



City of Madison

Proposed Conditional Use

Location
1101 Feather Edge Drive &
9807-56 Hawks Nest Drive

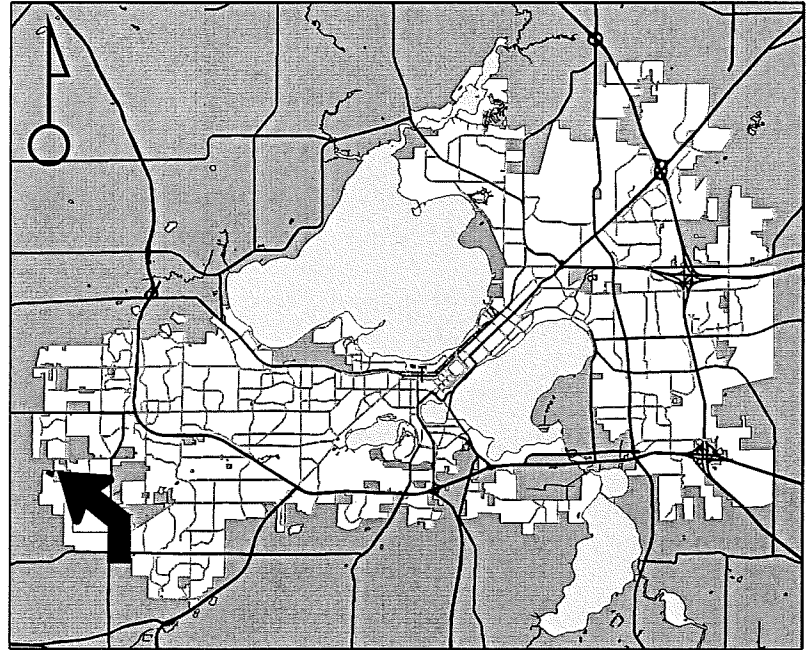
Project Name
Hawks Woods Condominium

Applicant
Jeff Rosenberg - MREC VH Hawks Woods LLC/
Brian Munson - Vandewalle & Associates

