



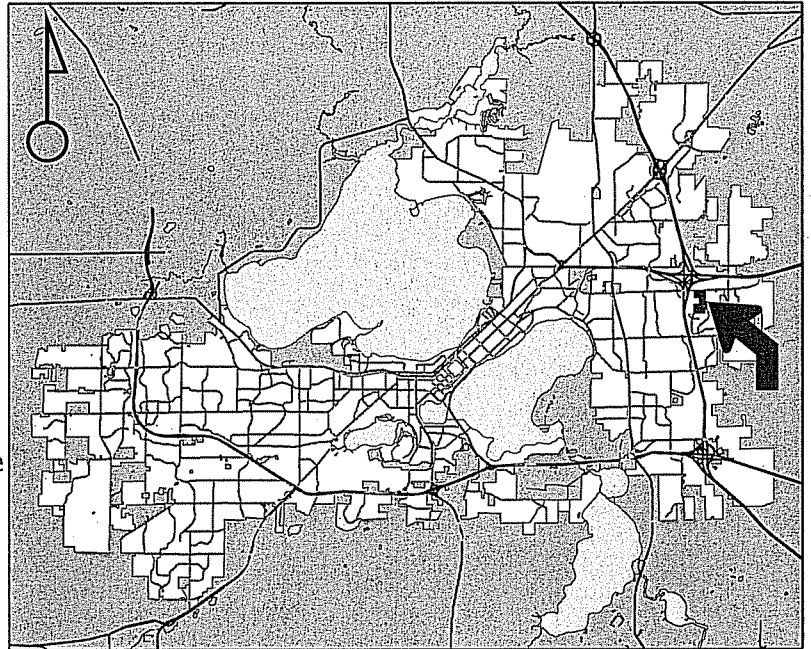
City of Madison

Proposed Rezoning, Preliminary and Final Plat

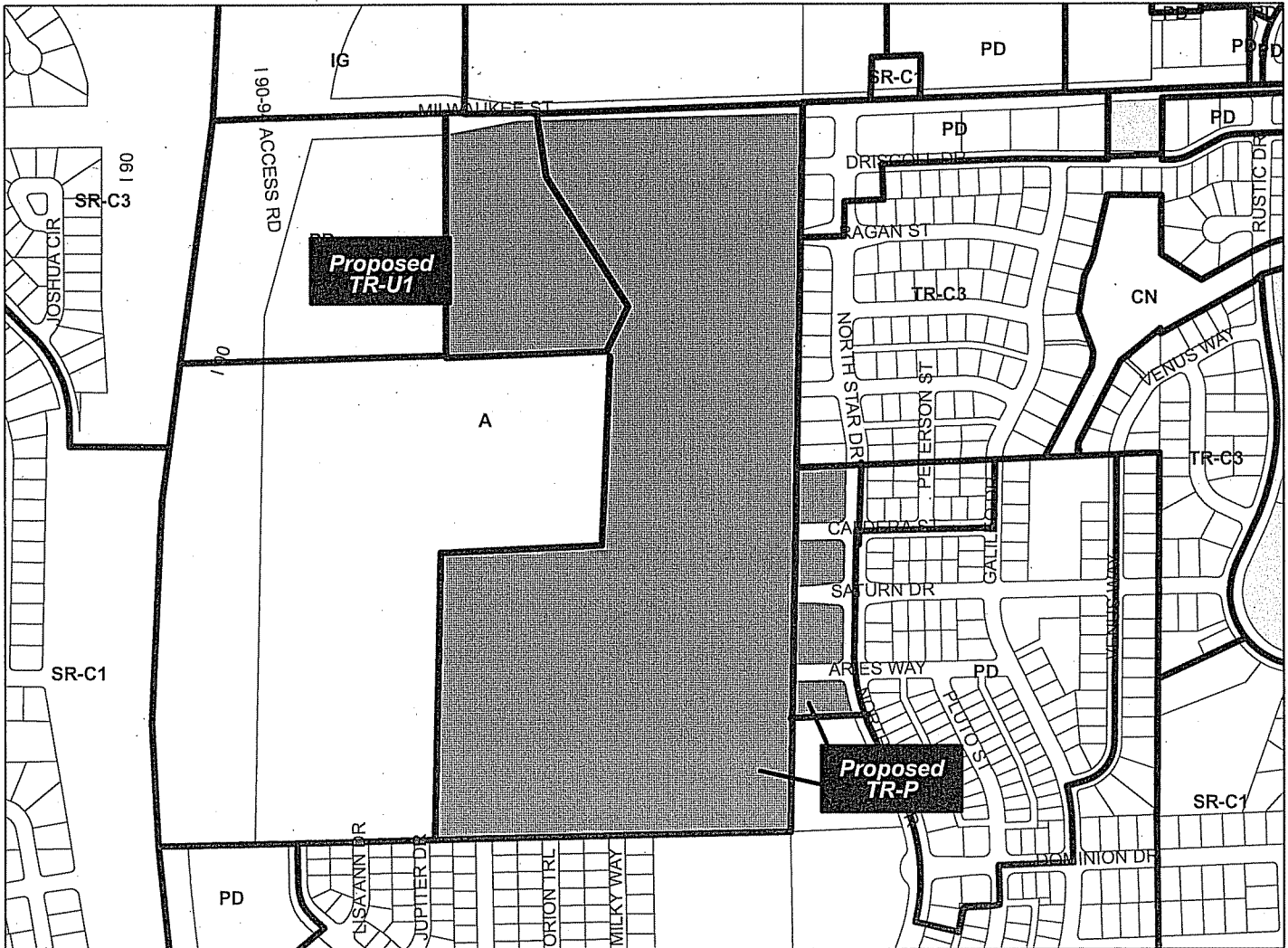
Project Name
 North Addition to Grandview Commons
 Location
 5899 & 5901 Milwaukee Street
 Applicant
 Jeff Rosenberg-MRVEC Acquisitions, LLC/
 Brian Munson-Vandewalle & Associates

From: A & PD To: TR-P & TR-U1
 Proposed Use
 199 single-family lots, 8 lots for four-unit residences, 15 lots for two-family-twin residences, 1 lot for 100 future multi-family units and outlots for public park & stormwater management & private open space

Public Hearing Date
 Plan Commission
 10 March 2014
 Common Council
 18 March 2014

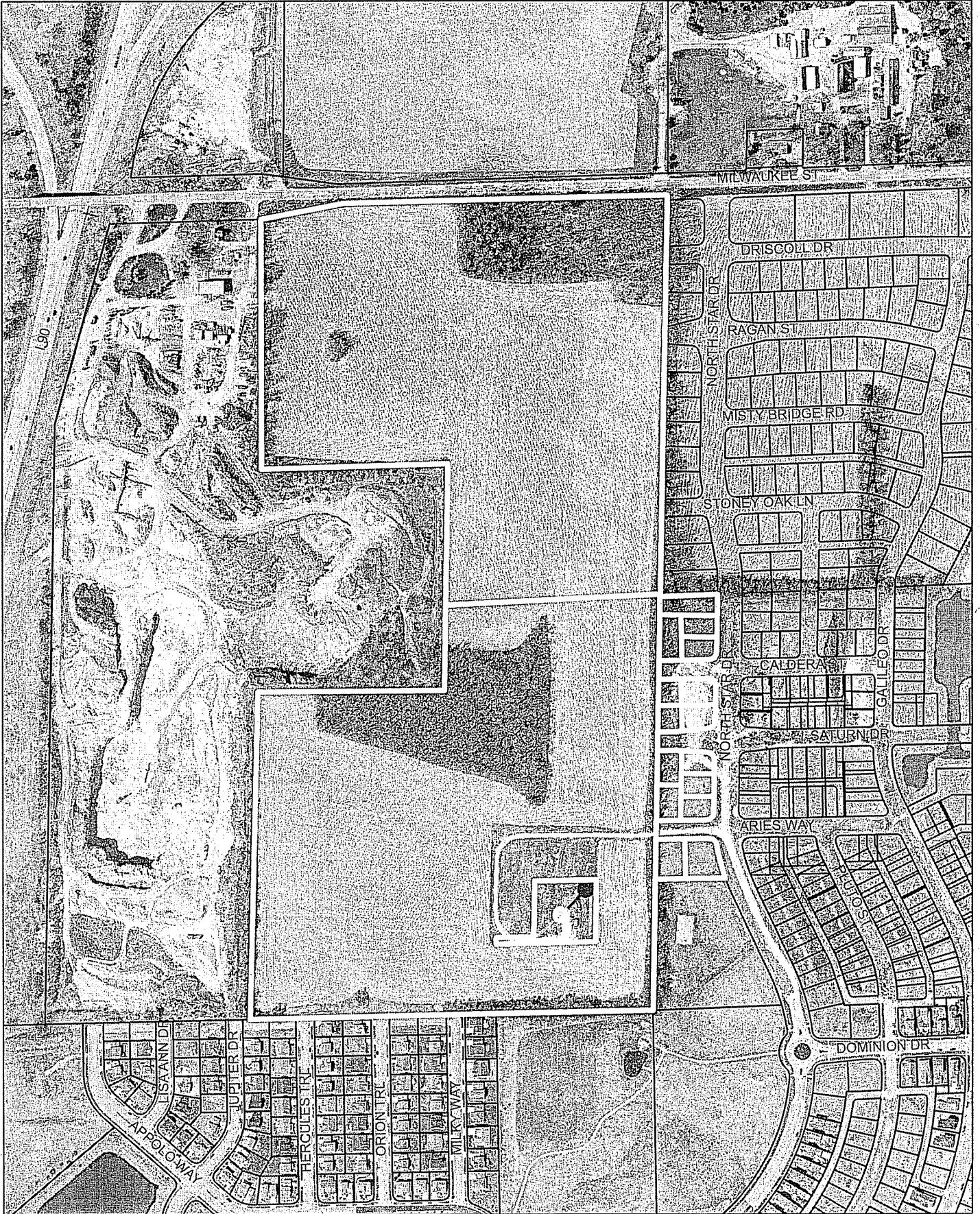


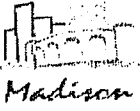
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 600'

City of Madison, Planning Division : RPJ : Date : 26 February 2014





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid 2650 Receipt No. 149352
 Date Received 11/20/13
 Received By Sarah Anderson
 Parcel No. _____
 Aldermanic District 3 Core
 Zoning District A
 Special Requirements none
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____

Form Effective: February 21, 2013

1. Project Address: 5899 and 5901 Milwaukee Street
Project Title (if any): North Addition to Grandview Commons

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from A to TR-U1, TR-P
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Jeff Rosenberg Company: MRECV Acquisitions, LLC
 Street Address: 6801 South Town Drive City/State: Madison, WI Zip: 53713
 Telephone: (608) 226.3100 Fax: (608) 226.0600 Email: jrosenberg@veridianhomes.com

Project Contact Person: Brian Munson Company: Vandewalle & Associates
 Street Address: 120 East Lakeside Street City/State: Madison, WI Zip: 53715
 Telephone: (608) 255.3988 Fax: (608) 255.0814 Email: bmunson@vandewalle.com

Property Owner (if not applicant): ORE, Inc.
 Street Address: 5990 Highway 51 City/State: McFarland, WI Zip: 53558

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Mixed residential neighborhood

Development Schedule: Commencement 2014 Completion 2022

25-26



VANDEWALLE & ASSOCIATES INC.

February 10, 2014

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

RE: North Addition to the Grandview Commons Neighborhood
Rezoning application
Revised TR-P Master Plan

Dear Katherine,

The following document and illustrative graphics outlines the proposed North addition to the Grandview Commons Neighborhood. This document, submitted on behalf of MRECV Acquisitions, LLC, formally requests to rezone the property to TR-P and TR-U1 in parallel with a separate preliminary plat submittal. This rezoning will facilitate the extension of the Grandview Commons neighborhood with a new area featuring a blend of 199 single family homes, 30 twin homes, 32 four-unit homes, 100 multi-family residences, and over 7.5 acres of parks & open space. This project, located in the Sprecher Neighborhood, is designed to build upon the existing neighborhood and be consistent with the goals of creating a diverse and walkable neighborhood featuring numerous housing choices served by a strong network of interconnected sidewalks, streets, and bicycle routes.

TR-P Requirements:

- Three residential housing types (Single Family- Street Accessed, Twin Home, Four Unit Homes)
- 24% of units within the TR-P district in multi-family housing formats
- All units within 1/4 acre of parks & open spaces
- Project will consist of multiple phases beginning from the Milwaukee Street frontage and extending to the south based upon market demand.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
342 North Water Street • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax
www.vandewalle.com

Shaping places, shaping change.

25-26

APPLICANT:

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

DESIGN TEAM:

Engineering:
D'Onofrio Kottke
7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Fax: 608.833.1089
Dan Day
dday@donofrio.cc

Planning:
Vandewalle & Associates
120 East Lakeside Street
Madison, Wisconsin 53715
Phone: 608.255.3988
Fax: 608.255.0814
Brian Munson
bmunson@vandewalle.com

Existing Conditions:

Existing Zoning:	A	
Proposed Zoning:	TR-P TR-U1	
Addresses/PIN:	5899 Milwaukee Street	0710-023-0099-6
	5901 Milwaukee Street	0710-023-0097-0
Aldermanic District:	District 3 Alder Cnare	
Neighborhood Association:	McClelland Park Neighborhood Association	
Neighborhood Plan:	Sprecher Neighborhood Low Density Residential Low-Medium Density Residential	
Notifications:	Alder Cnare	July 31, 2013
	McClelland Park	July 31, 2013
	DAT Presentations	May 6, 2013 June 6, 2013
Legal Description:	See Attached	
Lot Area:	73.295 acres	
Filing Fee:	A check in the amount of \$2,850 made out to City of Madison Treasurer is enclosed for the Filing and Notification Fees. Maximum fee for standard Zoning \$2,850	
Proposed Use:	199 Single Family Homes 30 Twin Homes (15 lots) 32 Four Unit Homes (8 lots) 100 Multi-Family Residences (1 lot)	

Park Dedication:	
Required:	5.78 Single Family/Twin Home acres required (1,100/unit) <u>2.12 Multi Family acres required (700 sq. ft./unit)</u> 7.53 acres required
Existing Dedication	.38 acres (re-platted lots)
New Dedicated:	7.50 acres
Master Plan:	See Attached
CCRs:	See Attached

Site Design Standards

Open Space

The neighborhood contains a park in the northern section of the plat along with an addition to the existing North Star Park.

Street Layout

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

Neighborhood Objectives

The goal of the neighborhood is to create a diverse range of housing options, configurations, and price points set within a framework of walkable streets and neighborhood scaled open spaces.

TR-P Requirements

Uses

The neighborhood ranges from three story multi-family buildings to detached single family. See attached master plan graphic and unit chart for proposed uses.

Building/Site Requirements

Buildings are required to front onto adjoining streets with primary entrances, windows, and pedestrian scaled architecture. Building setbacks and side yards shall meet the requirements stated in the TR-P zoning district.

Phasing Plan

See attached conceptual phasing plan. This plan presents one potential phasing approach and may need to adjust based on market demand.

Architecture

The building design will be reviewed by the Architectural Review Committee for Grandview Commons and will be subject to the Grandview Commons Design Guidelines Volume I (Single Family and Twin Homes) and Volume II (Condominiums and Apartments). This review will be focused on creating a diversity of architectural approaches while maintaining a cohesive massing and composition, building orientation onto the adjoining streets, and appropriate durable materials.

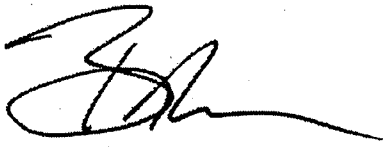
Key Standards:

- Primary building entrances will front onto adjoining streets
- Bays, porches, and stoops are encouraged to enhance the human scale of the streetscape

- Front yard setback continuity shall be maintained with minor variations between sites
- Appropriately scaled windows comprising no less than 20% and no more than 50% of the wall area shall be used for all front facades
- Facade materials shall be consistent with the selected architectural style of the building

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Munson', with a long horizontal flourish extending to the right.

Brian Munson
Principal

Legal Descriptions:

Full Plat Description

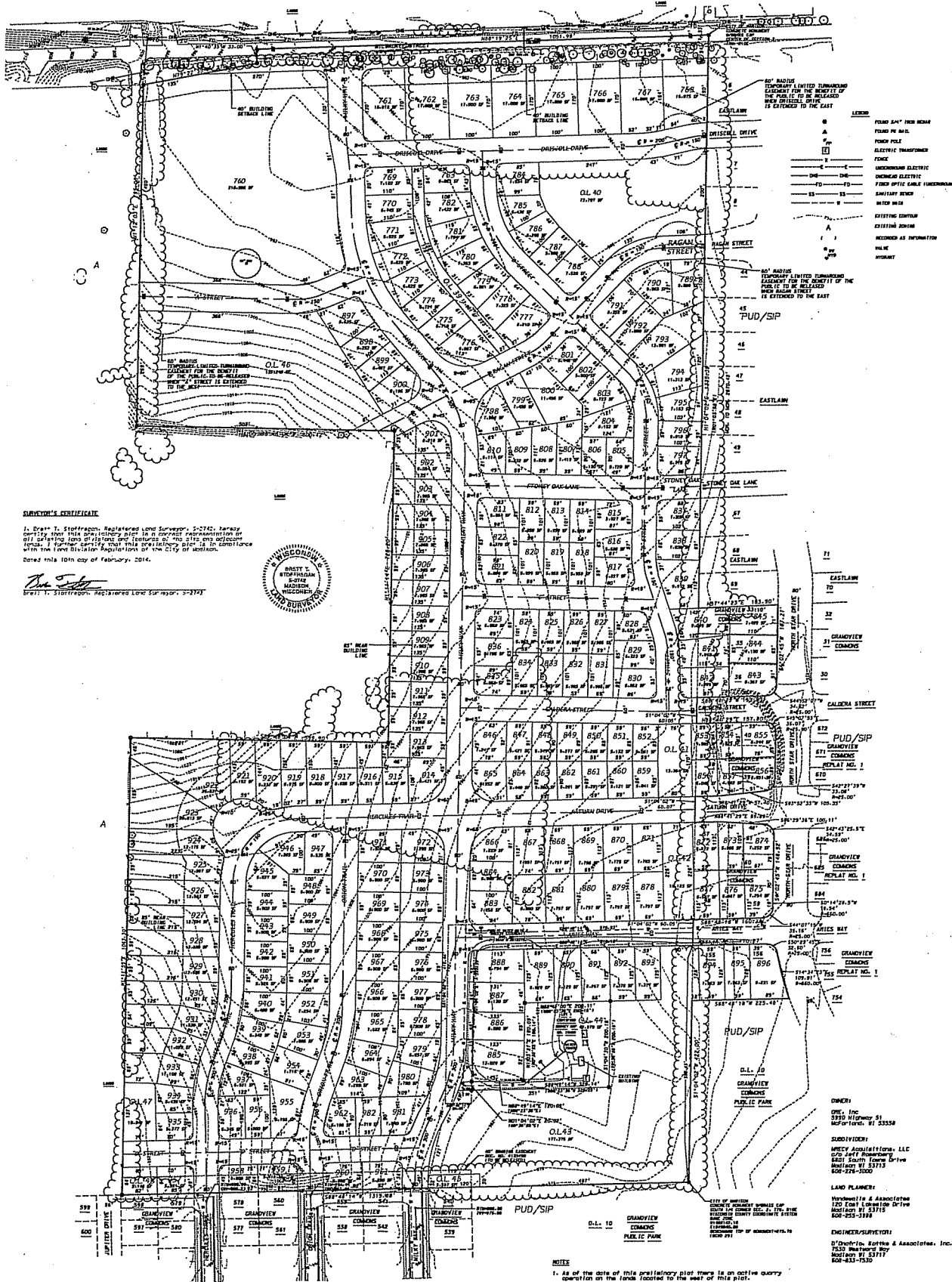
Lot 1, Certified Survey Map No. 10460, recorded in Volume 61 of Certified Survey Maps on pages 346-348 as Document Number 3512375, Dane County Registry, Lots 33-40, 57-61 and 155-156 of Grandview Commons, recorded in Volume 58-005A of Plats on pages 19-33 as Document Number 3583911, Dane County Registry and a parcel of land all located in the NE1/4 and the SE1/4 of the SW1/4 and in the SW1/4 of the SE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin to-wit: Beginning at the South 1/4 corner of said Section 2; thence S88°48'14"W along the northerly line of said Grandview Commons, 1319.88 feet; thence N1°11'55"E, 1063.30 feet; thence S88°48'04"E, 599.90 feet; thence N1°11'14"E, 726.20 feet; thence N88°48'04"W, 600.12 feet; thence N1°12'03"E, 795.03 feet; thence N79°22'35"E, 270.06 feet; thence N1°40'35"W, 33.00 feet to a point on the North line of the SW1/4 of said Section 2; thence N88°19'25"E along said North line, 1051.58 feet to the Center of said Section 2 also being the Northwest corner of Eastlawn; thence S1°04'02"W along the West line of said Eastlawn, 1335.38 feet to the Southwest corner of said Eastlawn; thence N87°44'23"E along the South line of said Eastlawn, 183.90 feet; thence S1°02'45"W, 187.27 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S44°52'07"W, 34.62 feet; thence S88°41'29"W, 159.83 feet; thence S1°04'02"W, 60.05 feet; thence N88°41'29"E, 157.80 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S45°07'53"E, 36.07 feet; thence S1°02'45"W, 111.34 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S42°27'39"W, 33.08 feet; thence S83°52'33"W, 105.35 feet; thence S88°41'29"W, 57.40 feet; thence S1°04'02"W, 60.07 feet; thence N88°41'29"E, 59.89 feet; thence S86°29'36"E, 100.11 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S42°43'25.5"E, 34.59 feet; thence S1°02'45"W, 148.92 feet to a point of curve; thence Southerly along a curve to the left which has a radius of 660.00 feet and a chord which bears S0°14'28.5"W, 18.54 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S44°07'15"W, 35.16 feet; thence S88°48'14"W, 160.23 feet; thence S1°04'02"W, 60.05 feet; thence N88°48'18"E, 170.27 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 25.00 feet a chord which bears S50°29'45"E, 32.60 feet to a point of curve; thence Southerly along a curve to the left which has a radius of 660.00 feet and a chord which bears S14°34'23"E, 109.91 feet to the most North and East corner of Outlot 10, Grandview Commons; thence S88°48'18"W along the Northerly line of said Outlot 10, 225.48 feet; thence S1°04'02"W along the Westerly line of said Outlot 10, 422.00 feet to the point of beginning. Containing 3,192,730 square feet (73.295 acres).

