



Project Name
Second Addition to Grandview Commons

Location
457 North Star Drive et al

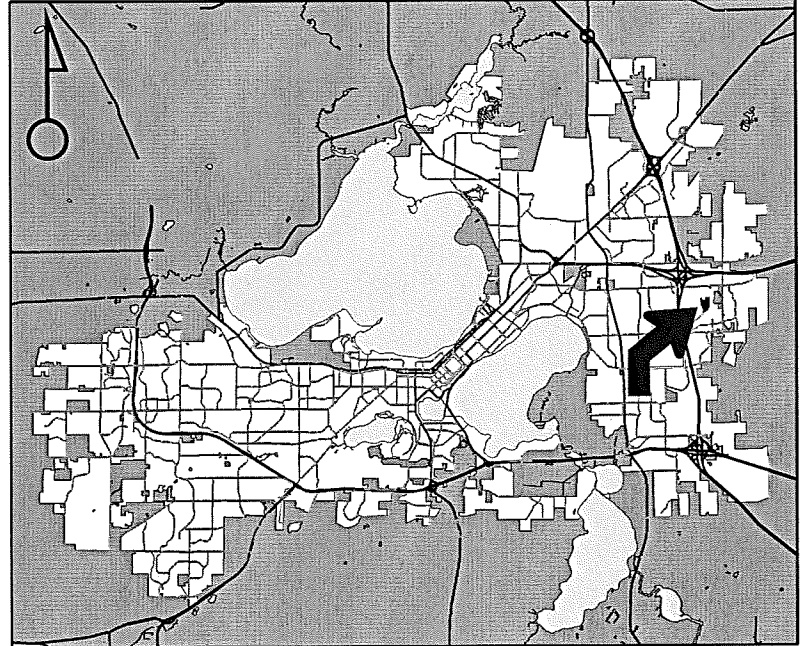
Applicant
Jeff Rosenberg-MREC VH Madison Investors/
Dan Day - D'Onofrio Kotke & Assoc

From: PUD-GDP & To: Amended
PUD-SIP PUD(PD)GDP-SIP

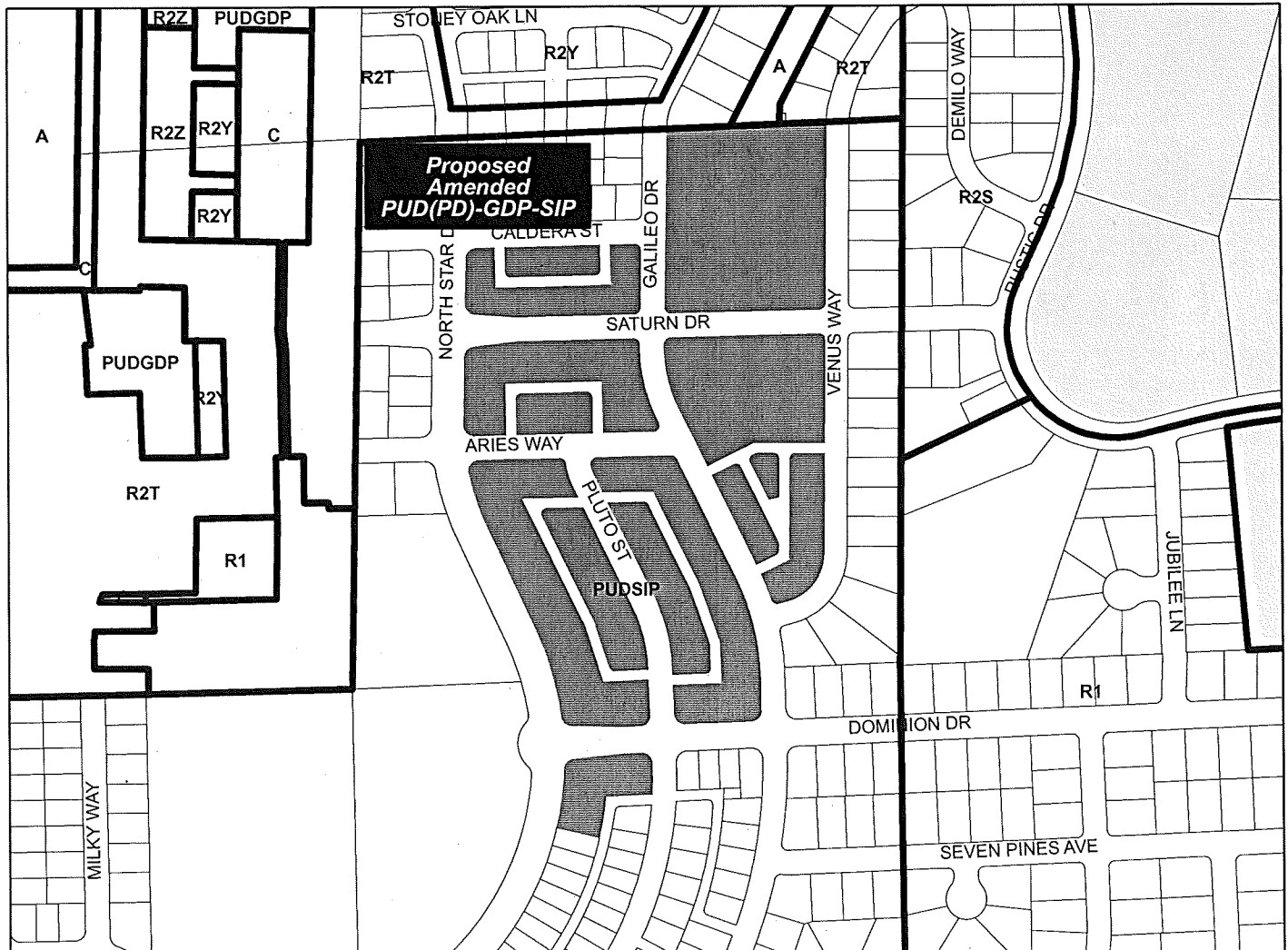
Proposed Use
101 single-family lots, 6 two-family
lots and 5 outlots

Public Hearing Date
Plan Commission
18 February 2013

Common Council
26 February 2013



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 February 2013



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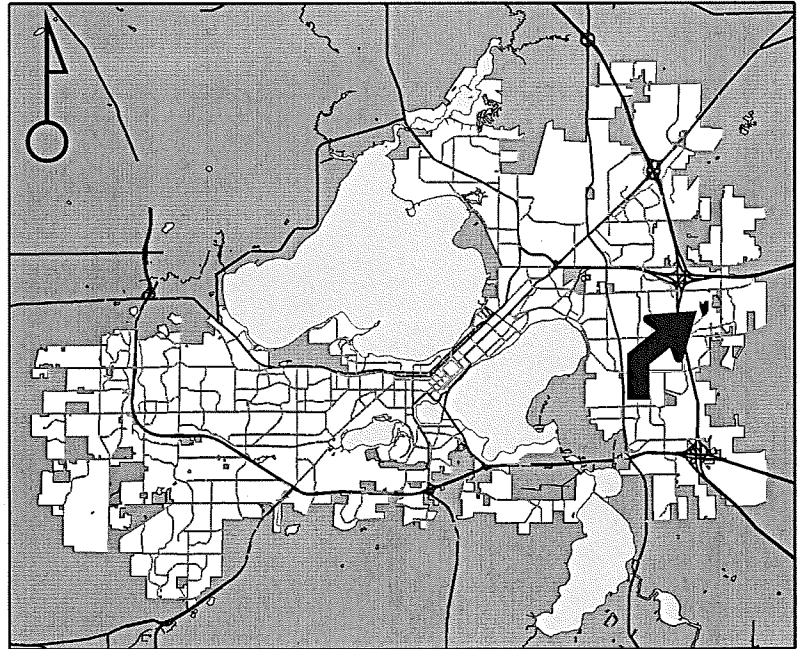
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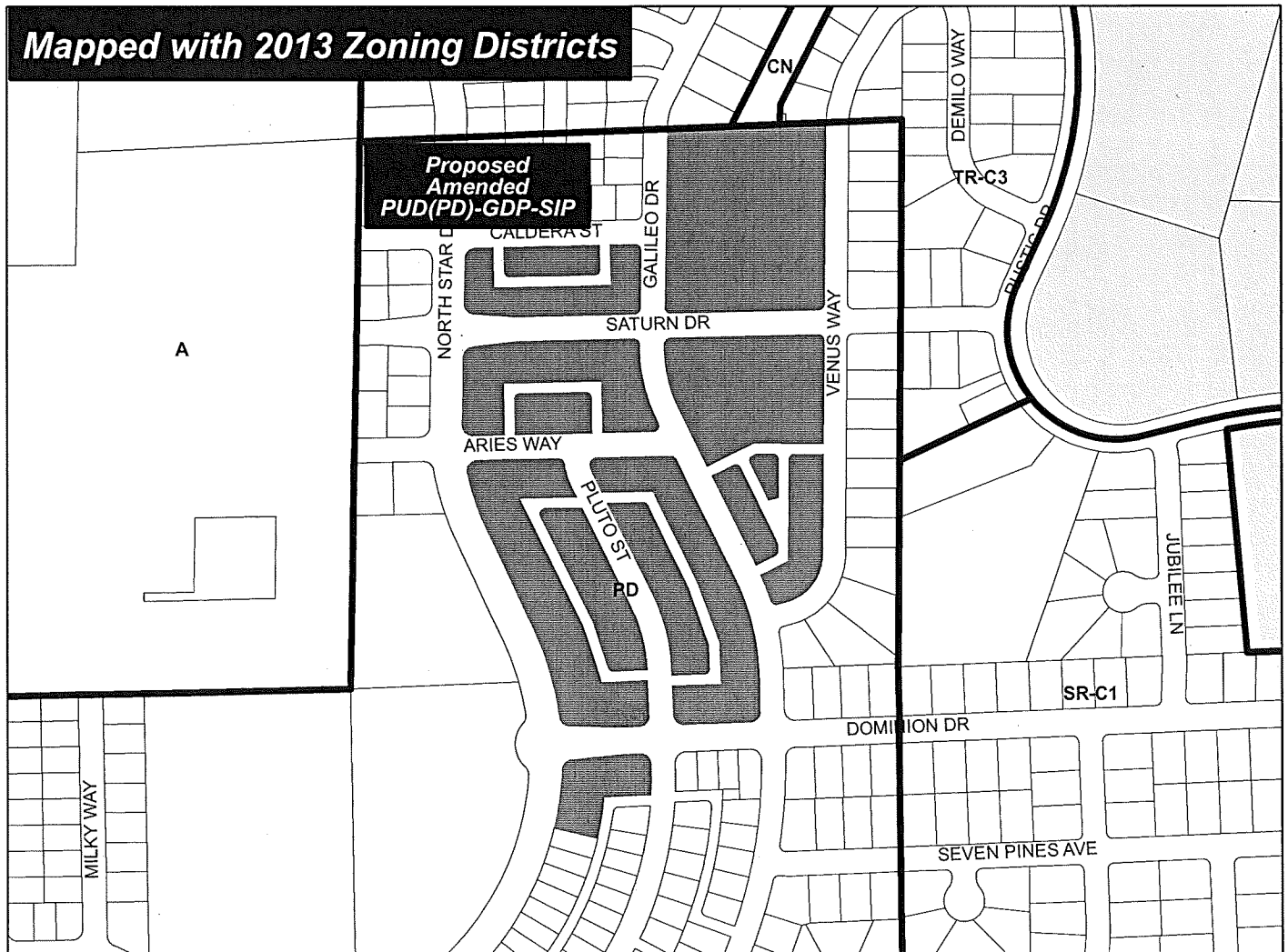
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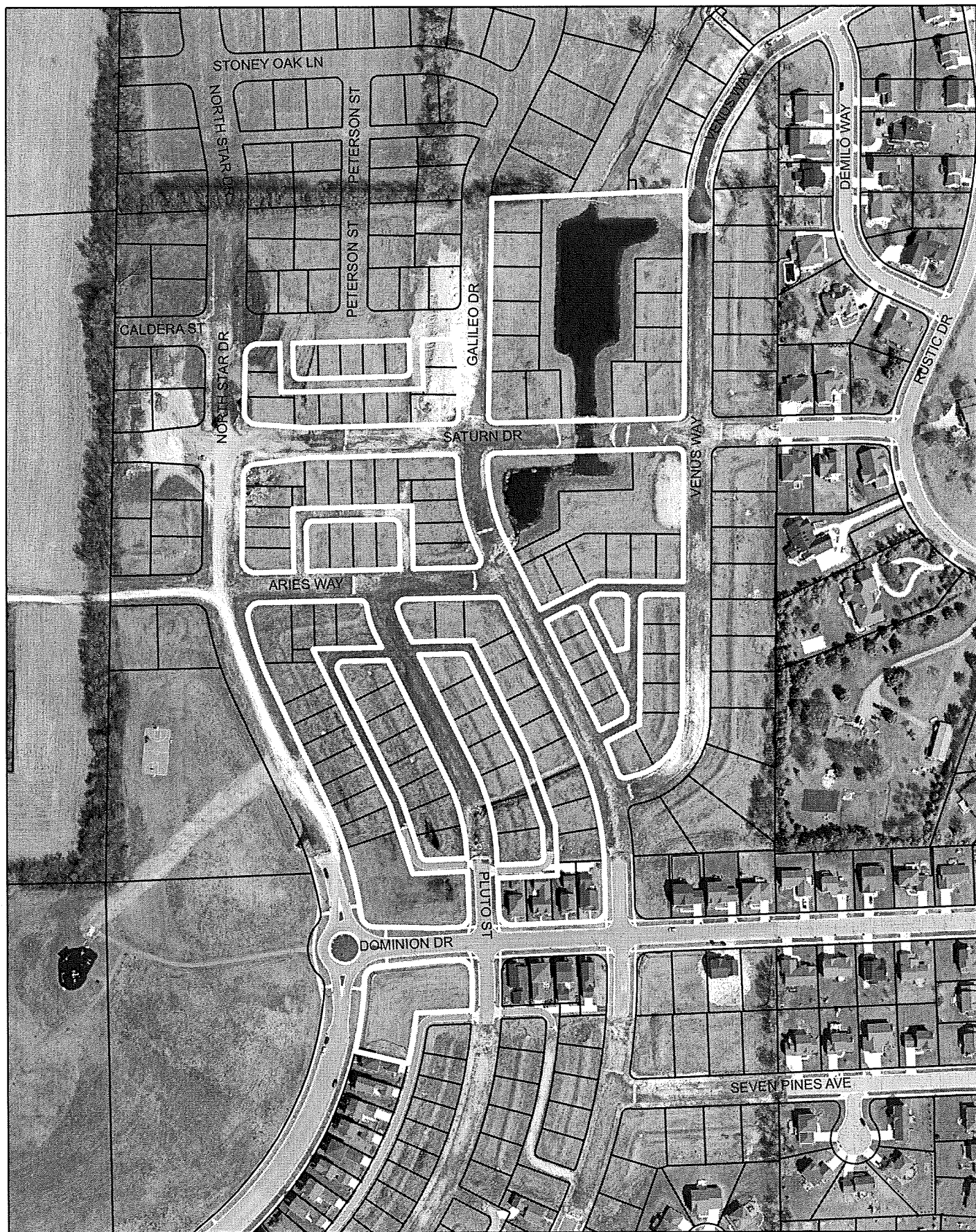
Mapped with 2013 Zoning Districts



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 February 2013

9-10



Date of Aerial Photography : Spring 2010



LAND USE APPLICATION Madison Plan Commission

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

- 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.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
GQ _____	
Zoning District _____	
For Complete Submittal	
Application _____	Letter of Intent _____
Photos _____	Legal Descript. _____
Plan Sets _____	Zoning Text _____
Alder Notification _____	Waiver _____
Nbrhd. Assn Not. _____	Waiver _____
Date Sign Issued _____	

1. **Project Address:** 457 North Star Drive **Project Area in Acres:** 18.48

Project Title (if any): Second Addition to Grandview Commons

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

- Zoning Map Amendment from PUD:GDP/SIP to Amended PUD:GDP/SIP
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Review of Minor Alteration to Planned Development by the Plan Commission Only

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Jeff Rosenberg Company: MREC VH Madison Investors, 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): _____

Street Address: _____ City/State: _____ Zip: _____

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Single family, twin homes

Development Schedule: Commencement 2013 Completion 2020

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the **Urban Design Commission, twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

In Addition, The Following Items May Also Be Required With Your Application:

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City’s Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the Sprecher Neighborhood _____ Plan, which recommends Low Density Residential _____ for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30** days prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alder Cnare, McClellan Park Neighborhood Association (October 11, 2012) _____
- If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.
- Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
Planning Staff: DAT Date: 11/1.12 Zoning Staff: Matt Tucker Date: 11.2.12 _____

→ **The applicant attests that this form is accurately completed and all required materials are submitted:**

Name of Applicant Brian Munson _____ Relation to Property Owner Agent _____
 Authorizing Signature of Property Owner _____ Date 12.12.12 _____

[Handwritten Signature]
 By: Veridian Homes JV, LLC
 Authorized Officer & Signatory



VANDEWALLE & ASSOCIATES INC.

Wednesday, December 12, 2012

Brad Murphy
215 Martin Luther King Jr. Blvd.
Suite 100
Madison, WI 53710

**Re: PUD: GDP/SIP Amendment
Grandview Commons Re-plat**

Mr. Murphy,

Attached please find a Planned Unit Development: General Development Plan/Specific Implementation request for a lot rebalancing for a portion of the un-built lot and Plan amendment to the Ridge View Homes District within the Grandview Commons Neighborhood.

The first amendment rebalances the lot mix within the re-plat area. The rebalancing effort is a response to the on-going implementation of the project and the changes in housing desires within the small multi-family and single family markets. This amendment is coupled with a Re-Plat submittal amending the single family lots and districts along with the multi-family lots along Dominion Drive. Unit counts within the area are proposed to be amended from 101 single family and 20 multi-family to 101 single family and 12 twin home units through a combination of lot line adjustments, removal of alleys, and changes to the multi-family building type; per the attached exhibits. While this amendment results in a slightly lower unit count it maintains the underlying single family character and small lot multi-family components of this section of the neighborhood and represents a minor alteration to the overall neighborhood mix.

The second amendment reduces the minimum lot width (measured at the setback) to accommodate a 51' wide minimum lot width for front accessed homes within the Ridge View Homes district. The balance of the lot size requirements, including the minimum 5,000 square foot lot size, are retained.

These two amendments will allow the project to respond to the market conditions while still creating a diverse walkable neighborhood featuring a variety of homes and price points.

We look forward to working with everyone on the completion of this request.

