



Report to the Plan Commission

November 16, 2009

Legistar I.D. #16442
1802 Maplecrest Dr. & 9002 Hawks Reserve Ln.
PUD Rezoning

Report Prepared By:
Timothy M. Parks, Planner
Planning Division

Requested Action: Approval of a request to rezone 1802 Maplecrest Drive and 9002 Hawks Reserve Lane from R4 (General Residence District) to Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to allow construction of 112 multi-family condominium units in a total of 28 buildings.

Applicable Regulations & Standards: Section 28.12 (9) provides the process for zoning map amendments; Section 28.07 (6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments.

Summary Recommendation: The Planning Division recommends that the Plan Commission recommend **approval** of Zoning Map Amendments 3458 & 3459, rezoning 1802 Maplecrest Drive and 9002 Hawks Reserve Lane from R4 to PUD-GDP-SIP, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Applicant & Property Owner: Jeff Haen on behalf of Hawks Reserve Condominium Association, Hawks Condominiums Corp. and Haen Real Estate; 9 Hawks Landing Circle; Madison.

Agent/ Contact: J. Randy Bruce, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.

Proposal: The applicant wishes to rezone the subject site to Planned Unit Development zoning to facilitate development of the property with a variety of two-family residences and six- and ten-unit multi-family buildings, for a total of 112 dwelling units in 28 buildings. Development of the overall site is ongoing, with completion of all of the buildings anticipated in 2012.

Parcel Location: An approximately 14-acre site located at 1802 Maplecrest Drive; Aldermanic District 1; Madison Metropolitan School District.

Existing Conditions: Three of the six-unit buildings have been constructed on the southern portion of the site under a previous approval and a fourth six-unit building is currently under construction. The rest of the subject site is undeveloped.

Surrounding Land Use and Zoning: Land to the east of the subject site is developed with single-family residences in the Hawk's Landing subdivision in the R1 Single-Family Residence District. Land to the north, south and west is developed with the Hawk's Landing golf course. Various condominium and apartment buildings, a tennis and pool club and golf clubhouse are located across the adjacent fairways.

Adopted Land Use Plan: The Mid-Town Road Neighborhood Development Plan recommends the subject site for low- to medium-density residential uses.

Environmental Corridor Status: This property is not located within a mapped environmental corridor. The Hawks Landing golf course located adjacent to the site is located in a mapped corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: The site will be rezoned to PUD-GDP-SIP, which will be reviewed in the following sections.

Other Critical Zoning Items	
Yes:	Urban Design, Utility Easements, Barrier Free
No:	Floodplain, Wellhead Protection, Waterfront Development, Landmarks
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>	

Previous Approvals

On February 21, 2005, the Plan Commission granted approval of a conditional use-planned residential development to allow construction of 114 dwelling units in 19 six-unit buildings in R4 zoning on Lot 53 of the Hawk's Landing Golf Club subdivision, which was granted final plat approval and recorded in 2000.

Project Review

The applicant is requesting approval to rezone an approximately 14-acre parcel from the R4 General Residence District to PUD-GDP-SIP to facilitate development of 112 dwelling units in a total of 28 buildings consisting of two-family residences and six- and ten-unit multi-family buildings. The site is Lot 53 of the Hawk's Landing Golf Club subdivision, which was approved for up to 134 residential units on the final plat. Three of the six-unit buildings have been constructed on the southern portion of the site under a previous approval and a fourth six-unit building is currently under construction. The rest of the subject site is undeveloped. The property is generally bounded on three sides by portions of the golf course and related facilities, including tennis courts and a pool and clubhouse, and by single-family residences to the east across Maplecrest Drive. Maplecrest is a one-block long north-south residential street that parallels Waterbend Drive, which serves as the primary means of access into this portion of the Hawk's Landing neighborhood from Mid Town Road and CTH M.

