



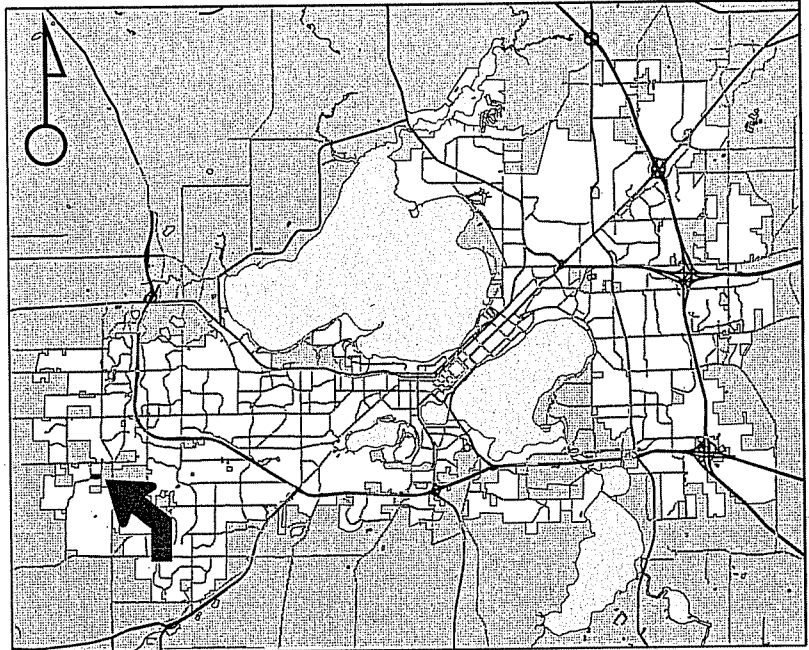
Location  
2 & 98 Greenside Circle

Applicant  
Sean Baxter – Bentley Group/  
Dave Glusick, PE – Vierbicher

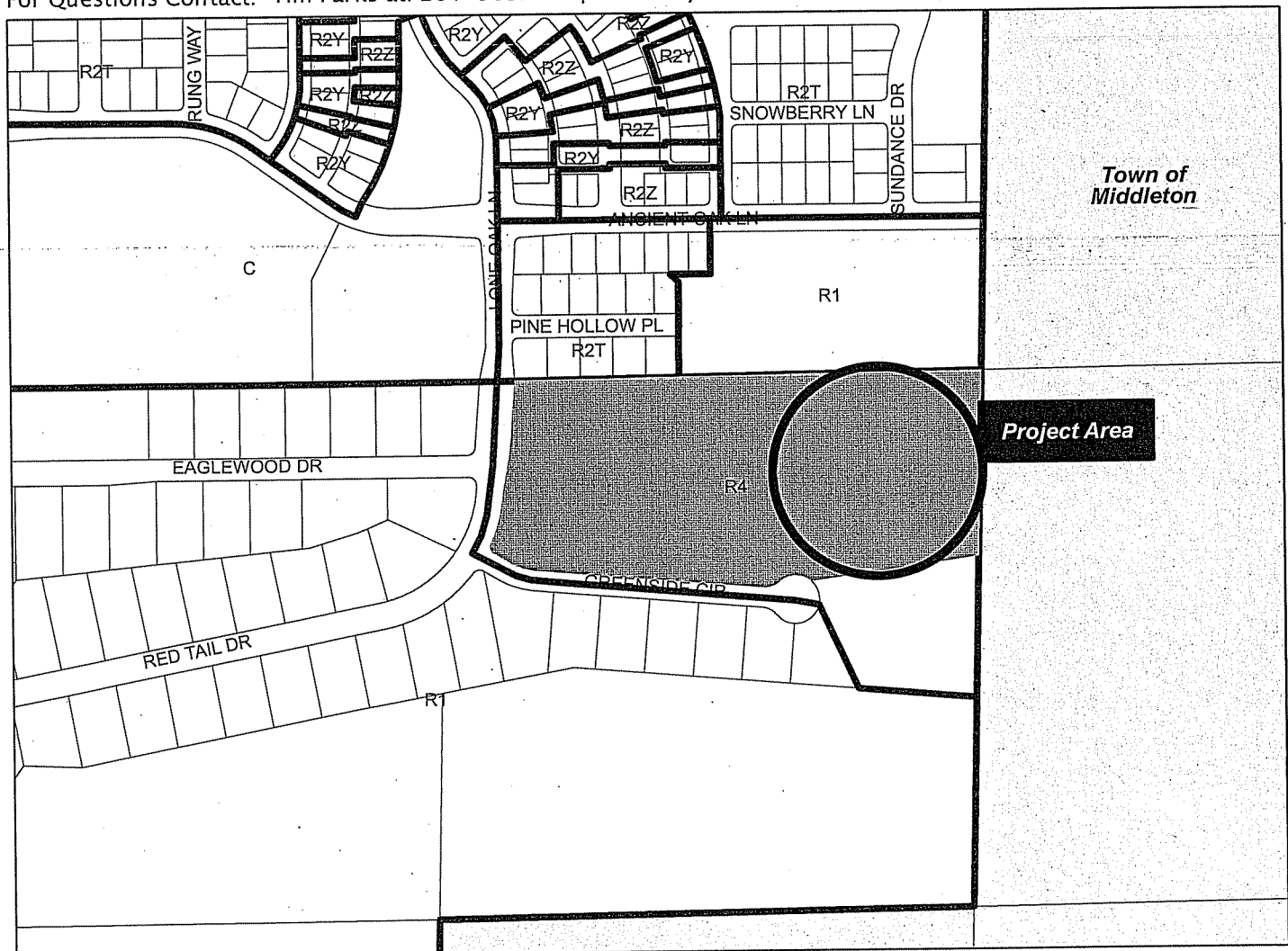
Existing Use  
Bentley Green Condominium  
Development

