

PLANNING DIVISION STAFF REPORT

October 16, 2017



PREPARED FOR THE PLAN COMMISSION

Project Address: 645-703 South Point Road
Application Type: Zoning Map Amendment and Preliminary Plat
Legistar File ID # [48228](#) and [47857](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted
Reviewed By: Heather Stouder and Kevin Firchow, Planning Division

Summary

Applicant: Jeff Rosenberg, East South Point, LLC d.b.a Veridian Homes; 6801 South Towne Drive; Madison.

Contact Person: Brian Munson; Vandewalle & Associates; 120 E. Lakeside Street; Madison.

Surveyor: Brett Stoffregan and Dan Day, D’Onofrio Kottke & Associates; 7530 Westward Way; Madison.

Property Owner: Gerald F. Dohm Revocable Living Trust and Charlene Dohm; 7711 Welcome Drive; Verona.

Requested Actions: Approval of a request to rezone 645-703 South Point Road from Temporary A (Agricultural District) to TR-P (Traditional Residential–Planned District), TR-C3 (Traditional Residential–Consistent 3 District) and CC-T (Commercial Corridor–Transitional District), and; approval of the preliminary plat of *Acacia Ridge*, creating 406 single-family lots, six lots for three (3) two-family-twin dwellings, one lot for future multi-family development, one lot for future mixed-use development, one outlot for a public park, one lot for a future public school, four outlots for private open space, and outlots to be dedicated to the public for stormwater management, alleys, and sidewalks.

Proposal Summary: The revised proposal for the “Acacia Ridge” subdivision calls for most of the 134.5-acre subject site to be developed with 598 total dwelling units, including 406 lots for detached single-family residences. Most of those lots will be developed in TR-C3 single-family zoning. In addition, one lot is proposed for future mixed-use commercial and multi-family development at the future intersection of South Point Road and Watts Road in CC-T zoning. An adjacent 3.75-acre lot to its east will be developed with additional future multi-family housing in TR-P zoning, along with three future two-family dwellings and roughly a quarter of the single-family lots. A total of 186 multi-family units are proposed on Lots 16 and 17. The subdivision includes an eight-acre lot for a future Madison Metropolitan School District school facility (Lot 315). The preliminary plat proposes 24 outlots in total, including an outlot to be dedicated for a 10.1-acre public park.

Development of the subdivision will occur in phases beginning in 2018 following approval and recording of a final plat, with completion of the subdivision anticipated over a ten-year period based on market demand for units.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Review Schedule: The State’s subdivision statute, Wis. Stats. 236, requires that a preliminary plat be approved, conditionally approved, or rejected (with stated reasons) within 90 days of submittal unless the time is extended by agreement with the applicant. If no action is taken within 90 days and no extension granted, the plat is deemed approved. The proposed preliminary plat application was submitted to the City on June 28, 2017. Therefore, the

90-day review period for this plat was scheduled to expire circa September 28, 2017. However, the applicant requested a referral of the project on August 28 to the October 16 Plan Commission meeting and October 31, 2017 Common Council meeting. The revised version of the preliminary plat reviewed herein was submitted on October 9 for consideration at the October 16 meeting.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00296, 28.022–00297 and 28.022–00298, rezoning 645-703 South Point Road from Temp. A to TR-C3, TR-P and CC-T, and the preliminary plat of the Acacia Ridge subdivision, to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on page 8 of this report.

Background Information

Parcel Location: The subject site is comprised of five parcels containing approximately 134.5 acres of land generally located in the northeastern quadrant of the intersection of Valley View Road and South Point Road; Aldermanic District 9 (Skidmore); future Madison Metropolitan School District.

Existing Conditions and Land Use: A single-family residence, barn and detached garage are located on the 645 South Point Road parcel. The remainder of the property is otherwise undeveloped farmland. Both parcels are zoned Temporary A (Agricultural District).

Surrounding Land Uses and Zoning:

North: Single-family residence in the Town of Middleton along South Point Road; single-family residences in the Cardinal Glenn subdivision, zoned TR-C3 (Traditional Residential–Consistent 3 District) and Cardinal Glenn Park, zoned CN (Conservancy District); undeveloped land, zoned A (Agricultural District);

South: Single-family residences in the Town of Middleton along Valley View Road; single-family residences in the Linden Park and Pine Hill Farms subdivisions, zoned TR-C3;

West: Single-family residences and lots in the 1000 Oaks subdivision, zoned TR-P (Traditional Residential–Planned District); apartment complexes under construction on the north side of Watts Road, zoned TR-U1 (Traditional Residential–Urban 1 District) and SR-V2 (Suburban Residential–Varied 2 District);

East: Undeveloped land, zoned A.

Adopted Land Use Plans: The subject site is located within the boundaries of the [Pioneer Neighborhood Development Plan](#). Moving west to east across the 134.5-acre parcel, the neighborhood development plan recommends that the site be developed with residential-commercial mix and medium-density residential uses (up to 25 units per acre) adjacent to South Point Road, with an institutional parcel (future school) and public park also recommended along the western edge of the site. Moving east along extended Watts Road, the plan recommends more than a third of the property be developed with low- to medium-density residential uses (less than 15 units per acre). Moving south from Watts Road, the neighborhood development plan recommends that the balance of the property be developed with low-density residential uses up to eight units an acre. Areas recommended for higher-density residential uses located primarily on the parcels east of the site also extend onto to the eastern edges of the subject site.

Environmental Corridor Status: An east-west stormwater management greenway shown in the neighborhood development plan and located in the southwesterly portion of the site is located in a mapped environmental corridor.

Public Utilities and Services: The subject site will be served by a full range of urban services as it develops with the exception of Metro Transit, which currently does not provide service west of Junction Road. The closest bus stop with scheduled bus service is no less than two miles walking distance, and the lots would be greater than the three-quarters of a mile regulatory distance from all day scheduled bus service, that disqualifies any trips in this subdivision for passengers who might otherwise be eligible for door-to-door paratransit service. The pedestrian access between this site and the scheduled bus service, located on Junction Road at Mineral Point Road, includes approximately three-quarters of a mile travel along the unimproved shoulder of CTH S (posted 45 mph).

Zoning Summary: The proposed lots will be zoned TR-P (Traditional Residential–Planned District), TR-C3 (Traditional Residential–Consistent 3 District) and CC-T (Commercial Corridor–Transitional District). Consistency with the basic minimum lot width and area for the proposed lots is included in the “Analysis” section of this report. Review for compliance with the other bulk requirements, such as setbacks, usable open space, and lot area per unit for multi-family dwellings, will occur either at the time of permit issuance for permitted uses, or during any conditional use reviews required.

Other Critical Zoning Items	
Yes:	Barrier Free, Utility Easements
No:	Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development
Prepared by: Tim Parks, Planning Division	

Project Description

The applicant is requesting approval of a zoning map amendment and preliminary plat for the future development of 134.5 acres of land generally located in the northeastern quadrant of the intersection of Valley View Road and South Point Road. The proposed “Acacia Ridge” subdivision calls for 406 single-family residential lots to be developed in TR-C3 (Traditional Residential–Consistent 3 District) or TR-P (Traditional Residential–Planned District) zoning, as well as for three lots to be developed with two-family-twin dwellings, and one lot to be developed in the future with multi-family dwellings. The proposed subdivision also includes a lot for future mixed-use development in CC-T (Commercial Corridor–Transitional District) zoning, an outlot to be dedicated to the City for a 10.1-acre public park, and an eight-acre lot for a future Madison Metropolitan School District school facility. The plat also proposed four outlots for private open space, and a number of outlots to be dedicated to the public for stormwater management, alleys, and sidewalks. The subject site was attached to the City of Madison from the Town of Middleton on June 6, 2017.

The subject site is mostly undeveloped with the exception of a one-story single-family residence, barn and detached garage located at 645 South Point Road. No demolition permit has been requested at this time, and the applicant anticipates that the residence will remain on proposed Lot 16 for an undetermined period. The 134.5-acre property has approximately 1,700 feet of frontage along South Point Road and 1,278.5 feet of frontage along Valley View Road. The site is characterized by rolling terrain that falls 80 to 100 feet from east to west across the site from the eastern property line toward a low point located at the intersection of South Point Road and Watts Road. Secondly, the grade of the site and South Point Road fall sharply from the southern property line abutting the rears of four parcels that front onto Valley View Road towards the same low point near Watts Road. The site is mostly devoid of tree cover with the exception of a glen of mature trees along the southernmost portion of the

site near Valley View Road, surrounding the residence and accessory buildings in the northwestern corner of the site, and a tree line along the eastern edge of the overall property.

Primary access into the Acacia Ridge subdivision will be provided from the west by the extension of Watts Road east across South Point Road from its current terminus on the edge of the 1000 Oaks subdivision, and from the south by the extensions of Redan Drive and Lone Oak Lane north across Valley View Road. The preliminary plat proposes a 120-foot wide right of way for Watts Road through the plat; Exhibit K of the application materials proposes a cross-section for Watts Road through Acacia Ridge with one travel lane, one bike lane, and one parking lane in each direction separated by a generous 42-foot wide median. If needed due to future traffic volumes, the median could be reduced to 20 feet in width to accommodate an additional travel lane in each direction. Redan Drive is proposed to extend through the plat as a north-south collector street with 80 feet of right of way, which is consistent with a recommendation in the Pioneer Neighborhood Development Plan that minor collectors have 80 feet of right of way to accommodate on-street bike lanes.

In addition to these collector streets, the proposed subdivision includes a series of local streets to provide access into the development, including the southerly extension of three streets platted in the Cardinal Glenn subdivision north of the site, and the extension of Tawny Acorn Drive across South Point Road, which will connect the Acacia Ridge development with the portion of the 1000 Oaks subdivision located south of Thousand Oaks Park. In general, the proposed subdivision includes a well-connected grid of streets extending across most of the development.

A wide range of lot sizes is proposed within the 406 single-family lots that will comprise the majority of the Acacia Ridge development, from 3,515 square-foot alley-loaded lots to street-loaded lots ranging between 5,800 to 10,000 square feet in area. In addition, the plat includes three pairs of lots located on the west side of the Redan Drive-Watts Road intersection, which will each be developed with a two-family twin-home (Lots 57 and 58, 100 and 101, and 102 and 103).

Non-single-family development in the project is limited and includes the 2.47-acre Lot 16, which is proposed to be zoned CC-T with this request to accommodate a future multi-family development that may include first floor commercial space in a mixed-use building. The letter of intent indicates that Lot 16 and the adjacent 3.76-acre Lot 17, which will be zoned TR-P, are intended to be developed as one cohesive multi-family/mixed-use development with approximately 186 future units and shared parking and amenities. The future development of both sites will require the approval of one or more conditional uses by the Plan Commission following approval of the subdivision. Multi-family dwellings and residential building complexes are conditional uses in the TR-P district, and those uses as well as dwellings in most mixed-use buildings are conditional uses in the CC-T district.

The proposed 10.1-acre public park will be located at the center of the subdivision with frontage along both Watts Road and Redan Drive. In addition, the subdivision includes three small "pocket" parks on Outlots 2, 4 and 17, which will be maintained by the homeowners' association but be available for public use. The proposed eight-acre school site (Lot 315) will be located adjacent to the public park, with primary street frontage along Watts Road and Lone Oak Lane. Although the subject site is currently located in the Middleton-Cross Plains Area School District, it will transition to the Madison Metropolitan School District once the residential development begins pursuant to an intergovernmental agreement between the school districts. The specific future use of the school parcel as an elementary school, middle school, etc., and the timeline for its improvement are unknown at this time. Any future use of Lot 315 as a school will require conditional use approval by the Plan Commission prior to construction.

Most of the stormwater management for the Acacia Ridge subdivision will be provided in Outlot 1, a 10.4-acre facility that will extend along the South Point Road frontage of the development from Watts Road south and

encompass most of the low-laying portion of the site. In addition to infiltration and detention facilities within this outlot, an east-west regional bike path located in 1000 Oaks will cross South Point Road and continue through Acacia Ridge across the City park and school site. This path will eventually connect across the adjacent Theis properties with an east-west off-street path being developed to connect Far West Side and West Towne-area neighborhoods with the Southwest Commuter Path, and with the north-south Ice Age Junction Trail being extended generally parallel to Pleasant View Road/CTH M. The path extension through Acacia Ridge will also use two smaller stormwater management outlots (Outlots 12 and 13) in a divided parkway ("J Street"), which are generally located between the larger Outlot 1 stormwater facility and future City park.

Supplemental Requirements

The requirements for the Traditional Residential-Planned (TR-P) District are included in Appendix A at the end of this report.

Analysis

The applicant is requesting zoning and preliminary plat approval to subdivide the 134.5-acre Dohm property into the Acacia Ridge subdivision. The Dohm property is one of the larger and more significant undeveloped parcels within the Pioneer neighborhood, and its development will have a significant influence on the development of other undeveloped properties in the planning area. As is the case with any subdivision reviewed by the Plan Commission, the consistency of the subdivision with the Comprehensive Plan and any adopted neighborhood or sub-area plan and the adequacy of public services to serve the development are the principal considerations when recommending approval of the plat to the Common Council.

Consistency with Adopted Plans

The applicant and City staff have worked very closely over the last few months on the design of the proposed subdivision to address concerns raised during the review process on how the development will implement the land use recommendations and street layout proposed for the Dohm property in the Pioneer Neighborhood Development Plan. While most of the proposed Acacia Ridge subdivision closely hews to the recommendations of the 2004 neighborhood development plan, some elements of the proposed development departed from the plan recommendations for the Dohm property, which required negotiations between the original August 28, 2017 hearing date for the zoning map amendment and preliminary plat and now.

The subdivision was initially submitted for review by the City with some prominent deviations from the adopted Pioneer Neighborhood Development Plan. Of note, the site recommended in the 2004 neighborhood plan for a future school moved from the western half of the Dohm property at South Point Road to the eastern edge of the subject site to accommodate most of the land required to provide stormwater management for the property as required by City ordinance and state statute, which since the adoption of the neighborhood development plan, require that stormwater from a subdivision be managed within the subdivision. Previously, stormwater could be managed at a more regional or neighborhood level. While there was accommodation for stormwater at the natural low spot on the property adjacent to the site originally envisioned for the future school, the applicant required all of that area for stormwater management, which required that the school be relocated elsewhere. The original location of the future school was recommended to be surrounded by parkland, which would be bifurcated by a naturally occurring drainageway, as shown on Map 6 of the adopted neighborhood development plan.

In addition to relocation of the school, the aforementioned park has also moved east and been reconfigured into a more cohesive park parcel than what was previously planned. City staff is generally supportive of the relocation of the school site to the eastern half of the subdivision as well as the proposed size and layout of the 10.1-acre park proposed at the southeastern corner of future Redan Drive and Watts Road adjacent to the future school.

Another consequential change to the neighborhood development plan proposed with the Acacia Ridge subdivision negotiated between the applicant City staff involves how the major streets in this portion of the Pioneer neighborhood will be implemented. The street network in the adopted neighborhood development plan calls for a highly connected network of streets that recognizes the significant topography present across most of the planning area, particularly the eastern half of the neighborhood, including the subject site. One of the key tenets of the street plan for the Pioneer neighborhood is the use of a pair of one-way couplets to move traffic through the eastern half of the larger neighborhood, which is bounded by S. Junction Road/CTH M on the east and Pioneer Road on the west. The north-south couplet in the adopted plan divides S. Pleasant View Road through a mixed-use town center planned east of the Dohm property on the Theis and University Research Park properties. Pleasant View Road extends through the Pioneer neighborhood and larger Far West Side as a future major arterial connecting the cities of Middleton and Verona. Similarly, Watts Road is planned as a major east-west arterial through the center of the Pioneer neighborhood, which will split into the second couplet intersecting Pleasant View Road in the town center area. The goal of the couplet is to provide an intimate, pedestrian feeling to the planned high-density "urban" mixed-use district while allowing for smooth flow of the anticipated high traffic volumes through the neighborhood.

In order for the planned couplets and town center to function according to the goals and recommendations of the Pioneer Neighborhood Development Plan, City staff believes that a secondary network of two-streets is needed surrounding the couplets, particularly on the west side on the Theis property, where medium- and high-density residential uses are proposed. The secondary network of two-way streets on the periphery of the town center is essential to the viability of the mixed-use development envisioned at the core to reduce the need to solely rely on the one-way arterials for parking access, loading, etc.

Currently, the western end of the Watts Road couplet is planned for the Dohm property. As submitted, the applicant is not proposing to implement Watts Road according to the approved plan, both with regard to the couplet, and to the specific location along the eastern property line where the road was planned to extend east. As planned, the alignment of Watts Road should be located further north than where it is proposed on the Acacia Ridge plat. Instead, the road is located further downhill from the planned alignment, which raised staff concerns about how the road and its couplet could intersect the Pleasant View Road couplet and form the framework for the planned town center.

Secondarily, the earlier version of the Acacia Ridge subdivision called for Lone Oak Lane to be mostly shifted east off the Dohm property onto the Theis property. Lone Oak Lane is a planned north-south minor collector. Based on the street layout in the neighborhood development plan, Lone Oak would parallel the eastern edge of most of the Dohm property and intersect the Watts Road couplet just off site. However, with the shift of Watts Road south from the original alignment and the move of the couplet east off of the subject site, Planning staff did not feel that the arterial/collector street network and town center framework planned east of the Dohm property could be implemented. The alignment of Lone Oak was also influenced by where stormwater management is likely to be located on the adjacent Theis property when it develops.

As a result, the Planning Division propose that Lone Oak Lane stay on the Dohm property if the applicant's changes to the alignment of Watts Road move forward. As depicted on the revised plat before the Plan Commission, Lone Oak will parallel the eastern edge of the Acacia Ridge subdivision between Valley View Road and future Watts

Road, forming the eastern edge of the proposed school site, with single-family home sites proposed on the east side of the 66-foot wide right of way. It is anticipated that the north-south minor collector will continue north towards Mineral Point Road off the subject site, as conceptually illustrated on the plan materials submitted by the applicant and sketches prepared by City staff. The change to Lone Oak Lane proposed by staff and shown on the preliminary plat preserves the ability to create a north-south collector west of the planned town center on the Theis property consistent with the existing street plan. Secondly, staff feels that the layout of the proposed school site shown on the revised preliminary plat will result in a lot that should enjoy good street access on which to orient the future school building. If the Acacia Ridge preliminary plat is approved as submitted, staff will work with other property owners in the area to adjust the street plan for the rest of the Pioneer neighborhood as part of the ongoing joint amendments to the Pioneer, Elderberry, and Junction neighborhood development plans.

The Planning Division otherwise believes that the land uses proposed throughout the remainder of the Acacia Ridge subdivision are consistent with the land uses recommended for the Dohm property in the Pioneer Neighborhood Development Plan, including the proposed mixed-use and multi-family components proposed north of Watts Road at South Point Road, and the density and variety of housing unit types across most of the site.

Conformance with the TR-P District Requirements

The proposed master plan for the portion of the Acacia Ridge to be zoned TR-P generally conforms to the requirements in Section 28.053(6) of the Zoning Code. The mix of street-loaded and alley-loaded single-family detached lots, two-family-twin dwellings, and future multi-family dwelling units generally meets the required mix of residential unit types in subsection (3). Fifty-seven (57) percent of the units to be developed in the TR-P district will be other than single-family residences, which exceeds the requirement that at least 10% of the units in the TR-P be in two-family, attached or multi-family residential dwelling types. All of the units in the project will generally be within a quarter-mile of a common open space (public or private). The Planning Division believes the Plan Commission can find that the residential unit types in the proposed TR-P master plan are adequately integrated.

The master plan text indicates that buildings in the TR-P will be reviewed by a neighborhood architectural control committee with the goal of creating diversity of architectural approaches while maintaining a cohesive massing and composition, building orientation onto adjoining streets, and appropriate durable materials. Final details of the TR-P master plan and architectural control committee will be required prior to the recording of the final plat of the subdivision. Planning staff recommends that the final master plan and related restrictive covenants incorporate references to the building form standards in Section 28.172(3)–(6) for two- and three-unit buildings and multi-family buildings. These building form requirements will establish the minimum design provisions that the permitted non-single-family residences will be required to meet in addition to any design regulations that the applicant may impose.

Conclusion

The applicant is requesting approval of a zoning map amendment and preliminary plat for the future development of the Acacia Ridge subdivision, including approval of a master plan for the portion of the project that will be zoned TR-P. City staff has carefully reviewed the proposed subdivision and believes that it is generally consistent with the land use and street layout recommendations for the subject site in the adopted Pioneer Neighborhood Development Plan despite some significant deviations from the adopted plan proposed by the subdivider. Those changes include relocation of the public park and future school site from the western half of the subject site to

the central and eastern portions of the site to accommodate the stormwater management requirements for the subdivision, and important changes to the street network through the site. In particular, the shift of the alignment of Watts Road south from where it was originally planned combined with the relocation of the western end of the Watts Road couplet east off of the site required significant discussions between the applicant and City staff to ensure that the street network planned for the Pioneer neighborhood could be implemented if the Acacia Ridge development was approved. As a result of those discussions, City staff believes that the proposed preliminary plat can be approved as submitted, and that the modifications to the street network that will result can be incorporated into the larger Pioneer neighborhood as part of the ongoing discussions to amend the Pioneer Neighborhood Development Plan, and as adjacent land is developed.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00296, 28.022–00297 and 28.022–00298, rezoning 645-703 South Point Road from Temp. A to TR-C3, TR-P and CC-T, and the preliminary plat of the Acacia Ridge subdivision, to the Common Council with recommendations of **approval**, subject to input at the public hearing and the conditions that follow.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division

1. The applicant shall submit a grading plan and landscaping plan (with cross-sections) with the final plat for approval by the Planning Division that provides a landscaped buffer for the southern portions of Lots 376-385. The planting area/buffer strip adjacent to Valley View Road shall be reserved for the planting of trees or shrubs by the owner; the building of buildings hereon is prohibited, and the rear 30-feet of the strip shall not be counted as any required yard. Maintenance of this strip is the responsibility of the lot owner.
2. Staff recommends that the southern 50 feet of Lots 289-296 be created as a private outlot for maintenance by the homeowners' association, possibly as an extension of adjacent Outlot 19. The final plat shall be submitted with a plan for grading, screening and landscaping (with cross-sections) that shows how the southern portion of those lots will be designed to manage the grade change between "G" Street and Watts Road. The final configuration of those lots and outlots and the plan for grading, screening and landscaping shall be approved as part of the approval of the final plat of Acacia Ridge.
3. Prior to recording of the final plat, the Planning Division shall approve the final building design standards for the proposed development to be recorded in the covenants, conditions and restrictions for the subdivision. The final TR-P master plan and subdivision restrictions shall include the massing and composition of structures, orientation of windows and entries; doors and other elements of the facade, and primary facade materials and colors as well as the process for the application of such building design standards, through an architectural review committee or similar review body. The final master plan and related restrictive covenants shall incorporate a reference to the building form standards in Sections 28.172(3)–(6) of the Zoning Code for two- and three-unit buildings, and multi-family buildings.
4. That prior to final approval and recording of the final plat, the applicant shall work with the Planning Division and Capital Area Regional Planning Commission to revise the environmental corridor map to reflect the

approved subdivision, including modifications to the stormwater management greenways shown on the neighborhood development plan.

5. The applicant shall submit to the Planning Division two copies of the private subdivision covenants, conditions and restrictions that govern the organizational structure, use, maintenance and continued protection of the development and any common services, open areas or other facilities to serve the proposed subdivision. These documents shall be approved by the Planning Division in consultation with the City Attorney's Office prior to final approval of the plat for recording.
 6. A note shall be included on the final plat regarding the width, extension and anticipated future volume of Watts Road and Redan Drive through the subdivision. The final wording of the note shall be approved by the Planning Division and City Engineer prior to recording, and is intended to serve as notice that those roads are a vital part of the City's street network, and will be extended off-site in the future as part of adjacent development approvals.
7. Note: The demolition or removal of the single-family residence at 645 South Point Road shall require Plan Commission approval of a demolition permit prior to the issuance of wrecking or building permits.

The following conditions of approval have been submitted by reviewing agencies:

City Engineering Division (Contact Tim Troester, 267-1995)

8. The developer shall be responsible for the construction of the north side of Valley View Road adjacent to the plat, including any transitions to existing pavement beyond the plat as determined by the City Engineer and City Traffic Engineer. The work in Valley View Road will include, but is not limited to, sidewalk, curb and gutter, storm sewer, and pedestrian islands to facilitate pedestrian crossings.
 9. The developer shall be responsible for the improvements on South Point Road required to facilitate ingress and egress from Watts Road and Tawny Acorn Drive as required by the City Engineer and City Traffic Engineer. The City shall be responsible for a portion of the cost of South Point Road adjacent to the storm water management parcel on South Point Road in accordance with our policies. The developer shall be responsible for the construction of sidewalk, curb and gutter, and pavement on South Point Road adjacent to Lot 16 in accordance with City policy. It may be possible to have the City build South Point Road under a public project, which assesses the developer for the developer's share of the cost of the project. The Developer shall note, however, that no funds have been budgeted for a project on South Point Road at this time.
 10. Outlot 1 is platted in a way that creates excessive street frontages along South Point Road, Watts Road, and Feather Sound Drive. The Developer shall be responsible for the entire cost of constructing of Watts Road, and Feather Sound Drive.
11. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat
12. The construction of this project will require that the applicant shall enter into a City/ Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the

agreement executed by the developer. Note: Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.

13. This development is subject to impact fees for the Lower Badger Mill Creek Sanitary Sewer and Stormwater Management Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall put on the face of the plans: "Lots/ buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."
14. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
15. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.
16. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the City Engineering Division. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number. The digital copies shall be drawn to scale and represent final construction including: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); right-of-way lines (public and private); plat name and lot lines (metes & bounds parcel lines if unplatted); platted lot numbers (noted "unplatted lands" if not platted); lot/plat property dimensions; street names; private on-site sanitary sewer utilities (including all connections to public sanitary); private on-site storm sewer utilities (including all connections to public storm). All other levels (contours, elevations, etc) are not to be included with this file submittal. E-mail CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.
17. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the applicant shall contact either Tim Troester at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley at 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
18. The following notes shall be included on the final plat:
 - a.) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for

a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

- b.) The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

Information to Surveyor's: In addition to notes such as this, WI State Plat Review enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.

19. Prior to the issuance of building permits, the developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight-line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.

The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system—NAD 27. Note: It is required that this plan shall be stamped by and Registered Land Surveyor.

The following note shall accompany the master stormwater drainage plan: "For purposes of this plan, it is assumed that grading shall be a straight-line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows. No building permits shall be issued prior to the City Engineering Division's approval of this plan."

20. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. E-mail PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. PDF submittals shall contain the following information: a) Building Footprints; b) Internal Walkway Areas; c) Internal Site Parking Areas; d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); e) Right-of-Way lines (public and private); f) Lot lines or parcel lines if unplatted; g) Lot numbers or the words unplatted; h) Lot/Plat dimensions; i) Street names; j) Stormwater Management Facilities; k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

21. A This is a redevelopment requiring TSS (TMDL) removal and oil/grease control. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including: a) SLAMM .DAT files; b) RECARGA files; c) TR-55/HYDROCAD/Etc., and; d) Sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
22. The applicant shall demonstrate compliance with Sections 37.07 and 37.08 of Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
23. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to: reduce TSS by 80% (control the 5 micron particle) off of newly developed areas compared to no controls; detain the 2-, 10-, and 100-year storm events, matching post development rates to predevelopment rates; provide substantial thermal control; provide infiltration in accordance with MGO Chapter 37; and, complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of Madison General Ordinances.
24. This development is part of the Lower Badger Mill Creek Storm and Sanitary Sewer Impact Fee District. Fees are payable prior to pulling building permits for any lot in this development.
25. A Phase 1 environmental site assessment (Phase 1 ESA), compliant with ASTM E1527-13, is required for the project area. The applicant shall provide one (1) digital copy and a paper copy only if specifically requested. Staff review of this Phase 1 ESA will determine if a Phase 2 ESA is also required. Please submit report(s) to Brynn Bemis (608-267-1986, bbemis@cityofmadison.com) for review.
26. Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9 feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
27. The developer shall construct Madison Standard street, bike path and sidewalk improvements for all streets within the plat.
28. The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat.
29. The developer shall confirm that adequate sight distance exists on Valley View Road and South Point Road where public streets intersect. If adequate sight distance does not exist, the developer shall change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City.
30. The developer shall be responsible for construction of an east-west running 10-foot multi-use path across the plat limits. Path shall be in a 20-foot wide dedicated easement or outlot dedicated for public path purposes.

31. The developer shall note that City funds for park frontage are limited and will be determined at the sole discretion of the City.
32. The developer shall adjust Watts Road geometry to have no less than a 625-foot radius.

City Engineering Division – Mapping Section (Contact Jeff Quamme, 266-4097)

33. Additional acquisitions of easements or right of way may be required beyond the boundaries of this plat for the construction of required improvements, drainage facilities and grading needs at streets intersecting South Point Road and Valley View Road near the plat boundaries. Prior to construction of any off-site improvements or grading, the developer shall acquire the necessary easements or right of ways as required by the City, at the developer's expense. In the event that the developer is unable to obtain those rights, the City shall proceed with the acquisitions. The developer shall reimburse the City for all costs associated with the acquisition, including attorney's fees and any and all costs associated with court ordered awards. The developer shall provide a deposit at the time of contract execution to cover the estimated City staff expenses and easement cost for the acquisition. The developer shall note that separate, additional surety in an amount estimated to cover any potential court ordered awards shall be retained by the City until such time as appeal rights have expired. The additional surety shall be provided prior to the City making an offer for the easement.
 34. It appears that the boundary for this plat is including an area left as a gap along the south line of Cardinal Glenn. The surveyor shall confirm if this gap continues west to South Point Road. If it does, the gap shall be corrected in title by this plat or by another separate recorded instrument prior to final plat sign off.
 35. Additional right of way shall be dedicated along the east side of South Point Road and the north side of Valley View Road as required by City Engineer following a review of the geometric requirements for the two roadways.
36. The final plat contains new public (sanitary sewer, storm sewer, storm drainage, water main, bike pedestrian path) easements to be granted on the face of the final plat. Contact Engineering (Jeff Quamme - jrquamme@cityofmadison.com) to receive the appropriate easement terms/conditions language for inclusion on the final plat.
 37. Provide recorded as data adjacent to Cardinal Glenn and along the right of way of South Point Road on the final plat.
 38. Where possible, the Bicycle and Pedestrian Bike Path Easements configurations shall be shown, labeled and dimensioned within the Outlots on the final plat. Additionally, the final plat shall provide the necessary Public Bike and Pedestrian path along the south side of Lot 315.
 39. The applicant shall coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.
 40. A note shall be added under all of the street names labeled and to be dedicated on the plat: "Dedicated to the Public" as required by Wis. Stats. Sec. 236.20(4)(b).

41. In accordance with plat requirements stated per s.236.20(2)(c)&(f), Wisconsin Statutes, the applicant must show the type, location and width of any and all easements on the plat. Clearly identify the difference between existing easements (cite Register of Deeds recording data) and easements which are being conveyed by the plat. Identify the owner and/or benefiting interest of all easements. Include any and all language required to properly and legally create any easement by the plat.
42. Add a note that Feather Sound Drive was renamed from Vintage Drive on July, 11 2017 by the Common Council, RES-17-00547, File ID 47317.
43. Add a label and denote the 16.5-foot strip of land conveyed for highway purposes by Document No. 820590 along the westerly side of this plat.
44. The Public Sidewalk Easements within Outlots 4 and 17 shall have the following note: "10' Wide Public Sidewalk Easement. This is a Type IV Public Sidewalk. The adjacent Lot owners shall be responsible to clear snow and ice for the portion adjacent to their Lot."
45. The private landscaping easements will need to specify rights and restrictions of all parties subject to and benefitting from the easement.
46. If the City of Madison is to enforce any building setback line, it shall be noted on the face of the plat.
47. Submit potential street names for review and approval to Lzenchenko@cityofmadison.com. On revised submittal: "B" street will need to be 2 separate streets. "D" and "F" street will extend to "A" street.
48. There is a small Outlot (OL 1 Cardinal Glenn) at the north end of Feather Sound Drive. Applicant should consider including this Outlot in this plat to be part of an adjacent lot and to dedicate the additional 4' of right of way to provide a 60' width for Feather Sound Drive within Cardinal Glenn.
49. Outlot 19 shall provide an easement to the Public to use the proposed pedestrian path planned within the private outlot.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

This agency did not provide conditions of approval for the preliminary plat.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

This agency did not provide conditions of approval for this request.

Fire Department (Contact Bill Sullivan, 261-9658)

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| <ol style="list-style-type: none">50. Provide the following information to the buyer of each individual lot: "The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e)."51. An upgrade to include a fire sprinkler system with a cost estimate shall be made available for all initial single- or two-family home sales. |
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52. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Division Chief Tracy Burrus of the MFD Training Division at tburrus@cityofmadison.com or (608)213-4176 to discuss possibilities.

Water Utility (Contact Adam Wiederhoeft, 261-9121)

53. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO 16.23(9)(d)(3).
54. All public water mains and water service laterals shall be installed by a standard City of Madison Subdivision Contract. The applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.
55. All operating private wells shall be identified and permitted by the Water Utility and all unused private wells shall be abandoned in accordance with MGO Section 13.21.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide conditions of approval for this request.

Parks Division (Contact Janet Schmidt, 261-9688)

56. On the preliminary plat dated October 9, 2017, the Applicant proposes to dedicate approximately 10.19 acres of public park, identified as Outlot 22, which location is generally consistent with the Pioneer Neighborhood Plan.
57. The preliminary plat, as currently proposed, includes 406 single-family units, six duplex units, and 186 multi-family units with credit for one single-family unit that exists on proposed Lot 16. The parkland dedication requirement for a single-family and duplex unit is 1,081 square feet, and the dedication requirement for a multifamily lot is 734 square feet, per MGO Sec. 16.23(8)(f) and 20.08(6). The total dedication requirement as proposed is approximately 13.33 acres. As proposed, Outlot 22 is insufficient in size to fully meet the standards for dedication of useable park space.
58. Per the rezoning application, the Applicant is seeking credit for private open space for Outlots 2, 4 and 17 (approximately 1.39 acres, combined) to offset the park land dedication, if they are able to meet all the requirements of Madison General Ordinance 16.23(8)(f)(8). The additional credit for private open space will still be insufficient to meet the parkland dedication requirements for the unit counts as proposed.
59. The Parks Division will not be seeking full dedication of the park lands at this time. The applicant shall provide a formal request to the Parks Division with the preferred fee allocation for the remaining Park-Land Impact Fees.
60. Park Impact Fees (comprised of the Park-Infrastructure Impact Fee, per MGO Sec. 20.08(2), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6) will be required for all new residential development associated with this project.