The subject site was previously approved for the development of 19 six-unit multi-family buildings as a planned residential development in the existing R4 zoning, with a total of 114 dwellings units proposed. As noted above, four of those buildings have been or are being constructed. The proposed planned unit development calls for five other previously approved six-unit buildings to be developed instead as ten-unit buildings. Four of the five ten-unit buildings will generally be constructed along Hawks Reserve Lane, a private drive that extends westerly from the intersection of Maplecrest Drive and Fairway Oaks Drive to provide access to the southern portion of the subject site before continuing west as Silver Oak Court, which connects this site and the single-family residences to the east with Hawks Landing Circle and the various golf club amenities generally located west of the site. The fifth ten-unit building will front onto the west side of Maplecrest Drive. All 50 of the units in the 5 ten-unit buildings will contain two bedrooms each, with 5 units to be located on each floor.

The northern half of the 14-acre site will be developed with 19 duplexes. Five of the proposed duplexes will be located along the north side of Silver Oak Court, while the remaining duplexes will be located along both sides of Dominus Court, a private cul-de-sac that will extend west from the intersection of Maplecrest Drive and Arbor Trace Drive. The applicant indicates each of the duplexes will contain two bedrooms per unit.

Two parking stalls per unit will be provided in the basement of the ten-unit buildings, with the stalls to be housed in two-car garages. [The previously approved plans for the six-unit buildings included underground parking for 12 vehicles.] Each of the 19 proposed duplexes will include a combination of front- and side-loaded attached garages. A total of 51 surface stalls will be scattered throughout the site. Landscaping of the development will include a wide array of conifers, ornamental and canopy trees distributed across the property. Sidewalks will be constructed on at least one side of both Hawks Reserve Lane, Silver Oak Court and Dominus Lane to provide a connection through the subject site to the golf club amenities located to the west. A north-south private walkway is proposed to connect the units along Dominus Court with the units on the southern portion of the site along Silver Oak Court and Hawks Reserve Lane.

The ten-unit buildings will be designed in a garden-apartment style with multi-tiered hip roofs and a common entrance with covered porch facing towards Hawks Reserve Lane or Maplecrest Drive. The ten-unit buildings will largely match the appearance of the six-unit buildings, which are approximately the same bulk and mass. All of the garden-style buildings will be constructed with a mix of horizontal siding and brick risers. Individual units include at least one front porch or rear patio.

The applicant has submitted generalized building envelopes, elevations and floorplans for the 19 duplexes that will be constructed as part of the proposed planned unit development with the intention that each individual building will be built to suit. The building envelopes shown on the plans represent the maximum area of each duplex. In general, the front walls of the duplexes will have varied front yards adjacent to Silver Oak Court and Dominus Court, with a 13-foot interior side yard to be provided between most of the buildings. Rear yards will vary, with a minimum space of 21 feet between envelopes. The duplexes will be limited in height to 2 stories and 35 feet. A variety of design guidelines included in the zoning text suggest the duplexes will share a common palette of exterior materials and exterior architectural details while allowing each building to have individual exterior and roof elements intended to differentiate the outward appearance of units. Final plans for each duplex would be approved by Urban Design Commission staff and Plan Commission staff prior to the issuance of permits using the design guidelines proposed, with the opportunity for an appeal of the staff decisions to the Urban Design Commission.

Analysis & Conclusion

The applicant is requesting approval of a request to rezone an approximately 14-acre multi-family parcel from R4 to PUD-GDP-SIP to facilitate construction of build-to-suit duplexes to replace 10 six-unit buildings previously approved for construction on Lot 53 of the Hawk's Landing Golf Club subdivision. The revised development plans for the subject site also call for five other previously approved six-unit buildings to be developed instead as ten-unit buildings with a similar bulk, mass and architecture as the six-unit buildings. The revised development proposal for the site will result in 112 overall dwelling units being developed, with a net density of approximately 8 dwelling units per acre. The resulting density will be less than the 10-12 units per acre originally envisioned for the site in the Mid-Town Neighborhood Development Plan and the 134 dwelling units identified for the site at the time of final plat approval.

In general, the Planning Division believes that the standards for planned unit developments can be met with this rezoning. While the development almost exclusively proposes two-bedroom dwelling units on the subject site (some of the previously approved six-unit buildings include three-bedroom units), staff generally believes that the larger Hawks Landing development will benefit from the increased variety of residential building and unit types that are proposed to be developed on Lot 53.

Planning staff also believes that the PUD can be approved without the final architectural details for the 19 duplexes. Customarily, specific architectural details and floorplans would be approved for each building receiving specific implementation plan approval. However, the built-to-suit approach has been used to good effect in a handful of other planned unit developments approved within the last 2-3 years, and staff is supportive of a similar approach being used with this PUD. Staff believes that the general design guidelines included in the zoning text are sufficient to ensure that a high-quality planned development will be developed on the subject site.

The Urban Design Commission recommended initial approval of the amended PUD-GDP-SIP on October 7, 2009 (see attached reports).

Staff Recommendations, Conditions of Approval & General Ordinance Requirements
Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 3458 & 3459, rezoning 1802 Maplecrest Drive and 9002 Hawks Reserve Lane from R4 (General Residence District) to PUD-GDP-SIP, with a recommendation of **approval** subject to input at the public hearing, the following Planning Division conditions and the conditions from reviewing agencies:

1. That the applicant receives final approval of the planned unit development from the Urban Design Commission, including approval of the design guidelines for the 19 build-to-suit duplexes, prior to final staff approval and recording.
2. That a note be placed in the final letter of intent and on the plan set that states that the sidewalks adjacent and parallel to Hawks Reserve Lane, Silver Oak Court and Dominus Court (including the connections to the adjacent parcel to the west) will be constructed concurrent with the construction of those private drives. The letter of intent and plans shall also note that north-south pedestrian connection between Hawks Reserve Lane and Dominus Court will be completed no later than the completion of Building 17.
3. That the zoning text be revised per Planning Division approval as follows:
 - 3a. list two-family residences as permitted uses;
 - 3b. under Section L, Design Guidelines, note that each unit will include a front door facing either Silver Oak Court or Dominus Court, and that the combined width of any attached garage doors facing a public or private street will be limited to no more than 50% of the width of the street-facing façade of a duplex building;

The following conditions have been submitted by reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

4. Revise the plan to graphically include the location of facilities and easement of record for the existing public sanitary sewer and public water main (Doc No 4062096).
5. Note: The public walk portion of that same recorded multi-public purpose easement Doc. 4062096 will be released by the City of Madison. The release document to be administered by the Office of Real Estate Services (Dana Warren) per Real Estate Project No 9293.
6. This amended plan identifies the proposed east-west private walk connection meandering through the PUD site from public Maplecrest Dr within private Dominus Court and continuing west of the Dominus Ct cul-de-sac to the clubhouse lands. The City of Madison shall request a recorded private easement document for a privately maintained walkway with provisions for public use.
7. In accordance with 10.34 MGO, the proposed private street name of Silver Oak Court requires an additional private street name be added to avoid duplicate street name intersections with Hawks Reserve Lane. Engineering Mapping has communicated with the applicant and approved the suggested Opus Lane alternative private street name. The street name change shall occur at the north-south sidewalk connection between Buildings 17 and 18. All internal private streets shall be signed in accordance with 10.34(6) MGO.
8. The approved address for Building 17 is 1801 Opus Lane while Building 18 will be 1825 Opus Lane.
9. Revise the plan to correct the designation of units referenced thereto and note the approved address which is 1806 Maplecrest Drive.
10. Existing "Hawks Reserve Condominium Addendum 1" has previously declared Building Nos. 11 and 18 as six-units which are now proposed as ten-units. If this rezoning is approved and recorded, it is suggested the owner/applicant immediately submit all necessary Condominium amendment documents (Plat Addendums, Declarations, etc.) to the Planning Division for review and approval in accordance with MGO 16.24.
11. Any damage to street pavement will require restoration in accordance with the City's Patching Criteria.
12. Stormwater inlets shall be installed prior to Hawks Reserve Lane discharging to Maplecrest Drive.
13. Building 17's underground parking appears to accept runoff from the access road additional detail shall be provided to show how this water will be directed around the entrance or pumping plans shall be submitted to City Engineering by a PE or a Master Plumber and sealed.
14. The applicant shall enter into a City/Developer Agreement for the sanitary sewer and water main improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the construction costs. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the developer's acknowledgement prior to the City Engineering Division signing off on this project.

15. Submit a PDF of all floor plans to Lori Zenchenko, lzenchenko@cityofmadison.com, so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
16. This development is subject to impact fees for the Upper Badger Mill Creek Stormwater Improvement Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall put on the face of the plans:
"Lots/ buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."
17. All work in the public right of way shall be performed by a City-licensed contractor.
18. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
19. The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the Wisconsin Department of Natural Resources is required.
20. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: provide infiltration in accordance with Chapter 37 of the Madison General Ordinances; provide substantial thermal control; provide oil & grease control from the first 1/2" of runoff from parking areas, and; complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of the Madison General Ordinances.
21. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. Email file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.
22. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).

23. The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
24. All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
25. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
26. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering Division signoff.
27. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

Traffic Engineering Division (Contact John Leach, 267-8755)

- | |
|---|
| 28. The applicant shall show the 10-foot wide Public Walk Easement Record Doc. 4062096. |
|---|
29. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2-foot overhang, and a scaled drawing at 1" = 20'.
 30. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan. A "Stop" sign shall be installed at Hawk Landing Circle behind the property line.
 31. The applicant shall show dimensions for the proposed and existing parking stalls' items A, B, C, D, E, F, and degree of angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in MGO Sec. 10.08(6)(b) 2. Signs and planting areas are to be excluded from the rectangular stall areas including the 2 feet of vehicle overhang. The 2 feet of vehicle overhang shall be shown on the plan and dimensioned. In addition, the applicant shall dimension driveway approaches and back up "E" for the proposed duplexes. The applicant will need to modify the 90-degree parking on Dominus Court according to MGO back up.
 32. The driveway from the parking area behind the building to the street right of way for two-way operation shall be a minimum 18 feet in width according to MGO Sec. 10.08(6)(a) 4. The applicant shall dimension all drive aisles.
 33. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Pat Anderson, 266-5978)

34. Put addresses of the buildings and number of units in each building on the site plans. Address information can be obtained from Lori Zenchenko in City Engineering at 266-5952.
35. Lighting is required and shall be in accordance with MGO Section 10.085: Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The maximum light trespass shall be 0.5 footcandle at 10 feet from the adjacent lot line. (See City of Madison Lighting Ordinance).
36. Parking requirements for persons with disabilities must comply with MGO Section 28.11 (3)6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a.) Provide minimum of two accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b.) Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c.) Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
37. Bike parking shall comply with MGO Section 28.11: Provide one bike parking stall for each apartment and one bike stall for each 10 surface parking stalls provided in a safe and convenient locations on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving. Note: A bike-parking stall is 2' by 6' with a 5-foot access area.
38. Off-street parking requirement shall comply with MGO Sections 28.04 (12) and 28.11: Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)
39. Signage approvals are not granted by the Plan Commission. Signage must be approved by the Urban Design Commission or staff. Sign permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to sign installations.

Parks Division (Contact Tom Maglio, 266-4711)

This agency did not submit comments for this request. The applicant should verify with the Parks Division whether additional park impact fees will be due for this project prior to submitting plans for final staff approval and recording.

Fire Department (Contact Scott Strassburg, 261-9843)

- | |
|--|
| 40. The streets appear to measure out at 26 feet; this will require both sides of the road be posted "No Parking Fire Lane" for access to these buildings. |
|--|

41. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street.

Water Utility (Contact Dennis Cawley, 261-9243)

42. The proposed water distribution system shall be revised. The proposed buildings on the west end of Dominus Court are at too high an elevation to be served from the existing water main on Maplecrest Drive. The Water Utility will need to sign off the final plans, but not need a copy of the approved plans.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.