



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDApplication.pdf>

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>December 28, 2015</u>	<input checked="" type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>January 13, 2016</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input type="checkbox"/> Final Approval

1. Project Address: 301 Pine Lawn Parkway, 302 Pine Lawn Parkway, 9301 Silicon Parkway
Project Title (if any): Cardinal Glenn Townhome Amendment

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
- Planned Development (PD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: <u>Jeff Rosenberg</u>	Company: <u>MREC VH Madison LLC.</u>
Street Address: <u>2800 Royal Avenue</u>	City/State: <u>Madison, Wisconsin</u> Zip: <u>53713</u>
Telephone: <u>(608) 226-3060</u> Fax: <u>(608) 223-0668</u>	Email: <u>jrosenberg@veridianhomes.com</u>

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

Project Owner (if not applicant): See Attached

Street Address: _____ City/State: _____ Zip: _____

Telephone: (____) _____ Fax: (____) _____ Email: _____

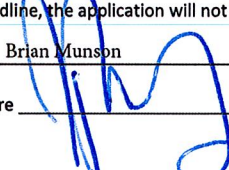
4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on 12.11.2015.

(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Brian Munson Relationship to Property Project Contact

Authorized Signature  Date 12/29/15



VANDEWALLE & ASSOCIATES INC.

December 28, 2015

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

RE: Cardinal Glenn
PD-GDP/SIP Major Amendment

Dear Katherine,

The following document and illustrative graphics outline the request to amend the adopted Planned Unit Development: General Development Plan the Cardinal Glenn (PUD:GDP) Neighborhood Lot 120 and requests Planned Development: Specific Implementation Plan (PD:SIP) zoning shifting the building format from 2 six-unit townhomes to 6 twin homes. PUD:SIP zoning is also requested for the twin homes located on lots 119 and 158. Individual twin home sites will be reviewed by Staff at time of permitting as part of the site plan review process. This request will complete the implementation of Veridian's portion of the Cardinal Glenn Neighborhood while maintaining the overall density and character of the neighborhood.

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

Sincerely,

Brian Munson
Principal

Applicant

MREC VH Madison Investors 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:	PD-GDP District I: Twin Homes (lot 119, 158) District II: Townhomes (lot 120)
Proposed Zoning:	Amended PD-GDP/SIP: District I Twin Home
Addresses/PIN:	301 Pine Lawn Parkway (Lot 119) 0708-281-1804-6 302 Pine Lawn Parkway (Lot 158) 0708-281-2304-5 9301 Silicon Parkway (Lot 120) 0708-281-1805-4
Aldermanic District:	District 3: Alder Skidmore
Neighborhood Association:	Cardinal Glenn Neighborhood
Neighborhood Plan:	Low-Medium Density Residential
Notifications:	Alder Skidmore November 30, 2015 Cardinal Glenn Neighborhood November 30, 2015 DAT Presentation December 17, 2015
Legal Description:	
Lot Area:	1.44 acres

DISTRICT I: TWIN HOMES

Final Plat Lot Numbers: 119, 120, 158

Description

This two-family residential district features alley loaded units, reduced setbacks, pedestrian focused streetscape elements, and single-family style architecture. These lots may be split in half to create zero lot line condominium units, divided along the common wall. Future lot splits will require additional submittals (CSM, Plat), but are allowed for lots within this district, provided that no additional units are created.

Comparable Zoning District: none

Permitted Uses

Two Family Residential Homes
 Zero Lot Line Attached Residential
 Detached Garages

Lot Area

Minimum Lot Area 3,000 square feet per unit

Yard Requirements

Minimum Lot Width (two unit lot)	60 feet
Minimum Lot Width (zero lot line)	30 feet
Minimum Corner Lot Width	65 feet
Minimum Corner Lot Width (zero lot line)	32.5 feet
Minimum Front Yard Setback	16 feet
Maximum Front Yard Setback	25 feet
Minimum Side Yard Setback	5 feet
Minimum Side Yard Setback (zero lot line)	0 feet
note:	zero lot line requires additional fire wall ratings for attached units; to be determined at time of building permit application
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Minimum Usable Open Space	500 sq. ft. per unit
Minimum Building Separation	10 feet between adjoining lots
Minimum Alley Garage Rear Yard Setback	2 feet
Minimum Alley Garage Side Yard Setback	3 feet
Off-Street Parking and Loading	Two off-street parking stalls per unit



District I Locations



DISTRICT II: TOWNHOME RESIDENTIAL

Final Plat Lot Numbers: ~~120~~, 159

Description

The Townhome Residential district forms a medium density attached housing option featuring both alley and street accessed garages. Units within this district are intended to offer a variety of formats each specifically tailored to fit the surrounding uses and housing types.

Approximate Unit Configurations: 22' x 80'
22' x 95'

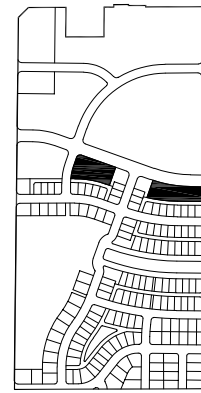
Comparable Zoning District: none

Permitted Uses

Townhome Residential
Detached, Attached, & Underground Parking

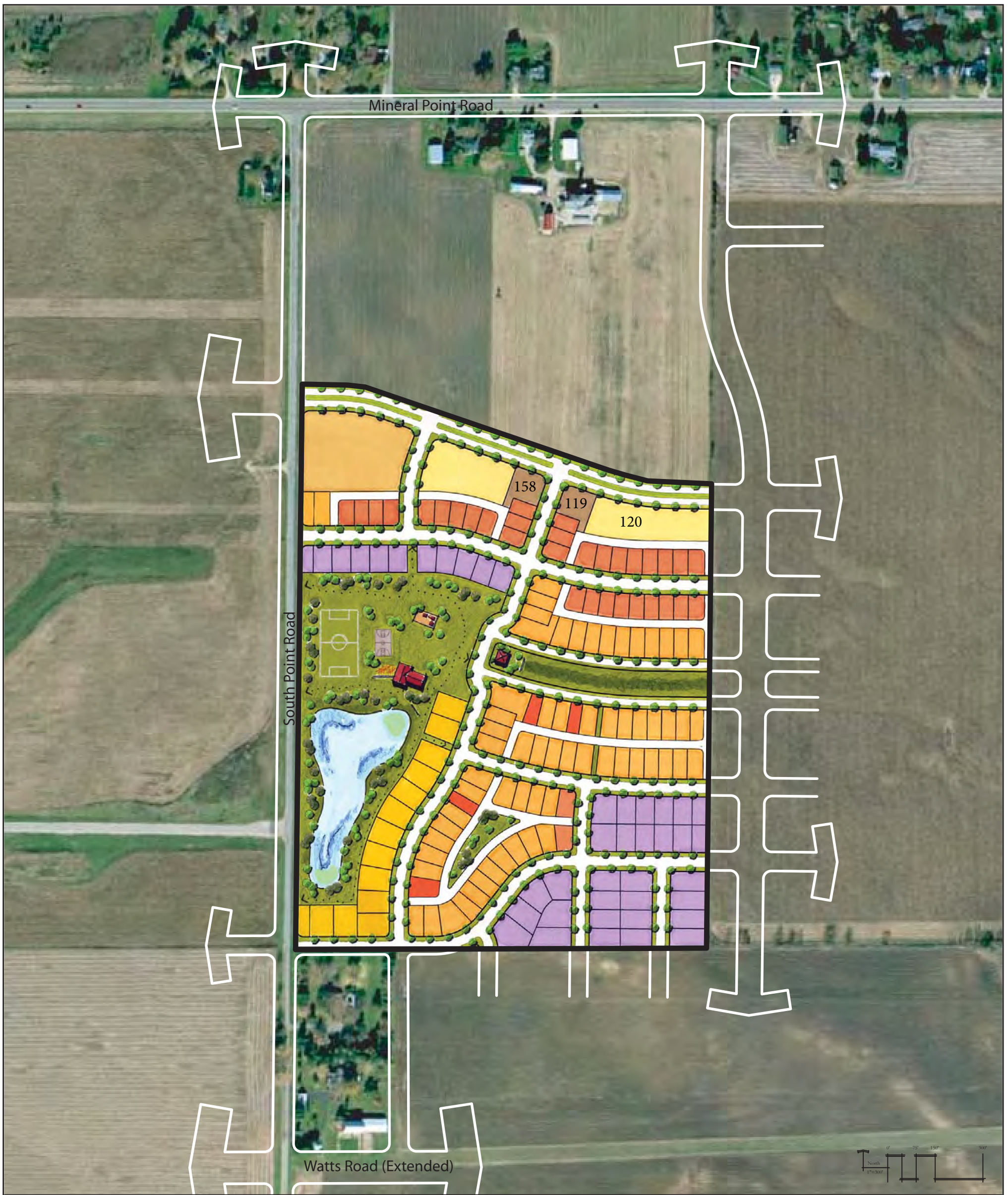
Lot Requirements

Minimum Lot Area	varies (will be set in SIP)
Minimum Lot Width	varies (will be set in SIP)
Minimum Corner Lot Width	varies (will be set in SIP)
Minimum Front Yard Setback	10 feet
Minimum Side Yard Setback	varies (will be set in SIP)
Minimum Corner Lot Setback	10 feet from the street side right of way
Sum of Side Yard Setbacks	varies (will be set in SIP)
Minimum Building Separation	varies (will be set in SIP)
Minimum Garage Rear Yard Setback	2 feet
Minimum Paved Surface Setback	varies (will be set in SIP)
Maximum Building Height	45 feet
Maximum Impervious Surface Ratio	varies (will be set in SIP)
Maximum Floor Area Ratio	varies (will be set in SIP)
Off-Street Parking and Loading	varies (will be set in SIP)












District II Locations





Concept Plan

TRC3 Single Family (Alley Accessed)		101 Units
	45' x 80'	34 Units
	37' x 95'	6 Units
	45' x 95'	61 Units
TRC3 Single Family (Street Accessed)		53 Units
	59' x 85'	40 Units
	69' x 100'	13 Units
PUD-GDP		60 Units
	Mixed Residential	36 Units
	Twin Homes	4 Units
	Townhome Residential	20 Units
Conservancy		
	Parks and Open Space	10.6 Acres
	- Neighborhood Park	4.8 Acres
	- Storm Water/Greenway/Greens	5.9 Acres
Total Units		214 Units

Cardinal Glenn Master Plan

Madison, Wisconsin



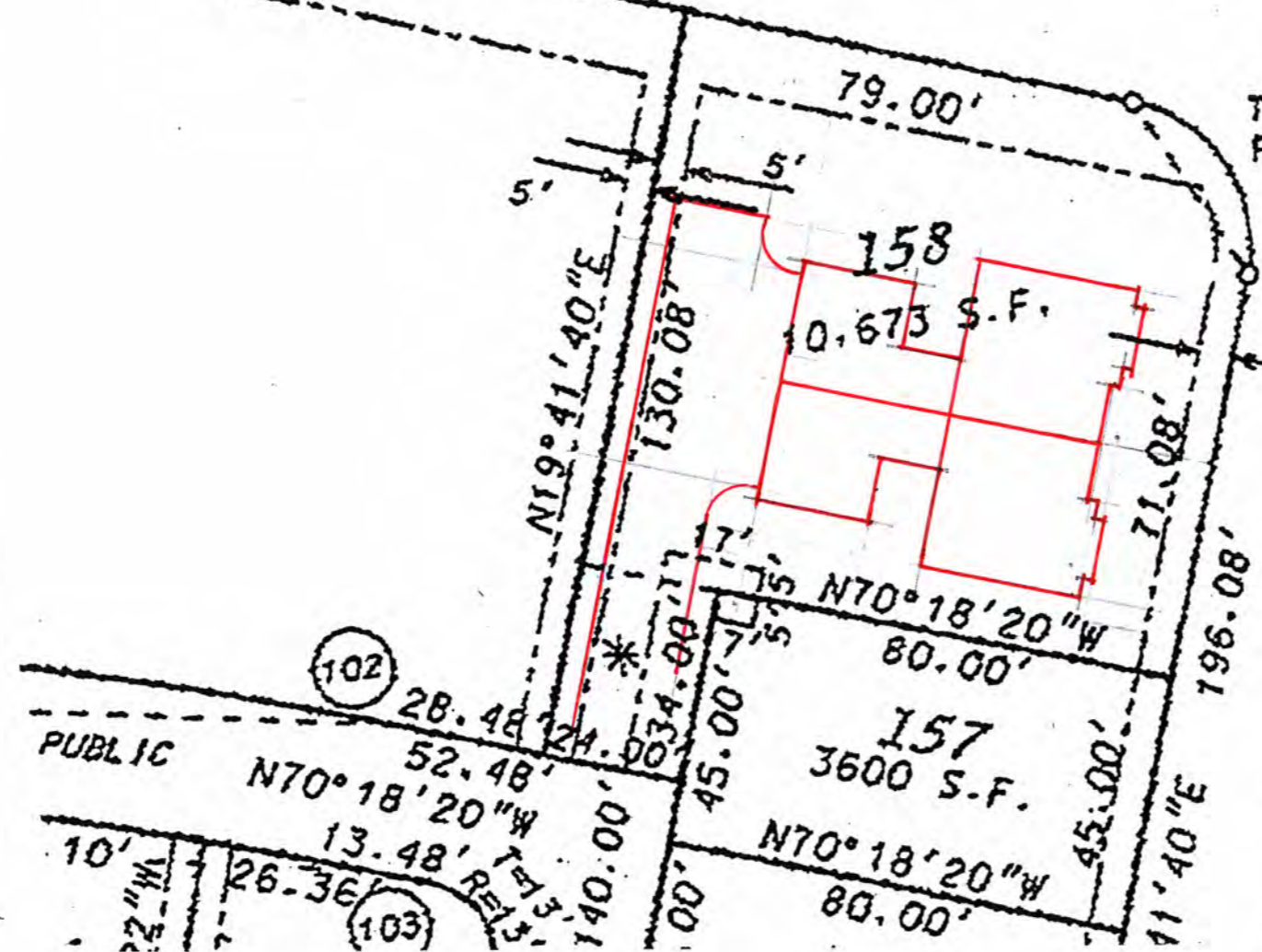
Vandewalle & Associates
© 2014
Revised: January 2, 2014
Recording Set: 16 February 2005

0"E 761.42'

SHEGON PRAIRIE PARKWAY

S70°18'20"E 325.00'
246.00'

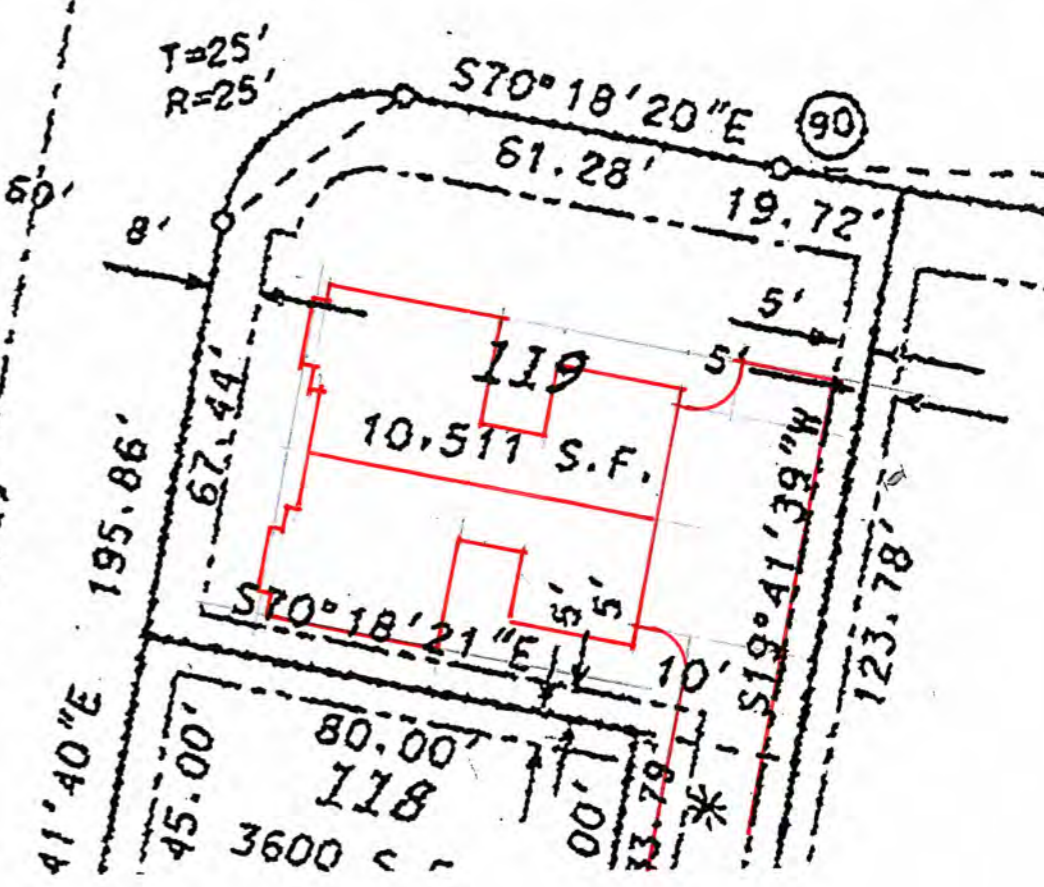
12' (112)



(102) 28.48' 52.48'

PUBLIC N70°18'20"W 13.48' 26.36' (103)

W PARKWAY



T=25' R=25'

S70°18'20"E (90) 61.28' 19.72'

41'40"E 195.86'

Sample Elevations

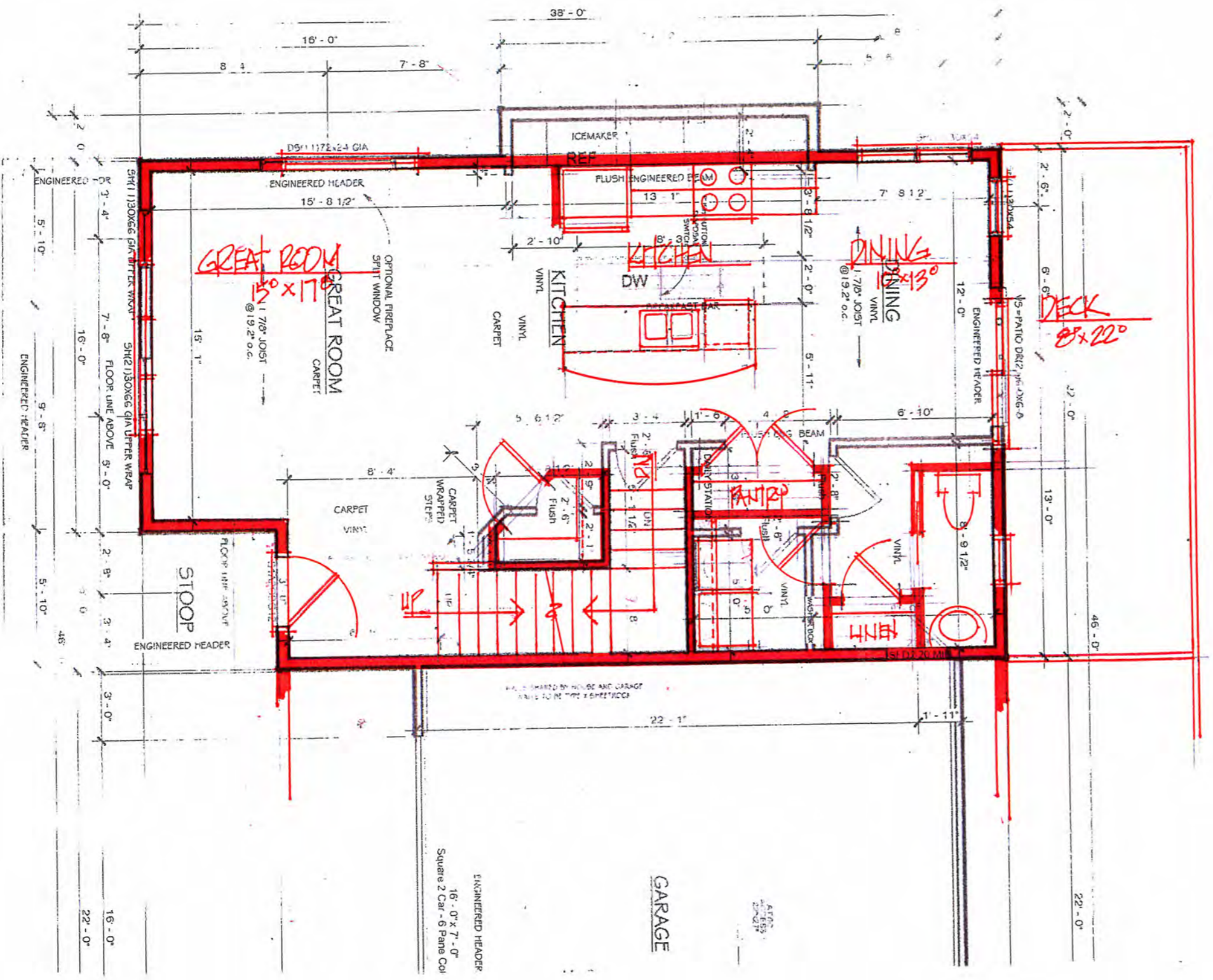


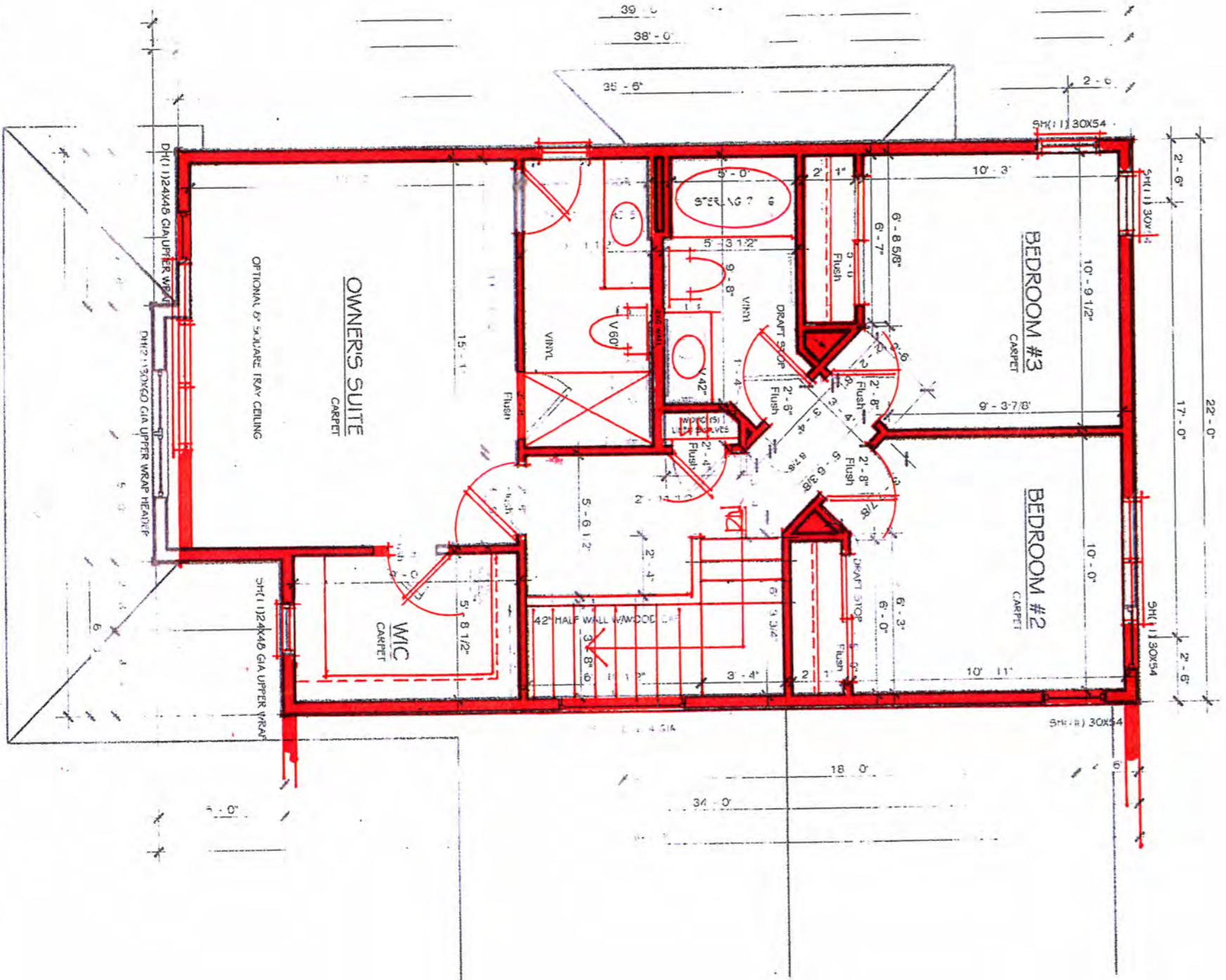




Tuck Under Twin Home Sample Floorplan

First Floor - Farmhouse
31'6" - 1'0"





18'-0"

34'-0"

18'-0"

22'-0"

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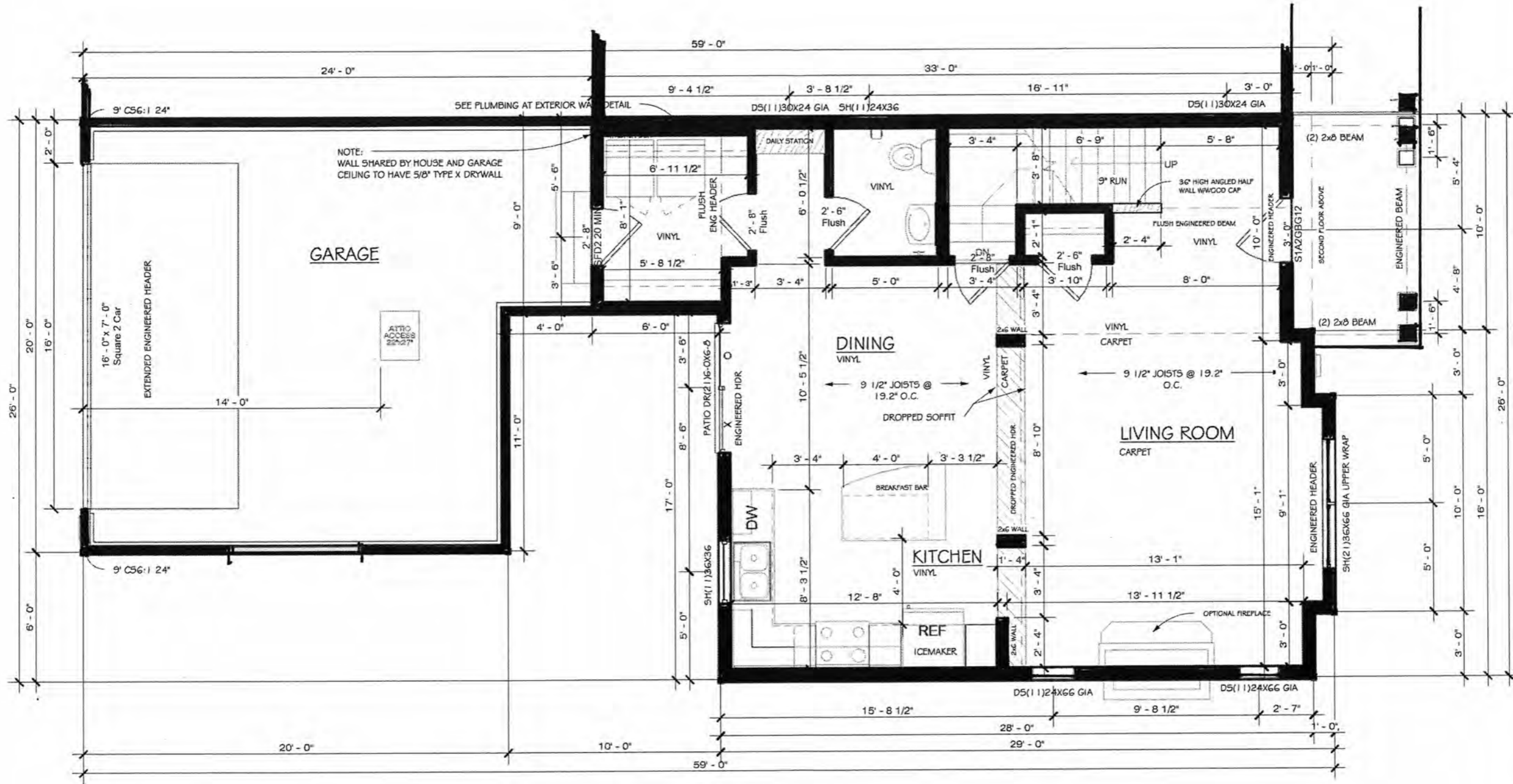
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Attached Garage Twin Home Sample Floor Plan



First Floor - Victorian
3/16" = 1'-0"

Area Schedule (Victorian)	
Level	Area
First Floor	782 SF
Second Floor	738 SF
1520 SF	

Do Not Scale Note: All dimensions are stud to stud. Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

VERIDIAN HOMES

6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Custom Designed For: Owner
 Homesite / Neighborhood: Project Number
 Address: Enter address here

