the approved plans. Foundation plantings around individual duplexes will incorporate a mix of plantings from the provided plant list.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in MGO 28.03 for the R4 zoning district.
- J. **Signage:** Signage shall be limited to the maximum permitted in the R4 district and as approved by the Urban Design Commission and Zoning Administrator.

PUD-GDP-SIP Zoning Text
Lot 53 of Hawks Landing Golf Club
Maplecrest Drive, Hawks Reserve Lane, Royal Oaks Circle
October 2, 2012
Page 1 of 2

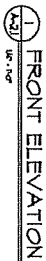
- K. *Alterations and Revisions, General:* No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Community & Economic Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission, except for alterations to duplex/two-family residences, which shall be regulated as set forth in paragraph L.
- L. *Plans for Duplex and One Family Residences and Alterations Thereto:* The approved plans show the placement of specific duplex and one family building types, exterior elevations and color schemes. In order to provide the development with a reasonable degree of flexibility, the duplex and one family type, exterior elevation and color schemes for individual buildings may be varied from the approved and recorded plans by minor alteration approved by Plan Commission and Urban Design Commission staff and without need for a recommendation by the alderperson of the district. Any appeal of the staff decision shall be made to the Urban Design Commission for consideration.

Plan submittals for alterations to individual building sites shall specify the proposed building type, elevation and/or color scheme now proposed for a building site and include as necessary, a detailed site plan, contextual site information, building elevations with materials and colors.

The buildings within this development shall have a variety of exterior themes and colors as provided in the approved plans. Any revisions to the exterior colors or architectural themes shall maintain overall variety. Particular care shall be taken to avoid adjacent buildings from having the same color or architectural theme. When new exterior elevations are proposed beyond those included in the approved and recorded plans, window and door openings and designs may vary as room layouts are adapted for specific residents. However, window and door openings will be distributed across all four building facades.

