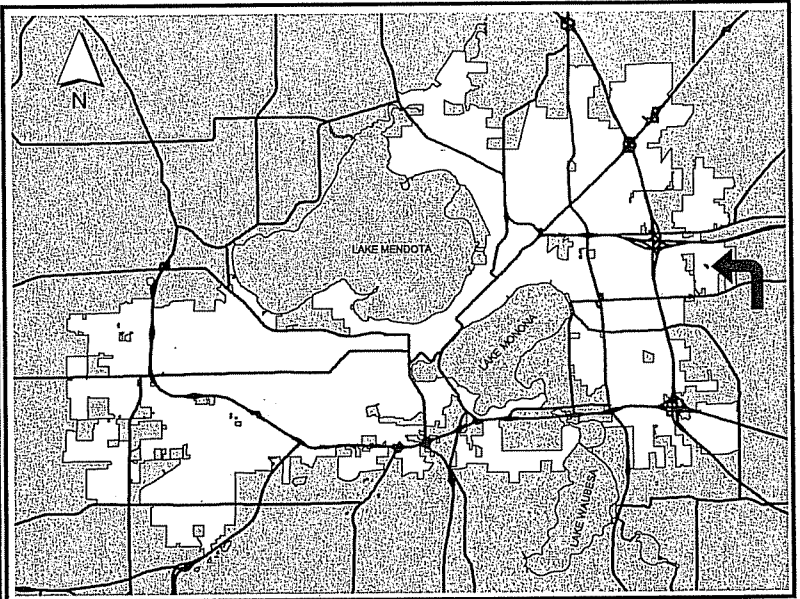


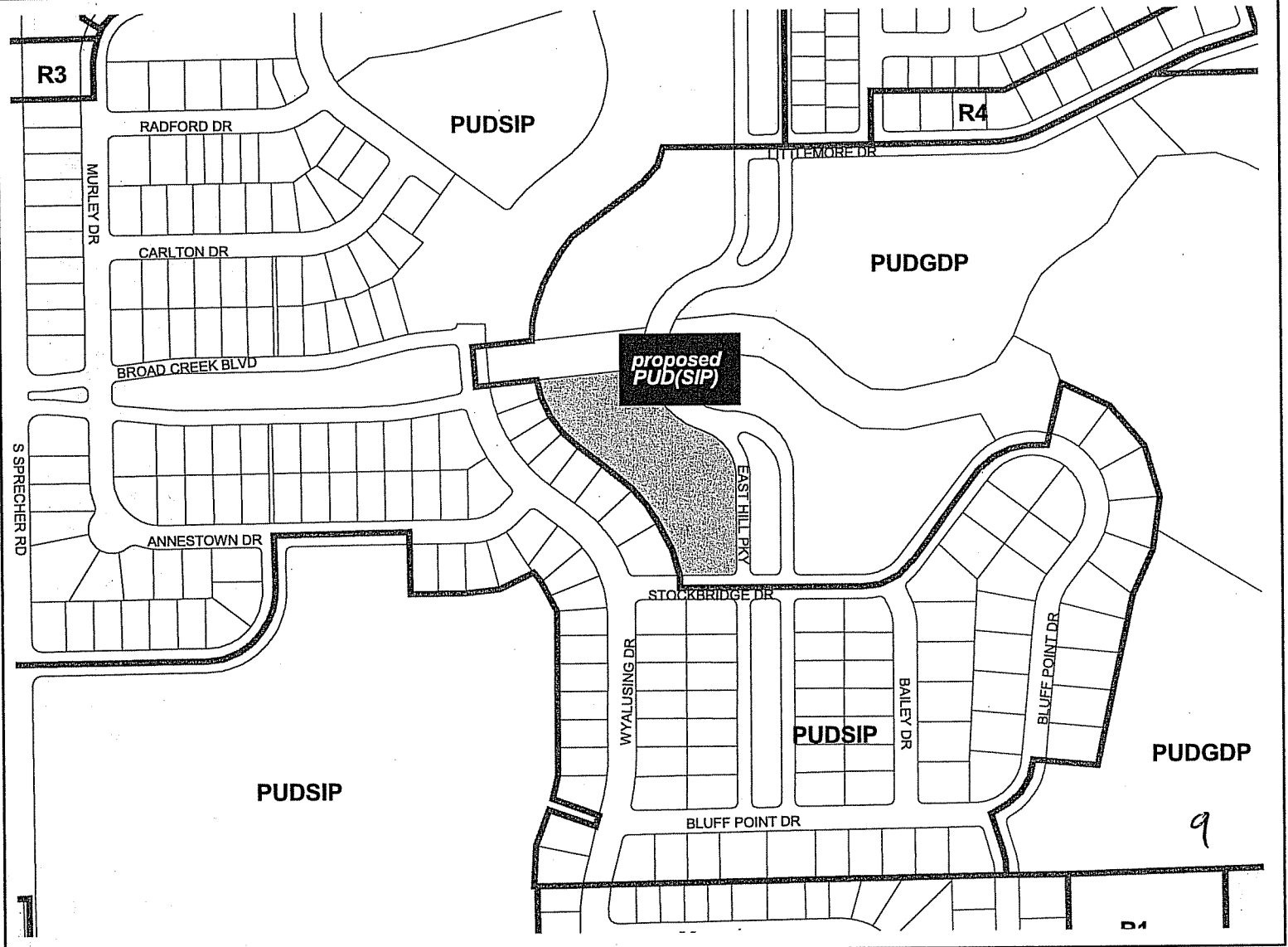
CITY OF MADISON

Proposed Rezoning

Location: 302 East Hill Parkway
Applicant: Dave Roark - Village Homes LLC/
J Randy Bruce - Knothe & Bruce Architects
From PUD(GDP) District(s)
To PUD(SIP) District(s)
