



PREPARED FOR THE PLAN COMMISSION

Project Address: 8549-8557 Elderberry Road
Application Type: Planned Development – Amended General Development Plan and Specific Implementation Plan
Legistar File ID # [56865](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: James Hess, American Realtors; 437 S Yellowstone Drive, Suite 201; Madison.

Property Owner: Anand Santhalingham; 810 Silver Sage Trail; Middleton.

Requested Actions: Approval of an Amended General Development Plan Specific Implementation Plan to allow construction of two (2) two-family twin homes on 8549 and 8557 Elderberry Road.

Proposal Summary: The applicant is requesting approval to construct a two-family twin home on two lots addressed as 8549 and 8557 Elderberry Road. The applicant proposes to commence construction as soon as all regulatory approvals have been granted, with completion scheduled for spring 2020.

Applicable Regulations & Standards: The approval process and standards for the Planned Development district is outlined in Section 28.098 of the Zoning Code. Section 28.182 of the Zoning Code provides the process for zoning map amendments.

Review Required By: Urban Design Commission, Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00401 and 28.022–00402, approving an Amended Planned Development–General Development Plan and Specific Implementation Plan to construct two (2) two-family twin homes on 8549 and 8557 Elderberry Road, to the Common Council with a recommendation of **approval** subject to input at the public hearing, the recommendation of the Urban Design Commission, and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: An approximately 0.63-acre parcel located on the south side of Elderberry Road, approximately 1,000 feet east of N. Pleasant View Road; Aldermanic District 9 (Skidmore); Madison Metropolitan School District.

Existing Conditions and Land Use: Undeveloped land, zoned PD.

Surrounding Land Uses and Zoning:

North: Undeveloped land, zoned PD; Junction Ridge Park, zoned PD and SR-C1 (Suburban Residential–Consistent 1 District);

South: Undeveloped agricultural lands owned by the University of Wisconsin–Madison, zoned A (Agricultural District);

West: Tuscany Apartments, zoned PD;

East: Two-family twin homes in the Junction Ridge subdivision, zoned SR-C3 (Suburban Residential–Consistent 3 District).

Adopted Land Use Plans: The 2018 Comprehensive Plan recommends that the subject site and parcels to the east in the Junction Ridge neighborhood be developed with Low Residential uses, while parcels immediately west of the site on both sides of Elderberry Road are recommended for Low-Medium Residential uses. Junction Ridge Park and a nearby stormwater greenway are recommended for Park and Open Space uses.

The 1990 Junction Neighborhood Development Plan recommends that the subject site be developed with low-density residential uses. The 2018 amendment to Junction Neighborhood Development Plan, which did not include recommendations for the subject site or the Attic Angels Prairie Point or Junction Ridge neighborhoods, recommends the undeveloped land directly south of the site be developed in the future with Residential Housing Mix 2 at a density of 9-20 units per acre.

Zoning Summary: The site is zoned PD, which will be reviewed in the following sections.

Other Critical Zoning Items	
Yes:	Urban Design (PD zoning), Utility Easements, Barrier Free
No:	Floodplain, Wellhead Protection, Waterfront Development, Landmark, Adjacent to Park
<i>Prepared by: Jenny Kirchgatter, Asst. Zoning Administrator</i>	

Environmental Corridor Status: The property is not located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services.

Previous Approvals

On February 20, 2001, the Common Council approved a request to rezone 53.9 acres of land located at 401 Pleasant View Road from Temp. A (Agriculture District) to PUD-GDP [1966 Zoning Code] and the preliminary plat of the Prairie Point subdivision to allow the future construction of 319 age-restricted residential units comprised of 13 single-family residences, 41 two-family residences (82 units), eight three-family residences (24 units), 200 multi-family units on two sites, and a standalone community room building.

On May 15, 2001, the Common Council approved the final plat of Prairie Point, creating 8 lots for the first phase of residential development, 1 outlot for future multi-family development, 1 outlot for the future construction of two duplexes, 1 outlot for a City-owned stormwater management greenway and 1 outlot for public parkland, and a rezoning to PUD-SIP for 59 residential units including 13 single-family residences, 40 two-family residential units and 6 three-family residential units. The plat was recorded in September 2001.

On June 2, 2004, the Common Council approved a rezoning to PUD-SIP and the final plat of Prairie Point-Phase 2, creating 25 lots for the second phase of residential development, including 1 single-family residence and 48 two-family residential units. The plat was recorded in December 2004.

On August 15, 2016, the Planning Division administratively approved a Certified Survey Map to divide Outlot 5 of the Prairie Point subdivision into two residential lots. A resolution approving the CSM and authorizing the City to sign it and any other documents related to the land division was approved by the Common Council on September 6, 2016. The CSM was recorded on October 27, 2016.

Project Description, Analysis and Conclusion

The applicant and property owner are requesting Planned Development approvals to allow two two-family twin homes to be constructed on lots addressed as 8549 and 8557 Elderberry Road. The subject site is an undeveloped 0.63-acre parcel located on the south side of Elderberry Road between Samuel Drive and Augusta Drive at the southeastern corner of the larger 54-acre Attic Angels Prairie Point Planned Development. The proposed two-family twin homes will be located at the western end of a line of approximately 15 other two-family twin home residences located along the south side of Elderberry Road in the Junction Ridge subdivision. The duplexes east of the subject site are zoned SR-C3.

The two residences will both be two stories in height, and each of the four units proposed will have three bedrooms and attached two-car garages. Detailed site plans, floorplans, and elevations of the proposed buildings are included in the application materials for this request.

The Planning Division believes that the Plan Commission may find that the standards for Planned Developments are met with the request to construct two two-family twin homes on the lots created by the CSM that divided Outlot 5 of the Prairie Point development. The two proposed twin homes are consistent with the use of the site identified in the 2001 Prairie Point General Development Plan, which identified the portion of the development eventually platted as Outlot 5 for two “duplexes” on “Lot P-6” and “Lot P-7.” The GDP zoning text restricted the height of P-6 and P-7 to two stories and 30 feet, with which the proposed residences will comply. Yards for these home sites are to be established with Specific Implementation Plan approval. Staff feels that the front, side, and rear yard setbacks proposed are consistent with the building placement of the two-family lots located east of the site. In general, staff believes that the two proposed two-family residences will be in keeping with the character of development along this section of Elderberry Road, which includes a series of other single- and two-family residences with street-facing garages.

The Urban Design Commission reviewed plans for the proposed two-family twin homes on August 14, 2019 and recommended final approval of the project subject to conditions.

Recommendation

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00401 and 28.022–00402, approving an Amended Planned Development–General Development Plan and Specific Implementation Plan to construct two (2) two-family twin homes on 8549 and 8557 Elderberry Road, to the Common Council with a recommendation of **approval** subject to input at the public hearing, the recommendation of the Urban Design Commission, and the following Planning Division condition(s) and conditions from reviewing agencies:

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Urban Design Commission

The Urban Design Commission recommended **initial approval** of the project on August 14, 2019 subject to the following conditions to be addressed during final approval of the project:

1. Adjust the massing and adjustments to the roofline to simplify the ins and outs of the second floor.
2. Look at shifting the floorplan upstairs to allow for more windows to allow as much light as possible.
3. Revise the landscaping plan to add more substantial shade trees in the back (Oak, Kentucky Coffee) and swap out Burning Bush and Gold Flame Spirea for Dwarf Lilac, Iroquois Beauty or many other possibilities.

The following conditions have been submitted by reviewing agencies:

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

4. There is a major drainage conveyance channel/swale on the eastside of Lot 1 of CSM 14370. A detailed grading plan shall be submitted for this area and the adjacent homes showing lowest entrance elevations that are higher than the adjacent sidewalk elevations to assure a safe overflow. Detailed building plans shall be required to be reviewed and approved by the City Engineer prior to release of building permits.
5. The project proposes a retaining wall within the non-exclusive drainage easement and proposes an area drain between homes in the front of the lots to accept water and direct it back to the proposed bio-retention system. All of these features need to be included in the intra-lot maintenance and drainage agreement.
6. The project proposes to extend public storm sewer and sidewalk. A permit to work in the right of way with deposit will be required.
7. The lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan, and recorded at the Dane County Register of Deeds.
8. The project proposes a retaining wall within the non-exclusive drainage easement and proposes an area drain between homes in the front of the lots to accept water and direct it back to the proposed bio-retention system. All of these features need to be included in the intra-lot maintenance and drainage agreement.
9. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Please contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
10. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

11. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. 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.
12. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email 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. (POLICY and MGO 37.09(2)) 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).
13. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14-inch paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at ttroester@cityofmadison.com, or Daniel Olivares at DAOlivares@cityofmadison.com final document and fee should be submitted to City Engineering.
14. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to: detain the 2-, 10-, and 100-year storm events, matching post development rates to predevelopment rates; 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 MGO Chapter 37.
15. The applicant shall construct sidewalk along Elderberry Road according to a plan approved by the City.

16. The applicant's project requires the minor restoration of the street and sidewalk. The applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.

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

17. All proposed trees shall be removed from the 15-foot wide Storm Sewer Easement along the east side of this site. Any landscaping placed within the easement is subject to removal without compensation for the installation and maintenance of public stormwater drainage facilities.
18. Grading within the 15-foot wide storm sewer easement shall be reviewed and approved by the City Engineering Division Stormwater Engineering staff.
19. Duplex A on parcel 0708-222-0902-3 has east side address of 8549 Elderberry Road and west side address of 8551 Elderberry Road. Duplex B on parcel 0708-222-0903-1 has east side address of 8557 Elderberry Road and west side address of 8559 Elderberry Road. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

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

20. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
21. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
22. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

23. Work with Planning and Zoning staff to finalize the PD (GDP-SIP) zoning text for the project.
24. On the site plan, show the building setback distances as measured to the front, side, and rear property lines. Show the building dimensions on the siteplan.
25. Provide the floor plans for the basement levels of the two proposed two-family twin homes.

26. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

Fire Department (Contact Bill Sullivan, 261-9658)

27. The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available at the Home Fire Sprinkler Coalition.

Metro Transit (Contact Tim Sobota, 261-4289)

The agency reviewed this request and has recommended no conditions of approval.

Parks Division (Contact Sarah Lerner, 261-4281)

28. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 01114.4 when contacting Parks Division staff about this project.

Parks Division–Forestry Section (Contact Brad Hofmann, 267-4908)

The agency reviewed this request and has recommended no conditions of approval.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

29. A Water Service Application Form and fees must be submitted (for each service) before connecting to the existing water system. Provide at least two working days' notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers and Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size and obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at 266-4646.