1601 UNIVERSITY AVENUE SUITE 200
MILWAUKEE, WISCONSIN 53262
408-636-3690 Fax 408-636-6734

608-676-1690 Fax 836-6934



FRONT ELEVATION



2
A-21
REAR ELEVATION
34'-10"

Issued For Filing - October 26, 2011

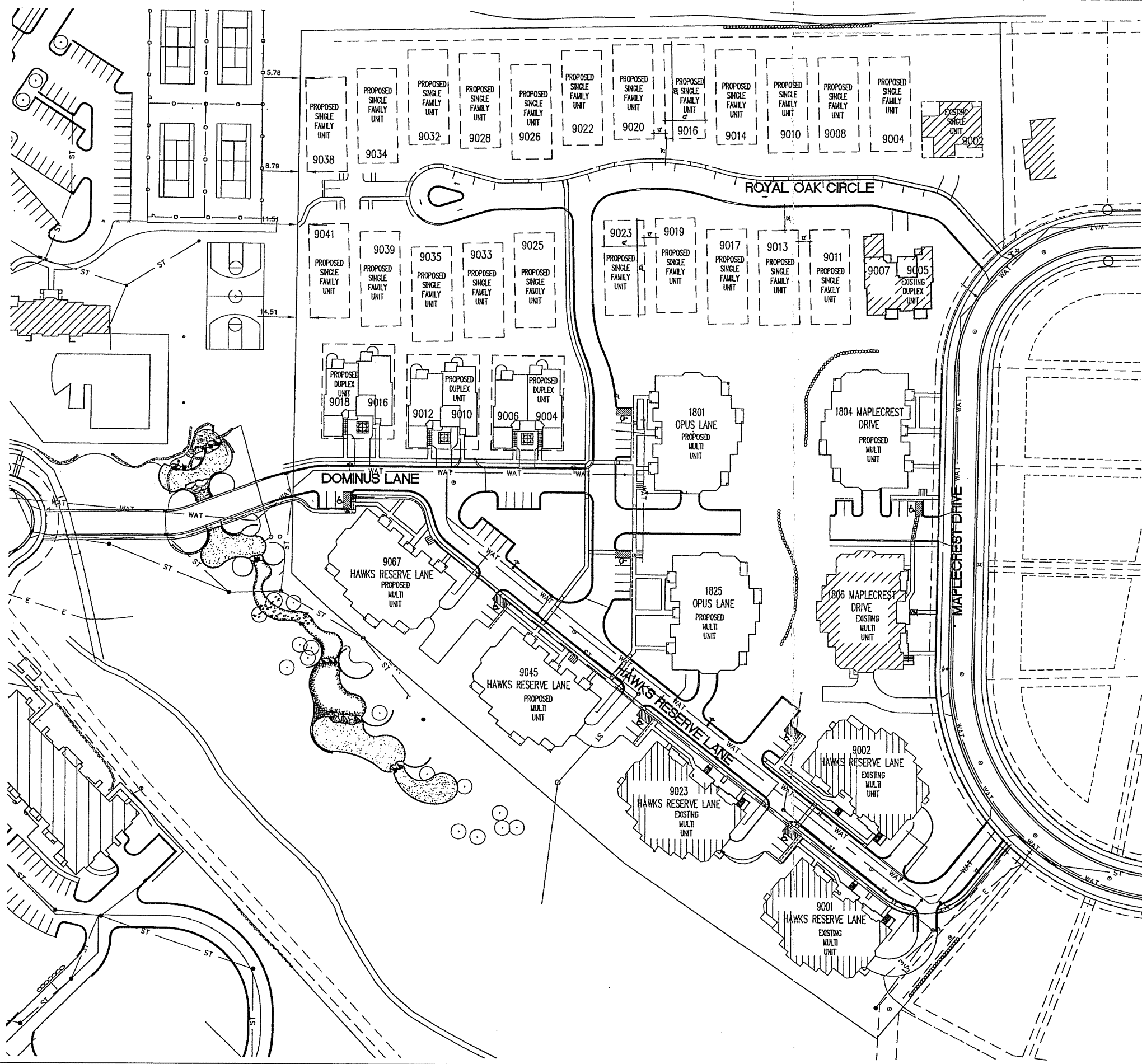
Project Title
Hawks Reserve
Lot 53

Single Family Unit
41002 Royal Oaks Circle

Drake The Building Elevations

0922 A-2.1

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LEGEND

SECTION CORNER FOUND	LIGHT POLE	CANOPY SHADE TREE
IRON STAKE FOUND	ELECTRICAL OUTLET	SHRUB
REBAR PLACED	UTILITY POLE	CONIFEROUS TREE
CHISEL CROSS	BUY WIRE / DEAD MAN	BURIED WATER MAIN
DRILL HOLE	TRAFFIC SIGNAL	SANITARY SEWER
SURVEY NAIL	TRAFFIC CONTROL BOX	STORM SEWER
WOOD STAKE	ELECTRIC PEDestal	ROOF DRAIN
RECORDED AS DATA	ELECTRIC METER	OVERHEAD WIRE
MEASURED DATA	ELECTRIC MANHOLE	BURIED CABLE TV LINE
SAWTOOTH MANHOLE	TELEPHONE PEDestal	BURIED ELECTRIC
YARD CLEANOUT	TELEPHONE MANHOLE	BURIED TELEPHONE
STORM MANHOLE	CABLE PEDestal	FIBER OPTIC
STORM INLET	SPRINKLER HEAD	BURIED GAS MAIN
STORM CATCH BASIN	DOLLARD	CONTOUR
STORM CATCH OUT	MONITORIAL WELL	SPOT ELEVATION
APRON DOWNWALL	MANHOLE STALL	CAUTION
WATER MANHOLE	STONE WALL	UTILITY EASEMENT
HYDRANT	EDGE OF TREES	SEWERAGE LINE
WATER VALVE	PROPERTY LINE	EDGE OF WATER
WATERSE CONNECT	CENTER LINE	WETLAND BOUNDARY
POST INDICATOR VALVE	EXISTING BUILDING	100 YEAR FLOOD BOUNDARY
GAS METER	EXISTING CONCRETE	
TRAFFIC SIGNAL	EXISTING GRAVEL	
TRAFFIC CONTROL BOX	EXISTING ASPHALT	

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

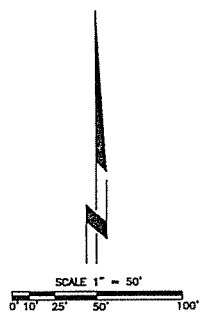


CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

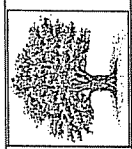
MILW. AREA 258-1181

The locations of existing utilities installations as shown on this drawing were obtained from the records of municipality, local utility records and Diggers Hotline locations. The accuracy of these records or the locations by Diggers Hotline cannot be guaranteed or certified to. There may be other underground utility installations within the project area that are not shown.



 **SITE PLAN**

Royal Oak & Associates, Inc
3678 Kinsman Boulevard
Madison, WI 53704
Phone (608) 274-0500 Fax (608) 274-4530
www.royaloakengineering.com



Surveyed For:
Hawk Bay Estate
91 Hawks Landing Circle
Verona, WI 53593

1802 MAPLECREST DRIVE
9002 HAWKS RESERVE CR
LOT 53 AND PART OF LOT 41
HAWKS LANDING GOLF CLUB
MADISON, DANE COUNTY, WISCONSIN

Office Map Number	
16094 -L	
Sheet	1
of Sheets	1