



# City of Madison

## Proposed Rezoning and Preliminary and Final Plat

Project Name  
Cardinal Glenn Replat No. 1

Location  
9301 Silicon Prairie Parkway/  
301 & 302 Pine Lawn Parkway

Applicant  
Jeff Rosenberg - MREC VH Madison Investors/  
Brian Munson - Vandewalle & Associates

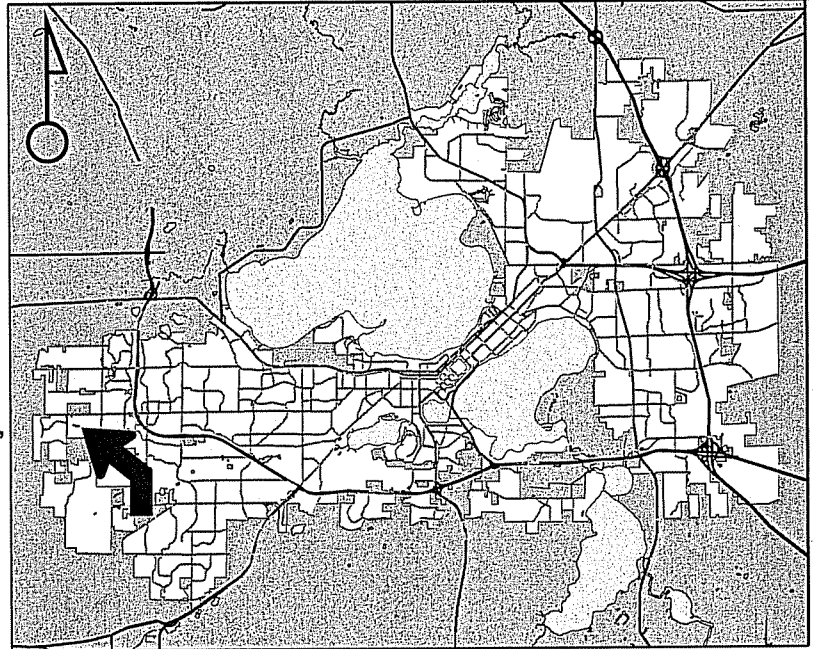
From: PD(GDP) To: Amended PD(GDP-SIP)

Proposed Use  
Amend GDP to allow 2 six-unit townhouse  
buildings to be developed as 6 two-family twin  
homes, approve SIP for 8 two-family twin homes,  
and create 16 lots for 8 two-family twin homes

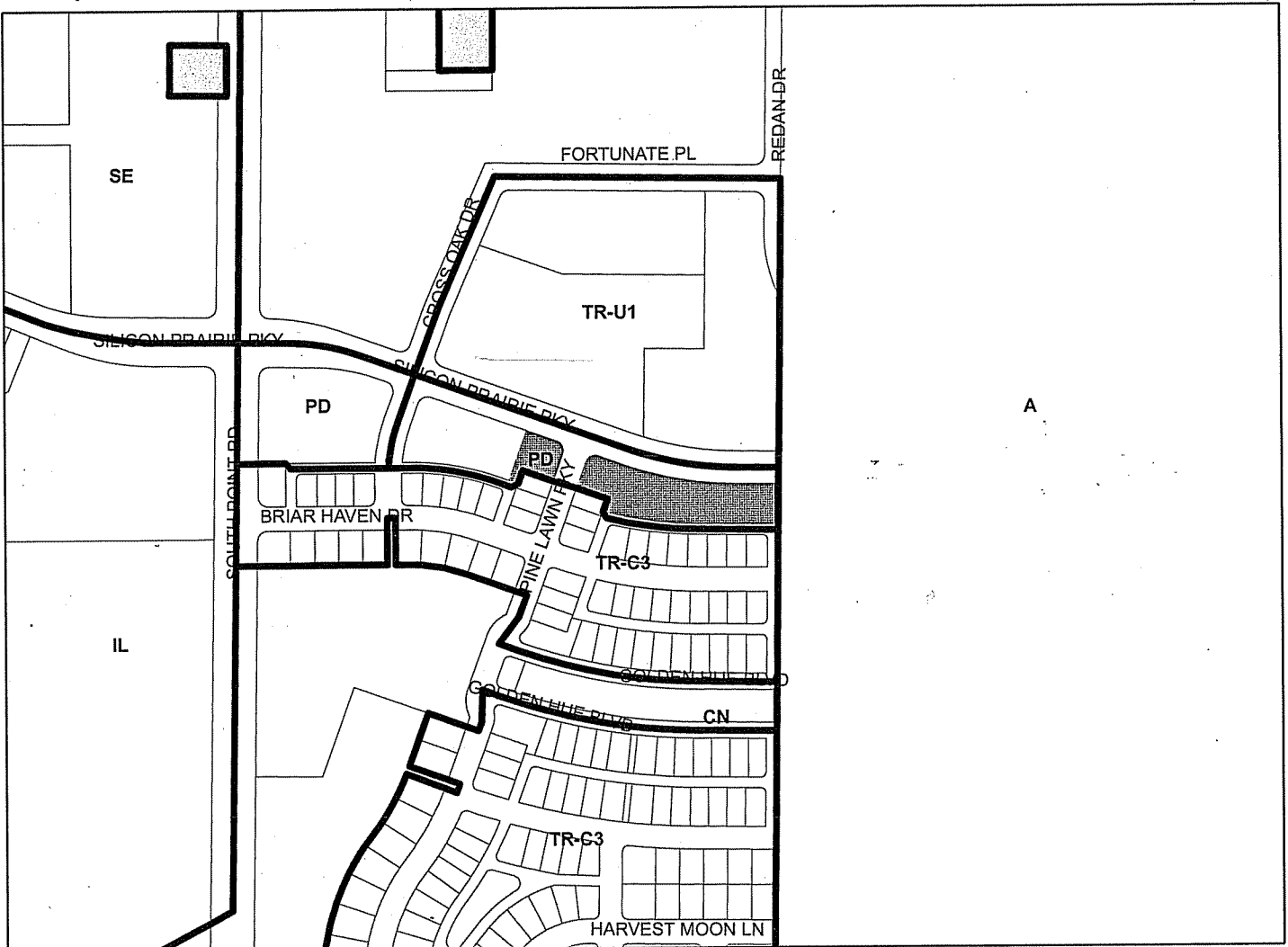
Public Hearing Date

Plan Commission  
21 March 2016

Common Council  
29 March 2016



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 16 March 2016





# 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid	\$1,700 Receipt No. 012090-0004
Date Received	4/20/16
Received By	[Signature]
Parcel No.	0708-281-1804-6
Aldermanic District	#9 - Skidmore
Zoning District	PD
Special Requirements	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 301 Pine Lawn Parkway, 302 Pine Lawn Parkway, 9301 Silicon Parkway  
**Project Title (if any):** Cardinal Glenn Twin Home Amendment

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

- Zoning Map Amendment from PD-GDP to Amended PD-GDP/SIP
- 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: 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: Amend townhome site to twin home district and rezone all three parcels to SIP

Development Schedule: Commencement 2016 Completion 2016

## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**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 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](mailto:pcapplications@cityofmadison.com).

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

**Pre-application Notification:** 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 Skidmore, Cardinal Glenn Neighborhood Association 11.30.15

→ 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: 12.17.15 Zoning Staff: DAT Date: 12.17.15

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

Name of Applicant \_\_\_\_\_ Relationship to Property: \_\_\_\_\_

Authorizing Signature of Property Owner  \_\_\_\_\_ Date \_\_\_\_\_





# VANDEWALLE & ASSOCIATES INC.

January 20, 2016

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

RE: Cardinal Glenn  
PD-GDP/SIP Major Amendment

Dear Katherine,

The following document and illustrative graphics outline the request to amend the adopted Planned Unit Development: General Development Plan the Cardinal Glenn (PUD:GDP) Neighborhood Lot 120 and requests Planned Development: Specific Implementation Plan (PD:SIP) zoning shifting the building format from 2 six-unit townhomes to 6 twin homes. PUD:SIP zoning is also requested for the twin homes located on lots 119 and 158. Individual twin home sites will be reviewed by Staff at time of permitting as part of the site plan review process. This request will complete the implementation of Veridian's portion of the Cardinal Glenn Neighborhood while maintaining the overall density and character of the neighborhood.

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

Sincerely,

Brian Munson  
Principal

## **Applicant**

MREC VH Madison Investors LLC  
6801 South Town drive  
Madison, WI 53713  
Phone: 608.226.3100  
Fax: 608.226.0600  
Jeff Rosenberg  
[jrosenberg@veridianhomes.com](mailto: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](mailto: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](mailto:bmunson@vandewalle.com)

## **Existing Conditions**

Existing Zoning:	PD-GDP District I: Twin Homes (lot 119, 158) District II: Townhomes (lot 120)
Proposed Zoning:	Amended PD-GDP/SIP: District I Twin Home
Addresses/PIN:	301 Pine Lawn Parkway (Lot 119)      0708-281-1804-6 302 Pine Lawn Parkway (Lot 158)      0708-281-2304-5 9301 Silicon Parkway (Lot 120)      0708-281-1805-4
Aldermanic District:	District 3:      Alder Skidmore
Neighborhood Association:	Cardinal Glenn Neighborhood
Neighborhood Plan:	Low-Medium Density Residential
Notifications:	Alder Skidmore      November 30, 2015 Cardinal Glenn Neighborhood      November 30, 2015 DAT Presentation      December 17, 2015
Legal Description:	
Lot Area:	1.44 acres

**DISTRICT I: TWIN HOMES**

Final Plat Lot Numbers: 119, 120, 158

**Description**

This two-family residential district features alley loaded units, reduced setbacks, pedestrian focused streetscape elements, and single-family style architecture. These lots may be split in half to create zero lot line condominium 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.