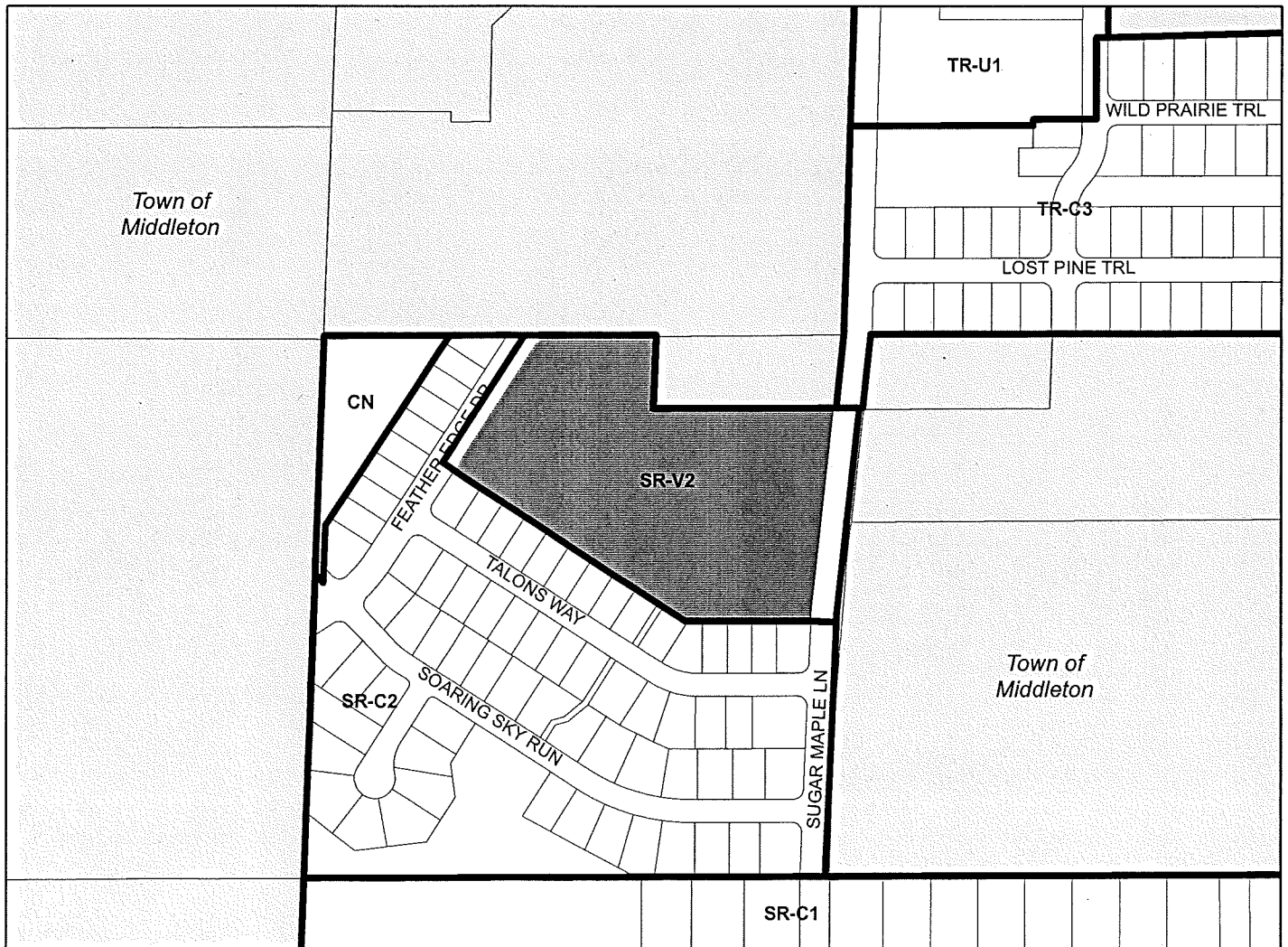
Existing Use
Undeveloped portion of Hawks Woods
Condominium

Proposed Use
Construct undeveloped portion of Hawks
Woods Condominiums with 21 single-
family residences (revised plans)