Model: Jade
 Elevation: Victorian
 Drawn By: Actor
 Date: Issue Date

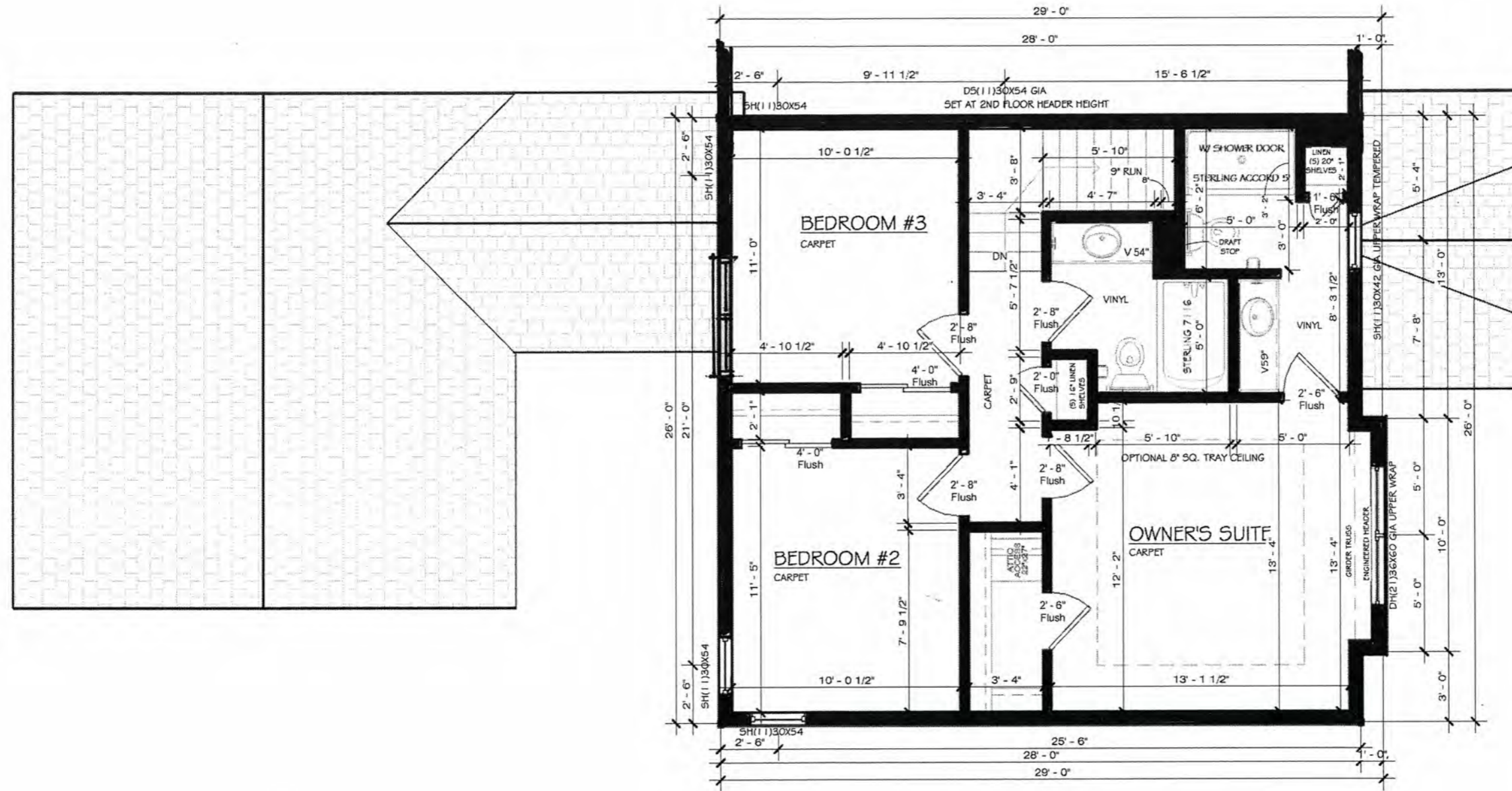
Print Date:
 9/30/2015
 6:00:14 AM

Drawing No.:
V3

Customer Approval: / 2015
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Second Floor - Victorian

3/16" = 1'-0"



Area Schedule (Victorian)	
Level	Area
First Floor	782 SF
Second Floor	738 SF
	1520 SF

Do Not Scale Note: All dimensions are stud to stud

Actual floor plans & exterior styles may differ from those shown based on modifications, options & improvements to the plans by the builder. Room dimensions, features & actual square footage vary by exterior style and options.

Model:	Jade
Elevation:	Victorian
Drawn By:	Author
Date:	Issue Date
Print Date:	9/30/2015 6:00:17 AM
Drawing No.:	V5

VERIDIAN HOMES
 6801 South Towne Drive
 Madison, WI 53713
 Phone 608.226.3100
 Fax 608.226.0600

Custom Designed For: Owner
 Homesite / Neighborhood: Project Number
 Address: Enter address here
 Customer Approval: / 2015
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