Comparable Zoning District: none

**Permitted Uses**

- Two Family Residential Homes
- Zero Lot Line Attached Residential
- Detached Garages

**Lot Area**

Minimum Lot Area 3,000 square feet per unit

**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 25 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 Usable Open Space 500 sq. ft. per unit
- 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



**District I Locations**





**DISTRICT II: TOWNHOME RESIDENTIAL**

Final Plat Lot Numbers: 420, 159

**Description**

The Townhome Residential district forms a medium density attached housing option featuring both alley and street accessed garages. Units within this district are intended to offer a variety of formats each specifically tailored to fit the surrounding uses and housing types.



Approximate Unit Configurations: 22' x 80'  
22' x 95'

Comparable Zoning District: none

**Permitted Uses**

Townhome Residential  
Detached, Attached, & Underground Parking

**District II Locations**



**Lot Requirements**

Minimum Lot Area	varies (will be set in SIP)
Minimum Lot Width	varies (will be set in SIP)
Minimum Corner Lot Width	varies (will be set in SIP)
Minimum Front Yard Setback	10 feet
Minimum Side Yard Setback	varies (will be set in SIP)
Minimum Corner Lot Setback	10 feet from the street side right of way
Sum of Side Yard Setbacks	varies (will be set in SIP)
Minimum Building Separation	varies (will be set in SIP)
Minimum Garage Rear Yard Setback	2 feet
Minimum Paved Surface Setback	varies (will be set in SIP)
Maximum Building Height	45 feet
Maximum Impervious Surface Ratio	varies (will be set in SIP)
Maximum Floor Area Ratio	varies (will be set in SIP)
Off-Street Parking and Loading	varies (will be set in SIP)



## **Brian Munson**

---

**From:** Brian Munson  
**Sent:** Monday, November 30, 2015 2:46 PM  
**To:** district9@cityofmadison.com; austin.krueger@gmail.com  
**Cc:** Jeff Rosenberg (jrosenberg@veridianhomes.com); Dan Day (dday@donofrio.cc); Roger Guest; Tim Parks; Brian Munson  
**Subject:** Cardinal Glenn: Pending Rezoning Notification Twin Home/Townhome Zoning Revision

Alder Skidmore & Mr. Krueger,

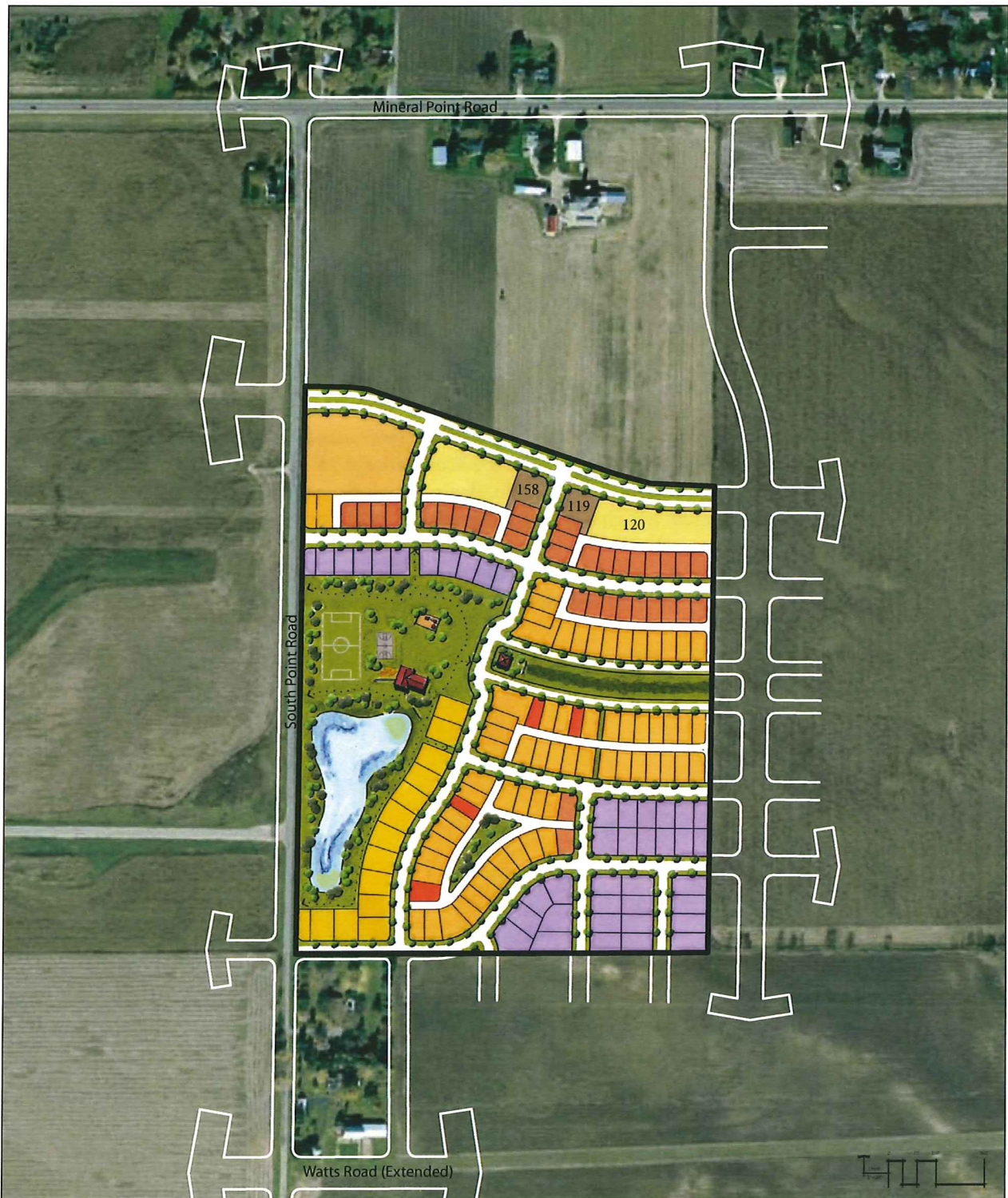
Veridian Homes is looking at a potential revision to their un-built twin home lots (Lot 158 302 Pine Lawn Parkway, Lot 119 301 Pine Lawn Parkway) and townhome lot (Lot 120 9301 Silicon Parkway) as part of a request to amend the Adopted General Development Plan/Specific Implementation Plan creating alley loaded twin home lots. This request would change the building form but would not change the adopted unit count for these sites.

