



# VANDEWALLE & ASSOCIATES INC.

February 18, 2015

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

RE: Hawks Woods Condominium  
Conditional Use Application

Dear Katherine,

The following document and illustrative graphics outline the request for Conditional Use: Residential Building Complex approval for the construction of the remaining un-built sections of the Hawks Woods Condominium project. This request shifts the original Planned Residential Development consisting of 60 total units in two and three unit buildings to 55 total units (33 units exist) with the remaining 22 units being built as single family units.

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

Sincerely,

Brian Munson  
Principal

APPLICANT:

MREC VH Hawks Woods, LLC.  
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DESIGN TEAM:

Engineering:  
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Brian Munson  
[bmunson@vandewalle.com](mailto:bmunson@vandewalle.com)

**Existing Conditions:**

Existing Zoning:	SR-V2: 60 units in two & three unit buildings
Addresses/PIN:	9807 Hawks Nest Drive 0708-332-0517-7
Aldermanic District:	District 1: Alder Subeck
Neighborhood Association:	Not Applicable (Hawks Woods Condominium Association)
Neighborhood Plan:	Mid-Town Neighborhood Low Density Residential
Notifications:	Alder Subeck Hawks Woods Condominium Association Hawks Landing Neighborhood Association (Adjacent) December 30, 2014 December 30, 2014 DAT Presentation January 8, 2015
Legal Description:	See Attached
Lot Area:	9.6 acres
Filing Fee:	A check in the amount of \$1,850 made out to City of Madison Treasurer is enclosed for the Filing and Notification Fees.

## Proposed Use:

Proposed Zoning:	SR-V2: Conditional Use (Residential Building Complex) 55 units in single family, two, & three unit buildings (33 existing units)	
Proposed Use:	Existing Two Unit Homes:	12 buildings (24 units)
	Existing Three Unit Homes:	3 buildings (9 units)
	Proposed Single Family:	22 homes
Proposed Yards:		
Front Yard:	As shown on approved site plan	
Side Yard:	As shown on approved site plan	
Min. Building Separation:	10'	
Rear Yard:	As shown on approved site plan	
Open Space:	As shown on approved site plan	

## 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 changes will allow the completion of the un-built project and will be in keeping with the existing and surrounding development.
- 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 site is currently served by municipal services and the overall unit count will be slightly reduced.
- 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 uses are complimentary to the existing phases of the condominium and the surrounding neighborhood.
- 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 conditional use will allow the completion of the condominium and will not impede any adjoining properties from developing.
- 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.*

This parcel was designed to accommodate more development than proposed and the completion of the site will not impact any of the site improvements.
- 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.*

Adequate measures are already established to minimize traffic congestion from the site.

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

The proposed use is consistent with the SR-V2 district.

8. *When applying the above standards to an application by a community living arrangement, the Plan Commission shall: a. Bear in mind the City general intent to accommodate community living arrangements. b. Exercise care to avoid an over-concentration of community living arrangements, which could create an institutional setting and seriously strain the existing social structure of a community. Considerations relevant for this determination are the distance between the proposed facility and other such facilities, the capacity of the proposed facility and the by which the facility will increase the population of the community, the total capacity of all community living arrangements in the community, the impact on the community of other community living arrangements, the success or failure of integration into communities of other such facilities operated by the individual or group seeking approval, and the ability of the community to meet the special needs, if any, of the applicant facility.*

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: a. Shall bear in mind the statement of purpose for the zoning district, and b. May require the applicant to submit plans to the Urban Design Commission for comment and recommendation.*

The proposed uses are consistent with the statement of purpose for the SR-V2 district and the surrounding development character.

10. *When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use.*

All units will include two car garages and additional off-street stalls are included on the proposed site plan to serve visitors to the existing and proposed units.

11. *When applying the above standards to telecommunication facilities, the Plan Commission shall consider the review of the application by a professional engineer required by Sec. 28.143. 12. When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.*

Not applicable.

13. *When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development.*

Not applicable.

14. *When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present: a. The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces. b. The excess height allows for a demonstrated higher quality building than could be*

*achieved without the additional stories. c. The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them. For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.*

Not applicable.

*15. When applying the above standards to an application to redevelop a site that was occupied on January 1, 2013 by a building taller than the maximum building height allowed by Section 28.071(2)(a) Downtown Height Map, as provided by Section 28.071(2)(a)1., no application for excess height shall be granted by the Plan Commission unless it finds that all the following additional conditions are also present: a. The new building is entirely located on the same parcel as the building being replaced. b. The new building is not taller in stories or in feet than the building being replaced. c. The new building is not larger in total volume than the building being replaced. d. The new building is consistent with the design standards in Section 28.071(3) and meets all of the dimensional standards of the zoning district other than height. e. The Urban Design Commission shall review the proposed development and make a recommendation to the Plan Commission.*

Not applicable.

#### **LEGAL DESCRIPTION**

Lot 11, Hawks Woods, recorded in Volume 57-195A of Plats on Pages 825-826, Dane County Registry, located in the SW1/4 of the NW1/4 of Section 33, T7N, R8E, City of Madison, Dane County, Wisconsin.

Site Photos:









