



# VANDEWALLE & ASSOCIATES INC.

January 17, 2018

Heather Stouder  
Department of Planning & Development  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53710-2985

RE: 10202 & 10304 Valley View road  
South Addition to Birchwood Point Neighborhood

Dear Heather,

The following document and illustrative graphics outlines the proposed plat for the South Addition to Birchwood Point Neighborhood (Bridlewood Property). Veridian Homes formally requests to rezone the property from AG to TR-P in parallel with a separate preliminary plat submittal. This rezoning will facilitate the extension of the Birchwood Point Neighborhood, offering additional housing options in the growing Pioneer Neighborhood

This project is consistent with the City's goals of creating a new diverse and walkable neighborhood as part of the growth of the City. Reflecting the City's adopted Pioneer Neighborhood, this project integrates numerous housing choices and unique open spaces served by a strong network of interconnected sidewalks, streets, and bicycle routes. Built on the framework of the adopted Bridlewood plat, this replat seeks to expand the housing types and refine the street network per prior City Staff comments.

We look forward to working with the City on the review and implementation of this neighborhood.

Sincerely,

Brian Munson  
Principal

APPLICANT:

VH Acquisitions, LLC.  
6801 South Town drive  
Madison, WI 53713  
Phone: 608.226.3100  
Fax: 608.226.0600  
Jeff Rosenberg  
[jrosenberg@veridianhomes.com](mailto:jrosenberg@veridianhomes.com)

PROPERTY OWNERS:

Y-Not 1 LLC.  
2702 North High Point Road  
Madison, WI 53717

DESIGN TEAM:

Engineering:  
D'Onofrio Kottke  
7530 Westward Way  
Madison, WI 53717  
Phone: 608.833.7530  
Fax: 608.833.10896  
Dan Day  
[dday@donofrio.cc](mailto:dday@donofrio.cc)

Planning:  
Vandewalle & Associates  
120 East Lakeside Street  
Madison, Wisconsin 53715  
Phone: 608.255.3988  
Fax: 608.255.0814  
Brian Munson  
[bmunson@vandewalle.com](mailto:bmunson@vandewalle.com)

**Existing Conditions:**

Existing Zoning:	A	
Proposed Zoning:	TR-P	
Address:	10202 Valley View Road 10304 Valley View Road	
PIN:	0708-294-0101-0 0708-294-0102-8	
Aldermanic District:	District 9 Alder Skidmore	
Neighborhood Association:	None	
Neighborhood Plan:	Pioneer Neighborhood	
Plan Designations: (see Exhibit B)	Low Density Residential Low-Medium Density Residential Public Park Drainage	
Notifications:	Alder Skidmore DAT Presentation	November 30, 2017 December 7, 2017



Legal Description:	See Exhibit A
Lot Area:	66.3 acres
Proposed Use:	130 Single Family Homes 90 Twin Home units 5.8 acres Parks & Open Space Stormwater Management
Private Open Space:	OL 18 within the project will be owned and maintained as private open space but available for use by the general public. The Home Owners Association (HOA) will be responsible for maintaining these spaces and are precluded from restricting access.

## Proposed Land Use

### Single Family Homes

The single-family home portion of the neighborhood offers a range of housing configurations and price points and has been designed in balance with the lot types available in the original Birchwood Point and adjoining 1000 Oaks neighborhoods.

### Twin Homes

The neighborhood design incorporates alley and conventional twin home housing, offering additional diversity of housing options in the City. These homes will be setup in a new association format that will function like a condominium association with amenities such as yard maintenance, home oversight when out of town, dog walking, and other services; while avoiding the legal and financial ties common with condominiums. These homes will be part of the overall homeowner's association and subject to the neighborhood CCR's and architectural review to guide on-going maintenance, service, and architectural requirements.



## Demolition Request

Veridian is seeking a demolition request for the existing home and outbuilding due to the financial infeasibility of renovating the home from the current condition to modern standards. This home was custom built to the previous home owner's preference and would require significant upgrades to meet current market demand.









## TR-P Requirements:

- Four residential housing types (Single Family Street Accessed, Single Family Alley Accessed, Twin Home Street Access, Twin Home Alley Accessed).
- Two-family housing comprise 40% of the units within the TR-P district.
- All units within 1/4 acre of parks & open spaces
- Project will consist of multiple phases beginning from the existing Birchwood Point project, proceeding south.

## TR-P Site Design Standards

### *Open Space*

The neighborhood is served by a central park and open space corridor. This corridor offers opportunities for neighborhood play areas and extends an existing regional east/west off-road bike path connection.

Additional pocket parks are also integrated into the design to offer residents easy walking access to a variety of park spaces and open space areas.

### *Street Layout*

The neighborhood is served by a strong grid of neighborhood scaled streets, sidewalks, and off-street connections, including the extension of all adjoining street connections.

### *Setbacks*

Building setbacks within the neighborhood will be per the TR-P Zoning District standards except where specifically modified with additional building setbacks, as noted on the adopted plat.

### *Building Design*

Building design within the neighborhood will go through a review process with a neighborhood Architectural Review Committee (ARC). The ARC is tasked with guiding the creation of diverse architectural approaches throughout the neighborhood. Review criteria include site plan/landscape plan configurations, building massing & composition, building orientation and interaction with adjoining streets & uses, and application of appropriate durable materials.

## **DIMENSIONAL STANDARDS**

Building placement will meet the dimensional standards as described in the TR-P Zoning District for the Single-family detached and Two-family-Twin standards.

## **ARCHITECTURAL STYLE**

Architecture within the neighborhood will be developed with a variety of American vernacular architectural styles.

## **MASSING**

### *Rhythms*

In architectural composition, rhythm refers to the regular use of recurrence of building elements. These elements consist of features such as, but not limited to, window locations, columns and piers. Rhythm solidifies the building design and ensures that the overall composition of building elements is balanced.

- Bays, porches and stoops are encouraged to enhance the human scale of the streetscape.





- Multi-family buildings are encouraged to have first floor individual unit entrances.

#### *Roofline Articulation*

The roof form establishes the character of a home and terminates the building. Bays and gables are encouraged to break-up the massing of the home into smaller or intimate components. Selection of an appropriate roof form will vary depending on the architectural style.

- Hipped and gabled roofs with a symmetrical pitch shall run between 5:12 and 12:12, as appropriate to architectural style.
- Shed roofs pitched between 5:12 and 7:12 shall be attached to an adjacent building wall and shall not be utilized freestanding buildings. Shed dormers shall have a 3:12 pitch and be utilized only on appropriate styles.
- Hipped and shed porch roofs shall have a pitch between 3:12 and 6:12.
- Roof overhangs may vary from a minimum of 6" to a maximum of 30".

#### **HEIGHT**

- No single family or twin home residence shall exceed three-stories in height or 35'.
- Multifamily buildings shall not exceed four stories in height or 52' in height (see Multi-Family and Mixed-Use Guidelines for more specific requirements)
- Exposed basements shall not constitute a story.

#### **APPROPRIATE WALL MATERIALS**

All materials shall be properly utilized based on the precedents of the architectural style of the building.

#### **WALL SIDING/SURFACING**

- *Brick*
- *Clapboard Siding*
- *Cement Board Siding / Composition Siding / Vinyl Siding*
- *Half-Timbering*
- *Cast Stone*
- *Stone*
- *Stucco and Exterior Insulated Finish System (EIFS)*
- *Wood, Composition, vinyl or Cement Shingle Siding*

#### **DECKS**

Decks shall be located only in rear or side yards. Portions of decks visible from the street or projecting in such a manner that it is visible from the front yard, shall be screened with appropriate fencing or landscaping.

#### **PORCHES AND STOOPS**

- Usable front porches are encouraged as both visual and functional design elements. Minimum dimensions for a usable porch are 6'0" deep and 6'0" wide exclusive of access to front entry.



