



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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January 29, 2016

Brian Munson
Vandewalle & Associates
120 E. Lakeside Street
Madison, Wisconsin 53715

RE: Approval of a major alteration to an approved conditional use for a residential building complex to allow the undeveloped portion of Hawks Woods Condominiums located at 1101 Feather Edge Drive and 9807-9856 Hawks Nest Drive to be constructed with 21 single-family residences (MREC VH Hawks Woods, LLC). [LNDUSE-2015-00070]

Dear Mr. Munson;

At its January 25, 2016, the Plan Commission found the standards met and **approved** your conditional use alteration for Hawks Woods Condominiums located at 1101 Feather Edge Drive and 9807-9856 Hawks Nest Drive. The conditions of approval in the following sections shall be satisfied prior to issuance of building permits for the project.

Please contact Tim Troester of the City Engineering Division at 267-1995 if you have questions regarding the following four) items:

- 1.) Each building shall have a separate sanitary sewer lateral.
- 2.) This area is subject to the Lower Badger Mill Creek stormwater impact fee area. Fees shall be paid prior to approval of the final plan set.
- 3.) 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.
- 4.) The applicant shall replace all sidewalk and curb and gutter that abuts the property that is damaged by the construction, or any sidewalk and curb and gutter, which the City Engineer determines needs to be replaced because it is not at a desirable grade, regardless of whether the condition existed prior to beginning construction.

Please contact Jeff Quamme of the City Engineering Division—Mapping Section at 266-4097 if you have any questions regarding the following three (3) items:

- 5.) Legal description unit numbers for the existing 27 units have not been reused on the proposed plans for the new single family units. For future reference, any existing unit number shall not be reused in

the amended condominium as those 27 condominium unit parcels will be obsoleted and 21 new condominium unit parcels will be created.

- 6.) This site is subject to Hawks Woods Condominium. The proposed changes to this development will require, at a minimum, an amendment to the condominium declaration and an addendum to the condominium plat. These will be required to be drafted, approved and recorded prior to issuance of building permits in conjunction with this proposal.
- 7.) Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed prior to plans being submitted for permit review. 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.

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following four (4) items:

- 8.) The applicant shall submit one contiguous plan for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
- 9.) The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
- 10.) All parking facility design shall conform to the standards in MGO Section 10.08(6).
- 11.) Note: As of October 2, 2015, Traffic Engineering will no longer be accepting paper plans; to ensure a timely review, all submittals shall include an electronic copy (PDF preferred).

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following item:

- 12.) Provide the following information to the buyer of each individual unit: "The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e)."

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following item:

- 13.) All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21

Please contact Janet Schmidt of the Parks Division at 261-9688 if you have any questions regarding the following three (3) items:

- 14.) Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees before signoff of the conditional use plans. This development is within the Elver Park impact fee district (SI31). Please reference ID# 15121 when contacting Parks Division staff about this project.
- 15.) The following note should be included on the final plans: "Lots/ buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."
- 16.) Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator at 266-4429 if you have any questions regarding the following five (5) items:

- 17.) Provide a calculation for lot coverage with the final plan submittal. The maximum lot coverage for the SR-V2 district is 60%.
- 18.) Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
- 19.) Exterior lighting provided shall be in accordance with MGO Section 10.085. Provide an exterior lighting plan and fixture cut sheets, with the final plan submittal.
- 20.) Note that the attached garages shall comply with the attached garage setback requirements per Section 28.031(3).
- 21.) Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

Please contact my office at 261-9632 if you have any questions about the following item:

- 22.) Revise the plans for final Planning Division approval prior to the issuance of permits for the first building in the amended residential building complex as follows:
 - a.) Provide a lot coverage calculation for the overall residential building complex that includes the entire 9.62-acre property;
 - b.) The final plans shall show compliance with the attached garage provisions in Section 28.031(3) of the Zoning Code;

- c.) Dimension the minimum side yards on the northern and southern property lines and the rear yard on the eastern property line adjacent to Sugar Maple Lane in conformance with the SR-V2 zoning district;
- d.) Provide a plan showing conformance with the required minimum usable open space of 500 square feet per dwelling unit for all 54 units on the site per the SR-V2 zoning district;
- e.) Provide a detailed site plan that includes the building type (two-unit, three-unit) and addresses of each of the existing buildings;
- f.) Provide typical side and rear elevations for the 3 exterior variations proposed.

The applicant is also required to satisfy the Urban Design Commission conditions of approval prior to the final staff approval of the project and the issuance of permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining permits for your project:

1. After the plans have been revised per the above conditions, please file **ten (10) sets** of complete, fully dimensioned, and to-scale plans, the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by Zoning staff to the City department staff listed above for their final approval.
2. This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval. [Signature box on last page]
3. Approval of the plans for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.
4. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may issue permits for minor alterations. No alteration of a conditional use shall be permitted unless approved by the Plan Commission provided, however, the Zoning Administrator following consideration by the alderperson of the district, may approve minor alterations or additions which are approved by the Director of Planning and Community and Economic Development and are compatible with the concept approved by the Plan Commission and the conditional use standards. This approval shall become null and void one (1) year after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within 6 months of the issuance of said building permit. Where the plans have not been altered from the Plan Commission's approval, and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to 24 months from the expiration date. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use permit.

LNDUSE-2015-00070
1101 Feather Edge Dr.
9807-9856 Hawks Nest Cr.
January 29, 2016
Page 5

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

- cc: Tim Troester, City Engineering Division
Jeff Quamme, City Engineering Division – Mapping Section
Eric Halvorson, Traffic Engineering Division
Jenny Kirchgatter, Assistant Zoning Administrator
Dennis Cawley, Madison Water Utility
Janet Schmidt, Parks Division
Bill Sullivan, Madison Fire Department

I hereby acknowledge that I understand and will comply with the above conditions of approval for this project.

<i>Signature of Applicant</i>

<i>Signature of Property Owner (If Not Applicant)</i>

Accela ID: LNDUSE-2015-00070			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: