

CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE

DATE: July 18, 2007

TO: Plan Commission

FROM: Timothy M. Parks, Planner, Planning Division

SUBJECT: **ID# 07049 – Time Extension for Village at Autumn Lake PUD-GDP**

The developer of the Village at Autumn Lake subdivision, Veridian Homes, is requesting approval of a time extension of two additional years for the implementation of the approved general development plan that governs approximately 53.4 acres of that 285.21-acre development. The PUD-GDP zoned portions of the development include 12 two-family units and 714 multi-family units located in a variety of buildings located throughout the development, which is located along both sides of Felland Road north of Lien Road.

The most recent iteration of the general development plan for the 53.4 acres of the site was approved by the Common Council in conjunction with a final plat of the Village at Autumn Lake subdivision on August 3, 2004. The approved general development plan was recorded in June 2005. The Zoning Ordinance requires that “within 36 months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building permit, or an application for an extension is filed at least thirty days prior to the expiration of the 36-month period.” The Plan Commission may grant an extension for up to 24 months for obtaining a building permit once a specific implementation plan is approved and recorded following a public hearing where it determines that no changes in the surrounding area have occurred since approval of the general development plan that would render the project incompatible with the surrounding uses. In no case shall an extension allow a building permit to be issued more than 60 months after approval of the general development plan by the Common Council.

The two-year time extension requested would require that a building permit be issued for some portion of the development contained in the approved general development plan by August 3, 2009. Prior to the issuance of the building permit, the Common Council would have to approve a specific implementation plan for the project following recommendations from the Urban Design Commission and Plan Commission.

The developer indicates and the Planning Division agrees that no changes have occurred in the area surrounding the Village at Autumn Lake subdivision since the project was approved nearly three years ago. At this time, the Autumn Lakes development remains the only development reviewed in the Felland Neighborhood Development Plan area, and staff is not aware of new development proposals for the area of the City east of Interstates 39-90-94 that would render this project incompatible. As such, staff recommends that the Plan Commission grant the requested two-year time extension for this project.