Existing Use: Vacant/Undeveloped
Proposed Use: 4 Building, 48 Total Unit
Apartment Development
File No. _____
Public Hearing Dates:
Plan Commission 07 March 2005
Common Council 15 March 2005



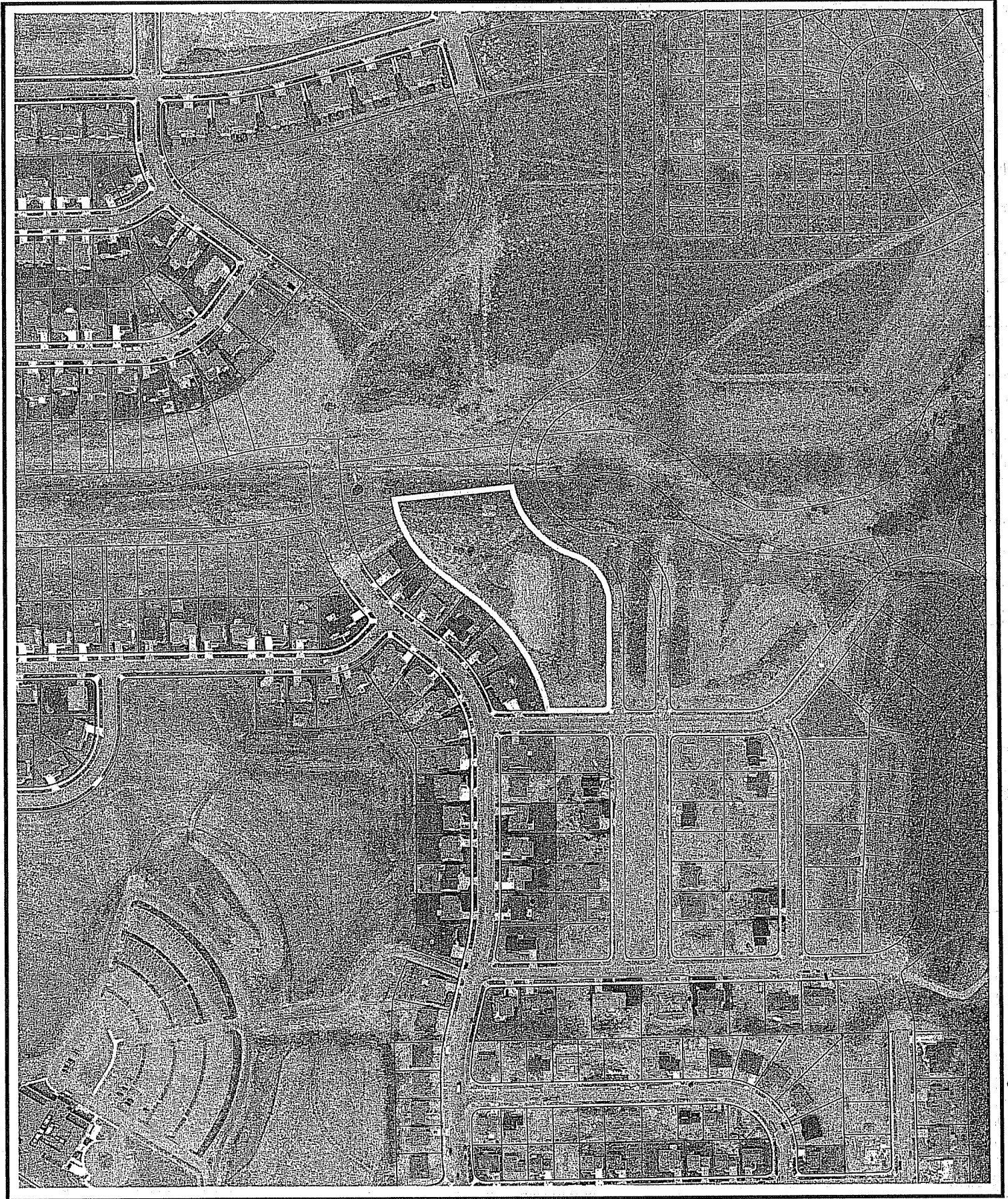
For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635



302 East Hill Parkway

400 0 400 Feet

Date of Aerial Photography - April 2003



PART A

Occupant Notification Fee: \$50
Rezoning and Conditional Use Application fees see attached.

The following information is **REQUIRED** for **ALL** applications for Plan Commission review:

FC OFFICE USE ONLY:	
Amt. Paid \$1650	Receipt # 56642
Date Received 12-1-04	
Parcel No. 0710-013-0613-5	
Aldermanic District 03-Warren Onken	
GQ <u>the</u>	
Zoning District PUD(GDP)	
For complete submittal:	
Application <input checked="" type="checkbox"/>	
Legal Description <input checked="" type="checkbox"/>	
Letter of Intent <input checked="" type="checkbox"/>	
Plans <input checked="" type="checkbox"/>	
Zoning Text <input checked="" type="checkbox"/>	
Received By _____	
Alder Notif. <input checked="" type="checkbox"/>	Waiver _____
Nbr. Assn. Notif. _____	Waiver _____
Issued Sign _____	

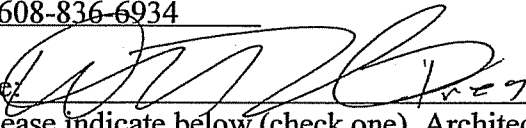
- Address of Site: 302 East Hill Parkway
Name of Project: Reston Heights - Lot 198
Acreage of Site: 3.02
- This is an application for (check at least one):
 Rezoning from PUD-GDP to Amended PUD-GDP and PUD-GDP-SIP
 Conditional Use
 Demolition Permit (Please provide age, City assessment, and the condition of the building(s) to be demolished. Provide photos.)
 Other (Describe) _____
- You must include or attach a **legal description**—Lot and block number of recorded certified survey map or plat, or metes and bounds by surveyor, engineer, title company, etc., (Note: A “Plat of Survey” or “Site Plan” is **NOT** a legal description). Any extra costs to the City, because of legal description problems, are to be paid by the applicant. **(Any application, without a proper, complete and appropriate legal description, will NOT be processed).** See attached instruction sheet regarding submittal of legal descriptions on computer diskette. Lot 198, Reston Heights, as recorded in Volume 57-134B of Plats, on pages 537-542, as Document Number 3162021, Dane County Registry, City of Madison, Dane County, Wisconsin.
- General description of the project or intended use(s) of this property.**
A 4-building multi-family housing development with a total of 48 units and lower level parking. See attached letter of intent.
- Are there existing buildings on this site? No
What is the present zoning of this site? PUD-GDP
What are the present uses of this site? undeveloped lands
- Do you intend to use the existing building(s)? n/a



7. What exterior changes are proposed to the existing building(s)? n/a
8. What interior changes are proposed to the existing building(s)? n/a
9. Are you proposing to add or build new dwelling units? Yes
 How many units? 48
 Owner occupied Yes selling price, from \$190,000 to \$210,000
 Rental _____ rent levels, from \$ _____ to \$ _____
10. For rental housing will you be accepting section 8 housing vouchers? n/a
11. When do you wish to occupy this site or building? Spring 2005
12. Does this proposal involve any development in the public right-of-way? _____
 No Yes _____ Explain: _____

13. Please print (or type) name and mailing address of the **property owner**. (Please include all owners involved in partnerships.) Dave Roark, Village Homes, LLC
2985 Triverton Pike Drive
Fitchburg, WI 53711-5807
 Phone: 608.274.0410 Fax: 608.276.5239

Please print (or type) name and mailing address of **contact person** for this project [the person that can answer any questions regarding this application or project plans and will appear at the public hearing(s)]. J. Randy Bruce, Knothe & Bruce Architects, LLC
7601 University Avenue, Suite 201
Middleton, Wisconsin 53562
 Phone: 608-836-3690 Fax: 608-836-6934