Public Hearing Date
Plan Commission
25 January 2016

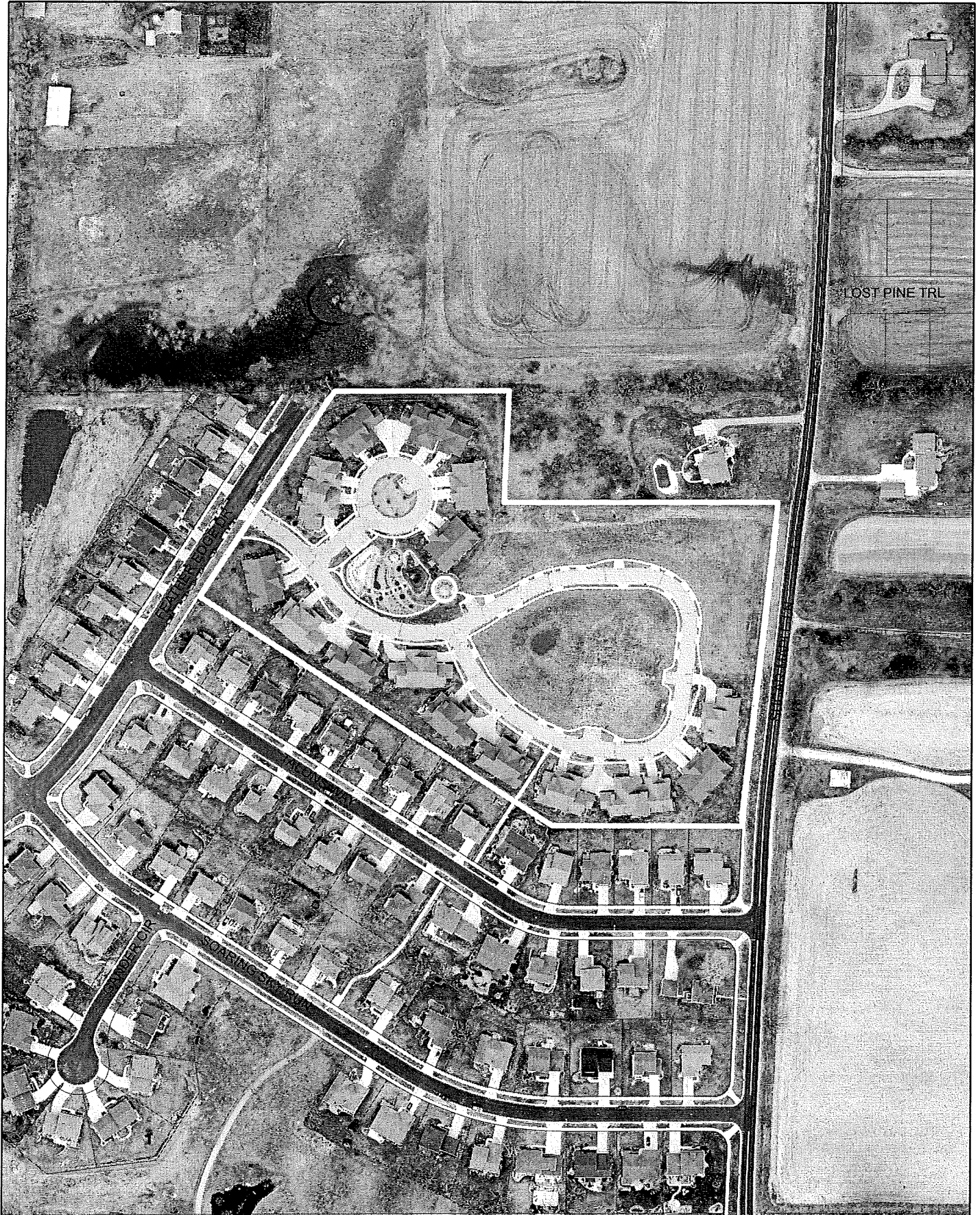


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 15 January 2016





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- x All Land Use Applications should be filed with the Zoning Administrator at the above address.
- x The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- x This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Am. Paid <u>1650</u>	Receipt No. <u>001248-</u>
Date Received <u>2/18/15</u>	<u>0003</u>
Received By <u>JUC</u>	
Parcel No.	
Aldermanic District <u>1-Lisa Subeck</u>	
Zoning District <u>SR-V2</u>	
Special Requirements <u>CW</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 9807 Hawks Nest Drive
Project Title (if any): Hawk's Woods Condominium

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Jeff Rosenberg Company: MREC VH Hawks Woods LLC
 Street Address: 6801 South Towne Drive City/State: Madison, WI Zip: 53713
 Telephone: (608) 226-3100 Fax: (608) 226-0600 Email: jrosenberg@veridianhomes.com

Project Contact Person: Brian Munson Company: Vandewalle & Associates
 Street Address: 120 East Lakeside Street City/State: Madison, WI Zip: 53715
 Telephone: (608) 255-3988 Fax: (608) 255-0814 Email: bmunson@vandewalle.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Completion of the Hawks Woods Condominium project and incorporation of single family units

Development Schedule: Commencement 2015 Completion 2020

5. Required Submittal Information

All Land Use applications are required to include the following:

■ Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

■ Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

■ Filing Fee: Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.

■ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

■ **Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alder Subeck, Hawk's Woods Condominium Association, Hawk's Landing Neighborhood Association **12.30.14**

Æ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

■ **Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: DAT Date: 1.8.15 Zoning Staff: DAT Date: 1.8.15

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant MARC VA HANKS WOODS LLC Relationship to Property: Authorized Signatory

Authorizing Signature of Property Owner [Signature] Date 2/4/2015



VANDEWALLE & ASSOCIATES INC.

November 23, 2015

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

RE: Hawks Woods Condominium
Conditional Use Application

Dear Katherine,

The following document and illustrative graphics outline the request for Conditional Use: Residential Building Complex approval for the construction of the remaining un-built sections of the Hawks Woods Condominium project. Initially submitted on February 18, 2015, this revised packet reflects additional discussions with the Condominium Association. This request shifts the original Planned Residential Development consisting of 60 total units in two and three unit buildings to 54 total units (33 units exist) with the remaining 21 units being built as single family units.

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

Sincerely,

Brian Munson
Principal

APPLICANT:

MREC VH Hawks Woods, LLC.
6801 South Town drive
Madison, WI 53713
Phone: 608.226.3100
Fax: 608.226.0600
Jeff Rosenberg
jrosenberg@veridianhomes.com

DESIGN TEAM:

Engineering:
D'Onofrio Kottke
7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Fax: 608.833.1089
Dan Day
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

Existing Conditions:

Existing Zoning: SR-V2:
60 units in two & three unit buildings

Addresses/PIN: 9807 Hawks Nest Drive 0708-332-0517-7

Aldermanic District: District 1

Neighborhood Association: Not Applicable
(Hawks Woods Condominium Association)

Neighborhood Plan: Mid-Town Neighborhood
Low Density Residential

Notifications: Alder Subeck December 30, 2014
Hawks Woods Condominium Association
Hawks Landing Neighborhood Association (Adjacent)
December 30, 2014
September 30, 2015
DAT Presentation January 8, 2015

Legal Description: See Attached

Lot Area: 9.6 acres

Filing Fee: A check in the amount of \$1,850 made out to City of Madison
Treasurer is enclosed for the Filing and Notification Fees.

Proposed Use:

Proposed Zoning:	SR-V2: Conditional Use (Residential Building Complex) 54 units in single family, two, & three unit buildings (33 existing units)	
Proposed Use:	Existing Two Unit Homes:	12 buildings (24 units)
	Existing Three Unit Homes:	3 buildings (9 units)
	Proposed Single Family:	21 homes
Proposed Yards:		
Front Yard:	As shown on approved site plan	
Side Yard:	As shown on approved site plan	
Min. Building Separation:	10'	
Rear Yard:	As shown on approved site plan	
Open Space:	As shown on approved site plan	

Conditional Use Standards

- 1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*

The proposed changes will allow the completion of the un-built project and will be in keeping with the existing and surrounding development.
- 2. The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.*

The site is currently served by municipal services and the overall unit count will be slightly reduced.
- 3. The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*

The proposed uses are complimentary to the existing phases of the condominium and the surrounding neighborhood.
- 4. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

The proposed conditional use will allow the completion of the condominium and will not impede any adjoining properties from developing.
- 5. Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.*

This parcel was designed to accommodate more development than proposed and the completion of the site will not impact any of the site improvements.
- 6. Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*

Adequate measures are already established to minimize traffic congestion from the site.

7. *The conditional use conforms to all applicable regulations of the district in which it is located.*
The proposed use is consistent with the SR-V2 district.

8. *When applying the above standards to an application by a community living arrangement, the Plan Commission shall: a. Bear in mind the City general intent to accommodate community living arrangements. b. Exercise care to avoid an over-concentration of community living arrangements, which could create an institutional setting and seriously strain the existing social structure of a community. Considerations relevant for this determination are the distance between the proposed facility and other such facilities, the capacity of the proposed facility and the by which the facility will increase the population of the community, the total capacity of all community living arrangements in the community, the impact on the community of other community living arrangements, the success or failure of integration into communities of other such facilities operated by the individual or group seeking approval, and the ability of the community to meet the special needs, if any, of the applicant facility.*

Not Applicable

9. *When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission: a. Shall bear in mind the statement of purpose for the zoning district, and b. May require the applicant to submit plans to the Urban Design Commission for comment and recommendation.*

The proposed uses are consistent with the statement of purpose for the SR-V2 district and the surrounding development character.

10. *When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use.*

All units will include two car garages and additional off-street stalls are included on the proposed site plan to serve visitors to the existing and proposed units.

11. *When applying the above standards to telecommunication facilities, the Plan Commission shall consider the review of the application by a professional engineer required by Sec. 28.143. 12. When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.*

Not applicable.

13. *When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development.*

Not applicable.

14. *When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present: a. The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces. b. The excess height allows for a demonstrated higher quality building than could be*

achieved without the additional stories. c. The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them. For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.

Not applicable.

15. When applying the above standards to an application to redevelop a site that was occupied on January 1, 2013 by a building taller than the maximum building height allowed by Section 28.071(2)(a) Downtown Height Map, as provided by Section 28.071(2)(a)1., no application for excess height shall be granted by the Plan Commission unless it finds that all the following additional conditions are also present: a. The new building is entirely located on the same parcel as the building being replaced. b. The new building is not taller in stories or in feet than the building being replaced. c. The new building is not larger in total volume than the building being replaced. d. The new building is consistent with the design standards in Section 28.071(3) and meets all of the dimensional standards of the zoning district other than height. e. The Urban Design Commission shall review the proposed development and make a recommendation to the Plan Commission.

Not applicable.

LEGAL DESCRIPTION

Lot 11, Hawks Woods, recorded in Volume 57-195A of Plats on Pages 825-826, Dane County Registry, located in the SW1/4 of the NW1/4 of Section 33, T7N, R8E, City of Madison, Dane County, Wisconsin.



Anchor Property Management
6525 Grand Teton Plaza
Madison, WI 53719

Phone: 1.608.826.1000 M-F 8a - 4:30p

Monday, November 16th, 2015

TO:

Veridian Homes
6801 South Towne Dr.
Madison, WI 53713

On October 27th at 6:00 PM, Hawks Woods Condominium Association held a special meeting. The subject of the meeting was to approve the proposed Condominium Plat Amendment presented by Veridian Homes.

The following unit owners were in attendance: 9802, 9804, 9806, 9808, 9812, 9814, 9816, 9820, 9822, 9824, 9826, 9901, 9903, 9905, 9907, 9909, 9911, 9913, 9915, 2, 6, 9, 10, 11, 12, 15, 16, 17

Units by Proxy: 9818, 14

The Association approved Veridian Homes to proceed with submitting the proposed Condominium Plat Amendment to City of Madison. The vote was 27 to 2.

Veridian Homes is now authorized by the Hawks Woods Condominium Owners Association to move forward with this project as shown.

Sincerely,

Kallie Lane

Condominium Manager

Site Photos:









Context Map | Hawks Landing

Madison, Wisconsin





DONOFRI ROTKE AND ASSOCIATES, INC.
 7530 Woodward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

BUILDING ELEVATION PLAN
HAWK'S WOODS CONDOMINIUM
 CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE: 1" = 30'
 (PAGE SIZE: 22x34)
 DATE: 11-20-15
 REVISED:

DRAWN BY: KJP
 FN: 14-05-157
 Sheet Number:

Hawks Woods Color Combinations

Elevation A

Main Siding: Pebblestone Clay
Shake Siding: Desert Sand
Soffit/Facia: Desert Sand
Corners/Window Wrap: Desert Sand
Window Color: Tan
Shingles: Teak
Shutter/Front Door Color: Red
Stone: Ohio Tan Limestone

Elevation B

Main Siding: Desert Sand
Shake Siding: Pebblestone Clay
Soffit/Facia: Pebblestone Clay
Corners/Window Wrap: Pebblestone Clay
Window Color: Tan
Shingles: Driftwood
Shutter/Front Door Color: Spruce Green
Brick: Santa Fe Tuscan

Elevation C

Main Siding: Desert Sand
Shake Siding: Pebblestone Clay
Soffit/Facia: Pebblestone Clay
Corners/Window Wrap: Pebblestone Clay
Window Color: Tan
Shingles: Driftwood
Shutter/Front Door Color: Spruce Green
Brick: Ohio Tan Limestone