

# PLANNING DIVISION STAFF REPORT

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JANUARY 13, 2016 URBAN DESIGN COMMISSION

JANUARY 25, 2016 PLAN COMMISSION



**Project Address:** 1101 Feather Edge Drive and 9807-9856 Hawks Nest Drive  
**Application Type:** Conditional Use Alteration  
**Legistar File ID #** [37379](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted.

## Summary

**Applicant & Property Owner:** Jeff Rosenberg, MREC VH Hawks Woods, LLC/ Veridian Homes; 6801 South Towne Drive; Madison.

**Agent:** Brian Munson, Vandewalle & Associates; 120 E. Lakeside Street; Madison.

**Requested Action:** 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.

**Proposal Summary:** The applicant wishes to revise the plans for the Hawks Woods Condominiums residential building complex to change the unit mix for the unconstructed section of the project from a series of two-family and three-family residences to call for construction of 21 single-family residences (an earlier version of this request proposed 22 single-family units). The proposed alteration will reduce the density of the project from 60 units to 54. Construction of the condominium development is ongoing, with completion of the development expected by 2020.

**Applicable Regulations & Standards:** Table 28C-1 in Section 28.032(1) of the Zoning Code identifies residential building complexes as a conditional use in the SR-V2 (Suburban Residential–Varied 2) zoning district subject to supplemental regulations in Section 28.151. Section 28.183 provides the process and standards for the approval of conditional use permits. Review by the Urban Design Commission is required per Section 33.24(4)(c) of the Urban Design Commission ordinance.

**Review Required By:** Urban Design Commission and Plan Commission.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the standards met and **approve** a major alteration to the approved conditional use residential building complex for Hawks Woods Condominiums at 1101 Feather Edge Drive and 9807-9856 Hawks Nest Drive following a recommendation by the Urban Design Commission and subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

## Background Information

**Parcel Location:** The subject site is an approximately 9.62 acre parcel located on the west side of Sugar Maple Lane approximately midway between Valley View Road on the north and Hill Creek Drive; Aldermanic District 1 (Harrington-McKinney); Madison Metropolitan School District.

**Existing Conditions and Land Use:** The site is currently developed with 33 dwelling units located in 12 two-family residences and 3 three-family residences, zoned SR-V2 (Suburban Residential–Varied 2 District).

**Surrounding Land Use and Zoning:**

North: Single-family residence and undeveloped lands in the Town of Middleton;

South: Single-family residences in the Hawks Woods subdivision, zoned SR-C2 (Suburban Residential–Consistent 2 District);

East: Single-family residence and undeveloped lands across Sugar Maple Lane in the Town of Middleton;

West: Single-family residences in the Hawks Woods subdivision, zoned SR-C2, and City-owned stormwater management outlot, zoned CN (Conservancy District).

**Adopted Land Use Plans:** The Midtown Neighborhood Development Plan recommends that the subject site be developed with low- to medium-density residential uses as generally approved as part of the zoning and platting of the Hawks Woods subdivision.

**Zoning Summary:** The property is zoned SR-V2 (Suburban Residential–Varied 2 District):

Requirements	Required	Proposed
Lot Area	198,000 square feet	418,990 square feet, existing
Lot Width	50'	379', existing
Usable Open Space	500 sq. ft. per dwelling unit (27,000)	(See proposed conditions)
Front Yard	25' (on Feather Edge Drive)	Adequate
Side Yards	One-story: 5'   Two-story: 6'	(See proposed conditions)
Rear Yard	Lesser of 25% of lot depth or 30'	(Dimension from Sugar Maple Lane)
Maximum Building Height	2 stories and 35'	Will comply
No. of Parking Stalls	1 per dwelling unit	Adequate
No. of Accessible Parking Stalls	N/A for residential	---
Maximum Lot Coverage	60%	(See proposed conditions)
Building Form	Single- family detached & two-unit twin, single-family attached	(See proposed conditions)
<b>Other Critical Zoning Items</b>		
Yes:	Urban Design, Utility Easements, Barrier Free	
No:	Wellhead Protection, Floodplain, Landmarks, Waterfront Development, Adjacent to Parkland	
<i>Prepared by: Tim Parks, Planning Division and Jenny Kirchgatter, Assistant Zoning Administrator</i>		

**Environmental Corridor Status:** The property is not located within a mapped environmental corridor (Map A10).

**Public Utilities and Services:** The site is served by a full range of urban services with the exception of Metro Transit, which currently does not provide service west of Junction Road and south of Watts Road.

