



City of Madison

Proposed Rezoning & Conditional Use

Location
7902 Watts Road

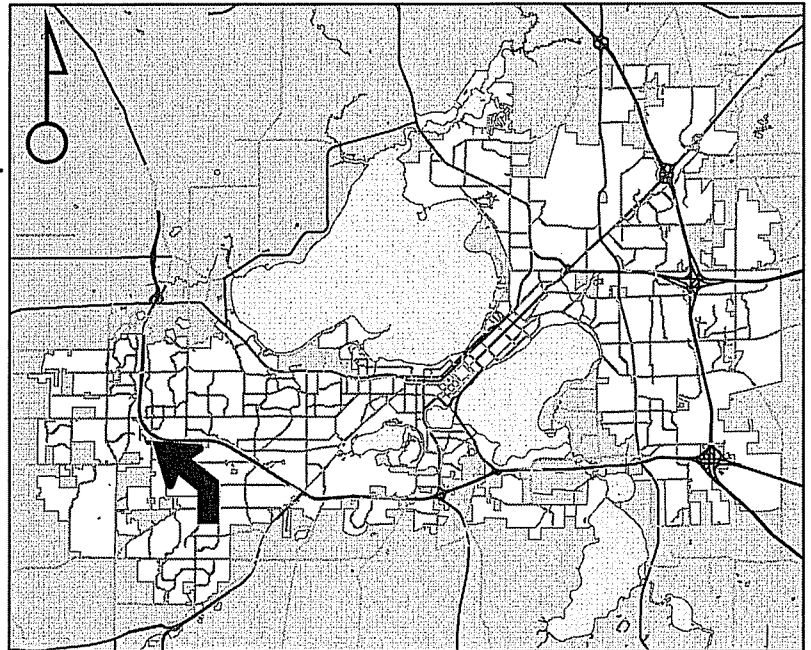
Applicant
David Gerry-Princeton Club West Real Estate/
Mark Hopkins-HKM Architects + Planners, Inc.

