



# City of Madison

## Proposed Rezoning

Location  
6717-6733 Fairhaven Road

Applicant  
Fairhaven Court, LLC/Russell Eilers, AIA -  
Architectural Design Consultants, Inc.

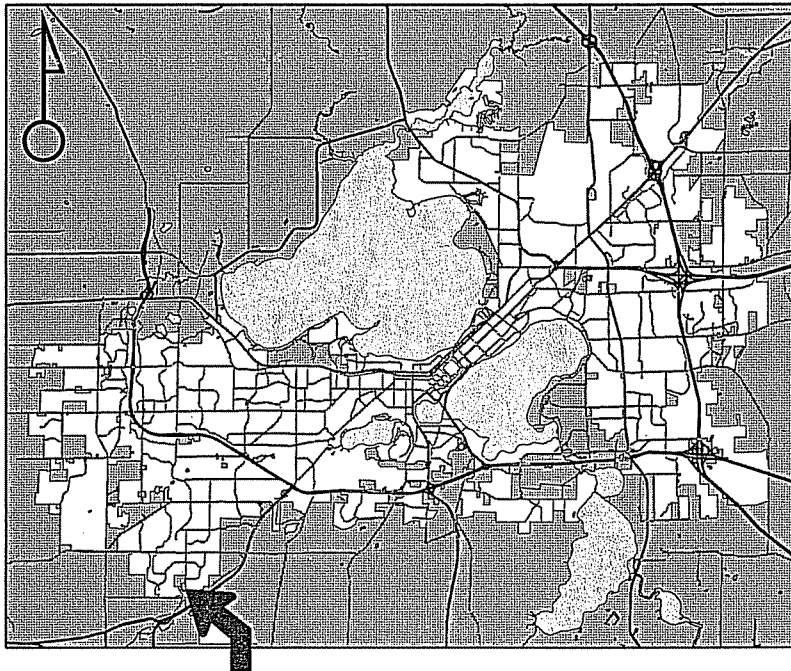
From: PUD(PD)-SIP To: Amended  
PUD(PD)-GDP-SIP