We are tentatively looking at submitting this request for the January 20<sup>th</sup> submittal deadline which would be placed onto the March 9<sup>th</sup> UDC, March 21<sup>st</sup> Plan Commission, and March 29<sup>th</sup> Common Council for review.

We will forward additional information regarding the proposed buildings as soon as possible. Please feel free to contact me if you have any questions.

Brian Munson  
*Principal*

VANDEWALLE & ASSOCIATES  
120 East Lakeside Street  
Madison, WI 53715  
608.255.3988



### Concept Plan

<b>TRC3 Single Family (Alley Accessed)</b>	<b>101 Units</b>
45' x 80'	34 Units
37' x 95'	6 Units
45' x 95'	61 Units
<b>TRC3 Single Family (Street Accessed)</b>	<b>53 Units</b>
59' x 85'	40 Units
69' x 100'	13 Units
<b>PUD-GDP</b>	<b>60 Units</b>
Mixed Residential	36 Units
Twin Homes	4 Units
Townhome Residential	20 Units
<b>Conservancy</b>	
Parks and Open Space	10.6 Acres
- Neighborhood Park	4.8 Acres
- Storm Water/Greenway/Greens	5.9 Acres
<b>Total Units</b>	<b>214 Units</b>

## Cardinal Glenn Master Plan

*Madison, Wisconsin*



Vandeville & Associates  
© 2014  
Revised: January 2, 2014  
Recording Set: 16 February 2005



# Cardinal Glenn

## TWINHOME AMENDMENT

Illustrative Site Plan



**D'ONDRIO KOTIKE AND ASSOCIATES, INC.**  
 7530 Westland Way, Madison, WI 53717  
 Phone: 608.271.1111  
 WWW.MATERIALLICENSES.COM

**PRELIMINARY PLAT**  
**CARDINAL GLENN REPLAT NO. 1**

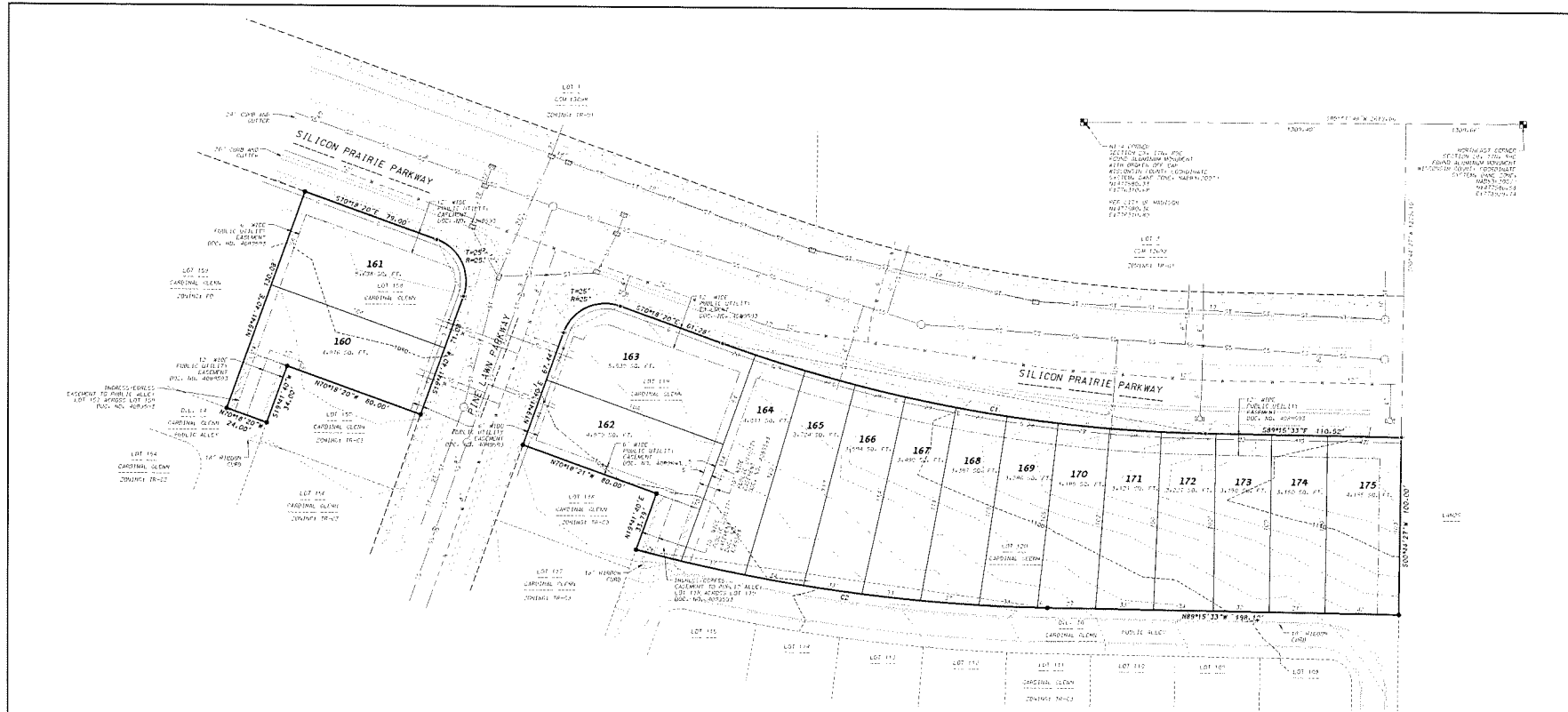
LOTS 119, 120 AND 158, CARDINAL GLENN  
 LOCATED IN THE NW1/4 AND THE SW1/4 OF THE NE1/4 OF SECTION 28, T7N, R8E,  
 CITY OF MADISON, EASE COUNTY, WISCONSIN



SCALE: 1" = 30'

DATE: 01-14-16  
 REVISED:

PN: 15-07-132  
 Sheet Number:  
 1 of 1



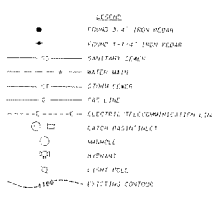
**SUBJECT'S CERTIFICATE**  
 I, Brent D. Steffensen, Professional Land Surveyor, 312742, hereby certify that this plat conforms to the laws and custom of the State of Wisconsin, and that the plat is a true and correct representation of the land shown thereon, and that the plat is a true and correct representation of the land shown thereon, and that the plat is a true and correct representation of the land shown thereon.

*Brent D. Steffensen*  
 Professional Land Surveyor

**RECORD**  
 1. Existing zoning and proposed zoning PD  
 2. Refer to Easement Diagram Page  
 3. The plat is a true and correct representation of the land shown thereon, and that the plat is a true and correct representation of the land shown thereon, and that the plat is a true and correct representation of the land shown thereon.

**LEGAL NOTES**  
 1. THE CITY OF MADISON HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF MADISON ORDINANCES AND RESOLUTIONS.  
 2. THE CITY OF MADISON HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF MADISON ORDINANCES AND RESOLUTIONS.  
 3. THE CITY OF MADISON HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF MADISON ORDINANCES AND RESOLUTIONS.

CURVE NUMBER	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1	140.00	S 72° 00' 00" E	110.00	S 72° 00' 00" E	110.00
2	100.00	S 72° 00' 00" E	70.00	S 72° 00' 00" E	70.00





Sample Elevations

8-5

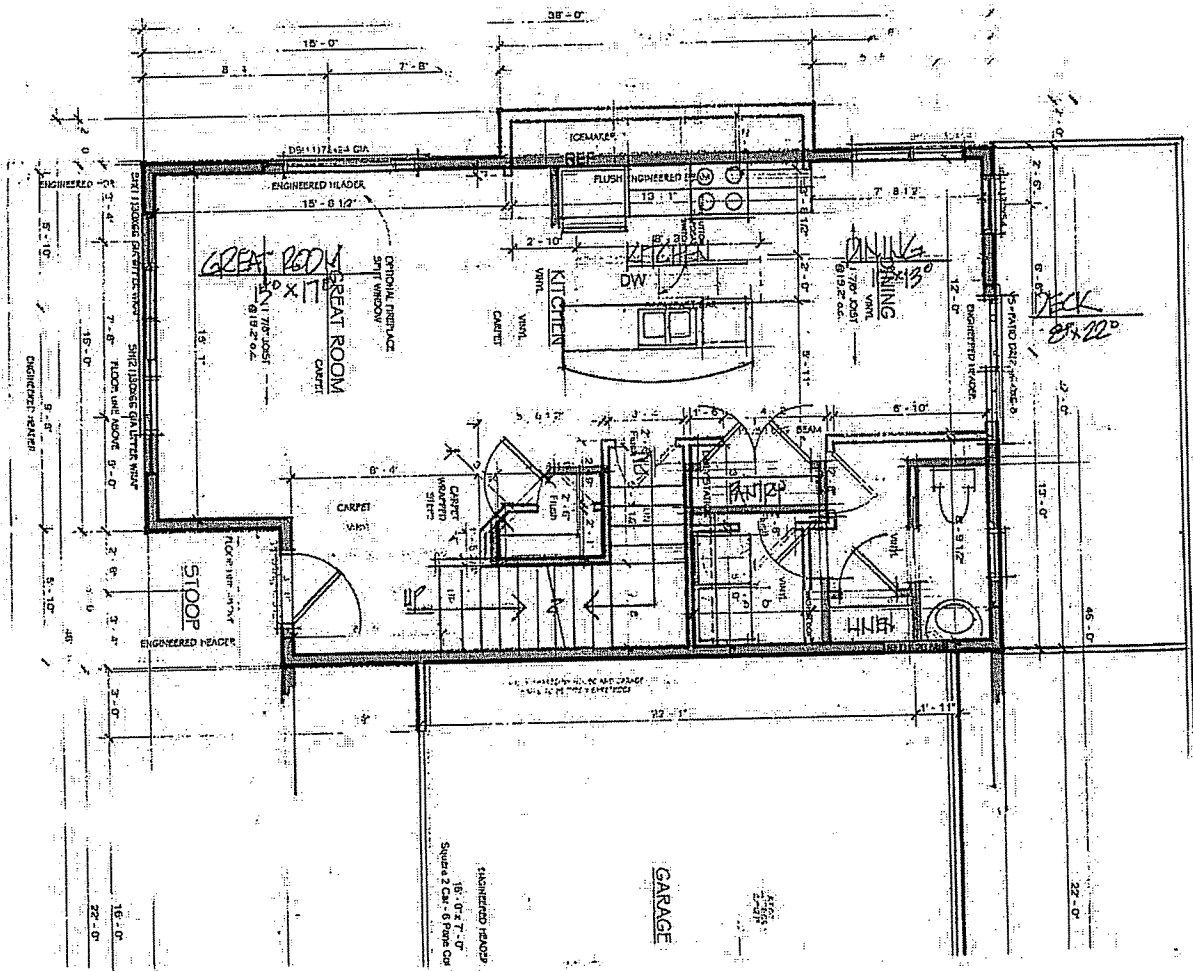






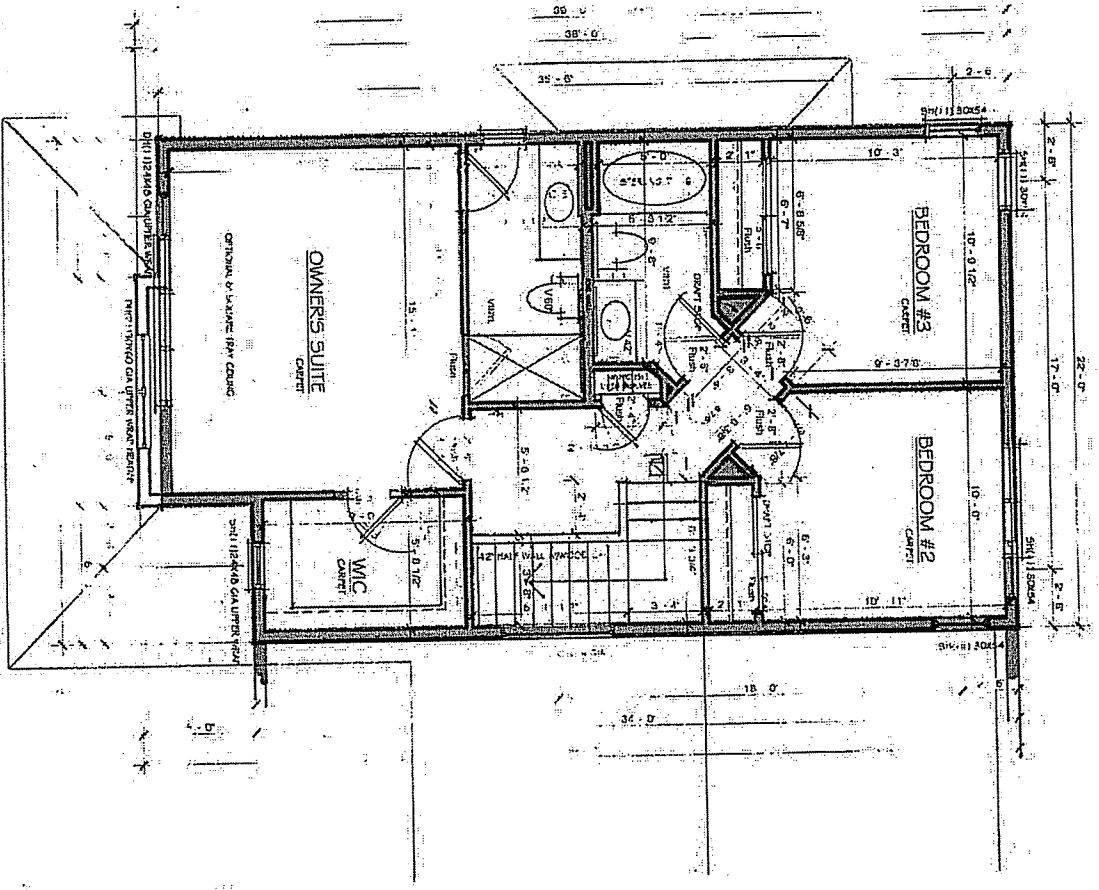
# Tuck Under Twin Home Sample Floorplan

First Floor - Farmhouse  
31/6 - 1'0"



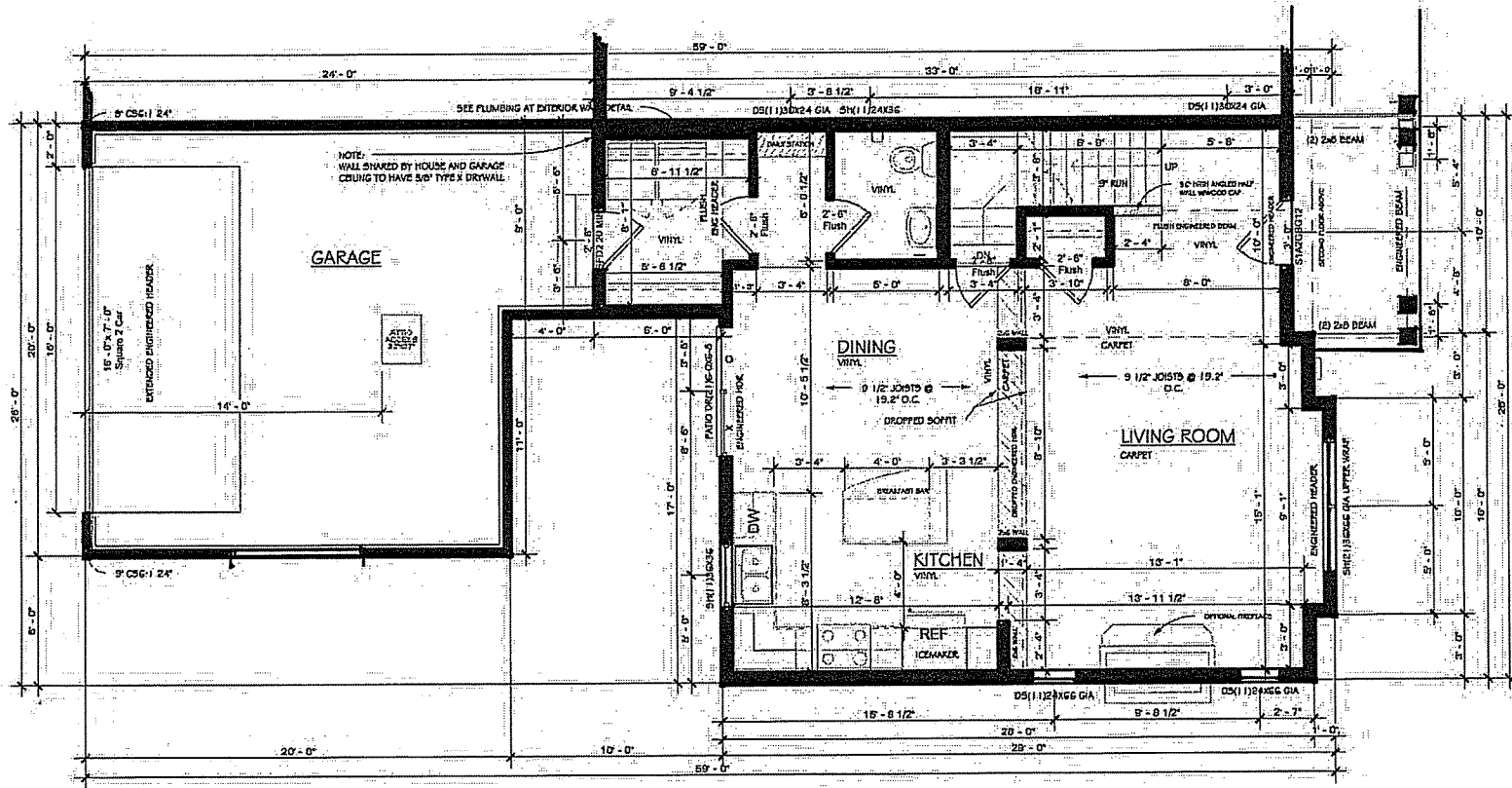


second floor - Fairhurst  
16' 11 1/2"





# Attached Garage Twin Home Sample Floor Plan



First Floor - Victorian  
3/16" = 1'-0"

Area Schedule (Victorian)	
Level	Area
First Floor	782 SF
Second Floor	735 SF
	1520 SF

**Do Not Scale.** Note: All dimensions are stated to stud.  
Actual floor plans and elevations may differ from those shown based on  
changes & interpretations to the plans by the builder.  
Room dimensions, features & actual square footage vary by exterior style and options.

Custom Designed For: Owner  
HomeSite / Neighborhood: Project Number  
Address: Enter address here  
City/State: /  
Approval: /

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Architectural Works. Copyright's Production Act of 1990.



**VERIDIAN  
HOMES**

6801 South Towne Drive  
Madison, WI 53719  
Phone 608.293.3100  
Fax 608.293.0500

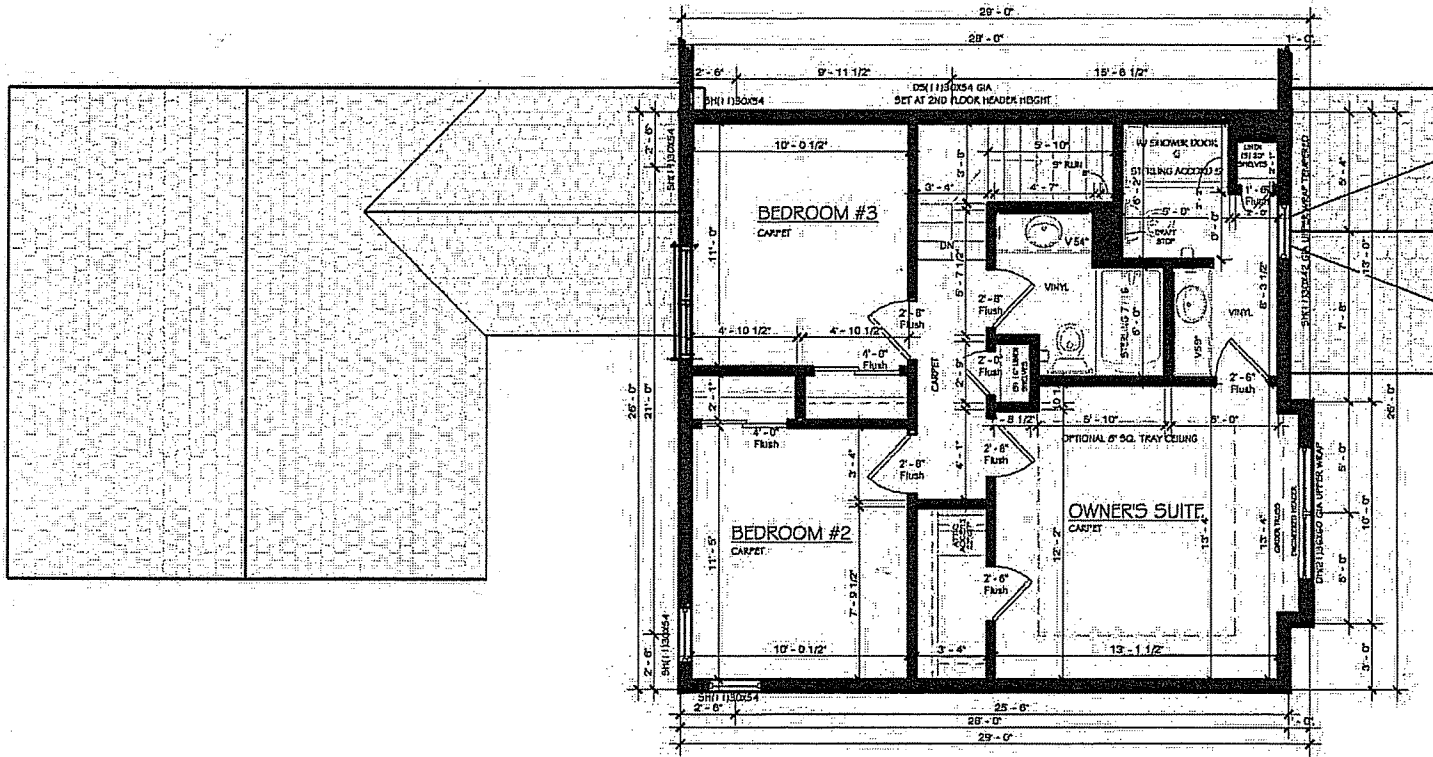
Model: Inade  
Elevations: Victorian  
Drawn By: A-446  
Date: Issue Date

Print Date:  
3/30/2015  
6:00:14 AM

Drawing No.:  
**V3**

8-5

Second Floor - Victorian  
 3/16" = 1'-0"



Area Schedule (Victorian)	
Level	Area
First Floor	782 SF
Second Floor	735 SF
	1520 SF

**Do Not Scale** Notes: All dimensions are tied to stud. Actual floor plans & exterior styles may differ from those shown based on manufacturer, options & improvements to the plans by the builder. Room dimensions, features, & actual square footage vary by exterior style and options.

Model: Jade  
 Elevation: Victorian  
 Drawn By: Julie  
 Date: June 2015

Font Date: 3/30/2015 6:00:17 AM  
 Drawing No.: V5

**VERIDIAN HOMES**  
 6901 South Towne Drive  
 Madison, WI 53713  
 Phone 608.226.3100  
 Fax 608.226.0660

Custom Designed For: Owner  
 HomeSite / Neighborhood: Project Number  
 Address: Enter address here  
 Customer Approval: / / 2015  
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 Intellectual Works Copyright Protection Act of 1990.