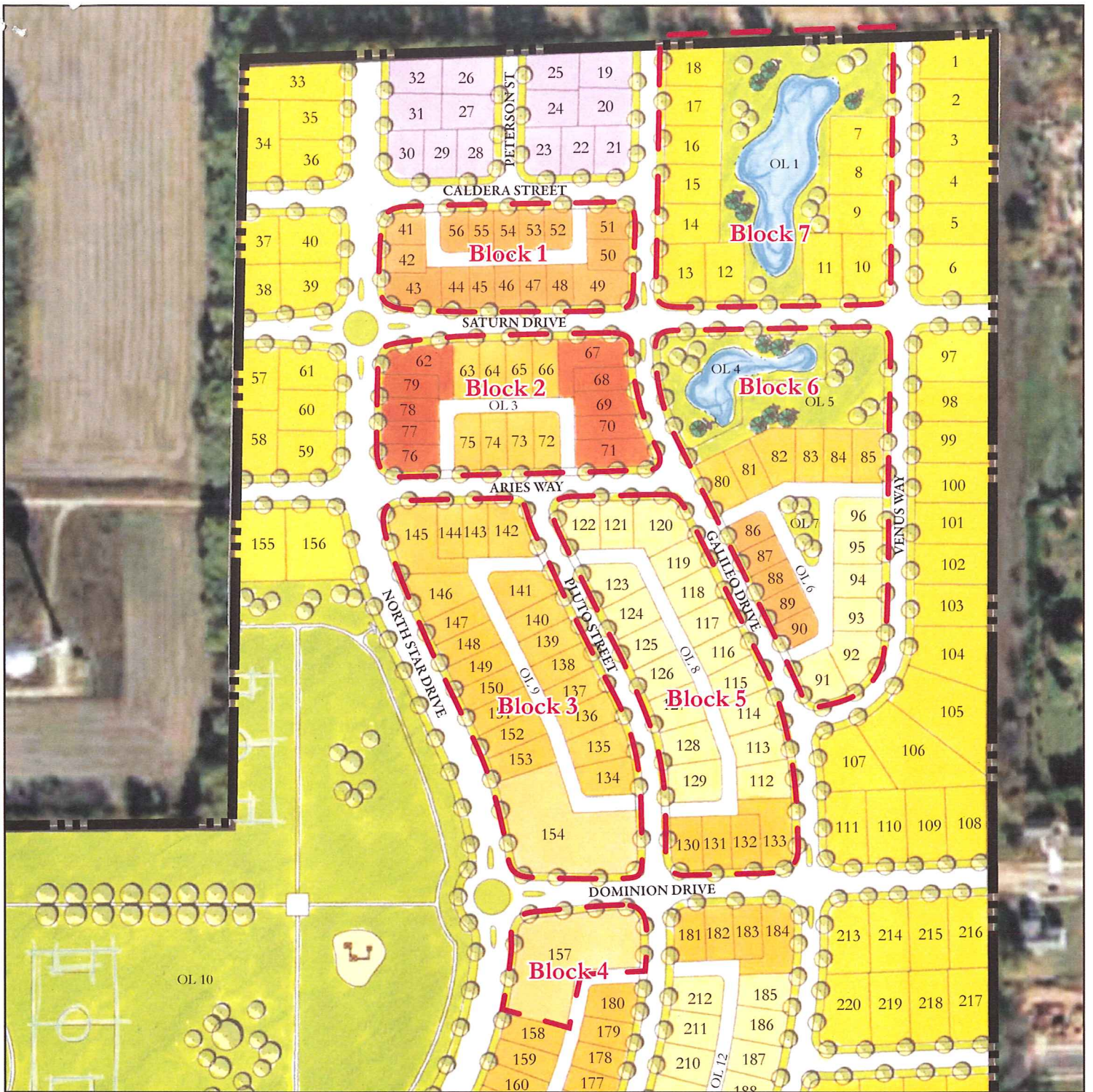
Sincerely,

Brian Munson
Principal

Cc: Jeff Rosenberg, Veridian Homes
Alder Lauren Cnare, District 3
McClellan Park Neighborhood Association