From: A To: TR-U1

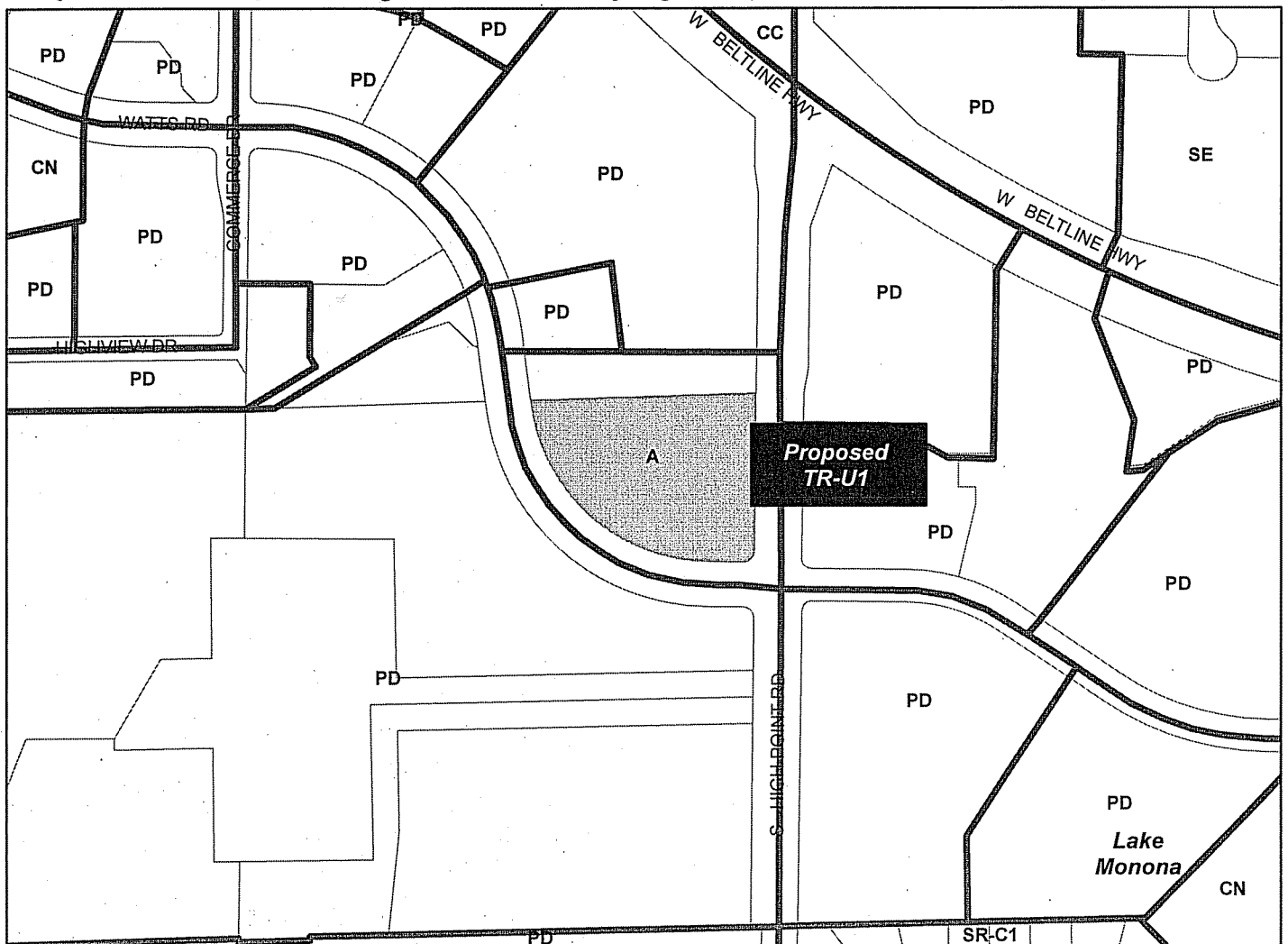
Existing Use
Vacant land

Proposed Use
Construct residential building complex
with 156 apartments in 2 buildings

Public Hearing Date
Plan Commission
17 October 2016
Common Council
01 November 2016



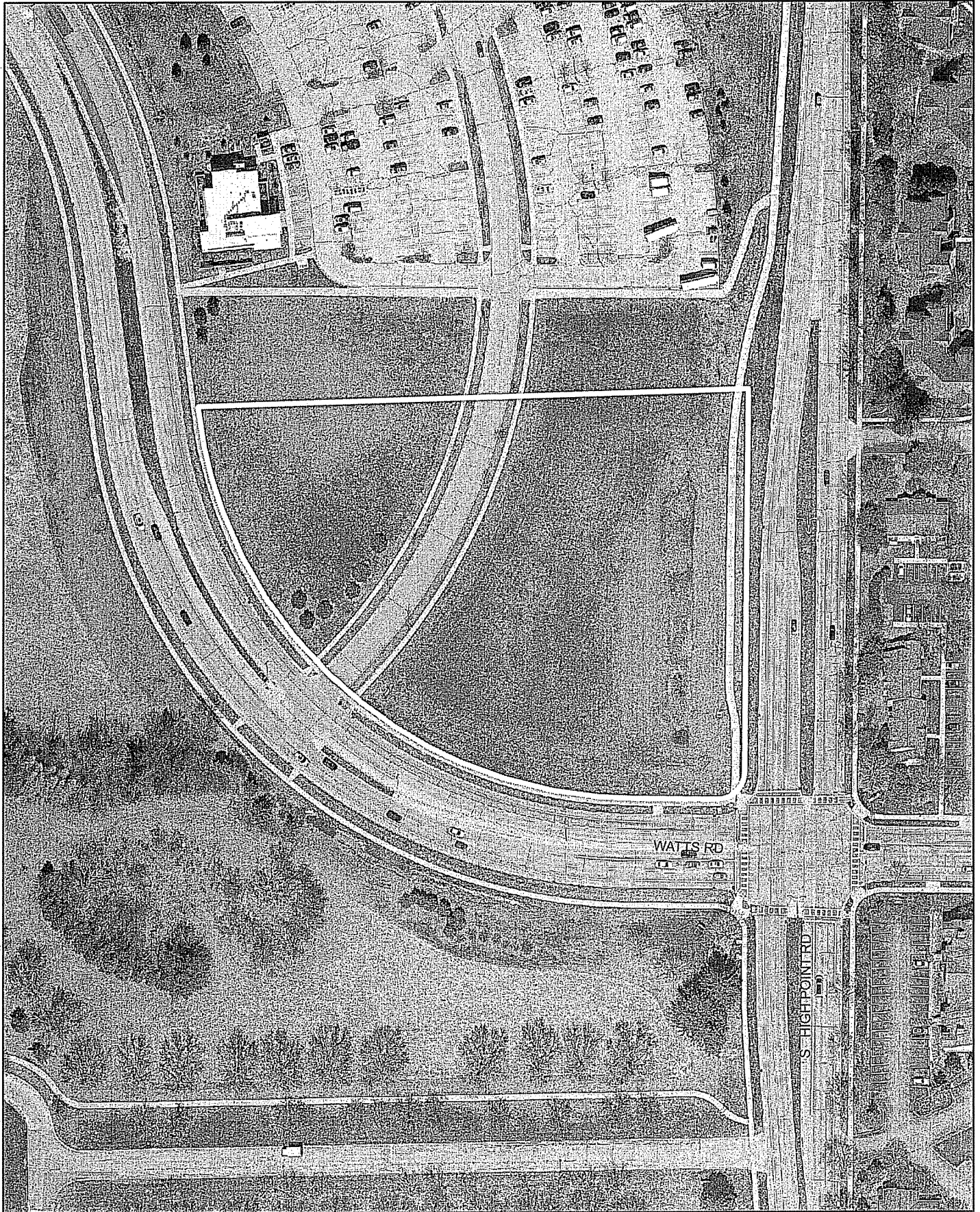
For Questions Contact: Jessica Vaughn at: 267-8733 or jvaughn@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 11 October 2016

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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

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- 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.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____

Date Received _____

Received By _____

Parcel No. _____

Aldermanic District _____

Zoning District _____

Special Requirements _____

Review Required By:

Urban Design Commission Plan Commission

Common Council Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 7902 Watts Road, Madison, WI 53719

Project Title (if any): The Reserve at High Point

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

- Zoning Map Amendment from** Agriculture **to** TR-U1
- 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: Michael C. Morey **Company:** Oakbrook Corporation

Street Address: 2 Science Court **City/State:** Madison **Zip:** WI

Telephone: (608) 443-1053 **Fax:** (608) 443-1153 **Email:** mcmorey@oakbrookcorp.com

Project Contact Person: Mark Hopkins **Company:** HKM Architects + Planners, Inc.

Street Address: 43 S. Vail Avenue **City/State:** Arlington Heights, IL **Zip:** 60005

Telephone: (847) 392-9200 **Fax:** () **Email:** mhopkins@hkm-arch.com

Property Owner (if not applicant): Princeton Club West Real Estate LLC; c/o Mr. David Gerry

Street Address: 8080 Watts Road **City/State:** Madison, WI **Zip:** 53719

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____
Two (2) multifamily buildings containing a total of 156 residential dwelling units and associated common/amenity spaces.

Development Schedule: Commencement Spring 2017 Completion Spring 2019

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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) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & 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:
Mr. Paul Skidmore, Alderman for District 9; See attached pre-application waiver. No neighborhood association(s).

→ 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: Jessica Vaughn Date: 05/10/16 Zoning Staff: Jenny Kirchgatter Date: 05/10/16

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

Name of Applicant Michael C. Morey Relationship to Property: Developer

Authorizing Signature of Property Owner  Date 6/27/2016



Integrated Real Estate Services

September 23, 2016

Ms. Jessica Vaughn, AICP
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd.
PO Box 2985
Madison, WI 53701

Re: Letter of Intent – Zoning Map Amendment/Conditional Use
The Reserve at High Point
7092 Watts Road
Madison, WI 53719

Dear Ms. Vaughn:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

PROJECT TEAM:

Oakbrook Corporation
Role: Applicant/Developer
2 Science Court
Madison, WI 53711
(608) 238-2600
Contact: Michael C. Morey
Email: mcmorey@oakbrookcorp.com

HKM Architects + Planners, Inc.
Role: Architect, Landscape Architect
43 S. Vail Avenue
Arlington Heights, IL 60005
(847) 392-9200
Contact: Mark Hopkins
Email: mhopkins@hkm-arch.com

Vierbicher & Associates
Role: Civil Engineer
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 826-0532
Contact: Randy Kolinske
Email: rkol@vierbicher.com

Please note that the Applicant/Developer is not the current owner of the property. The current property owner is Princeton Club West Real Estate LLC. The Applicant/Developer intends to purchase the property from Princeton Club West Real Estate LLC in the fall of 2016.

Introduction:

The proposed development is located on the corner of Watts and High Point roads, adjacent to the Princeton Club health club facility, on Lot 8 of the Plat of Ganser Heights. The site is currently zoned Agriculture. Our application, consistent with our conversations with planning and zoning staff, requests a zoning map amendment to the TR-U1 zoning district with a conditional use approval.

Site Planning & Building Architecture:

The site plan is designed to provide an integrated, medium-density housing environment with a variety of floor plans, all of which will be rented at market rental rates. Vehicular access to the site is achieved from a private drive via Watts road. The site entry for both buildings will provide access to the surface level parking and underground parking. Pedestrian access to the site is from Watts or High Point roads and will also be available via the West Towne Bike path immediately to the north of the property.

The two new buildings will both be three stories and contain a total of 156 apartments, including a mix of Studio, One Bedroom and Two Bedroom units. The development will incorporate underground vehicle and bicycle parking with additional surface parking provided on site. The building faces will reflect variations in color texture and material with high-quality materials. The exterior materials will be a combination of masonry, stone, glass, and cement board siding.

Site Development Data:

Densities:

Lot Area	+/- 244,595 or 5.6 Acres
Dwelling Units	156
Lot Area / D.U.	1,568 S.F / Unit
Density (D.U./acre)	27.8
Lot Coverage	114,550 S.F.
Usable Open Space	52,230 S.F.

Floor Area Ratio:

Building Height	3 Stories
Gross Floor Area	166,909
Floor Area Ratio	0.68
<i>(Excludes parking)</i>	

Dwelling Unit Mix:

Studio	24
One Bedroom	68
Two Bedroom	64
Total	156

Vehicle Parking Stalls:

Underground	156
Surface	61
Total	217

Bicycle Parking Stalls:

Covered/Enclosed	156
Surface	22
Total	178

Project Schedule:

The project will be a phased development with construction commencing in the spring of 2017 on the 90-unit building, which includes the leasing/management offices as well as the majority of the amenity and common spaces and a 12-13 month construction period, with scheduled completion/occupancy slated for late spring 2018. The second phase (66-unit building) will likely commence in the spring of 2018 with a 12-month construction period and completion slated for spring 2019.

Hours of Operation:

The property will be owned and operated by Oakbrook Corporation as a multifamily residential community. The property will have an on-site management office. The hours of operation are expected to be 8:00 A.M. – 5:00 P.M., Monday through Friday, and 10:00 – 4:00 on Saturdays.

Social & Economic Impacts:

The development will have a positive social and economic impact through the creation of safe, quality housing in close proximity to employment centers. The project will create 15-20 new construction jobs as well as four permanent (two full-time, two part-time) positions at the property dedicated to managing and maintaining the facility and servicing the residents.

Value of Land/Estimated Project Costs:

The value of multifamily land is driven largely by the number of dwelling units that can reasonably be developed on a given parcel. The land price agreed upon by the owner and developer is \$2,100,000. The total project budget, including land, hard/soft costs, operating reserves, and other fees is approximately \$23,500,000. There is no public subsidy being provided for this project.

Thank you for taking the time to review and consider our proposal.

Best Regards,

Michael C. Morey

Michael C. Morey
Vice President



ARCHITECTS + PLANNERS, INC.

ARCHITECTURE
LAND PLANNING
LANDSCAPE ARCHITECTURE
INTERIOR ARCHITECTURE

September 15, 2016

The Reserve at High Point, 7902 Watts Road

REVISIONS TO UDC SUBMITTAL PACKAGE ACCORDING STAFF COMMENTS

- I. Context Exhibit
 - A. Added existing and proposed context buildings along Watts Road per comment
- II. Site Plan
 - A. Added site walls and crosswalks on the access road to improve project continuity per comment
 - B. Adjusted grading at pond to more naturalized shape per comment. The adjusted grades roll up on the East Building to soften interaction of the site and building.
 - C. Previous submittal showed the height of the east wall of the East Building (grade to first floor) varying from 8' to 12'. Revised grades vary from 7' to 10'
 - D. Adjusted grades on the east side of the West Building for the same reason per comment
 - E. Revised the West Building footprint and adjusted the footprint on the site
 1. Per comment, aligned the northerly western setback from Watts Road with the existing building to north. This portion of the building moved east. Previous closest setback of the north wing was 15'. Revised setback is 32'
 2. The southerly portion of the building moved closer to Watts. This portion moved west. Previous closest setback of the south wing was 29'. Revised setback is 15'
 3. The Watts Road entry was relocated to the south wing proximate to Watts similar to the Watts Road entry of the East Building
 4. Walks were adjusted accordingly
 5. Adjusted entry turn-around, reduced parking by 3 spaces. Lost 1 bike rack but remain in compliance
 6. Adjusted amenity patio according to new building location and grades
 - F. Revised East Building entry turn-around per comment to one way resulting in larger island and smaller curb cuts.
- III. Landscape
 - A. Revisions and enhancements to all four building entries. Landscape of the two entries on the access road were revised according to the goal of increasing connectivity and other comments
 - B. Removed Maples and River Birches from the plant palette per comment, added Carpinus, Hydrangea and Coreopsis
 - C. Increased use of Quercus per comment
 - D. Added Sumac mass on east side of pond. Increased Sumac drifts along west side of pond for naturalization and to obscure building base per comment



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INTERIOR ARCHITECTURE

- E. Adjusted landscape to follow the revisions to the West Building (see below)
- IV. West Building
 - A. Moved the southerly wing west relative to north wing per comment
 - B. Moved the Watts Road entry per above
 - C. Added windows to the bike room in lieu of blank wall
 - D. Changed color of siding to compliment but not match East Building per comment
 - E. Reduced lot coverage by 1,970 sf
 - F. Increased useable open space by 1,010 sf
 - G. Corrected error in building data table detailing bedroom counts in West Building but total unit count nor unit mix did not change
- V. East Building
 - A. Watts Road entry was lowered to better match existing grades Landscape and retaining adjusted accordingly
 - B. Reduced useable open space by 1,560 sf due to massaging of grades to naturalize the pond. Still in compliance