Parcel Rezoned to TR-U1

Commencing at the South 1/4 corner of Section 2, T7N, R10E; thence S88°48'14"W, 1319.88 feet; thence N1°11'55"E, 1063.30 feet; thence S88°48'04"E, 599.90 feet; thence N1°11'14"E, 726.20 feet; thence N88°48'03"W, 600.12 feet; thence N01°12'03"E, 302.03 feet to the point of beginning; thence continuing N01°12'03"E, 493.00 feet; thence N79°22'35"E, 270.06 feet; thence N01°40'35"W, 33.00 feet; thence N88°19'25"E, 201.74 feet; thence S01°40'35"E, 209.00 feet; thence S06°07'26"E, 90.27 feet; thence S01°40'35"E, 91.14 feet to a point of curve; thence southeasterly along a curve to the left which has a radius of 413.00 feet and a chord which bears S12°07'51"E, 149.88 feet; thence S67°24'53"W, 107.95 feet to a point of curve; thence southwesterly along a curve to the right which has a radius of 150.00 feet and a chord which bears S79°18'28"W, 61.83 feet; thence N88°47'57"W, 366.01 feet to the point of beginning. Containing 265,083 square feet (6.09 acres).

Parcel Rezoned to TR-P

Beginning at the South 1/4 corner of Section 2, T7N, R10E; thence S88°48'14"W, 1319.88 feet; thence N1°11'55"E, 1063.30 feet; thence S88°48'04"E, 599.90 feet; thence N1°11'14"E, 726.20 feet; thence N88°48'03"W, 600.12 feet; thence N01°12'03"E, 302.03 feet; thence S88°47'57"E, 366.01 feet to a point of curve; thence northeasterly along a curve to the left which has a radius of 150.00 feet and a chord which bears N79°18'28"E, 61.83 feet; thence N67°24'53"E, 107.95 feet to a point of curve; thence northwesterly along a curve to the right which has a radius of 413.00 feet and a chord which bears N12°07'51"W, 149.88 feet; thence N01°40'35"W, 91.14 feet; thence N06°07'26"W, 90.27 feet; thence N01°40'35"W, 209.00 feet; thence N88°19'25"E, 849.84 feet to the Center of said Section 2; thence S1°04'02"W, 1335.38 feet; thence N87°44'23"E, 183.90 feet; thence S1°02'45"W, 187.27 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S44°52'07"W, 34.62 feet; thence S88°41'29"W, 159.83 feet; thence S1°04'02"W, 60.05 feet; thence N88°41'29"E, 157.80 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S45°07'53"E, 36.07 feet; thence S1°02'45"W, 111.34 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S42°27'39"W, 33.08 feet; thence S83°52'33"W, 105.35 feet; thence S88°41'29"W, 57.40 feet; thence S1°04'02"W, 60.07 feet; thence N88°41'29"E, 59.89 feet; thence S86°29'36"E, 100.11 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S42°43'25.5"E, 34.59 feet; thence S1°02'45"W, 148.92 feet to a point of curve; thence Southerly along a curve to the left which has a radius of 660.00 feet and a chord which bears S0°14'28.5"W, 18.54 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S44°07'15"W, 35.16 feet; thence S88°48'14"W, 160.23 feet; thence S1°04'02"W, 60.05 feet; thence N88°48'18"E, 170.27 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 25.00 feet a chord which bears S50°29'45"E, 32.60 feet to a point of curve; thence Southerly along a curve to the left which has a radius of 660.00 feet and a chord which bears S14°34'23"E, 109.91 feet; thence S88°48'18"W, 225.48 feet; thence S1°04'02"W, 422.00 feet to the point of beginning. Containing 2,927,489 square feet (67.21 acres).



SURVEYOR'S CERTIFICATE
 I, Brent T. Stafford, Registered Land Surveyor, S-2762, hereby certify that this preliminary plat is a correct representation of all existing lots of record and features of the city and adjoining lands. I further certify that this preliminary plat is in compliance with the laws of the State of Wisconsin.
 Dated this 10th day of February, 2014.
Brent T. Stafford
 Brent T. Stafford, Registered Land Surveyor, S-2762



OUTLET USAGE TABLE

D.L. 33	- Dedicated to the Public for Alley Purpose
D.L. 40	- Dedicated to the Public for Storm Water Management
D.L. 41	- Dedicated to the Public for Storm Water Management
D.L. 42	- Dedicated to the Public for Storm Water Management
D.L. 43	- Dedicated to the Public for Park Purpose
D.L. 44	- Owned by the City of Madison for Storm Water Management
D.L. 45	- Dedicated to the Public for Storm Water Management
D.L. 46	- Dedicated to the Public for Park Purpose
D.L. 47	- Dedicated to the Public for Storm Water Management
D.L. 48	- Reserved for Future Development

- NOTE**
1. As of the date of this preliminary plat there is an active quarry operation on the land located to the west of this plat.
 2. The portion of D.L. 44 that lies outside of the boundary of Lot 1, CSN 10460 will be conveyed to the City of Madison prior to the recording of the final plat.
 3. Lots 800-832 shall have a rear building line of 83 feet from right-of-way line.
 4. Total acreage of this preliminary plat: 83.20 acres.
 5. Existing zoning: A, PD
 6. Proposed zoning: TR-01, TR-P

STAFFORD KETTER AND ASSOCIATES, INC.
 7534 Wisconsin Way, Madison, WI 53717
 Phone: 608.433.7330 • Fax: 608.433.1089
 WWW.NATIONALRESOURCEFORLANDRECYCLING.COM

PRELIMINARY PLAT
NORTH ADDITION TO GRANDVIEW COMMONS
 A REPLAT OF LOTS 33-40, 57-61 AND 155-156 GRANDVIEW COMMONS, RECORDED IN VOLUME 58-0054 OF PLATS ON PAGES 19-33 AS DOCUMENT NUMBER 3583911, DANE COUNTY REGISTRY, LOT 1, CERTIFIED SURVEY MAP NO. 10460, RECORDED IN VOLUME 61 OF CERTIFIED SURVEY MAPS ON PAGES 346-348 AS DOCUMENT NUMBER 3512375, DANE COUNTY REGISTRY AND A PARCEL OF LAND ALL LOCATED IN THE NE 1/4 AND THE SE 1/4 OF THE SW 1/4 AND IN THE SW 1/4 OF THE SE 1/4 OF SECTION 2, 7TH, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER:
 City of Madison
 500 Wisconsin St
 Madison, WI 53703

SUBDIVISION:
 ARNEY Architects, LLC
 625 S. Park Avenue Drive
 Madison WI 53713
 608-278-3000

LAND PLANNER:
 Woodville & Associates
 120 East Lombard Drive
 Madison WI 53711
 608-278-3000

ENGINEER/SURVEYOR:
 S'Onofre, Torres & Associates, Inc.
 7430 Watrous Way
 Madison WI 53711
 608-433-7330



Grandview Commons North TRP Master Plan

Single Family Sites

	Terrace Homes	142
	Manor Homes	22
	Estate Homes	35
		199 Total

Multi-Family Sites

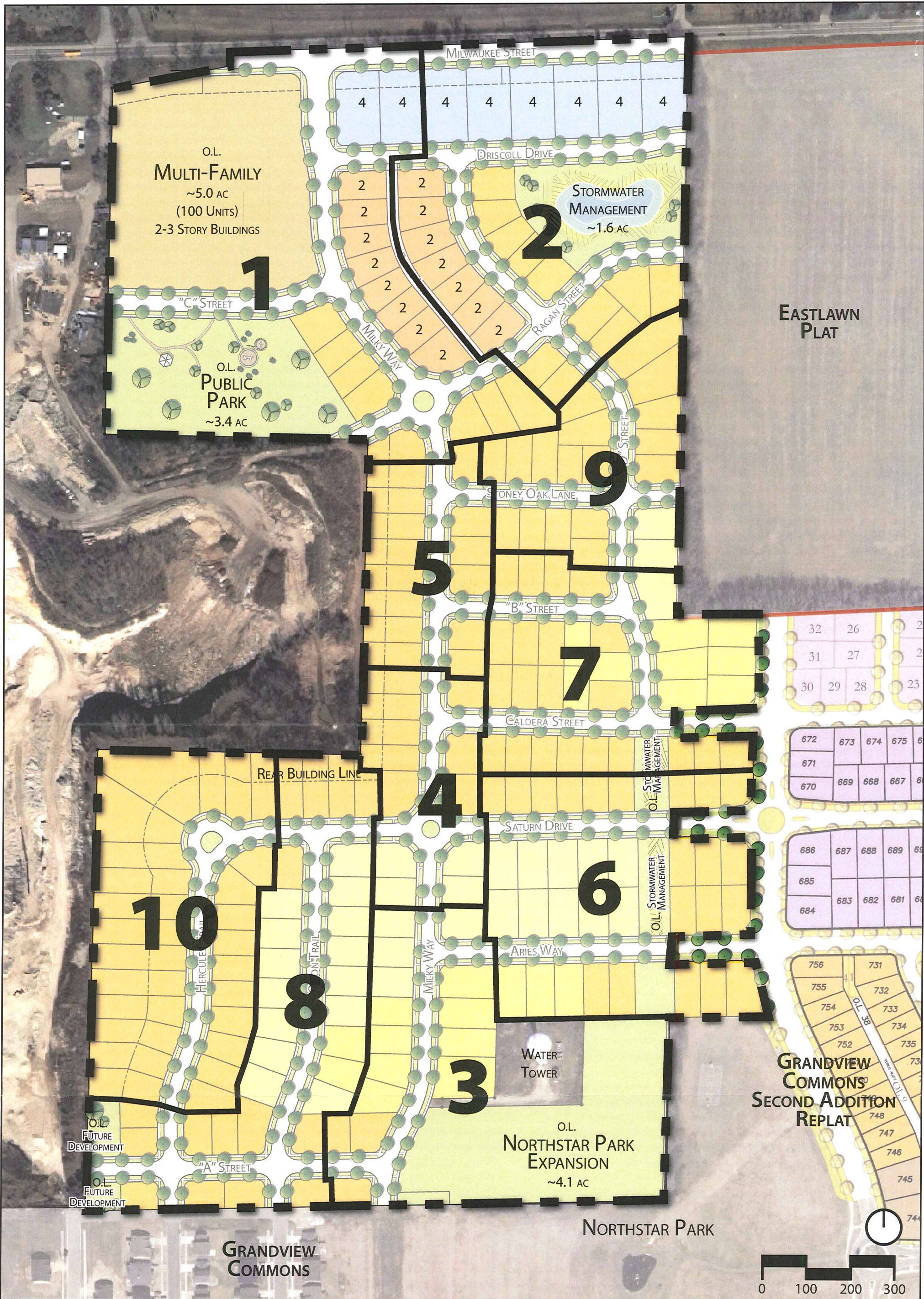
	Twin Homes	15
	4 Units	8
	Multi-Family	1 (5.0 Acres)
		23 Total (62 Units)



**VERIDIAN
HOMES**

Vandewalle & Associates, Inc.
© 2014

Revised: February 7, 2014



Grandview Commons North TRP Master Plan

Single Family Sites

	Terrace Homes	142
	Manor Homes	22
	Estate Homes	35
		199 Total

Multi-Family Sites

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VERIDIAN HOMES

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Revised: February 7, 2014