Existing Use  
Previously approved condominium  
development

Proposed Use  
Construct 42-unit apartment building

Public Hearing Date  
Plan Commission  
18 March 2013

Common Council  
16 April 2013



For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635

### Mapped with 2013 Zoning Districts



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 March 2013



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6717-6733 Fairhaven Road

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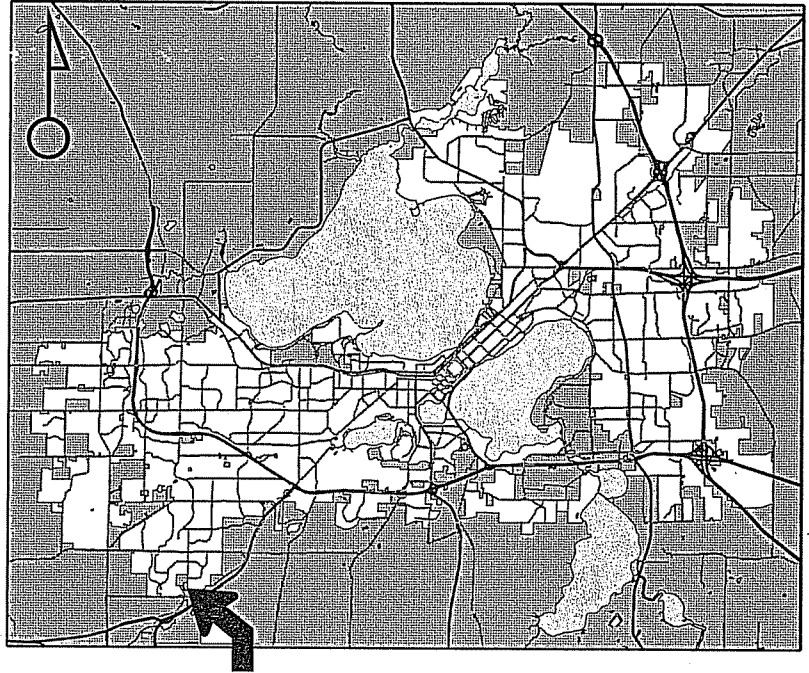
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Existing Use  
Previously approved condominium  
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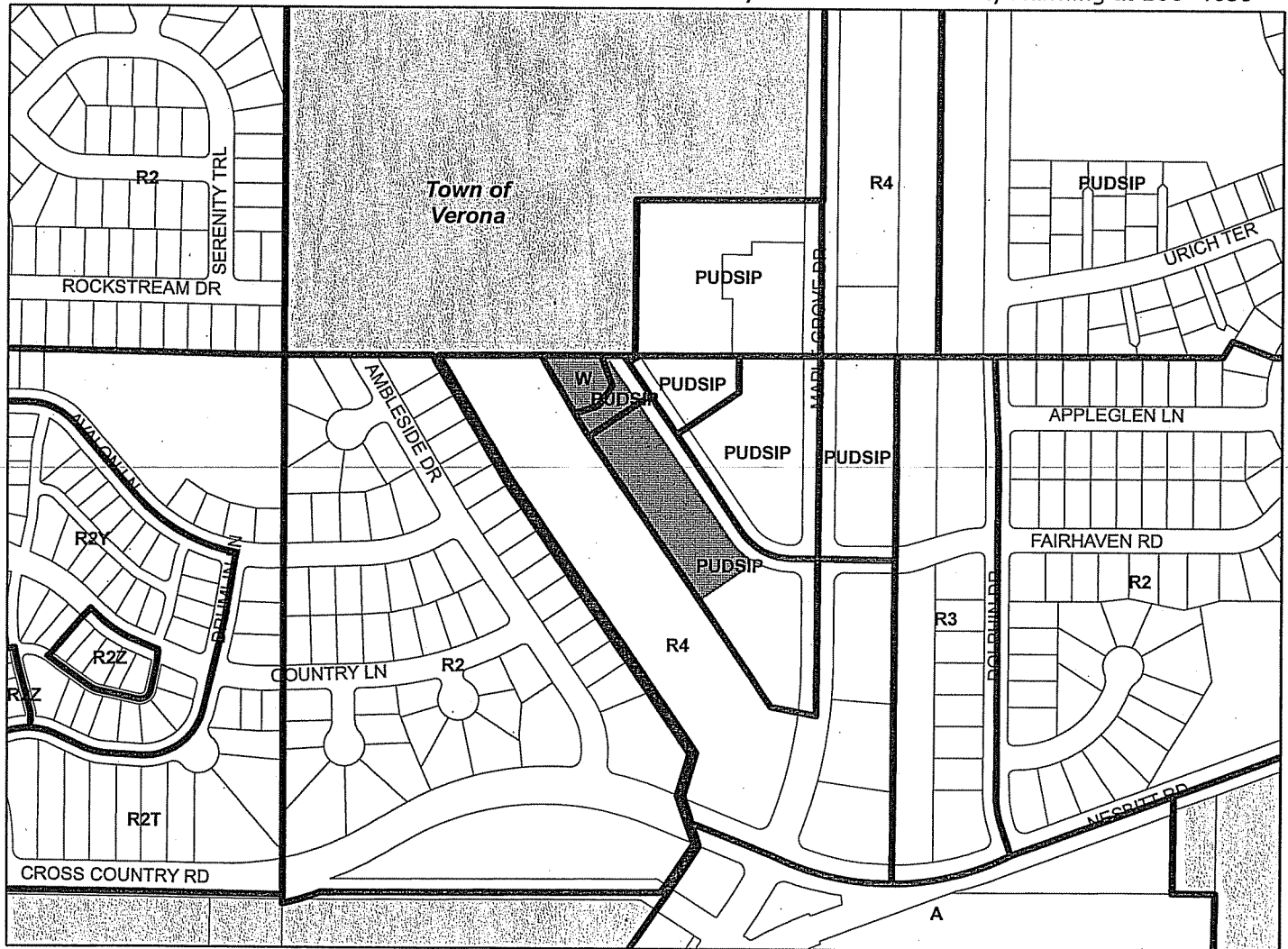
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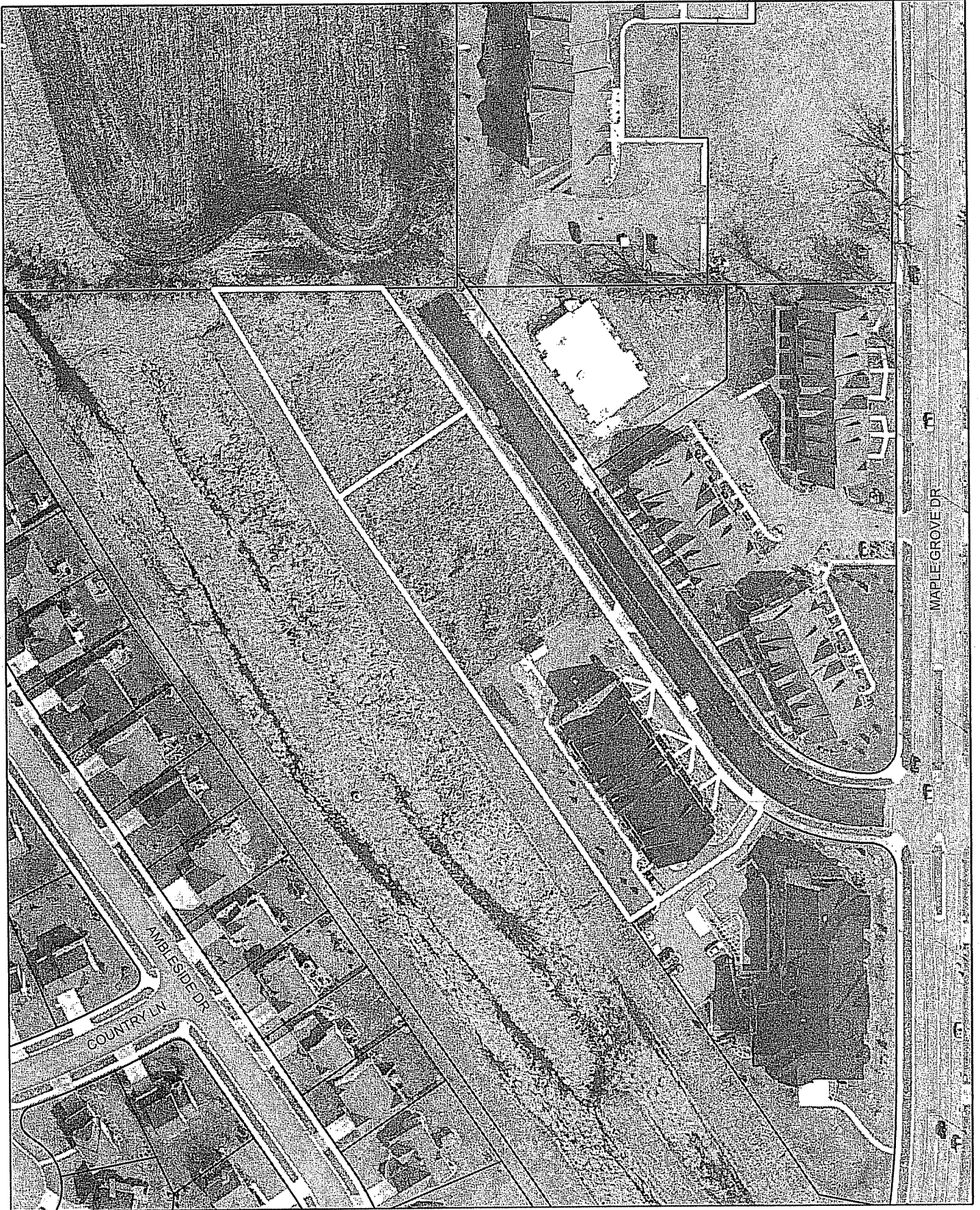
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Scale : 1" = 400'







# LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All Land Use Applications should be filed directly with the Zoning Administrator.

0608-123-1101-1

FOR OFFICE USE ONLY:	
Amt. Paid	<u>1600</u> - Receipt No. <u>131228</u>
Date Received	<u>5/7/12</u>
Received By	<u>MDP</u>
Parcel No.	<u>0608-123-1103-7</u>
Aldermanic District	<u>7-KING</u>
GQ	<u>PUDSIP, FLOOD PLAIN, WETLAND</u>
Zoning District	<u>PUDSIP/W</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngrhd. Assn Not.	Waiver <u>N/A</u>
Date Sign Issued	

1. **Project Address:** 6717, 6725, & 6733 Fairhaven Road **Project Area in Acres:** 2.25

**Project Title (if any):** Fairhaven Court Apartments

2. **This is an application for:**

<b>Zoning Map Amendment</b> (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> <b>Rezoning to a Non-PUD or PCD Zoning Dist.:</b>	<b>Rezoning to or Amendment of a PUD or PCD District:</b>	
Existing Zoning: _____ to _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP	
Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP	
	<input checked="" type="checkbox"/> Amended Gen. Dev.	<input checked="" type="checkbox"/> Amended Spec. Imp. Plan
<input type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Kevin Kavanaugh Company: Fairhaven Court, LLC  
Street Address: 2920 Bryant Road City/State: Madison, WI Zip: 53713  
Telephone: (608) 271-8514 Fax: (608) 271-8268 Email: kevin@krsrestequip.com

Project Contact Person: Russell A. Eilers, AIA Company: Architectural Design Consultants, Inc.  
Street Address: 30 Wisconsin Dells Parkway City/State: Lake Delton, WI Zip: 53940  
Telephone: (608) 254-6181 Fax: (608) 254-2139 Email: r.eilers@adcidesign.com

Property Owner (if not applicant): Fairhaven Court, LLC  
Street Address: 2920 Bryant Road City/State: Madison, WI Zip: 53713

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: \_\_\_\_\_

Three-story 51-unit residential apartment complex with underground parking.

Development Schedule: Commencement Fall of 2012 Completion Spring of 2013

**5. Required Submittals:**

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 1,600 See the fee schedule on the application cover page. 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 (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

**In Addition, The Following Items May Also Be Required With Your Application:**

- For any applications proposing demolition or removal of existing buildings, the following items are required:
  - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
  - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
  - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

**6. Applicant Declarations:**

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
  - The site is located within the limits of the City of Madison Comprehensive Plan, which recommends: Medium Density Residential (avg. of 16 to 40 dwelling units per acre) for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:
  - List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:  
 Alder: Steve King (District 7) was notified on 2/24/12. Project is not within a Neighborhood Association boundary.
  - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence 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: Kevin Firchow Date: 3/1/12 Zoning Staff: Matt Tucker Date: 3/1/12
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name KEVIN KAUNAUGH Date 5-7-2012  
 Signature [Handwritten Signature] Relation to Property Owner OWNER  
 Authorizing Signature of Property Owner [Handwritten Signature] Date 5-7-2012

LETTER OF INTENT  
TO THE PLAN COMMISSION AND  
CITY COUNCIL OF THE CITY OF MADISON

PLANNED UNIT DEVELOPMENT - SPECIFIC IMPLEMENTATION PLAN  
PUD (SIP)

Residential Development  
Lot 3, Certified Survey Map No. 10769, now known as Units  
6717-1 through 6717-16, inclusive, and Units 6725-1 through 6725-16,  
inclusive, Twisted Tree Condominium and Lot 1, Certified Survey Map No. 12128.  
6717, 6725 and 6733 Fairhaven Road  
In the City of Madison, Dane County, Wisconsin  
To be known as Fairhaven Court

***Application Submittal Date:***

May 9, 2012

***Project Name:***

Fairhaven Court

***Owner:***

Fairhaven Court, LLC  
2920 Bryant Road  
Madison, Wisconsin 53713  
Contact: Kevin Kavanaugh  
(608) 271-8514  
[kevin@krsrestequip.com](mailto:kevin@krsrestequip.com)

***Designer:***

Russell A. Eilers, AIA  
Architectural Design Consultants, Inc.  
30 Wisconsin Dells Parkway  
P.O. Box 580  
Lake Delton, WI 53940  
(608) 254-6181  
[r.eilers@adcidesign.com](mailto:r.eilers@adcidesign.com)

***Engineer:***

Eric W. Sandsnes, PLS  
Royal Oak & Associates, Inc.  
3678 Kinsman Boulevard  
Madison, WI 53704-2509  
(608) 274-0500 Ext. 13  
[esandsnes@royaloakengineering.com](mailto:esandsnes@royaloakengineering.com)

***Landscape Architect:***

Watts Landscaping Service  
350 Pioneer Avenue  
Verona, WI 53593  
608-833-3535

***Legal:***

***Project:***

42-unit apartment building to be located on a portion of Lot 3 Certified Survey Map No. 10769, now known as 6725-1 through 6725-16, inclusive, Twisted Tree Condominium (6725 Fairhaven Road) and Lot 1 of Certified Survey Map No. 12128 (6733 Fairhaven Road); and an existing 16-unit building located on a portion of Lot 3 Certified Survey Map No. 10769, now known as Units 6717-1 through 6717-16, inclusive, Twisted Tree Condominium, (6717 Fairhaven Road) in the City of Madison, Dane County, Wisconsin.

The proposed development, part of Madison's very popular Cross Country neighborhood, currently consists of 1 townhouse style building with 16 condominium units (located on Lot 3 CSM 10769, 6717 Fairhaven Road), and a 42-unit multi-family apartment building all totaling 93,609 square feet of dwelling unit improvements, including underground parking. The condominium will be dissolved and the units will become multi-family rental units.

This development has been designed to provide a maximum amount of functional and usable open-space proximate to all dwelling units. Block retaining walls will be used to accommodate grade changes and flat open lawn areas will be adjacent to all areas of the building. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.

Front porches are included with the dwelling units for all ground units, and balconies are provided for upper units. A variety of landscaping will be used to act as screening or for general separation of those units.

**Uses/Family Definition:**

The uses of Lots 1 and 3 are as follows:

CSM Lot No	Permitted Use	Lot Area	Permitted Dwelling Units	Bedrooms
Lot 1 CSM 12128 and a portion of Lot 3 CSM 10769	Multi-Family Building	57,856 s.f.	42	60
Lot 3 CSM 10769	Townhouse Units	40,067 s.f.	16	32
		<u>97,923 s.f.</u>	<u>58</u>	<u>92</u>

The improvements to Lot 1 CSM 12128 and a portion of Lot 3 CSM 10769 (6725 and 6733 Fairhaven Road) shall consist of one 42-unit apartment building. There exists on a portion of Lot 3 CSM 10769 one townhouse style building with 16 condominium units, the condominium will be dissolved. This is to be a multi-family development owned and operated as a residential apartment development. The units and the common areas of the residential apartment development shall be used for residential purposes only, as per the R4 zoning district. The family definition shall coincide with the definition given in Madison General Ordinance 28.03 for the R1 zoning district.

Accessory uses shall include but not be limited to: a. accessory uses directly associated with those permitted uses including parking for tenants and guests, and b. temporary building for storage of building materials and equipment for construction purposes when on same lot as a principle use for a period not to exceed the duration of such construction.

**Timetable for Construction:**

Building construction is anticipated to begin immediately following plan approval. Ultimate completion is expected in approximately nine months.

**Total area of Lots 1 and 3:**

Lot 1 CSM 12128-57,856 sq. ft.; Lot 3 CSM 10769-40,067 sq. ft.; total 97,923 sq. ft.

**Lot Area Requirements:**

Per PUD (SIP) total area as defined above is



Lot 1 CSM 12128-57,856 sq. ft.; Lot 3  
CSM 10769-40,067 sq. ft.; total 97,923 sq. ft.

***Dwelling Units:***

Dwelling units proposed: 42 new apartment  
units (6725 and 6733 Fairhaven Road) plus  
existing 16 units (6717 Fairhaven Road).

***Lot Area Per Dwelling Unit:***

1,688 sq. ft./u;

***Usable Open Space/Requirements:***

Area Required 160 s.f./bedroom: 14,720 sq. ft.

***Usable Open Space Provided:***

Lot 1= 12,264 s.f. + Lot 2= 9,830 s.f.

***Snow and Trash Storage and Removal,  
Maintenance:***

Snow and trash storage and removal will be  
done by private contractor. All on-site  
maintenance equipment will be stored within  
the underground parking garages.

***Economic/Socioeconomic Impact:***

The development is readily accessible to a  
variety of employment centers, retail services,  
daycare centers, and recreation areas and is in  
the vicinity of multi-family single-family  
development which dominates the area.

Rents for the apartment units of the existing  
building will range from \$[ ] for  
[ ] bedrooms to \$[ ] for [ ]  
bedrooms. Rents for the apartment units of the  
new building will range from \$[ ] for  
[ ] bedrooms to \$[ ] for [ ]  
bedrooms.

Sincerely,

Fairhaven Court, LLC

**ZONING TEXT**

PLANNED UNIT DEVELOPMENT - SPECIFIC IMPLEMENTATION PLAN  
PUD (SIP)  
May 9, 2012

Residential Development

Lot 3, Certified Survey Map No. 10769, now known as Units  
6717-1 through 6717-16, inclusive, and Units 6725-1 through 6725-16,  
inclusive, Twisted Tree Condominium and Lot 1, Certified Survey Map No. 12128.  
6717, 6725 and 6733 Fairhaven Road  
In the City of Madison, Dane County, Wisconsin  
To be known as Fairhaven Court

***Statement of Purpose:***

This Planned Unit Development Specific Implementation Plan PUD (SIP) provides for a new 56,768 gross square foot, 42-unit residential development with underground parking located on a portion of Lot 3 Certified Survey Map No. 10769, now known as 6725-1 through 6725-16, inclusive, Twisted Tree Condominium (6725 Fairhaven Road) and Lot 1 of Certified Survey Map No. 12128 (6733 Fairhaven Road); and an existing 16-unit building located on a portion of Lot 3 Certified Survey Map No. 10769, now known as Units 6717-1 through 6717-16, inclusive, Twisted Tree Condominium, (6717 Fairhaven Road) in the City of Madison, Dane County, Wisconsin.