Proposed Use  
Amend plan for Bentley Green condominiums  
to construct 18 duplex buildings and 1  
single-family residence on eastern half of  
development

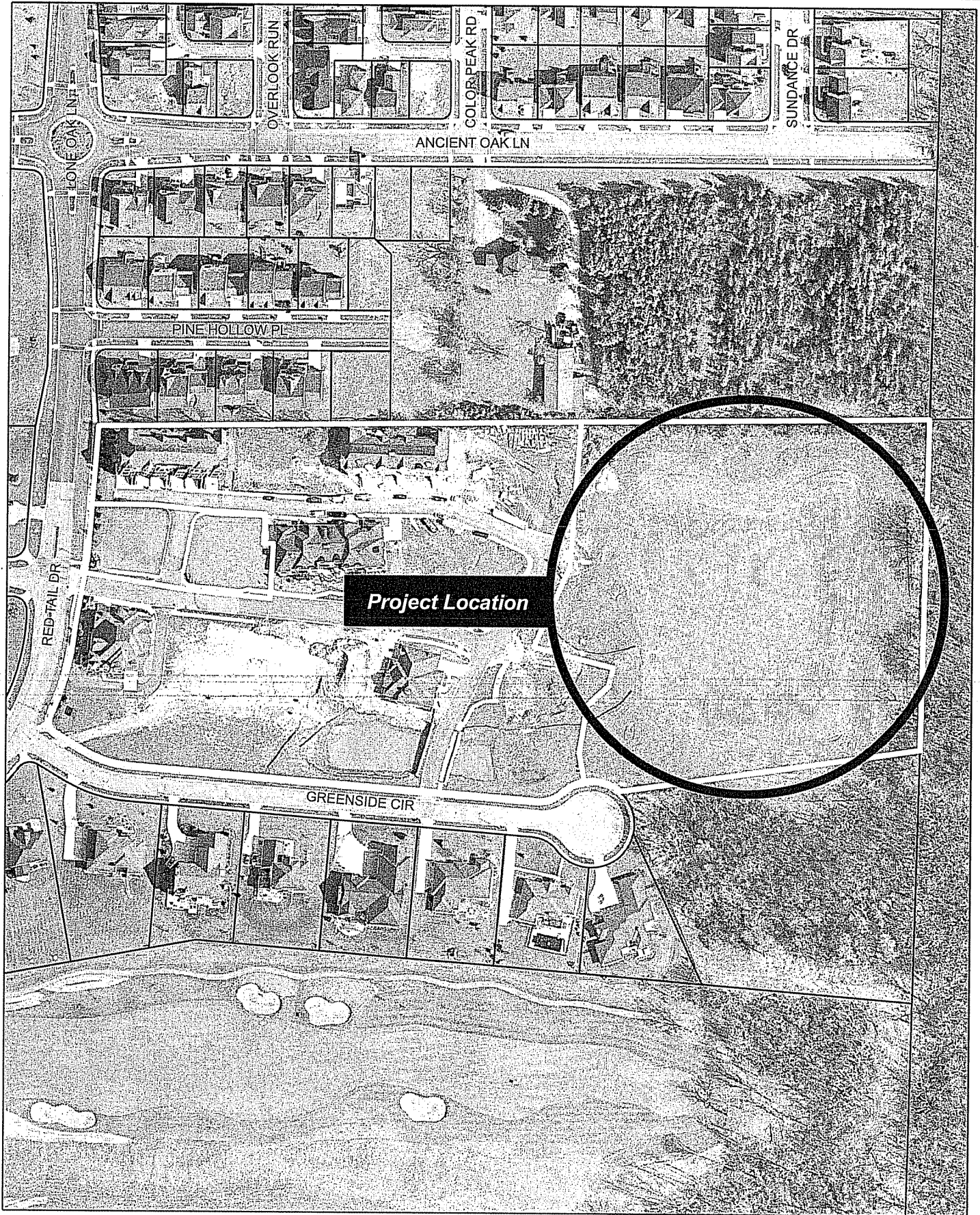
Public Hearing Date  
Plan Commission  
05 November 2012



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'





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October 15, 2012

Mr. Matt Tucker  
Zoning Administrator  
City of Madison  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701-2985

Re: Bentley Green Condominiums  
Major Amendment to Existing Conditional Use Permit

Dear Mr. Tucker:

This supplemental letter is being provided to highlight the changes made to the materials submitted for the application for a major amendment to the Conditional Use Permit (CUP) for Bentley Green Condominiums, located at 2 Greenside Circle in the Hawk's Landing subdivision. The changes made are as follows and address comments received by planning staff in an email dated September 25, 2012.

One additional duplex floorplan has been included in this supplemental material. This floorplan has been incorporated into the proposed site/development plans. As requested, variations to garage setbacks and building orientations have also been made.

An updated grading plan has been prepared which clarifies the retaining wall locations as requested.

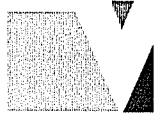
As a part of this major amendment to the CUP, the Bentley Group, LLC is also requesting for approval of the connection of Castle Stone Pass to Greenside Circle. Our plans have been updated to depict this connection.

Should you have any questions about the additional materials, please contact one of our team members:

Owner/Developer: Bentley Group, LLC  
Contact: Sean Baxter  
(608) 276-0238  
kayserexec@yahoo.com

Civil Engineer/Landscape Architect: Vierbicher  
Contact: Timothy Schleeper, PE  
(608) 821-3959  
tsch@vierbicher.com

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planners engineers advisors



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Architect:

American Design Concepts  
Contact: Tom Nicewander  
(608) 273-0770  
[Americandesignconcepts@hotmail.com](mailto:Americandesignconcepts@hotmail.com)

Sincerely,

Timothy Schleeper, PE  
Project Manager

# BENTLEY GREEN



September 18, 2012

Mr. Matt Tucker  
Zoning Administrator  
City of Madison  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53701-2985

Re: Bentley Green Condominiums  
Major Amendment to Existing Conditional Use Permit

Dear Mr. Tucker:

This letter of intent accompanies an application for a major amendment to the Conditional Use Permit (CUP) for Bentley Green Condominiums, located at 2 Greenside Circle in the Hawk's Landing subdivision. This 13.1-acre parcel is currently zoned as a Planned Residential Development within the R-4 zoning district and received a conditional use permit in 2006 for construction of 225 dwelling units.

Due to changes in the housing market since the original approval of this CUP, it is necessary for us to revisit the site plan for this parcel and re-evaluate the types and density of housing units. The original site plan included a variety of five building types, including duplex, four-plex, townhouses, row houses and garden-style units. The site plan also incorporated four multi-family structures. Since the approval of the original CUP, eight structures have been constructed on site including two 6-unit buildings in the northwestern corner of the site, one 4-unit building directly to the south, and five duplexes between Bentley Green and Greenside Circle.

The proposed amendments to the existing CUP include revising the unit type and density of a number of proposed structures on the site. The approved CUP includes ten duplexes, five of which have already been constructed with a sixth currently under construction. All units west of Castle Stone Pass will remain the same, with the exception of the six-unit structure at the north end of Castle Stone Pass, which will be replaced with a two-unit duplex. In this amended application, the units east of Castle Stone Pass will be replaced with 18 two-unit duplexes and one single-unit structure. These amendments adjust the original density from 225 units (17 dwelling units/acre) to 88 units (6.7 dwelling units/acre). The primary infrastructure of the site remains the same as the original CUP with the new duplex units distributed throughout the site.

The proposed duplexes include a variety of footprints and layouts and maintain the superior architectural styling of the existing buildings on the site. New duplex units will include three bedrooms per dwelling unit with private access and attached garages to accommodate two vehicles per unit. The single unit will have three bedrooms and a three-car garage. All other amenities and stormwater management features will remain the same but will be adjusted for the new site footprint.

The anticipated development schedule will be a phased approach over a number of years to be dictated by what the residential market will absorb. The next phase of the project proposed will be to extend Bentley Green eastward from Castle Stone Pass. The end of the phase will be

where Bentley Green turns to the north and will include 8 duplex units and the stand-alone unit building fronting this section of the road.


If you should have any questions about our application materials, please do not hesitate to contact one of our team members:

Owner/Developer: The Bentley Group, LLC  
Contact: Sean Baxter  
(608) 276-0238  
kayserexec@yahoo.com

Civil Engineer/Landscape Architect: Vierbicher  
Contact: Dave Glusick, PE  
(608) 821-3947  
dglu@vierbicher.com

Architect: American Design Concepts  
Contact: Tom Nicewander  
(608) 273-0770  
Americandesignconcepts@hotmail.com

Sincerely,



Sean P. Baxter  
The Bentley Group, LLC