14. **Property owner's authorization signature:** 
 [If offer to purchase or contract owner, please indicate below (check one). Architect's, real estate agent's, contractor's or tenant's signature is NOT adequate.]
 Owner _____ Offer to Purchase _____ Other (Explain _____)

15. **It is extremely important that you inform the ALDERPERSON and NEIGHBORHOOD ASSOCIATION of this district about your proposal as soon as possible. As required by Section 28.12(10)(c) and (d), I have notified Alderperson Warren Onken and n/a of the n/a Neighborhood Association in writing by mail no less than thirty (30) days prior to the submittal.**
 Yes No _____
 Date that the Alderperson was notified: 04/9/04
 Date that the Neighborhood Association was notified: n/a

9. That when applying the above standards to any new construction of a building or an addition to an existing building the City Plan Commission:
 - a. Shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district, and
 - b. May require the applicant to submit plans to the Urban Design Commission for comments and recommendations, and
 - c. May consider the use of the proposed building as it relates to the City's Land Use Plan".
When a conditional use application is denied, the Plan Commission shall furnish the applicant in writing those standards that are not met and enumerate reasons the Commission has used in determining that each standard was not met.
[Sec. 28.12(10)(g)8., Cr. by Ord. 5869, 6-1-77]

The undersigned applicant or authorized agent of the applicant **hereby certifies that he or she has read all the information contained in this application and that the same is true and correct.**

The undersigned further understands and agrees that any review, recommendation, approval, or permit, based on any statement, drawings, plans, evidence or information furnished by the applicant or any agent of the applicant to the Plan Commission or Common Council with respect to the project which is the subject of this application and which at the time made is misleading, inaccurate, untrue or incorrect in any material respect, shall be declared null and void by the Commission, issuing written notice thereof to the applicant or designated agent without further public hearing.

	<u>Prop.</u>	<u>12-1-04</u>
Applicant Signature	Relationship to Owner	Date

Please print (or type) name and mailing address of above applicant: Dave Roark, Village Homes, LLC
2985 Triverton Pike Drive
Fitchburg, WI 53711-5807
 Phone 608.274.0410 Fax 608.276.5239

The following material is REQUIRED for all applications:

- a. Twelve (12) copies of a Letter of Intent describing this application in detail, including: Construction schedules, names of people involved (contractor, architect, landscaper, business manager, etc.), types of businesses, hours of operation, square footage or acreage of the site, number of dwelling units, number of employees, gross square footage of building, number of parking stalls, etc.
- b. Seven (7) copies of "Full Size" scaled site plans and seven (7) copies of reduced site plans on 11 inch by 17-inch paper. Scaled site plans to be drawn at a scale of one-inch equals 20 feet. All plan sets must include: A site plan showing all lot lines, building locations, building additions, demolitions, or changes, parking areas, driveways, sidewalks, location of any new signs, existing and proposed utility locations, and landscaping. Also include building elevations and floor plans. Plans must be drawn to scale and include all dimensions.

December 1, 2004

* Revised: January 26, 2005

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701-2985

Re: Letter of Intent
Amended PUD-GDP and PUD-GDP-SIP
Lot 198 of Reston Heights
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the plans, application and zoning text for staff plan commission and common council consideration of approval.

Organizational structure:

Owner: Dave Roark
Village Homes, LLC
2985 Triverton Pike Drive
Fitchburg, WI 53711-5807
608-274-0410
608-276-5239 fax

Architect: Knothe & Bruce Architects, LLC
7601 Elmwood Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
rbruce@knothebruce.com

Project: Lot 198 of Reston Heights
302 East Hill Parkway
Madison, WI

Landscape Design: Bruce Company
2830 W. Beltline Hwy
Middleton, WI 53562
608-836-7041

Engineer: Dan Schopf
Calkins Engineering
5010 Voges Road.
Madison, WI 53718
(608) 838-0444
(608) 838-0445 fax

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
f (608) 836-6934

Introduction:

The Reston Heights development is located on the east side of Madison within the Sprecher Neighborhood Development Plan. The neighborhood is south east of the intersection of Milwaukee Street and Sprecher Road, and south of I-94. To the north of Lot 198 is a multi-family residence district, neighborhood park, and mixed-use neighborhood retail. West of Lot 198 is a multi-family residence district and church district. South of Lot 198 is a single-family residence district and to the east is a multi-family residence district and community park. The plat and General Development Plan for the site was previously approved and recorded in October 1999.