## Project Description

The applicant is requesting approval of a major alteration to an approved conditional use for a residential building complex located at 1101 Feather Edge Drive and 9807-9856 Hawks Nest Drive on Lot 11 of the Hawks Woods subdivision. The proposed alteration calls for 21 single-family residences to be constructed on the unconstructed eastern half of the approximately 9.62-acre Hawks Woods Condominium development.

The existing conditional use for the subject site was approved by the Plan Commission in early 2003 as a planned residential development in the former R4 (General Residence District) [1966 Zoning Code]. The approved plan called for a total of 60 dwelling units to be constructed in 15 two-family residences and 10 three-family residences. Access to the condominium development is provided by private Hawks Nest Drive, which extends into the site from public Feather Edge Drive, with maintenance of the private roads provided by the condominium association. To date, 33 units comprised of 12 two-family residences (24 units) and 3 three-family residences (9) have been constructed primarily on the western portion of the site closest to Feather Edge Drive. A private terraced and landscaped open space located along the north side of Hawks Nest Drive has also been constructed.

The applicant is requesting the proposed change in unit types and corresponding reduction in overall density from 60 units to 54 units due to changing market demand. The proposed alteration maintains the general placement of buildings on the inside and outside of the looped Hawks Nest Drive. The proposed alteration was submitted with 3 variations of front façade designs, which can be further varied by the use of different stone and brick applications and horizontal siding. Each of the 21 proposed units will be served by individual driveways from Hawks Nest Drive leading to front-loaded two-car garages.

## Analysis & Conclusion

This application is subject to the conditional use standards of Section 28.183(6). A residential building complex is defined as “a group of two or more residential buildings on a single parcel or tract of land, developed under single ownership and common management.” The supplemental regulations for a residential building complex (as applicable in the SR-V2 zoning district) are:

- (a) Recreational areas may be required to serve the needs of the anticipated population.
- (b) Setback requirements may be reduced as part of the conditional use approval, provided that equivalent open space areas are provided.
- (c) Minimum distances between buildings shall equal the combination of the required side yards for each building, unless reduced by the Plan Commission as part of the conditional use approval.
- (d) An appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (g) Shall be reviewed by the UDC pursuant to Sec. 33.24(4)(c), MGO.
- (h) All Residential Building Complexes shall be submitted with a plan for building placement, circulation, access and parking, and information on the architectural design of the development.
- (i) Each building in a Residential Building Complex shall provide the lot area and usable open space required for the building type by the zoning district.

The Planning Division believes that the conditional use standards and supplemental regulations for residential building complex can be met for the amended condominium development, though the applicant will be required to ensure that the lot coverage maximum, usable open space, and side and rear yards in the SR-V2 zoning district are met prior to final approval of the revised plans and issuance of building permits. The proposed 5.6-unit per acre density of the revised project is commensurate with the low-density residential land use recommendation for the site contained in the Midtown Neighborhood Development Plan of up to 8 units per acre. The revised condominium development will enhance the housing choice available in this portion of the Midtown planning area, which includes a range of fee-simple single-family housing options at various price points, two- and three-family condominiums in the subject development, and new apartments being developed further to the north on Sugar Maple Lane south of Valley View Road.

## Recommendation

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

The Planning Division recommends that the Plan Commission find the standards met and **approve** a major alteration to the approved conditional use residential building complex for Hawks Woods Condominiums at 1101 Feather Edge Drive and 9807-9856 Hawks Nest Drive following a recommendation by the Urban Design Commission and subject to input at the public hearing and the following conditions:

### **Recommended Conditions of Approval** Major/Non-Standard Conditions are Shaded

1. 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 following conditions of approval have been submitted by reviewing agencies:**

### City Engineering Division (Contact Tim Troester, 267-1995)

2. Each building shall have a separate sanitary sewer lateral.
3. 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.

4. 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.
5. 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.

**City Engineering Division – Mapping Section** (Contact Jeff Quamme, 266-4097)

6. 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.
7. 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.
8. 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.

**Traffic Engineering Division** (Contact Eric Halvorson, 266-6527)

9. 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.
10. 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.
11. All parking facility design shall conform to the standards in MGO Section 10.08(6).
12. 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).

**Zoning Administrator** (Contact Matt Tucker, 266-4569)

This agency did not provide comments for this request.

**Fire Department** (Contact Bill Sullivan, 261-9658)

13. 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)."

**Water Utility** (Contact Dennis Cawley, 261-9243)

14. 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

**Parks Division/ City Forestry** (Contact Janet Schmidt, 261-9688)

15. 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.

16. 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."

17. 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.

**Metro Transit** (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.