



VANDEWALLE & ASSOCIATES INC.

Wednesday, November 20, 2017

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

RE: 6202 Driscoll Drive
Northeast Addition to Grandview Commons: Rezoning Application

Dear Heather,

The following document and illustrative graphics outlines the proposed re-plat for the Northeast Addition to Grandview Commons (formerly Eastlawn Property). Veridian Homes requests to rezone the property from PD and TR-C3 to TR-P and TR-C3 in parallel with a separate preliminary/final plat submittal. This rezoning will facilitate the re-platting of the neighborhood to create more housing diversity and lot sizes consistent with the overall Grandview Commons Neighborhood.

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

Sincerely,

Brian Munson
Principal

APPLICANT:

VH Acquisitions, LLC.
6801 South Town drive
Madison, WI 53713
Phone: 608.226.3100
Fax: 608.226.0600
Jeff Rosenberg
jrosenberg@veridianhomes.com

PROPERTY OWNERS:

Homburg Equipment, Inc.
6106 Milwaukee Street
Madison, WI 53718

DESIGN TEAM:

Engineering:
D'Onofrio Kottke
7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Fax: 608.833.10896
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, TR-C3
Proposed Zoning:	TR-P TR-C3
Address:	See Exhibit B for full list
PIN:	See Exhibit B for full list
Aldermanic District:	District 3 Alder Hall
Neighborhood Association:	McClellan Park Neighborhood Association
Neighborhood Plan:	Sprecher Neighborhood
Plan Designations: (see Exhibit B)	Low Density Residential Low-Medium Density Residential Park, Drainage and Open Space
Notifications:	Alder Hall October 20, 2017 McClellan Park Neighborhood October 20, 2017 DAT Presentation November 2, 2017
Legal Description:	See Attached

Lot Area:	31.67 acres
Proposed Use:	141 Single Family Homes 36 Four Unit Homes (9 lots) Stormwater Management

TR-P Requirements:

- Three residential housing types (Single Family Street Accessed, Single Family Alley Accessed, Four Unit Homes).
- Four-family housing comprise 61% of the units within the TR-P district.
- All units within 1/4 acre of parks & open spaces in adjoining neighborhoods
- Project will consist of multiple phases beginning from the Milwaukee Street frontage expanding south based upon market demand.

TR-P Site Design Standards

Open Space

The neighborhood is served by adjoining open spaces in the Grandview Commons and Grandview Commons North Neighborhoods.

Street Layout

The neighborhood is served by a strong grid of neighborhood scaled streets, sidewalks, and off-street connections, including the extension of all adjoining street connections.

Setbacks

Building setbacks will be per the TR-P Zoning District standards.

Building Design

Building design within the neighborhood will go through a review process with a neighborhood Architectural Review Committee (ARC). The ARC is tasked with guiding the creation of diverse architectural approaches throughout the neighborhood. Review criteria include site plan/landscape plan configurations, building massing & composition, building orientation and interaction with adjoining streets & uses, and application of appropriate durable materials.

DIMENSIONAL STANDARDS

Building placement will meet the dimensional standards as described in the TR-P Zoning District for the Single-family detached and Residential Building Complex standards.

ARCHITECTURAL STYLE

Architecture within the neighborhood will be developed with a variety of American vernacular architectural styles.

MASSING

Rhythms

In architectural composition, rhythm refers to the regular use of recurrence of building elements. These elements consist of features such as, but not limited to, window locations, columns and piers. Rhythm solidifies the building design and ensures that the overall composition of building elements is balanced.

- Bays, porches and stoops are encouraged to enhance the human scale of the streetscape.



- Multi-family buildings are encouraged to have first floor individual unit entrances.

Roofline Articulation

The roof form establishes the character of a home and terminates the building. Bays and gables are encouraged to break-up the massing of the home into smaller or intimate components. Selection of an appropriate roof form will vary depending on the architectural style.

- Hipped and gabled roofs with a symmetrical pitch shall run between 5:12 and 12:12, as appropriate to architectural style.
- Shed roofs pitched between 5:12 and 7:12 shall be attached to an adjacent building wall and shall not be utilized freestanding buildings. Shed dormers shall have a 3:12 pitch and be utilized only on appropriate styles.
- Hipped and shed porch roofs shall have a pitch between 3:12 and 6:12.
- Roof overhangs may vary from a minimum of 6" to a maximum of 30".

HEIGHT

- No buildings shall exceed three-stories in height or 35'.
- Exposed basements shall not constitute a story.

APPROPRIATE WALL MATERIALS

All materials shall be properly utilized based on the precedents of the architectural style of the building.

WALL SIDING/SURFACING

- *Brick*
- *Clapboard Siding*
- *Cement Board Siding / Composition Siding / Vinyl Siding*
- *Half-Timbering*
- *Cast Stone*
- *Stone*
- *Stucco and Exterior Insulated Finish System (EIFS)*
- *Wood, Composition, vinyl or Cement Shingle Siding*

DECKS

Decks shall be located only in rear or side yards. Portions of decks visible from the street or projecting in such a manner that it is visible from the front yard, shall be screened with appropriate fencing or landscaping.

PORCHES AND STOOPS

- Usable front porches are encouraged as both visual and functional design elements. Minimum dimensions for a usable porch are 6'0" deep and 6'0" wide exclusive of access to front entry.



Exhibits:

- Exhibit A: Legal Description
- Exhibit B: Existing Address & Parcel List
- Exhibit C: Alder & Neighborhood Notification
- Exhibit D: Sprecher Neighborhood Plan
- Exhibit E: Proposed Neighborhood Illustrative Plan
- Exhibit F: Grandview Commons Neighborhood Compiled
- Exhibit G: Zoning Map
- Exhibit H: Conceptual Phasing Map
- Exhibit I: TR-P Master Plan



Exhibit A: Legal Descriptions

Full Project Legal Description:

Being located in the NW1/4 of the SE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the east quarter corner of said Section 2; thence S87°43'32"W, 1,519.11 feet; thence S00°30'04"W, 47.28 feet to the point of beginning; thence continuing S00°30'04"W, 232.98 feet; thence S89°30'00"E, 199.82 feet; thence S00°30'04"W, 100.00 feet; thence N89°29'56"W, 200.50 feet; thence S13°06'14"W, 86.50 feet to the point of beginning; thence continuing S13°06'14"W, 152.75 feet; thence S24°58'42"W, 72.90 feet; thence S08°39'28"W, 132.37 feet; thence S20°16'57"E, 152.86 feet; thence S05°30'27"W, 56.22 feet; thence S27°22'24"W, 375.97 feet; thence S87°44'23"W, 909.50 feet; thence N01°04'02"E, 1,281.29 feet; thence N87°43'59"E, 938.18 feet; thence N85°38'06"E, 181.85 feet to the point of beginning. Contains 1,379,541 square feet (31.670 acres).

Lands to be zoned TR-C3

Being located in the NW1/4 of the SE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the east quarter corner of said Section 2; thence S87°43'32"W, 1,519.11 feet; thence S00°30'04"W, 280.28 feet; thence S89°30'00"E, 199.82 feet; thence S00°30'04"W, 100.00 feet; thence N89°29'56"W, 200.50 feet; thence S13°06'14"W, 86.50 feet to the point of beginning; thence continuing S13°06'14"W, 152.75 feet; thence S24°58'42"W, 72.90 feet; thence S08°39'28"W, 132.37 feet; thence S20°16'57"E, 152.86 feet; thence S05°30'27"W, 56.22 feet; thence S27°22'24"W, 375.97 feet; thence S87°44'23"W, 909.50 feet; thence N01°04'02"E, 840.69 feet; thence S86°31'30"E, 160.08 feet; thence N01°03'56"E, 125.21 feet; thence N87°44'23"E, 511.92 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 979.00 feet and a chord which bears S87°43'48"E, 154.66 feet; thence S83°11'58"E, 82.38 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 470.00 feet and a chord which bears S09°06'19"W, 11.81 feet; thence S80°10'29"E, 198.56 feet to the point of beginning. Contains 955,096 square feet (21.926 acres).

Lands to be zoned TR-P

Being located in the NW1/4 of the SE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the east quarter corner of said Section 2; thence S87°43'32"W, 1,519.11 feet to the point of beginning; thence S00°30'04"W, 280.28 feet; thence S89°29'56"E, 199.81 feet; thence S00°30'04"W, 100.00 feet; thence N89°29'56"W, 200.50 feet; thence S13°06'14"W, 86.50 feet; thence N80°10'29"W, 198.56 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 470.00 feet and a chord which bears N09°06'19"E, 11.81 feet; thence N83°11'58"W, 82.38 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 979.00 feet and a chord which bears N87°43'48"W, 154.66 feet; thence S87°44'23"W, 511.92 feet; thence S01°03'56"W, 125.21 feet; thence N86°31'30"W, 160.08 feet; thence N01°04'02"E, 440.60 feet; thence N00°58'58"E, 53.82 feet; thence N87°43'32"E, 1119.13 feet to the point of beginning. Contains 484,073 square feet (11.113 acres).