The General Development Plan for Reston Heights proposed a mixed-use development concept that integrated retail, residential, religious facilities, and open green space. The purpose of this development is to create a living environment within a neighborhood setting that will offer a variety of housing types and uses to facilitate a variety of living preferences. This development is meant to apply neighborhood design practices that promote human scale and a pedestrian friendly environment for future residents.

This submittal represents a proposal for a PUD-SIP for Lot 198 within Reston Heights.

The application for amended GDP is requested to allow for any minor revisions to the GDP that city planning staff may deem necessary.

Site Development Data:

Densities:

Two Bedroom Dwelling Units	48 Units		
Lot Area	131,533 S.F. or 3.02 Acres		
		<u>Provided</u>	<u>Required per GDP</u>
Lot Area / D.U.		2,740 S.F./D.U.	1,300 S.F./D.U.
Density		15.9 net D.U./Acre	16.7 net D.U./Acre
Open Space		58,338 S.F.	7,680 S.F.
Open Space/D.U.		1,215 S.F./D.U.	160 S.F./D.U.

Site Coverage:

Building Coverage	36,072 S.F. (27.4%)
Pavement Coverage	
(Drives: 22,808 S.F.; Walks: 14,315 S.F.)	37,123 S.F. (28.2%)
Total Open Space	58,338 S.F. (44.4%)

Vehicular Parking Ratio:

Underground Garage	96 stalls
<u>Surface Parking</u>	<u>12 stalls</u>
Total Parking	108 stalls
Parking Ratio	2.25 stalls/D.U.

Bicycle Parking Ratio:

Underground Garage	48 stalls
<u>Surface Parking</u>	<u>18 stalls</u>
Total Parking	66 stalls
Parking Ratio	1.38 stalls/D.U.

Site and Building Architecture:

This project consists of one 10-unit building, one 12-unit building, and two 13-unit buildings for a total of 48 units. The buildings are two stories with lower level parking. Each building contains four different floor plans, with two bedrooms each.

The proposed structures are located along the public right of way featuring individual private entry porches to facilitate use of outdoor space and generate social activity. Generous open space remains for passive and active recreation within the community, as well. Additionally, reduced front yard setbacks, design standards, and guidelines created for this district will help provide human scale along the street façade. This will enhance the pedestrian oriented environment, which is an important aspect of the development.

The majority of the parking for the residences is accommodated in the underground parking. The remaining visitor parking is located along the adjacent streets or in small surface parking areas that are screened from the public view. Pedestrian and bicycle usage is encouraged in the development by convenient bicycle parking and multiple sidewalks that connect to the main street.

High-quality materials will be used on the exteriors including brick and horizontal siding. The intent is to provide an architectural aesthetic that will be compatible with the existing portions of Reston Heights and to provide a residential environment that is focused on the streetscapes. The architectural character will be representative of the Craftsman style.

Project Schedule & Management:

It is anticipated that Lot 198 will be constructed over a 5 to 6 year period, beginning with building #1. Construction will start in the fall of 2005, or as soon as all necessary approvals and permits are obtained. Building #1 should be completed in the spring of 2006. The remaining buildings will be constructed as market conditions dictate.

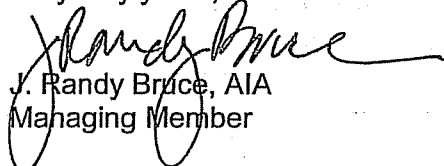
The development will be owned and managed as a condominium property. The condominium association will provide all the requisite private services for a well-managed and maintained development. The condominiums will be available to family residents although few school age children are anticipated from this project.

Social & Economic Impacts:

This development will have a positive social and economic impact. An alternative housing choice will be provided within a mixed-use neighborhood with retail and religious services planned nearby. Construction of the facilities will provide employment for local businesses and trades people.

Thank you for your time in reviewing our proposal.

Very truly yours,


J. Randy Bruce, AIA
Managing Member

Zoning Text

Amended PUD-GDP and PUD-GDP-SIP

Lot 198, Reston Heights

December 1, 2004

January 26, 2005

Legal Description: Lot 198, Reston Heights, as recorded in Volume 57-134B of Plats, on pages 537-542, as Document Number 3162021, Dane County Registry, City of Madison, Dane County, Wisconsin.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a 48-unit multifamily housing development.
- B. **Permitted Uses:** Following are permitted uses within this PUD district:
 - 1. A 48-unit multifamily building.
 - 2. Accessory uses including parking for residents and guests, and those accessory uses allowed in the R-4 district.
 - 3. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street and surface parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R- 4 zoning district.
- J. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-4 district or signage will be provided as approved on the S.I.P. plans or as a minor alteration to the approved SIP.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.