The proposed development, part of Madison's very popular Cross Country neighborhood, currently consists of 1 townhouse style building with 16 condominium units (located on Lot 3 CSM 10769, 6717 Fairhaven Road), and a 42-unit multi-family apartment building all totaling 93,609 square feet of dwelling unit improvements, including underground parking. The condominium will be dissolved and the units will become multi-family rental units.

This development has been designed to provide a maximum amount of functional and usable open space proximate to all units. Block retaining walls will be used to accommodate

grade changes and flat open lawn areas will be adjacent to all areas of the building. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.

Front porches are included with the dwelling units for all ground units, and balconies are provided for upper units. A variety of landscaping will be used to act as screening or for general separation of those units.

***Building Descriptions:***

This development will consist of 58 dwelling units. The dwelling units will offer a mix of interiors and amenities with a total of approximately 92 bedrooms. The apartment buildings will offer units ranging from roughly 580-1,730 s.f.

CSM Lot No	Permitted Use	Lot Area	Permitted Dwelling Units	Bedrooms
Lot 1 CSM 12128 and a portion of Lot 3 CSM 10769	Multi-Family Building	57,856 s.f.	42	60
Lot 3 CSM 10769	Townhouse Units	40,067 s.f.	16	32
		<u>97,923 s.f.</u>	<u>58</u>	<u>92</u>

The improvements to Lot 1 CSM 12128 and a portion of Lot 3 CSM 10769 (6725 and 6733 Fairhaven Road) shall consist of one 42-unit apartment building. There exists on a portion of Lot 3 CSM 10769 one townhouse style building with 16 condominium units, the condominium will be dissolved. This is to be a multi-family development owned and operated as a residential apartment development. The units and the common areas of the residential apartment development shall be used for residential purposes only, as per the R4 zoning district. The family definition shall coincide with the definition given in Madison General Ordinance 28.03 for the R1 zoning district.

Accessory uses shall include but not be limited to: a. accessory uses directly associated with those permitted uses including parking for tenants and guests, and b. temporary building for storage of building materials and equipment for construction purposes when on same lot as a principle use for a period not to exceed the duration of such construction.

***Yard Requirements:***

**Minimum Yard Requirements:**

Front Yard: 10 ft.  
Side Yard: 5 ft.  
Rear Yard: 30 ft.

***Total area of Lots 1 and 3:***

Lot 1 CSM 12128- 57,856 sq. ft.; Lot 3 CSM 10769-40,067 sq. ft.; total 97,923 sq. ft.

***Lot Area Requirements***

Per PUD (SIP) total area as defined above is Lot 1 CSM 12128-57,856 sq. ft.; Lot 3 CSM 10769-40,067 sq. ft.; total 97,923 sq. ft.

***Dwelling Units***

Dwelling units proposed: 42 new apartment units (6725 and 6733 Fairhaven Road) plus existing 16 units (6717 Fairhaven Road)

***Lot Area Per Dwelling Unit***

1,688 sq. ft./u;

***Usable Open Space/Requirements:***

Area Required 160 s.f./bedroom: 14,720 sq. ft.

***Usable Open Space Provided:***

Lot 1= 12,264 s.f. + Lot 2= 9,830 s.f.

***Height Requirements:***

Maximum Building Height is 3 stories or 40 ft.

Proposed Building Height is 3 stories with average height of 36 ft.

***Landscaping:***

Landscaped areas will be provided as shown on approved plans. Upon commencement of building construction, a local provider will be responsible for the installation of all landscape materials.

***Accessory Off-Street Parking:***

Min. Parking Stalls Required: 89.5 spaces

Parking Stalls Provided: 102 spaces above ground; 65 spaces underground.

***Bicycle Requirements:***

Spaces required: 58  
Spaces provided: 60

***Site Lighting:***

Lighting will be provided as shown on approved plans.

***Signage:***

Signage will be as shown on approved plans--  
Max. Allowable Signage: 20 sq. ft. Proposed Signage: 17 sq. ft.

All signage shall be per the approved PUD (SIP).

***Snow and Trash Storage and Removal, Maintenance:***

Snow and trash storage and removal will be done by private contractor. All on-site maintenance equipment will be stored within the underground parking garages.

***Alterations and Revisions:***

No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, However, the Zoning Administrator may issue permits for minor alterations or additions that are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.