Exhibit B: Existing Parcel Addresses & PIN Numbers

Lot Number	PIN	Address
1	071002417048	6202 DRISCOLL DR
2	071002417056	6142 DRISCOLL DR
3	071002417064	6130 DRISCOLL DR
4	071002417072	6118 DRISCOLL DR
5	071002417080	6104 DRISCOLL DR
		101 NORTH STAR DR
6	071002302091	6082 DRISCOLL DR
		102 NORTH STAR DR
7	071002304071	6047 DRISCOLL DR
		128 NORTH STAR DR
8	071002304089	136 NORTH STAR DR
		6046 RAGAN ST
9	071002427013	6103 DRISCOLL DR
		129 NORTH STAR DR
10	071002427021	6111 DRISCOLL DR
11	071002427039	6115 DRISCOLL DR
12	071002427047	6119 DRISCOLL DR
13	071002427055	6123 DRISCOLL DR
14	071002427063	6127 DRISCOLL DR
15	071002427071	6133 DRISCOLL DR
16	071002427089	6139 DRISCOLL DR
17	071002427097	6145 DRISCOLL DR
		102 GALILEO DR
18	071002427104	106 GALILEO DR
19	071002427112	110 GALILEO DR
		6134 RAGAN ST
20	071002427120	6130 RAGAN ST
21	071002427138	6126 RAGAN ST
22	071002427146	6122 RAGAN ST
23	071002427154	6118 RAGAN ST
24	071002427162	6114 RAGAN ST
25	071002427170	6110 RAGAN ST
26	071002427188	6106 RAGAN ST
27	071002427196	137 NORTH STAR DR
		6102 RAGAN ST
28	071002428011	203 NORTH STAR DR
		6101 RAGAN ST
29	071002428029	6105 RAGAN ST

Lot Number	PIN	Address
30	071002428037	6111 RAGAN ST
31	071002428045	6115 RAGAN ST
32	071002428053	6119 RAGAN ST
33	071002428061	6125 RAGAN ST
34	071002428079	6129 RAGAN ST
35	071002428087	114 GALILEO DR
		6133 RAGAN ST
36	071002428095	118 GALILEO DR
		6132 MISTY BRIDGE RD
37	071002428102	6128 MISTY BRIDGE RD
38	071002428110	6124 MISTY BRIDGE RD
39	071002428128	6120 MISTY BRIDGE RD
40	071002428136	6116 MISTY BRIDGE RD
41	071002428144	6112 MISTY BRIDGE RD
42	071002428152	6108 MISTY BRIDGE RD
43	071002428160	6104 MISTY BRIDGE RD
		209 NORTH STAR DR
44	071002305152	204 NORTH STAR DR
		6047 RAGAN ST
45	071002305144	208 NORTH STAR DR
46	071002305136	212 NORTH STAR DR
47	071002305128	216 NORTH STAR DR
48	071002305110	220 NORTH STAR DR
49	071002305102	224 NORTH STAR DR
		6048 STONEY OAK LN
50	071002430016	6103 MISTY BRIDGE RD
		217 NORTH STAR DR
51	071002430024	6107 MISTY BRIDGE RD
52	071002430032	6111 MISTY BRIDGE RD
53	071002430040	6115 MISTY BRIDGE RD
54	071002430058	6119 MISTY BRIDGE RD
55	071002430066	6123 MISTY BRIDGE RD
56	071002430074	6127 MISTY BRIDGE RD
57	071002430082	6131 MISTY BRIDGE RD
58	071002430090	6135 MISTY BRIDGE RD
		202 GALILEO DR
29	071002431014	210 GALILEO DR
		6130 STONEY OAK LN
60	071002431022	6126 STONEY OAK LN
61	071002431030	6122 STONEY OAK LN

Lot Number	PIN	Address
62	071002431048	6118 STONEY OAK LN
63	071002431056	6114 STONEY OAK LN
64	071002431064	6110 STONEY OAK LN
65	071002431072	6106 STONEY OAK LN
66	071002431080	223 NORTH STAR DR
		6102 STONEY OAK LN
67	071002309120	302 NORTH STAR DR
		6049 STONEY OAK LN
68	071002309112	304 NORTH STAR DR
69	071002309104	308 NORTH STAR DR
70	071002411082	307 NORTH STAR DR
71	071002411090	305 NORTH STAR DR
72	071002432012	301 NORTH STAR DR
		6101 STONEY OAK LN
73	071002432020	6107 STONEY OAK LN
74	071002432038	302 PETERSON ST
		6111 STONEY OAK LN
75	071002411107	306 PETERSON ST
76	071002411115	308 PETERSON ST
77	071002410084	305 PETERSON ST
78	071002410092	303 PETERSON ST
79	071002433010	301 PETERSON ST
		6119 STONEY OAK LN
80	071002433028	6123 STONEY OAK LN
81	071002433036	302 GALILEO DR
		6127 STONEY OAK LN
82	071002410109	304 GALILEO DR
83	071002410117	306 GALILEO DR
84	071002418301	305 GALILEO DR
85	071002418319	301 GALILEO DR
86	071002418327	215 GALILEO DR
87	071002418335	211 GALILEO DR
88	071002418343	207 GALILEO DR
89	071002418369	125 GALILEO DR
90	071002418377	121 GALILEO DR
91	071002418385	117 GALILEO DR
92	071002418393	113 GALILEO DR
93	071002418400	109 GALILEO DR
94	071002418418	105 GALILEO DR
		101 GALILEO DR



Lot Number	PIN	Address
96	071002418434	6209 DRISCOLL DR
97	071002418442	6217 DRISCOLL DR
98	071002418450	6225 DRISCOLL DR