**Exhibits:**

- Exhibit A: Legal Description
- Exhibit B: Alder & Neighborhood Notification
- Exhibit C: Demolition Permit Notification
- Exhibit D: Location Map
- Exhibit E: Pioneer Neighborhood Plan
- Exhibit F: Existing Conditions
- Exhibit G: Proposed Neighborhood Illustrative Plan
- Exhibit H: Complied Neighborhood Plan
- Exhibit I: TR-P Master Plan
- Exhibit J: Conceptual Phasing Map



## Exhibit A: Legal Descriptions

### LANDS TO BE ZONED TR-P

#### LEGAL DESCRIPTION

Lots 1 and 2, Certified Survey Map No. 6411, recorded in Volume 31 of Certified Survey Maps on pages 130-132 as Document Number 2263876, Dane County Registry, located in the NW1/4 of the SW1/4 of Section 28 and in the NE1/4 and the SE1/4 of the SE1/4 of Section 29, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit:

Commencing at the Southeast corner of said Section 29; thence S89°35'53"W, 411.96 feet along the South line of said SE1/4 to the Southeast corner of said Lot 2, Certified Survey Map No. 6411 also being the point of beginning; thence continuing S89°35'53"W, 906.59 feet along said South line; thence N00°46'06"E, 2652.93 feet along the West line and the southerly extension of said Lot 1, Certified Survey Map No. 6411 to the Southwest corner of Birchwood Point; thence N89°47'46"E, 1326.43 feet along the South line of Birchwood Point and the north line of said Lot 1, Certified Survey Map No.6411 to the East 1/4 corner of said Section 29; thence N89°56'47"E, 486.13 feet along the South line of Lot 10, Silicon Prairie Business Park and the said north line of Lot 1, Certified Survey Map No. 6411 to the Northwest corner of Lot 1, 1000 Oaks; thence S00°55'38"W, 492.53 feet along the west line of said Lot 1, 1000 Oaks and the east line of said Lot 1, Certified Survey Map No. 6411; thence S89°51'24"W, 849.65 feet along a southerly line of said Lot 1, Certified Survey Map No. 6411; thence S00°54'59"W, 732.18 feet along the easterly side of said Lot 1 to a point of curve; thence continuing Southerly along the said easterly side of Lot 1, Certified Survey Map No. 6411 and a curve to the left which has a radius of 340.00 feet and a chord which bears S17°26'11"W, 196.79 feet; thence S00°36'52"W, 1237.15 feet along the East line and the southerly extension of said Lot 2, Certified Survey Map No. 6411 to the point of beginning. Containing 2,889,727 square feet (66.339 acres).



**From:** [Brian Munson](#)  
**To:** ["Paul Skidmore"](#)  
**Cc:** ["Tim Parks"](#); ["Dan Day \(dday@donofrio.cc\)"](#); [Todd Wozniak \(twozniak@veridianhomes.com\)](#); [Angie Christensen](#); [Brian Munson](#)  
**Subject:** South Addition to Birchwood Point (Formerly Bridlewood Plat) Pending Submittal Notification  
**Date:** Thursday, November 30, 2017 8:37:12 AM  
**Attachments:** [South Addition to Birchwood Point - Draft Concept Plan \(11.30.17\).pdf](#)

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Alder Skidmore,

Veridian Homes is working on a revised plat and rezoning submittal for the former Bridlewood Plat along Valley View Road. We anticipate submitting the revised plans on January 17, 2018, which would translate into a March 19, 2018 Plan Commission and April 10, 2018 Common Council meeting. This property does not fall within the boundary of a neighborhood association.

Attached is a copy of the current concept plan. We will forward revised plans to you as soon as they are refined.

Please feel free to contact me if you have any questions.

Brian Munson

VANDEWALLE & ASSOCIATES  
120 East Lakeside Street  
Madison, WI 53715  
608.255.3988

## Brian Munson

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**From:** noreply@cityofmadison.com  
**Sent:** Thursday, December 14, 2017 1:00 PM  
**To:** Brian Munson  
**Subject:** City of Madison Demolition Notification Approved

Dear applicant,

Please be advised that your demolition permit notification message was sent to all interested parties registered with the City of Madison on December 14, 2017 at 12:59 PM. Your demolition permit application can be filed with the Zoning Office, 126 S. Hamilton St, on the next business day following 30 days of the posting of this notification message. Please consult the annual Plan Commission schedule for application deadline days and the corresponding Plan Commission hearing dates. For more information on filing your Plan Commission application for a demolition permit, please contact the City of Madison Planning Division at (608) 266-4635.