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



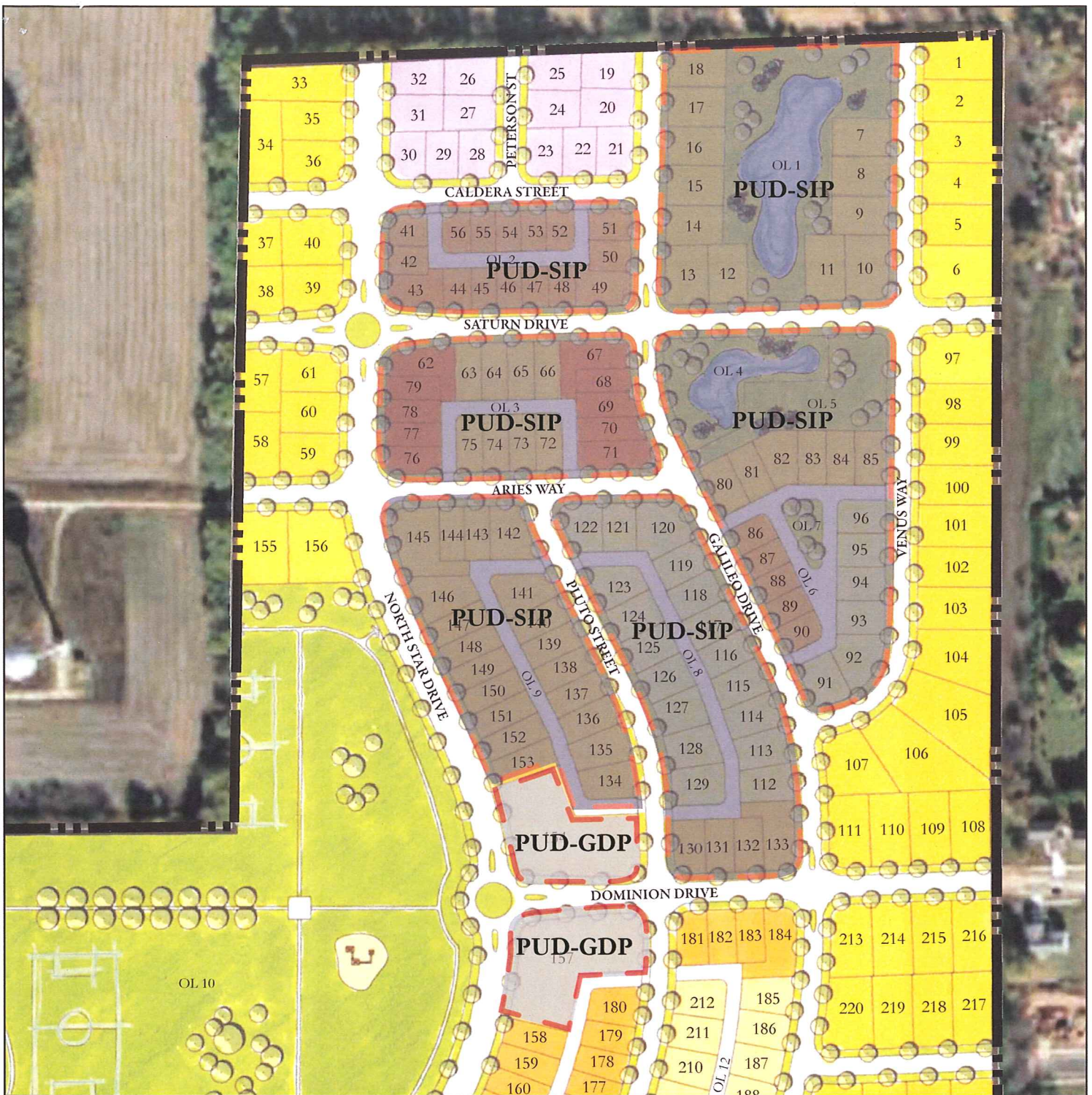
Grandview Commons Second Addition

Adopted Plan

- | | |
|-------------------------------------|---------------------------------|
| Single Family (Alley Loaded) | Multi-Family |
| Garden Homes | Twin Homes |
| Cottage Homes | Condo/Apartments |
| Village Homes | Neighborhood Center Residential |
| Village Homes II | Neighborhood Center Mixed Use |
| Courtyard Homes | Parks & Open Space |
| Single Family (Front Loaded) | Stormwater Management |
| Ridge View Homes | |
| Manor Homes | |
| Estate Homes | |



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Grandview Commons Second Addition

Existing Zoning

Single Family (Alley Loaded)

- Garden Homes
- Cottage Homes
- Village Homes
- Village Homes II
- Courtyard Homes

Single Family (Front Loaded)

- Ridge View Homes
- Manor Homes
- Estate Homes

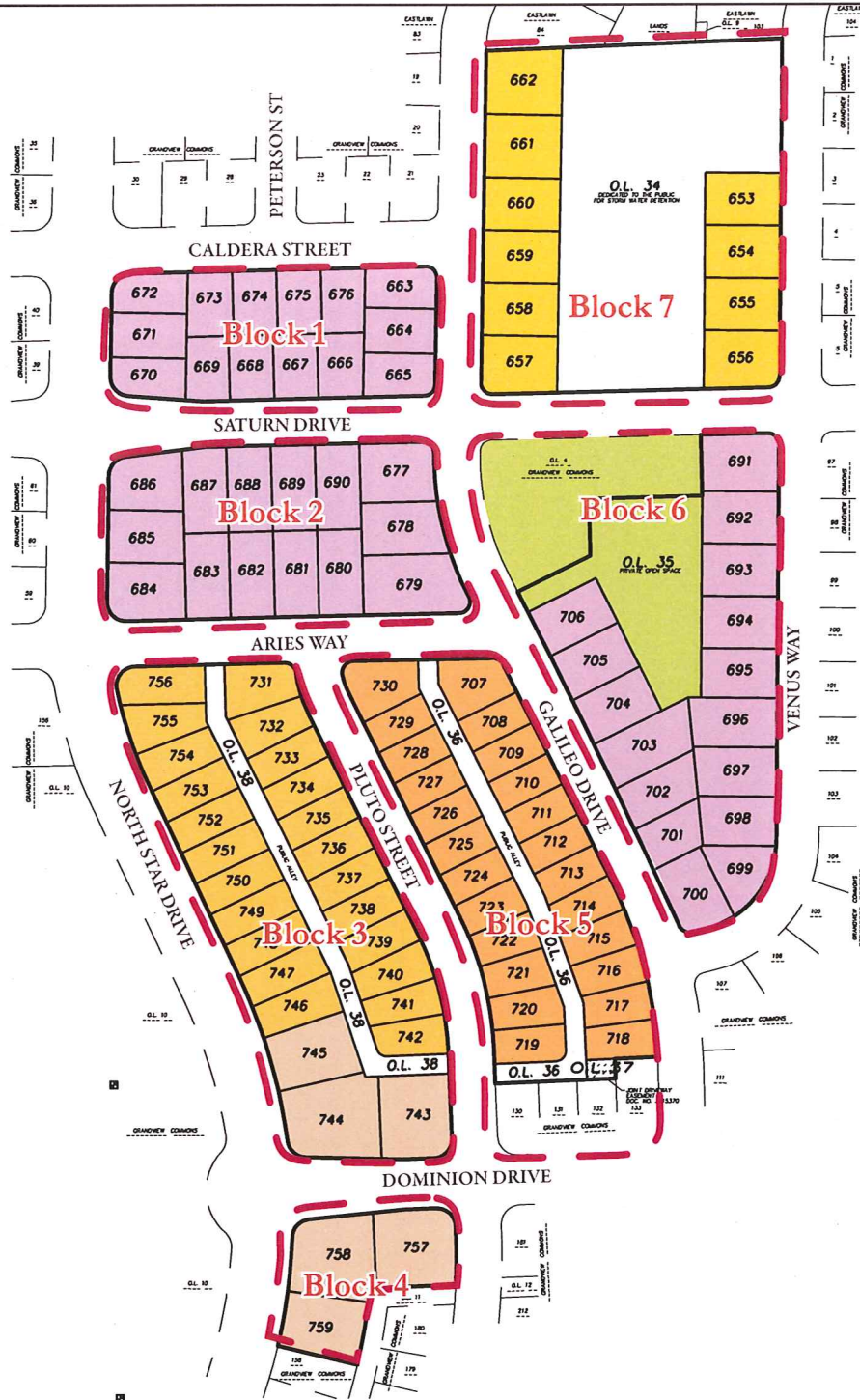
Multi-Family

- Twin Homes
- Condo/Apartments
- Neighborhood Center Residential
- Neighborhood Center Mixed Use