61. Prior to sign off on the final plat the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the Park Impact Fees for this development. This document will be recorded at the Register of Deeds. The applicant shall be responsible for all recording fees.
62. Lands that are dedicated for park purposes to fulfill the parkland dedication shall be suitable for park development. The applicant shall provide proposed grading plans prior approval of the area of dedicated public parklands. General guidelines for park development include:
 - a) Areas within a park to be used for open space for active and passive recreation shall be graded at 1-2% for the area where fields are proposed.
 - b) No side slopes within the park dedication area shall exceed 4:1.
 - c) Large or excessive retaining walls shall not be allowed on public parklands to meet the grading requirements.
 - d) All off-site drainage that is routed through the park shall be reviewed and approved by Parks Division staff as part of the grading plan review.
63. The developer shall enter into a maintenance agreement for the perpetual maintenance of the medians and private Outlots within the plat, specifically all medians and the proposed roundabout on Watts Road and Outlots 12, 13, and 19, as referenced in the rezoning documents. The applicant shall work with City Engineering or City Traffic Engineering on the approval of any plantings or stormwater features within the median(s) and Outlots.
64. The applicant shall install a fence along the boundary of lands dedicated for public park purposes at the sole expense of the applicant. The fence shall be installed on private property to a design that is mutually agreeable to the applicant and Parks Division. The cost of the fence shall not be eligible for Park – Infrastructure Impact Fee credits. The applicant shall execute a deed restriction that would require the fence to be perpetually maintained by the property owners for any lots that are adjacent to publicly dedicated park lands, including proposed Lots 306-311. It is suggested that the fence also extend along Lots 312-314, which abut Lot 315, which is the proposed school site.
65. No farming or use of lands to be dedicated to the public for park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered through the City of Madison Office of Real Estate Services.
66. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.
67. City Forestry will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, City Forestry will schedule planting and assess the cost of the initial planting to the property owner.
68. The following note should be included on the subdivision: “Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.”
69. Modify all rezoning documents to reference the park as a neighborhood park. The proposed park does not meet the requirements of the Park and Open Space Plan to be considered a community level park.
70. Modify all rezoning documents to remove the specific public park improvement graphics from the plans.

71. Modify the rezoning documents to correct the unit counts to be 406 single family homes, 6 twin homes (on 3 lots) and 186 multifamily units on 2 lots.
72. Modify the rezoning documents to correct the Private Open Space text. The private open space that can be considered for park land credit are for Outlots 2, 4 and 17.
73. Modify the rezoning documents to state Outlots 12, 13 (excluding the regional trail), Outlots 19 and the boardwalk through Outlots 1 will be maintained by the homeowners' association.
74. The adjacent property owners abutting Outlots 4 and 17 shall be responsible for snow and ice removal.

Office of Real Estate Services (Heidi Radlinger, 266-6558)

75. Prior to approval sign-off, the Owner's Certificate on the PP shall be executed by all parties having an interest in the property, pursuant to Wis. Stats. 236.21(2)(a). Certificate shall be prepared with the ownership interests consistent with the most recent title report. Signatories shall provide documentation that proves legal authority to sign the Owner's Certificate. The executed original hard stock recordable plat shall be presented at the time of sign-off.
76. A Consent of Lessee certificate shall be included on the plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off. ***For agricultural lands being platted, verify if farm leases are in place.***
77. All consents and certifications for any holder of interests in the subject lands shall conform with Wis. Stats. 236.21(2) and 236.29, i.e., to include the language "...surveyed, divided, mapped and dedicated..."
78. For parcels located within the City of Madison, a Madison Common Council Certificate shall appear as follows:

Resolved that this plat known as _____ located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the ____ day of _____, 20____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this ____ day of _____, 20____

Maribeth L. Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

79. The following City of Madison Treasurer Certificate shall appear on the final plat:

I, _____, being the duly appointed, qualified and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20____ on any of the lands included in the plat of _____.

David Gawenda, City Treasurer
City of Madison, Dane County, Wisconsin

80. A certificate for the Dane County Treasurer similar to the City of Madison Treasurer Certificate above shall appear on the plat.
81. A certificate for the Dane County Register of Deeds to enter time, date and recording information shall appear on the plat.
82. An Environmental Site Assessment is required because of the public dedications.
83. Under 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to plat recording. This includes property tax bills for the prior year that are distributed at the beginning of the year.
84. Pursuant to Madison City Ordinance Section 16.23(5)(e)1 and Wis. Stats. 236.21(3), all special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to plat approval sign off. Receipts for payment shall be provided to the City's Office of Real Estate Services in advance of plat approval sign-off.
85. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to the City's Office of Real Estate Services (ORES), as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (June 20, 2017) and the date when sign-off approval is requested. A title commitment may be provided, but will only be considered as supplementary information to the title report update. The surveyor shall update the plat with the most recent information available in the title report update.
86. The following revisions shall be made to the final plat prior to final approval and recording:
 - a.) Accurately reflect the contents of the updated title report when the final plat is submitted.
 - b.) Accurately reflect the contents of the title report in the proposed plat.
 - c.) Depict, name, and identify by document number on the proposed plat all existing easements cited in record title.
 - d.) Create and record, or show as being dedicated in the proposed plat, easements for utility and drainage rights of way when the utility or drainage physically exists, but no document for it exists in record title.
 - e.) Initiate requests to all applicable utilities to record releases of their interests in utility easements in underlying plats or CSMs, if this proposed plat is a re-division of existing plats or CSMs with utility easements that will no longer be applicable; and, prior to requesting sign-off, place a note in the proposed plat citing the recording data for the City's recorded release of same.

Appendix A: Tradition Residential–Planned District Requirements

The following excerpts summarize the requirements for residential development in the Traditional Residential-Planned (TR-P) District (Section 28.053) of the Zoning Code:

(1) Statement of Purpose.

The TR-P District is established to encourage the development of new traditional neighborhoods in close-in or outlying parts of the City that incorporate the characteristics of existing traditional neighborhoods. Features include a variety of lot sizes and integrated housing types, detached or alley-loaded garages, traditional architectural features such as porches, an interconnected street system and the creation of a high-quality public realm.

A large-scale TR-P development will be designed through a master planning process. Where a TR-P District is developed in conjunction with or in proximity to an existing or planned mixed-use or higher-density district (for example, a Neighborhood Mixed-Use District, Traditional Shopping Street District, or Traditional Residential-Urban District) the TR-P District is also intended to meet the goals of traditional neighborhood development as established by the State of Wisconsin and Dane County. These goals include the following:

- a.) Reduce public costs by making more efficient use of infrastructure.
- b.) Protect the environment through reduced land consumption, preservation of on-site environmental features, and reduced automobile travel.
- c.) Increase public safety and welfare through street design that results in slower driver speeds and reduced accidents, injuries and fatalities.
- d.) Promote the reinvestment in existing developed areas.
- e.) Foster community through attractive streets and public spaces that create opportunities for encounters and gatherings.

(3) Required Mix of Residential Uses.

After the effective date of this ordinance, development sites or projects within the TR-P District that are 10 acres or more in size or that include 50 or more dwelling units shall meet the following standards:

- a.) A minimum of 3 residential building types from the following categories shall be included within the site:
 1. Single-family detached dwellings with street-accessed garages.
 2. Single-family detached dwellings with alley-accessed garages.
 3. Two-family and single-family attached buildings.
 4. Accessory dwelling units.
 5. Multi-family dwellings (3 units or more), including senior housing.
 6. Special-needs housing such as community living arrangements and assisted living facilities.
- b.) A minimum of ten percent (10%) of the units on the site shall be in two-family, attached or multi-family residential dwelling types.
- c.) For infill development, the required mix of residential uses may be satisfied by existing adjacent residential uses within a one-quarter mile radius.
- d.) All residential lots shall be located within one-quarter mile of existing or planned public or common open space.

(4) Dimensional Standards, Permitted and Conditional Uses. [See table on page 3 as it applies to this project.]

(5) Site Design Standards.

- a.) Open Space. Open space shall be available to the residents of the district for recreational purposes or similar benefit. Land reserved for stormwater management and other required site improvements shall not be applied to this requirement, unless designed as open space that will meet resident needs.
 - 1. Open space shall be designed to meet the needs of residents of the district and the surrounding neighborhoods to the extent practicable for parks, playgrounds, playing fields, and other recreational facilities.
 - 2. A diversity of open spaces shall be provided within the TR-P district, including but not limited to community parks, neighborhood squares and commons, and playgrounds.
 - 3. Open spaces included with the subdivision shall be dispersed throughout the development and walkable from most areas within the subdivision.
 - 4. Land donated for any public purpose, which is accepted by the City, may be credited towards the open space requirement at the discretion of the Common Council.
- b.) Street Layout. A TR-P site development plan shall maintain the existing street grid where present and restore the street grid where it has been disrupted. In newly developing areas, streets shall be designed to maximize connectivity, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at an environmentally sensitive area, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.
- c.) Street Design. Flexibility in street design may be allowed within a TR-P District in order to create a safe and pleasant environment for residents, emphasizing pedestrian and bicycle circulation.
- d.) Non-Residential Uses. Non-residential land uses, including but not limited to schools, places of worship and neighborhood-serving commercial uses located within a subdivision zoned TR-P, shall be designed in a compact fashion and reflect the design of other uses within the master-planned development. Parking for such uses shall be located in the side or rear yards and shall be well screened to preserve the continuity of the public realm.

(6) Submittal Requirements.

- a.) After the effective date of this ordinance, a Master Plan shall be required for all TR-P projects that are proposed to be 10 acres or larger in size or those that will include 50 dwelling units or more. All TR-P Master Plans shall include each of the following elements:
 - 1. A map of the proposed development that identifies all of the lots and outlots to be contained in the proposed development and which contains all of the information required for preliminary plats in Sec. 16.23(7)(a), MGO. The map shall identify each of the following items:
 - a. The use of each lot or outlot, including any spaces to be dedicated to the public.
 - b. The number of dwelling units to be provided on each lot.
 - c. The number of floors of all buildings to be constructed on a lot – minimum and maximum.
 - d. The orientation of buildings in relation to all streets.
 - e. The yards and building setbacks for each developable lot.
 - f. Stormwater management, including proposed treatments at the lot, block and subdivision level.
 - 2. A phasing plan for the implementation of the master planned development.
 - 3. Building design standards for the proposed development recorded in the covenants, conditions and restrictions for the subdivision, shall include:
 - a. Massing and composition of structures, orientation of windows and entries; doors and other elements of the facade, and primary facade materials and colors.

- b. A process for the application of such building design standards, through an architectural review committee or similar review body.
4. A detailed letter of intent for the project that outlines the specific goals and objectives for the master planned development. Sec. 28.053(6)(b)

b.) Standards for Approval of Master Plans.

1. The proposed TR-P Master Plan shall be consistent with the recommendations of the Comprehensive Plan and any adopted neighborhood plan, including the objectives established for traditional neighborhood development in the Comprehensive Plan.
2. The proposed TR-P Master Plan shall contain a highly connective circulation pattern and shall be conducive to multiple forms of transportation.
3. The proposed master planned development shall include a variety of integrated residential dwelling unit types. Segregation of dwelling unit types shall be avoided.
4. The proposed TR-P Master Plan shall be consistent with the statement of purpose of this section.
5. The TR-P Master Plan shall also comply with all of the requirements for preliminary plats in Section 16.23(5)(c) Madison General Ordinances.

(7) Review Procedures. A Master Plan for a TR-P district will be reviewed as part of the zoning map amendment and subdivision plat.