



VANDEWALLE & ASSOCIATES INC.

Monday, July 01, 2019

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

RE: 9510 Watts Road & 604 Feather Sound Drive
The Edison Multi-Family Proposal

Dear Heather,

The following document and illustrative graphics outline the proposed Edison multi-family project. Forward Management formally requests to rezone from CC-T/TR-P to CC-T/Amended TR-P/Conditional use (residential building complex). The project is being proposed as a residential building complex but is designed to accommodate (through separate future approvals) commercial/retail uses through the design of flex space into the building. This design approach allows the building to be built while the market for commercial improves, consistent with the adopted Acacia Ridge Neighborhood.

Separate submittals will be delivered for both a CSM amendment and a demolition permit for the existing buildings.

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

Sincerely,

Brian Munson
Principal

APPLICANT/OWNER:

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DESIGN TEAM:

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Existing Conditions:

Existing Zoning:	TR-P/CC-T
Proposed Zoning:	Amended TR-P/CC-T/Conditional use Residential Building Complex
Address/PIN:	9510 Watts Road / 070828401087 604 Feather Sound Drive / 070828401079
Aldermanic District:	District 9 Alder Skidmore
Neighborhood Association:	Cardinal Glenn Neighborhood Association
Neighborhood Plan:	Pioneer Neighborhood
Plan Designations:	Medium Density Residential



Notifications:	Alder Skidmore	1) November 30, 2018 2) June 14, 2019
	Cardinal Glenn Neighborhood DAT Presentations Neighborhood Meeting Meeting with Alderman Skidmore	June 14, 2019 March 21, 2019 April 12, 2019 April 23, 2019

Legal Description: See Attached

Lot Area: Lot 1 – 4.054 (CC-T)
Lot 2 – 1.570 (TR-P)

Proposed Use: Building A: 84
Building B: 63
Building C: 42

Lot Area per building:

Building A/B:

Required per CC-T: 750 square feet per unit
Proposed: 1,201.31 square feet per unit

Building C:

Required per TR-P: 600/du +300 per bdrm>2
Proposed: 1,628.31 square feet per unit

Usable Open Space per Unit by Building:

Building A/B:

Required per CC-T: 160/1 bdrm, 320 per >1 bdrm units
Proposed: 619.38 square feet per unit
79,471 square feet of ground level open space
11,578 square feet in patios

Building C:

Required per TR-P: 140/du
Proposed: 739.31 square feet per unit
27,220 square feet of ground level open space
3,831 square feet in patios

Mixed Use/Multi-Family: The CC-T buildings is being designed to be built out using flex space first floors in a residential format initially and converted to commercial after construction, based upon market demand. This conversion preserves the ability to incorporate commercial or offices uses but would require additional review and approval by the City as part of separate submittals prior to implementation.



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 buildings are consistent with the adopted Comprehensive Plan and Pioneer Neighborhood Plan and does not create adverse conditions.

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 full range of municipal services will be installed to serve the site.

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 buildings are consistent with the adopted Comprehensive Plan and Pioneer Neighborhood Plan.

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 uses are consistent with the adopted Acacia Ridge Neighborhood and have received support from the Alder and adjoining Neighborhood Association.

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.*

The site will be served by a full network of utilizes and circulation improvements as part of the buildout of the Acacia Ridge Neighborhood. Public transit supporting densities are anticipated for the area, but public transit service is not currently available for this site.

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.*

The site is served by sufficiently sized street facilities to accommodate the anticipated traffic needs of the project. Traffic access to the site includes a right in right out/shelter left in off of South Point Road and two access points from Feather Sound Drive.

7. *The conditional use conforms to all applicable regulations of the district in which it is located.*

The proposal meets the standards of the CC-T and TR-P districts.

8. *When applying the above standards to an application by a community living arrangement, the Plan Commission shall:*



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 shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation. (Am. by ORD-14-00030, 2-18-14)*

The proposed design creates a cohesive and appropriate aesthetic for the intended character of the surrounding neighborhood.

10-16. Standards not applicable.



Exhibits:

- Exhibit A:** Legal Description
- Exhibit B:** Alder & Neighborhood Notification
- Exhibit C:** Location Map
- Exhibit D:** Existing Conditions
- Exhibit E:** Adopted Zoning Map
- Exhibit F:** Proposed Zoning Map
- Exhibit G:** Adopted Master Plan
- Exhibit H:** Proposed Master Plan
- Exhibit I:** Proposed Design Plan



Exhibit A: Legal Descriptions

AMENDED TR-P BOUNDARY:

Beginning at the Northeast corner of Lot 44, Acacia Ridge; thence S00°44'27"W, 629.06 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 360.00 feet and a chord which bears S13°14'32"W, 155.85 feet; thence S25°44'37"W, 318.69 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 640.00 feet and a chord which bears S24°25'41"W, 29.38 feet to a point of reverse curve; thence Westerly along a curve to the right which has a radius of 25.00 feet and a chord which bears S69°25'41"W, 36.16 feet; thence N64°15'23"W, 153.43 feet to a point of curve; thence Northwesterly along a curve to the left which has a radius of 334.00 feet and a chord which bears N76°45'28"W, 144.60 feet; thence N89°15'33"W, 325.90 feet; thence N00°44'27"E, 620.29 feet; thence N89°15'33"W, 256.51 feet; thence N00°49'10"E, 379.04 feet; thence N89°56'47"E, 977.11 feet; thence S00°44'28"W, 0.30 feet; thence N89°57'06"E, 99.01 feet to the point of beginning. Containing 21.063 acres.

MULTI-FAMILY PROJECT

COMBINED AREA:

Beginning at the Northeast corner of Lot 17, Acacia Ridge; thence S00°44'27"W, 512.88 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a central angle of 90°00'00"; thence N89°15'33"W, 518.12 feet to a point of curve; thence Northwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N44°13'53"W, 35.37 feet; thence N00°47'47"E, 318.59 feet; thence N89°51'04"E, 311.46 feet; thence N00°49'10"E, 185.85 feet; thence N89°56'33"E, 256.16 feet to a point of beginning. Containing 5.624 acres.

AREA TO REMAIN ZONED TR-P:

Beginning at the Northeast corner of Lot 17, Acacia Ridge; thence S00°44'27"W, 268.58 feet; thence N89°15'33"W, 256.51 feet; thence N00°49'10"E, 265.02 feet; thence N89°56'33"E, 256.16 feet to the point of beginning. Containing 1.570 acres.

AREA TO BE ZONED CC-T:

Beginning at the Northwest corner of Lot 16, Acacia Ridge; thence N89°51'04"E, 311.46 feet; thence S00°49'10"W, 79.16 feet; thence S89°15'33"E, 256.51 feet; thence S00°44'27"W, 244.30 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a central angle of 90°00'00"; thence N89°15'33"W, 518.12 feet to a point of curve; thence Northwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N44°13'53"W, 35.37 feet; thence N00°47'47"E, 318.59 feet to the point of beginning. Containing 4.054 acres.