- Parks & Open Space
- Stormwater Management



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Grandview Commons Second Addition

Proposed Plan

- | | |
|-------------------------------------|---|
| Single Family (Alley Loaded) | Multi-Family |
| Garden Homes | Twin Homes |
| Cottage Homes | Condo/Apartments |
| Village Homes | Neighborhood Center Residential |
| Village Homes II | Neighborhood Center Mixed Use |
| Courtyard Homes | Parks & Open Space
Stormwater Management |
| Single Family (Front Loaded) | |
| Ridge View Homes | |
| Manor Homes | |
| Estate Homes | |



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Second Addition to Grandview Commons

Minor Alteration Zoning Tracking

	District	Existing Units	Proposed Units
Block 1			
<i>Existing Plat</i>			
Lots 41-56	Garden Homes	16	
O.L. 2	Alley		
<i>Proposed Plat</i>			
Lots 663-676	Ridge View Homes		14
Block 2			
<i>Existing Plat</i>			
Lots 62, 67-71, 76-79	Cottage Homes	10	
Lots 63-66, 72-75	Village Homes II	8	
O.L. 3	Alley		
<i>Proposed Plat</i>			
Lots 677-690	Ridge View Homes		14
Block 3			
<i>Existing Plat</i>			
Lots 62-79	Village Homes I	20	
Lot 154	Condominium/ Apartments	10	
O.L. 9	Alley		
<i>Proposed Plat</i>			
Lots 731-742, 746-756	Village Homes I		23
Lots 743-745	Twin Homes		6
O.L. 38	Alley		
Block 4			
<i>Existing Plat</i>			
Lot 157	Condominium/ Apartments	10	
<i>Proposed Plat</i>			
Lots 757-759	Twin Homes		6
Block 5			
<i>Existing Plat</i>			
Lots 112-129	Village Homes II	18	
O.L. 8	Alley		
<i>Proposed Plat</i>			
Lots 707-730	Garden Homes		24
O.L. 36	Alley		
O.L. 37	Alley		
Block 6			
<i>Existing Plat</i>			
Lots 80-85	Cottage Homes	6	
Lots 86-90	Garden Homes	5	
Lots 91-96	Village Homes II	6	
O.L. 4	Stormwater Management		
O.L. 5	Private Open Space		
O.L. 6	Alley		
O.L. 7	Private Open Space		
<i>Proposed Plat</i>			
Lots 691-706	Ridge View Homes		16
O.L. 4	Stormwater Management		
O.L. 35	Private Open Space		
Block 7			
<i>Existing Plat</i>			
Lots 7-18	Manor Homes	12	
O.L. 1	Stormwater Management		
<i>Proposed Plat</i>			
Lots 653-662	Manor Homes		10
O.L. 34	Stormwater Management		
Overall Total		121	113

District Descriptions

GARDEN HOMES DISTRICT

Revised: December 13, 2002
December 12, 2012

Description

This district will form the highest density single-family residential district, featuring alley loaded garages, reduced setbacks, proportioned architectural detailing, and pedestrian focused streetscapes.

Permitted Uses

Single Family Detached Homes
Detached, Attached Garages

Lot Requirements

Minimum Lot Area	3,240 square feet
Minimum Lot Width	45 feet
Minimum Corner Lot Width	48 feet
Minimum Front Yard Setback	16 feet
Maximum Front Yard Setback	20 feet
Minimum Side Yard Setback	3 feet with a maintenance and access easement to the adjoining property
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Sum of Side Yard Setbacks	10 feet minimum
Minimum Building Separation	10 feet
Minimum Garage Rear Yard Setback	2 feet
Maximum Garage Rear Yard Setback	4' on exterior lots 8' on interior lots
Minimum Garage Side Yard Setback	3 feet
Minimum Paved Surface Setback	2 feet
Maximum Building Height	35 feet
Maximum Impervious Surface Ratio	80%
Maximum Floor Area Ratio	.70
Off-Street Parking and Loading	two off-street stalls minimum
Accessory Building Regulations	accessory buildings not allowed, except detached garages

VILLAGE HOMES I DISTRICT

Revised: December 13, 2002
December 12, 2012

Description

This district will form the transitional density between the alley-loaded districts and front-loaded Ridge View Homes. These sites feature alley-loaded garages, reduced setbacks, proportioned architectural detailing, and pedestrian focused streetscapes.

Permitted Uses

Single Family Detached Homes
Detached, Attached Garages

Lot Requirements

Minimum Lot Area	4,275 square feet
Minimum Lot Width	45 feet
Minimum Corner Lot Width	48 feet
Minimum Front Yard Setback	18 feet
Maximum Front Yard Setback	22 feet
Minimum Side Yard Setback	3 feet with a maintenance and access easement to the adjoining property
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Sum of Side Yard Setbacks	10 feet minimum
Minimum Building Separation	10 feet
Minimum Garage Rear Yard Setback	2 feet
Maximum Garage Rear Yard Setback	4' on exterior lots 8' on interior lots
Minimum Garage Side Yard Setback	3 feet
Minimum Paved Surface Setback	2 feet
Maximum Building Height	35 feet
Maximum Impervious Surface Ratio	70%
Maximum Floor Area Ratio	.60
Off-Street Parking and Loading	two off-street stalls minimum
Accessory Building Regulations	accessory buildings not allowed, except detached garages

RIDGE VIEW HOMES DISTRICT

Revised: January 17, 2003
December 12, 2012

Description

These units feature reduced setbacks, setback garage facades, and architectural detailing, designed to further the pedestrian focus of the neighborhood.

Permitted Uses

Single Family Detached Homes
Detached, Attached Garages

Lot Requirements

Minimum Lot Area	5,000 square feet
Minimum Lot Width	51 feet
Minimum Front Yard Setback	20 feet
Maximum Front Yard Setback	25 feet
Minimum Side Yard Setback	5 feet
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Sum of Side Yard Setbacks	10 feet minimum
Minimum Building Separation	10 feet
Minimum Rear Yard Setback	20 feet
Allowed Rear Yard Deck Encroachment	10 feet
Garage Setback	The garage must be set back a minimum of 2 feet from the front façade of the house. There shall be no more than (2) single width, or (1) double width garage door(s) per elevation
Bulk Mass	The garage wing shall not exceed 50% of the total structure width
Maximum Building Height	35 feet
Maximum Impervious Surface Ratio	60%
Maximum Floor Area Ratio	.60
Off-Street Parking and Loading	two off-street parking stalls minimum
Accessory Building Regulations	accessory buildings not allowed, except detached garages

MANOR HOMES DISTRICT

Revised: January 17, 2003
 September 21, 2004
 December 12, 2012

Description

Manor Homes form the bulk of the medium range single-family residential. These sites feature a range of architectural styles, front-loaded garages, setback garage facades, and reduced setbacks.

Permitted Uses

Single Family Detached Homes
 Detached, Attached Garages

Lot Requirements

Minimum Lot Area	6,900 square feet
Minimum Lot Width	69 feet
Minimum Corner Lot Width	74 feet
Minimum Front Yard Setback	20 feet
Maximum Front Yard Setback	24 feet
Minimum Side Yard Setback	5 feet
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Sum of Side Yard Setbacks	10 feet
Minimum Building Separation	10 feet
Minimum Rear Yard Setback	28 feet
Allowed Rear Yard Deck Encroachment	10 feet
Garage Setback	Front facing garages must be set back a minimum of 2 feet from the front facade of the house. There shall be no more than (2) single width, or (1) double width garage door(s) per elevation, except (1) additional single width door may be added if setback a minimum of two feet from the facade of the other garage doors, or side entry loaded.
Bulk Mass	The garage wing shall not exceed 50% of the total structure width
Maximum Building Height	35 feet
Maximum Impervious Surface Ratio	40%
Maximum Floor Area Ratio	.50
Off-Street Parking and Loading	two off-street parking stalls minimum

TWIN HOME DISTRICT

Revised: July 16, 2004
December 12, 2012

Description

This two-family residential district features alley-loaded garages, reduced setbacks, pedestrian focused streetscape elements, and single-family style architecture. These lots may be split in half to create zero lot line units, divided along the common wall. Future lot splits will require additional submittals (CSM, Plat), but are allowed for lots within this district, provided that no additional units are created.

Permitted Uses

Two Family Residential Homes
Zero Lot Line Attached Residential
Detached Garages

Lot Area

Minimum Lot Area 3,000 square feet
note: Zero lot line homes only Two-unit lot minimum 6,000 square feet

Floor Area Ratio

Maximum Floor Area Ratio .70

Yard Requirements

Minimum Lot Width (two unit lot)	60 feet
Minimum Lot Width (zero lot line)	30 feet
Minimum Corner Lot Width	65 feet
Minimum Corner Lot Width (zero lot line)	32.5 feet
Minimum Front Yard Setback	16 feet
Maximum Front Yard Setback	20 feet
Minimum Side Yard Setback	5 feet
Minimum Side Yard Setback(zero lot line)	0 feet
note: zero lot line requires additional fire wall ratings for attached units; to be determined at time of building permit application	
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Minimum Building Separation	10 feet between adjoining lots
Minimum Alley Garage Rear Yard Setback	2 feet
Minimum Alley Garage Side Yard Setback	3 feet
Off-Street Parking and Loading	Two off-street parking stalls per unit
Maximum Impervious Surface Ratio	70%
Maximum Floor Area Ratio	.65
Off-Street Parking and Loading	two off-street parking stalls per unit
Accessory Building Regulations	accessory buildings not allowed, except detached garages

General Requirements

Definition of Family

The definition of family is the definition outlined in the Madison General Ordinances for the TR-C3 district.

Permitted Encroachments

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6' into a front yard setback.

Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Bay windows may encroach front yard setbacks and will require approval by the Architectural Control Committee.

Roof eaves may not extend over a property line or a utility easement.

Garden walls or fences shall be no more than 4' in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30" in height. Fences located between adjoining homes (bridging the ten foot building separation) are required to be perpendicular to the property line, and must include a 46" wide gate for fire accessibility.

Plantings or fences installed may not block site drainage or preclude fire access to the building sides or rear yard.

Legal Description

All of Lots 7-18, 41-56, 62-79, 80-96, 112-129, 134-154, 157, Outlots 1-3 and Outlots 5-9, Grandview Commons, as recorded in Volume 58-005A of plats, on pages 19-33, as Document Number 3583911, Dane County Registry, located in the Northwest Quarter of the Northeast Quarter of Section 11 and in the Southwest Quarter of the Southeast Quarter of Section 2, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin