

TR-P, CC-T & TR-C3 REZONING SUBMITTAL

Submitted: 6.28.17

Revised: 10.9.17



ACACIA RIDGE NEIGHBORHOOD (DOHM PROPERTY)



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VERIDIAN
HOMES



VANDEWALLE & ASSOCIATES INC.

Monday October 9, 2017

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

RE: 645 & 703 South Point Road
Dohm Property: Rezoning Application
Acacia Ridge Neighborhood

Dear Heather,

The following document and illustrative graphics outlines the Revised submittal for the Acacia Ridge Neighborhood, per the discussions with City Staff, Madison Municipal School District, and the Veridian Design Team.

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

Sincerely,

Brian Munson
Principal



VANDEWALLE & ASSOCIATES INC.

Wednesday, June 28, 2017

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

RE: 645 & 703 South Point Road
Dohm Property: Rezoning Application
Acacia Ridge Neighborhood

Dear Heather,

The following document and illustrative graphics outlines the proposed plat for the Acacia Ridge Neighborhood (Dohm Property). Veridian Homes formally requests to rezone the property from Temp AG to TR-P, CC-T, and TR-C3 in parallel with a separate preliminary plat submittal. This rezoning will facilitate the creation of a new neighborhood featuring a blend of single family homes, multi-family residences, mixed use opportunities, a new Madison Metropolitan School District elementary school site, and diverse parks & open spaces.

This project is designed to be consistent with the City's goals of creating a new diverse and walkable neighborhood as part of the growth of the City. Reflecting the City's adopted Pioneer Neighborhood, this project integrates numerous housing choices, mixed use opportunities, and unique open spaces served by a strong network of interconnected sidewalks, streets, and bicycle routes. Designed to fit into the context of the greater neighborhood and accent the housing types found in the adjoining Cardinal Glenn, 1000 Oaks, and Linden Park Neighborhoods, development of Acacia Ridge seeks to create a vibrant addition to Madison's growing westside neighborhoods.

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

Sincerely,

Brian Munson
Principal

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

APPLICANT:

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

PROPERTY OWNERS:

Gerard F. Dohm Revocable Living Trust
Attn: Steven J. Dohm
2980 Henshue Road
Madison, WI 53711
sjdohm@gmail.com
608-204-0680 cell

Charlene (Char) C. Dohm
7711 Welcome Drive
Verona, WI 53593
Gerchar9@gmail.com
239-246-3666 (cell)
608-203-6685

DESIGN TEAM:

Engineering:
D'Onofrio Kottke
7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Fax: 608.833.10896
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-1

Proposed Zoning: TR-P
TR-C3
CC-T

Address: 645 South Point Road
703 South Point Road

PIN: 0708-284-8670-0
0708-284-8501-0
0708-284-9000-0
0708-284-8000-2
0708-284-9500-5

Aldermanic District:	District 9 Alder Skidmore	
Neighborhood Association:	Cardinal Glenn Neighborhood Association	
Neighborhood Plan:	Pioneer Neighborhood	
Plan Designations: (see Exhibit B)	Low Density Residential Low-Medium Density Residential Medium Density Residential Residential/Commercial Mix Public Park Institutional Drainage	
Notifications:	Alder Skidmore	May 3, 2017
	Cardinal Glenn Neighborhood	May 3, 2017
	Madison West Neighborhood	May 3, 2017
	DAT Presentations	May 11, 2017
	Neighborhood Meeting	June 12, 2017
Legal Description:	See Attached	
Lot Area:	132 acres	
Proposed Use:	<u>598</u> Single Family Homes 6 Twin Homes (3 lots) 186 Mixed Use/Multi-Family Residences (2 lots) <u>8.0</u> acre Elementary School Site <u>12.9</u> acres Park and Open Space 10.4 acres Stormwater Management	
Existing Structures:	The existing home and out-buildings located on the multi-family parcel are allowed to remain; however, future development of the multi-family site will require a demolition permit to be issued as part of the review and approval of the project.	
Mixed Use/Multi-Family:	The CC-T mixed use parcel and adjoining TR-P multi-family parcel are intended to be developed as a cohesive project. Unit may be exchanged between the parcels based upon the final design of the buildings. The CC-T buildings may be built out using flex space first floors in a residential format initially and converted to commercial after construction based upon market demand.	
Private Open Space:	Several parcels within the project will be owned and maintained as private open space (OL 2, OL 4, OL 22) but available for use by the general public. These parcels are seeking public dedication credit, per the City Madison Ordinances MGO 16.23(8)(f)(8), but will be privately installed and maintained. The Home Owners Association (HOA) will be responsible for maintaining these spaces and are precluded from restricting access.	



The HOA will also be tasked with maintaining the median plantings on Watts Road, the OL 17/18 corridor (excluding regional trail), and the boardwalk through OL 1.

TR-P Requirements:

- Five residential housing types (Single Family Street Accessed, Single Family Alley Accessed, Twin Home, Multi-Family). Mixed Use/Multi-Family adjacent (CC-T).
- Multi-family and two-family housing comprise 57% of the units within the TR-P district.
- All units within 1/4 acre of parks & open spaces
- Project will consist of multiple phases beginning from the South Point Road frontage expanding east and south based upon market demand and timing of elementary school (see attached phasing plan)

TR-P Site Design Standards

Open Space

The neighborhood is served by a central park and open space corridor. This corridor offers opportunities for neighborhood play areas and extends an existing regional east/west off-road bike path connection.

Additional pocket parks are also integrated into the design to offer residents easy walking access to a variety of park spaces and open space areas.

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.

Setbacks

Building setbacks within the neighborhood will be per the TR-P Zoning District standards except where specifically modified with additional building setbacks, as noted on the adopted plat. These setbacks are used to create additional building separation when fronting onto Watts Road or to address unique lot configurations.

Building Design

Building design within the neighborhood will go through a review process with a neighborhood Architectural Review Committee (ARC). The ARC is tasked with guiding the creation of diverse architectural approaches throughout the neighborhood. Review criteria include site plan/landscape plan configurations, building massing & composition, building orientation and interaction with adjoining streets & uses, and application of appropriate durable materials.

DIMENSIONAL STANDARDS

Building placement will meet the dimensional standards as described in the TR-P Zoning District for the Single-family detached, Two-family-Twin, and Residential Building Complex standards.



ARCHITECTURAL STYLE

Architecture within the neighborhood will be developed with a variety of American vernacular architectural styles.

MASSING*Rhythms*

In architectural composition, rhythm refers to the regular use of recurrence of building elements. These elements consist of features such as, but not limited to, window locations, columns and piers. Rhythm solidifies the building design and ensures that the overall composition of building elements is balanced.

- Bays, porches and stoops are encouraged to enhance the human scale of the streetscape.
- Multi-family buildings are encouraged to have first floor individual unit entrances.

Roofline Articulation

The roof form establishes the character of a home and terminates the building. Bays and gables are encouraged to break-up the massing of the home into smaller or intimate components. Selection of an appropriate roof form will vary depending on the architectural style.

- Hipped and gabled roofs with a symmetrical pitch shall run between 5:12 and 12:12, as appropriate to architectural style.
- Shed roofs pitched between 5:12 and 7:12 shall be attached to an adjacent building wall and shall not be utilized freestanding buildings. Shed dormers shall have a 3:12 pitch and be utilized only on appropriate styles.
- Hipped and shed porch roofs shall have a pitch between 3:12 and 6:12.
- Roof overhangs may vary from a minimum of 6" to a maximum of 30".

HEIGHT

- No single family or twin home residence shall exceed three-stories in height or 35'.
- Multifamily buildings shall not exceed four stories in height or 52' in height
- Exposed basements shall not constitute a story.

APPROPRIATE WALL MATERIALS

All materials shall be properly utilized based on the precedents of the architectural style of the building.

WALL SIDING/SURFACING

- *Brick*
- *Clapboard Siding*
- *Cement Board Siding / Composition Siding / Vinyl Siding*
- *Half-Timbering*
- *Cast Stone*
- *Stone*
- *Stucco and Exterior Insulated Finish System (EIFS)*
- *Wood, Composition, vinyl or Cement Shingle Siding*



DECKS

Decks shall be located only in rear or side yards. Portions of decks visible from the street or projecting in such a manner that it is visible from the front yard, shall be screened with appropriate fencing or landscaping.

PORCHES AND STOOPS

- Usable front porches are encouraged as both visual and functional design elements. Minimum dimensions for a usable porch are 6'0" deep and 6'0" wide exclusive of access to front entry.



Exhibits:

- Exhibit A: Legal Description
- Exhibit B: Alder & Neighborhood Notification
- Exhibit C: Location Map
- Exhibit D: Pioneer Neighborhood Plan
- Exhibit E: Neighborhood Context Plan
- Exhibit F: Existing Conditions
- Exhibit G: Proposed Neighborhood Illustrative Plan
- Exhibit H: Conceptual Phasing Map
- Exhibit I: Zoning Map
- Exhibit J: Parks & Open Space Map
- Exhibit K: Conceptual Watts Road Cross Section
- Exhibit L: Conceptual Parkway Cross Section
- Exhibit M: Green Street Concept
- Exhibit N: Street ROW Width Map
- Exhibit O: Bike & Pedestrian Network



Exhibit A: Legal Descriptions

LANDS TO BE ZONED TR-C3:

A parcel of land located in all 1/4's of the SE1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Beginning at the Southeast corner of said Section 28; thence S89°56'35"W, 1278.46 feet; thence N00°48'16"E, 659.55 feet; thence S89°57'16"W, 1303.56 feet; thence N00°47'47"E, 1280.05 feet; thence S89°15'33"E, 575.21 feet; thence S00°44'27"W, 291.00 feet; thence S89°15'33"E, 354.72 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 204.00 feet and a chord which bears S76°45'28"E, 88.32 feet; thence S64°15'23"E, 192.80 feet to a point of curve; thence Easterly along a curve to the left which has a radius of 15.00 feet and a chord which bears N68°58'12"E, 21.86 feet to a point of reverse curve; thence Northeasterly along a curve to the right which has a radius of 640.00 feet and a chord which bears N23°58'12"E, 39.61 feet; thence N25°44'37"E, 318.69 feet to a point of curve; thence Northerly along a curve to the left which has a radius of 360.00 feet and a chord which bears N13°14'32"E, 155.85 feet; thence N00°44'27"E, 629.06 feet; thence N89°57'06"E, 1212.46 feet; thence S01°20'36"W, 2643.69 feet to the point of beginning. Containing 109.537 acres.

LANDS TO BE ZONED TR-P:

Part of Lot 1, Certified Survey Map No. 10681 and lands located in the NW1/4 of the SE 1/4 and in the SW1/4 of the NE1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the Southeast corner of said Section 28; thence N01°20'26"E, 2643.69 feet; thence S89°57'06"W, 1212.46 feet to the point of beginning; thence S00°44'27"W, 629.06 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 360.00 feet and a chord which bears S13°14'32"W, 155.85 feet; thence S25°44'37"W, 318.69 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 640.00 feet and a chord which bears S23°58'12"W, 39.61 feet to a point of reverse curve; thence Westerly along a curve to the right which has a radius of 15.00 feet and a chord which bears S68°58'12"W, 21.86 feet; thence N64°15'23"W, 192.80 feet to a point of curve; thence Northwesterly along a curve to the left which has a radius of 204.00 feet and a chord which bears N76°45'28"W, 88.32 feet; thence N89°15'33"W, 354.72 feet; thence N00°44'27"E, 291.00 feet; thence N89°15'33"W, 256.96 feet; thence N00°49'10"E, 708.32 feet; thence N89°56'47"E, 977.11 feet; thence S00°44'27"W, 0.30 feet; thence N89°57'06"E, 99.01 feet to the point of beginning. Containing 23.000 acres.

LANDS TO BE ZONED CC-T:

Part of Lot 1, Certified Survey Map No. 10681 and lands located in the NW1/4 of the SE 1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the Southeast corner of said Section 28; thence N01°20'26"E, 2643.69 feet; thence S89°57'06"W, 1311.48 feet; thence N00°44'27"E, 0.30 feet; thence S89°56'47"W, 977.11 feet; thence S00°49'10"W, 299.87 feet to the point of beginning; thence continuing S00°49'10"W, 408.46 feet; thence N89°15'33"W, 318.25 feet; thence N00°47'47"E, 6.61 feet; thence N88°25'58"E, 7.01 feet; thence N00°47'47"E, 396.73 feet; thence N89°51'04"E, 311.45 feet to the point of beginning. Containing 2.903 acres.



Exhibit B: Alder & Neighborhood Notification

Brian Munson

From: Brian Munson
Sent: Wednesday, May 03, 2017 11:50 AM
To: district9@cityofmadison.com; 'austin.krueger@gmail.com'; info@madwest.org
Cc: 'Tim Parks'; 'Jeff Rosenberg (jrosenberg@veridianhomes.com)'; 'Dan Day (dday@donofrio.cc)'; Brian Munson
Subject: Dohm Property
Attachments: Dohm Property Concept Plan (5.3.17).pdf

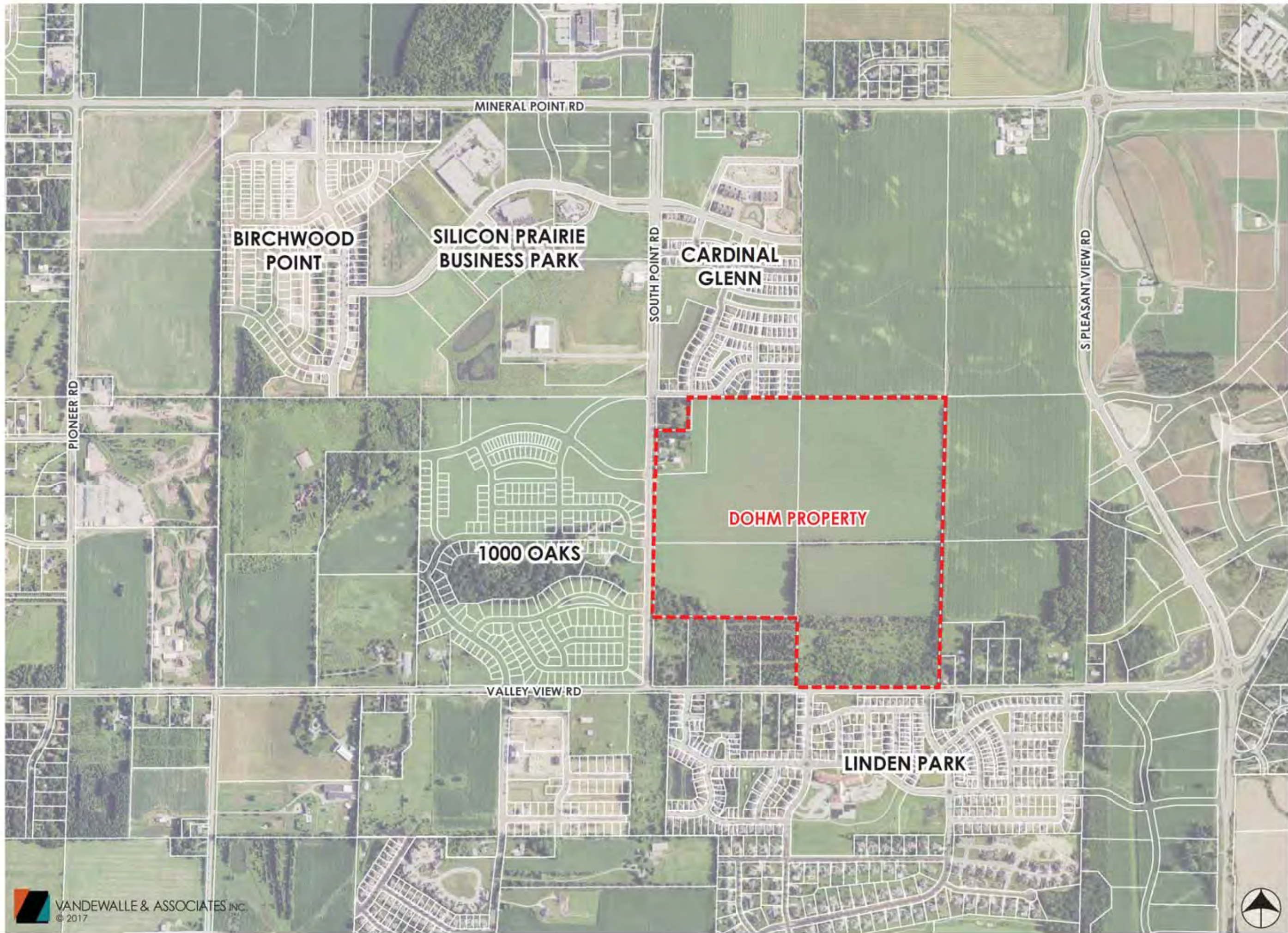
Alder Skidmore , Mr. Krueger, and Mr. Ryan,

Veridian Homes is working towards the submittal of a plat and rezoning application for the Dohm Property. The attached concept plan has been submitted for discussion with Staff at next week's Development Assistance Team meeting and is anticipated for formal submittal per the June 28th submittal deadline. This would tentatively flow to an August 28th Plan Commission and September 5th Common Council.

We will share any updates and discussions with you prior to submitting. 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

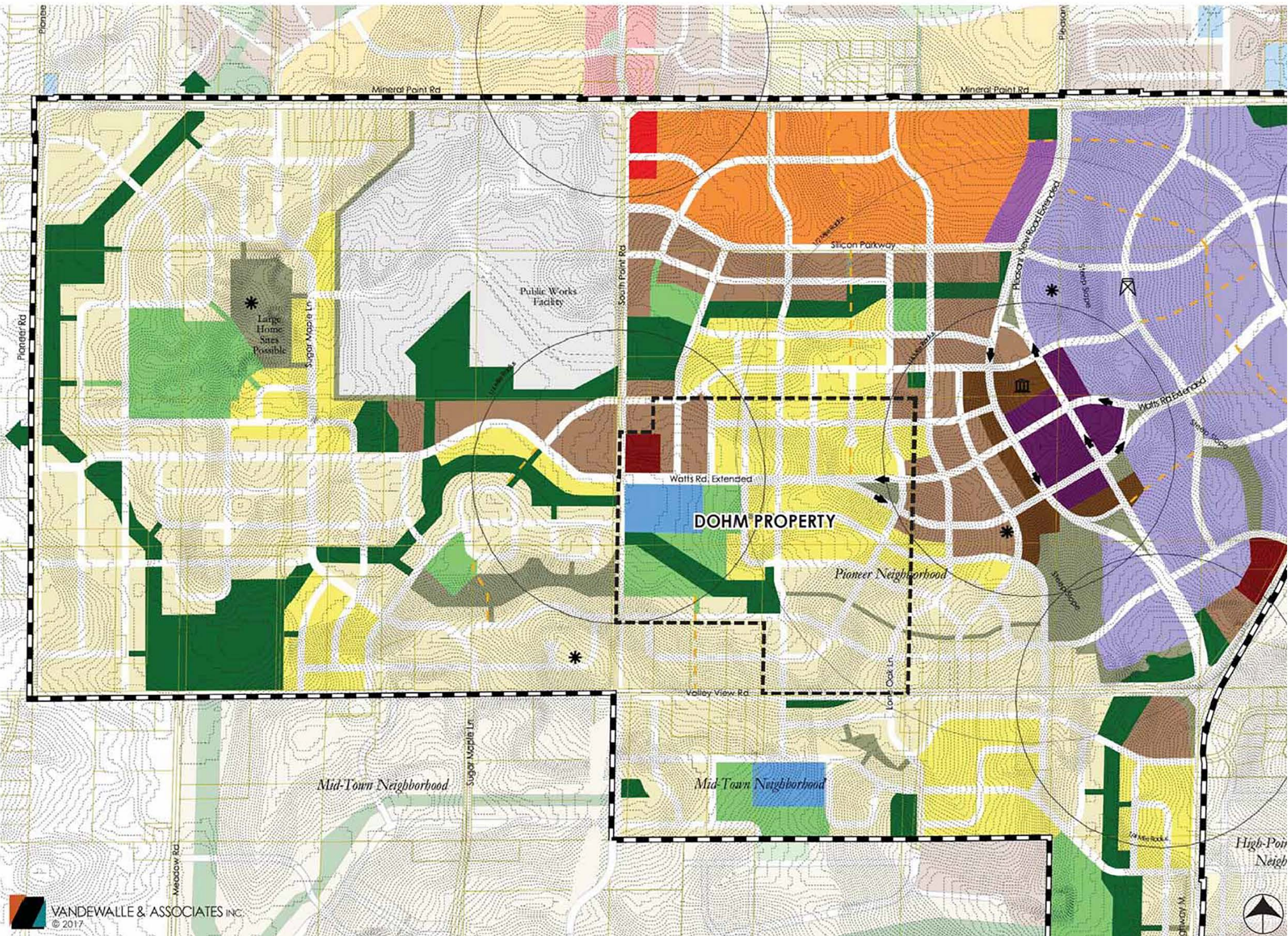


DOHM PROPERTY
MADISON, WISCONSIN

SUBMITTED : 6.28.17

EXHIBIT C:
LOCATION MAP



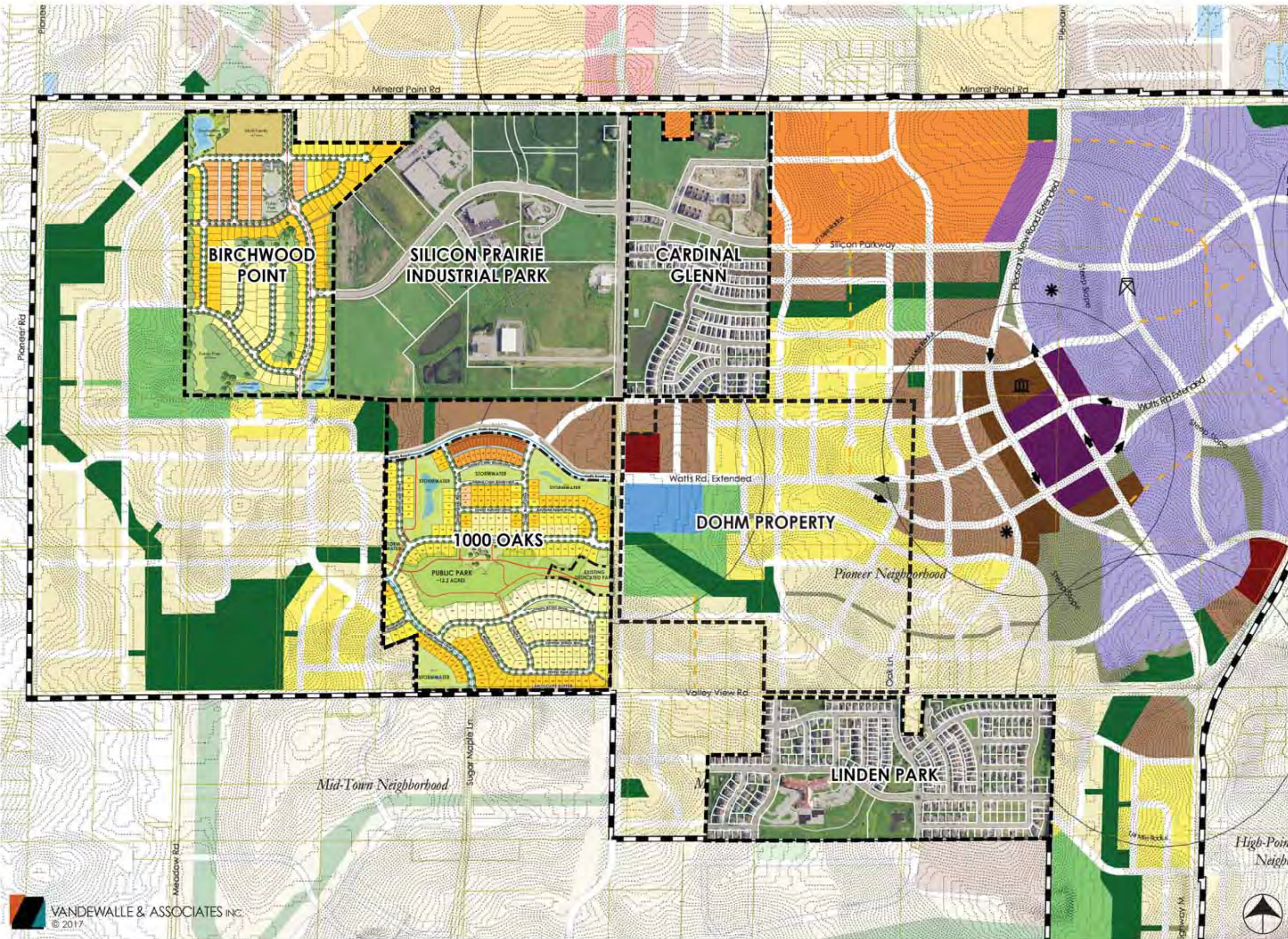


DOHM PROPERTY

MADISON, WISCONSIN

SUBMITTED : 6.28.17

EXHIBIT D: PIONEER NEIGHBORHOOD PLAN



DOHM PROPERTY

MADISON, WISCONSIN

SUBMITTED : 6.28.17

EXHIBIT E:
NEIGHBORHOOD
CONTEXT PLAN





DOHM PROPERTY
 MADISON, WISCONSIN

SUBMITTED : 6.28.17

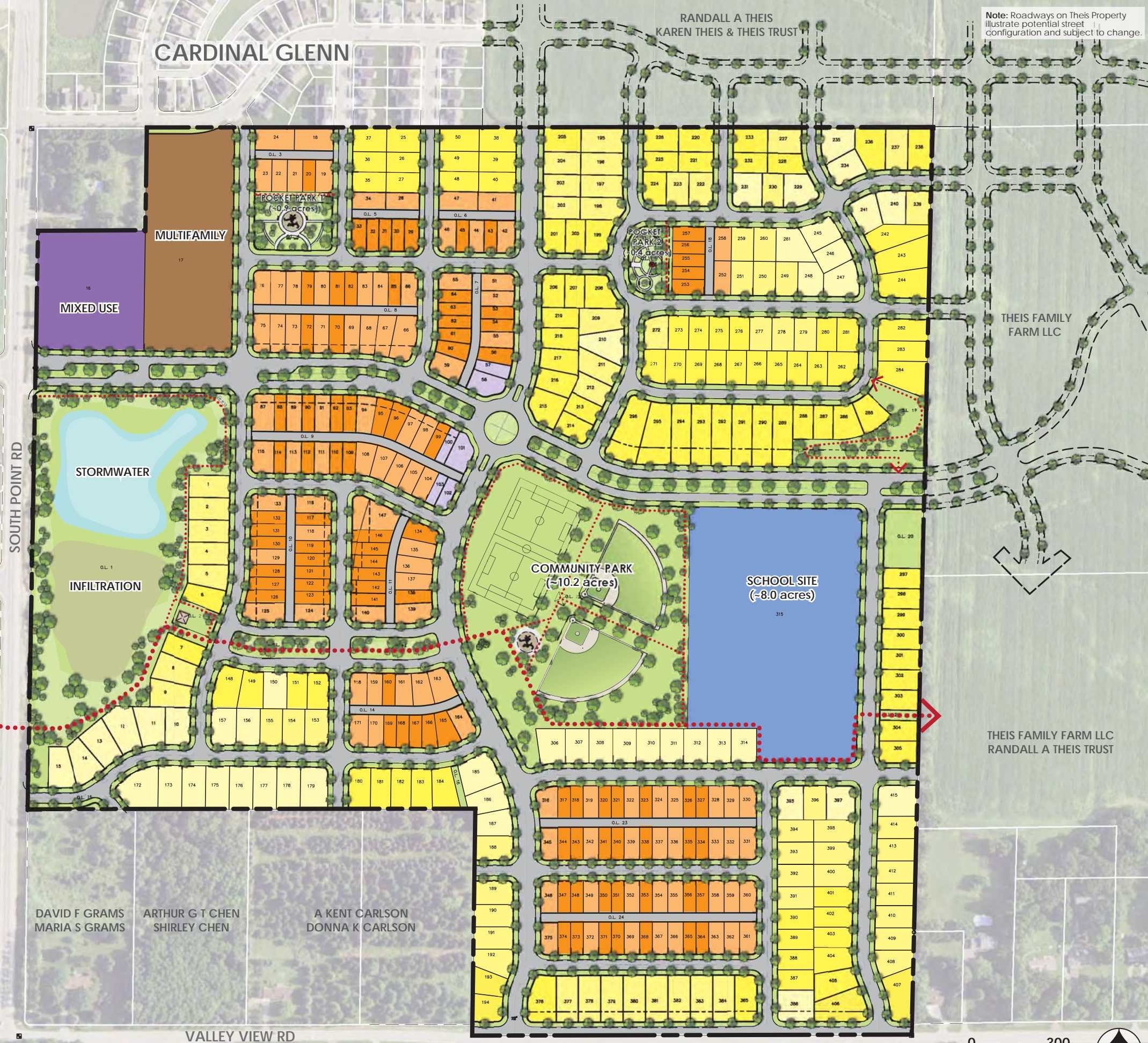
SCALE : 1" = 300'

EXHIBIT F:
 EXISTING
 CONDITIONS



LOT TYPE	UNITS	%
MU	80	13%
MF	106	18%
MF TOTAL	186	31%
TWINS	6	1%
COTTAGE - 37	92	15%
VILLAGE - 45	101	17%
TERRACE - 59	105	18%
MANOR - 65	63	10%
ESTATE - 69	45	8%
SF TOTAL	412	69%
TOTAL	598	100%

PARK DEDICATION	ACRES
ORDINANCE REQUIRES	13.3
PROPOSED DEDICATION	
COMMUNITY PARK	10.2
POCKET PARK 1	0.9
POCKET PARK 2	0.4
TRAILS/TRAILHEAD	1.4
TOTAL	12.9
PROPOSED SCHOOL	8.0



Note: Roadways on Theis Property illustrate potential street configuration and subject to change.



ACACIA RIDGE NEIGHBORHOOD

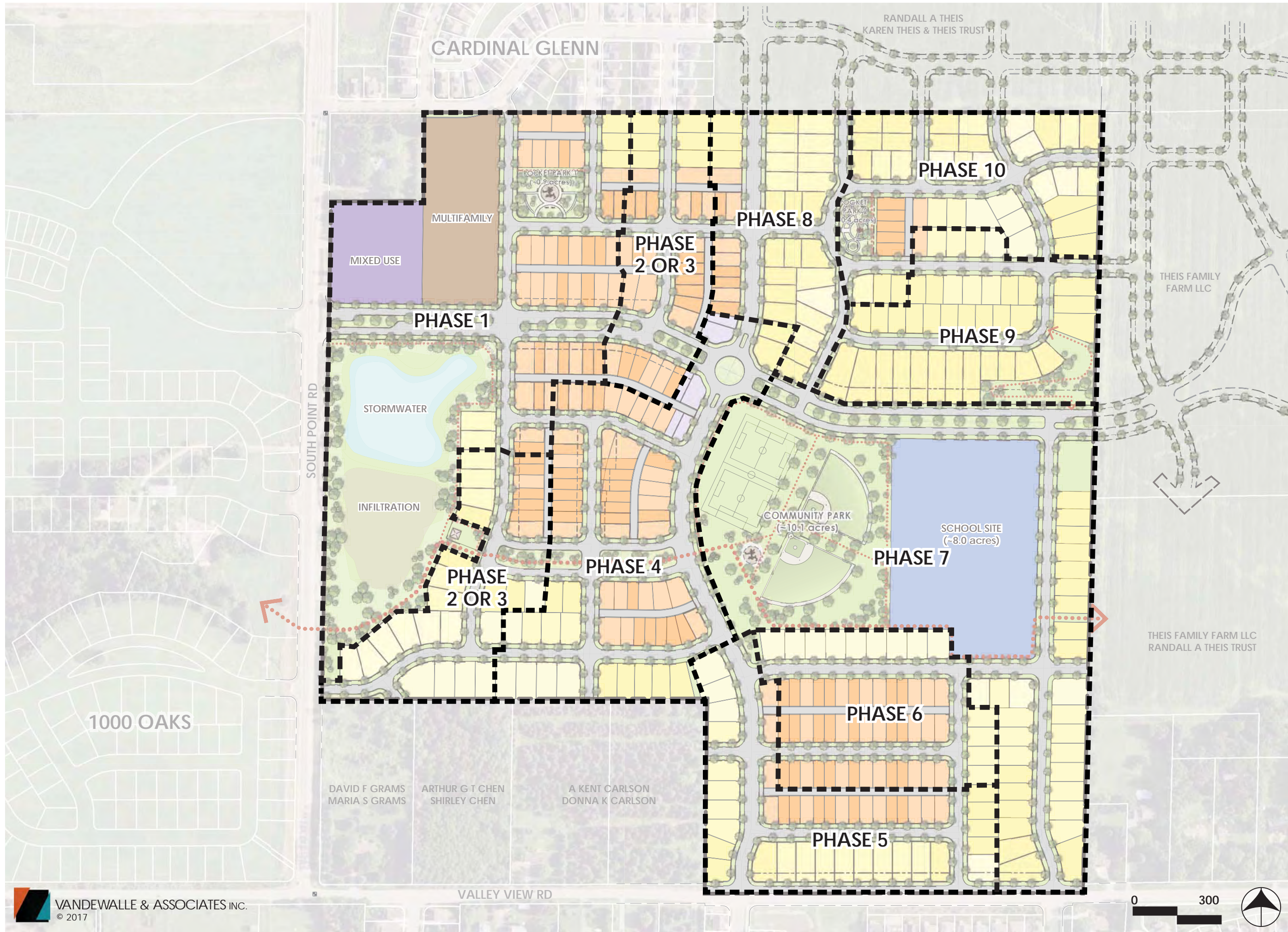
MADISON, WISCONSIN

REVISED : 10.9.17

SCALE : 1" = 300'

EXHIBIT G:
PROPOSED
NEIGHBORHOOD
ILLUSTRATIVE PLAN





DOHM PROPERTY
MADISON, WISCONSIN

REVISED : 10.9.17

SCALE : 1"= 300'

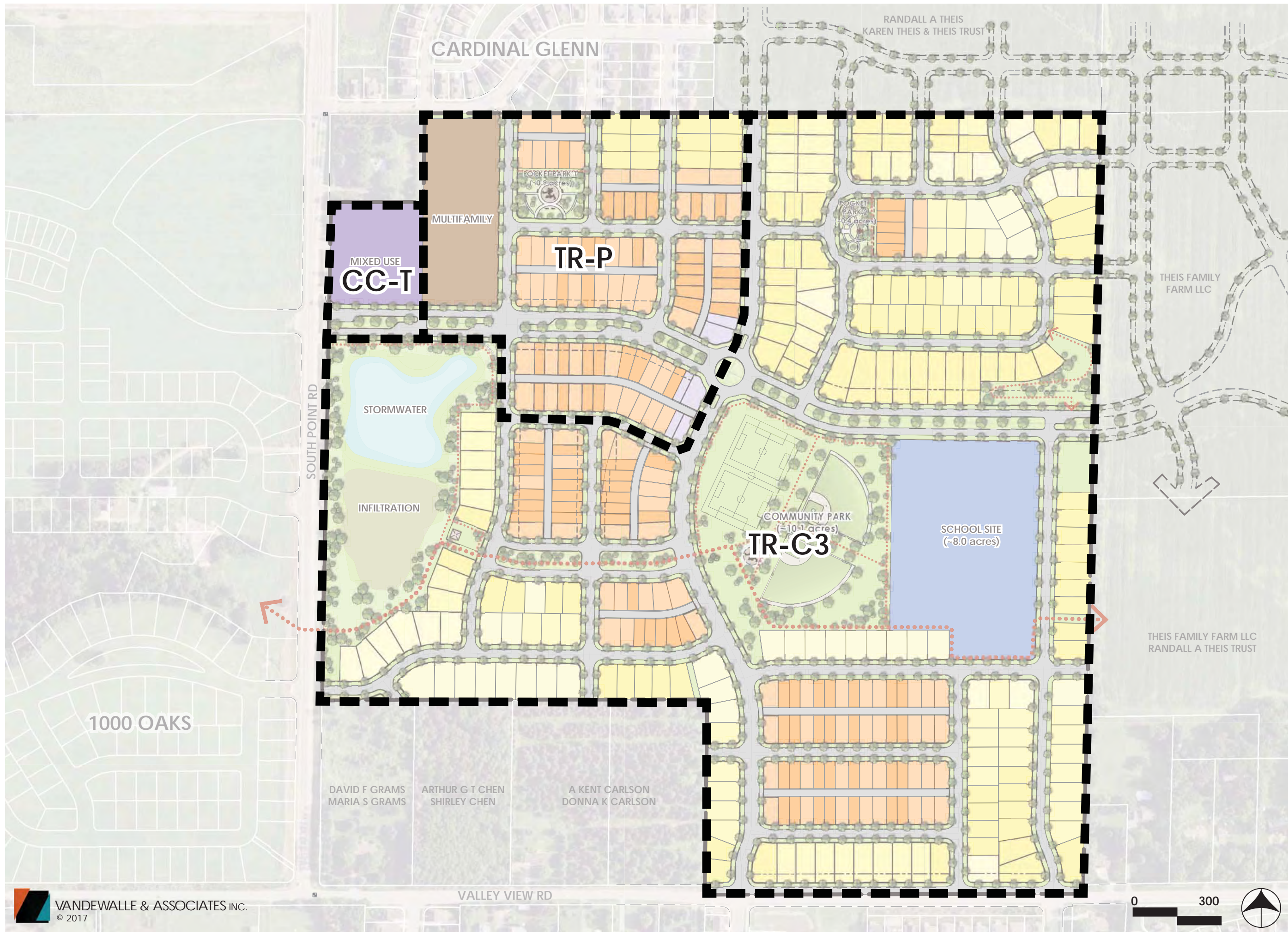
EXHIBIT H:
CONCEPTUAL
PHASING MAP

DOHM PROPERTY
MADISON, WISCONSIN

REVISED : 10.9.17

SCALE : 1" = 300'

EXHIBIT I:
ZONING MAP



PARKS & OPEN SPACE	ACRES
PUBLICLY DEDICATED	
COMMUNITY PARK	10.2
TRAILS & TRAILHEAD	1.4
PRIVATE	
POCKET PARK 1	.9
POCKET PARK 2	.4
TOTAL PARKS	12.9
OPEN SPACE	
STORMWATER POND & INFILTRATION	10.4
TOTAL PARKS & OPEN SPACE	23.2

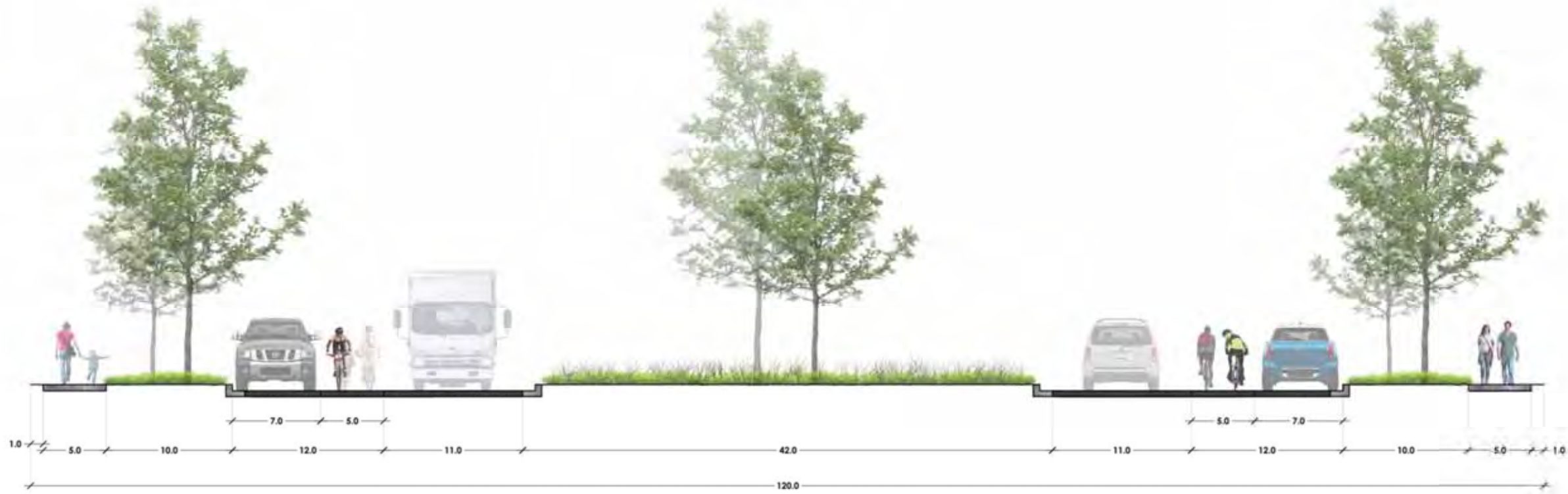


ACACIA RIDGE NEIGHBORHOOD
MADISON, WISCONSIN

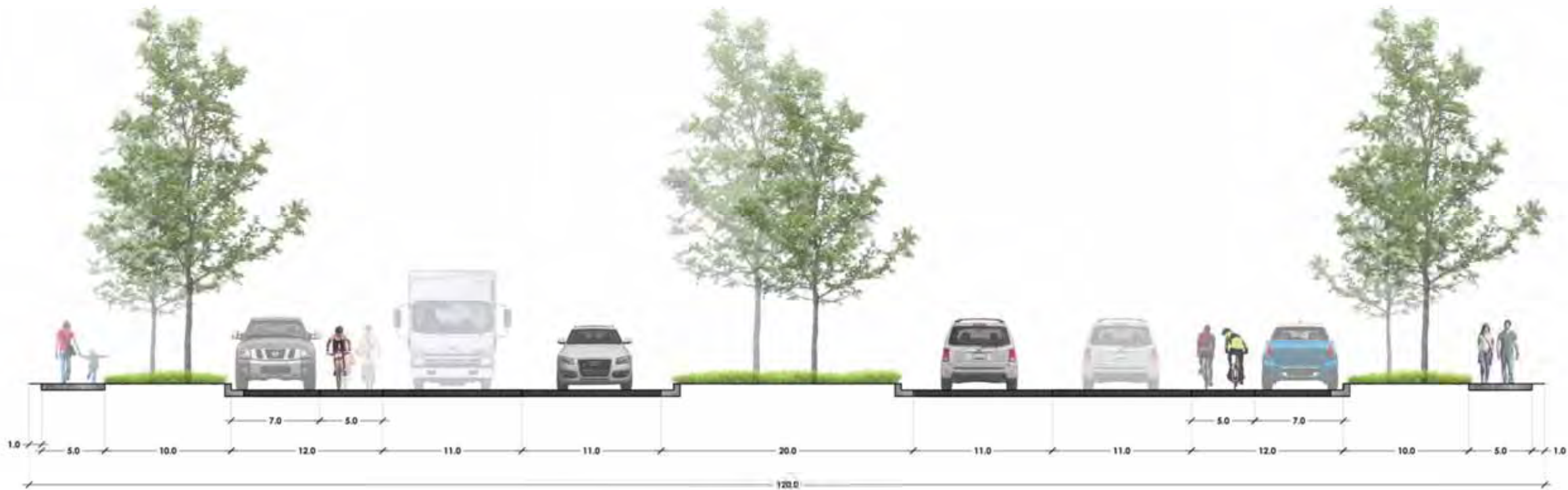
REVISED : 10.9.17

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EXHIBIT J:
PARKS AND OPEN SPACE MAP



INITIAL BUILD OUT SECTION



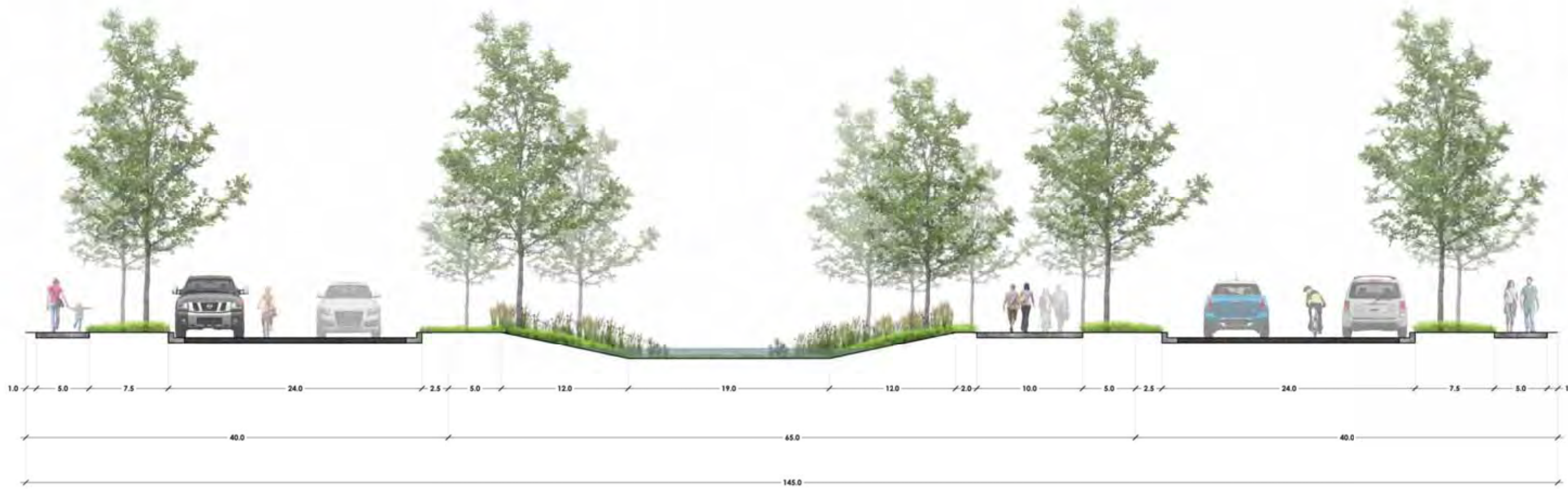
FUTURE CROSS SECTION

DOHM PROPERTY
MADISON, WISCONSIN

SUBMITTED : 6.28.17

SECTION

EXHIBIT K:
CONCEPTUAL
WATTS ROAD CROSS
SECTION



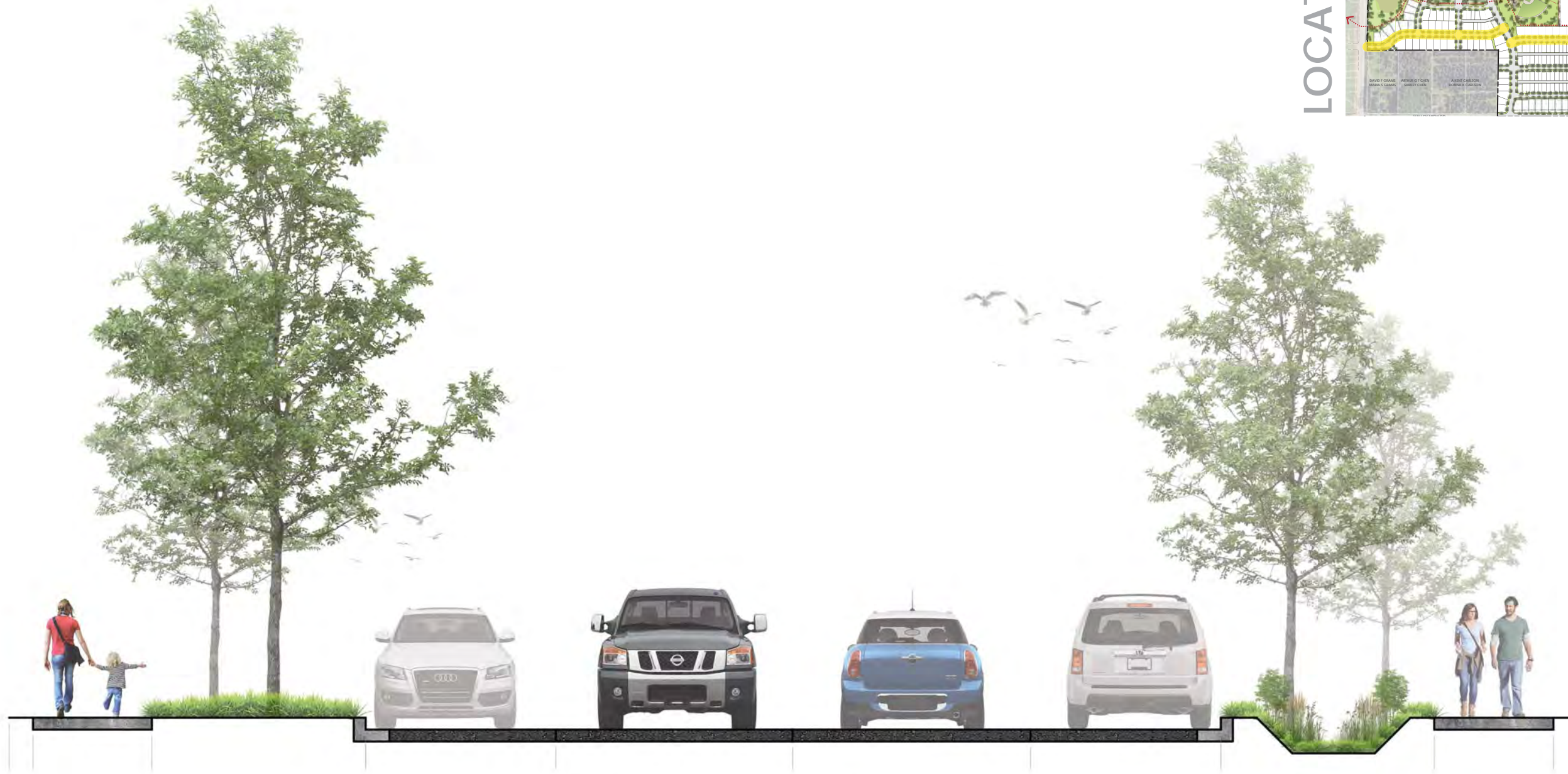
DOHM PROPERTY
MADISON, WISCONSIN

SUBMITTED : 6.28.17

SECTION

EXHIBIT L:
CONCEPTUAL
PARKWAY CROSS
SECTION

LOCATION MAP







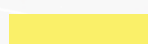



DOHM PROPERTY

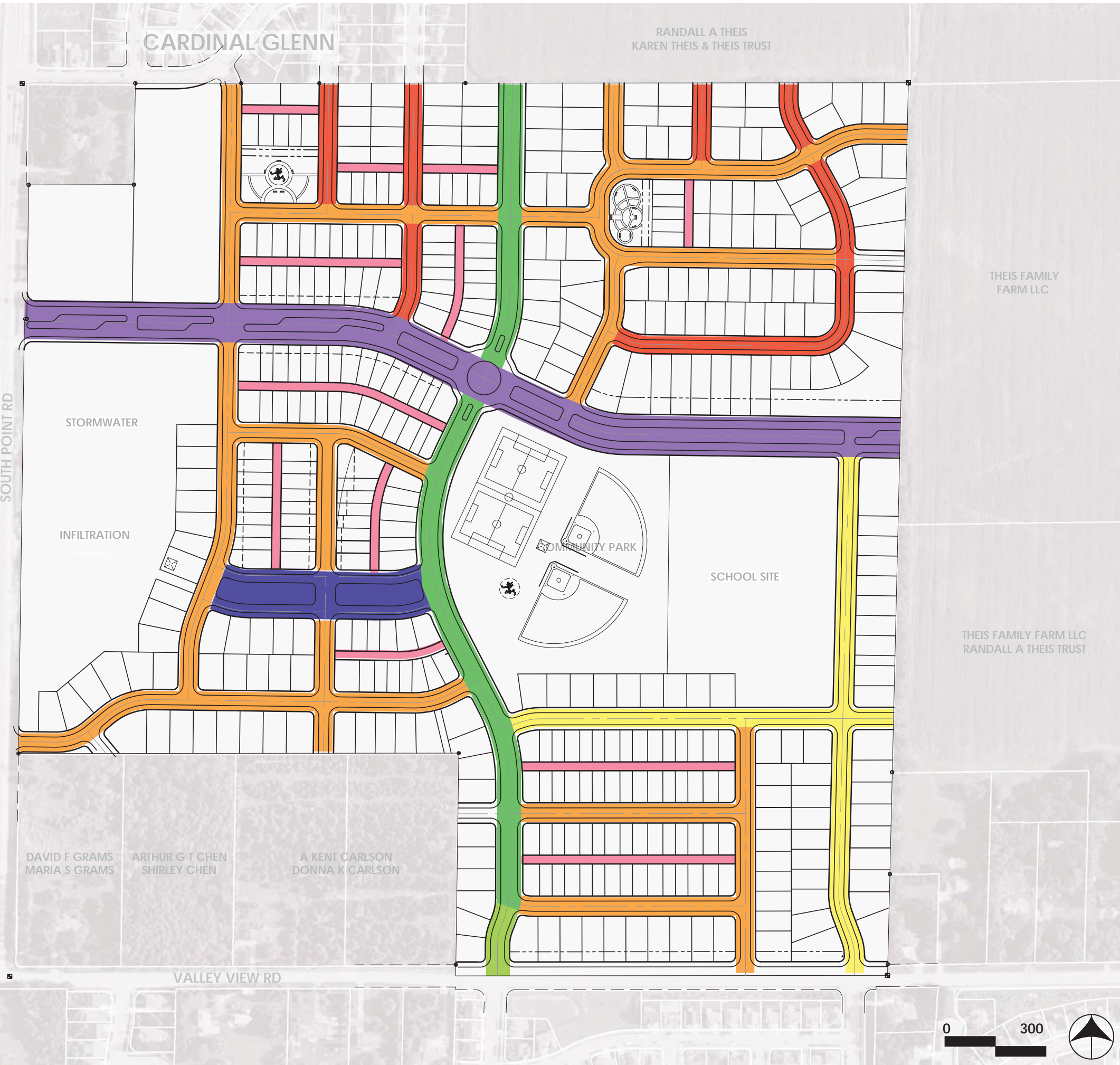
MADISON, WISCONSIN

REVISED : 10.9.17

SECTION

EXHIBIT M:
GREEN STREET
CONCEPT

ROW	WIDTH
	130'
	120'
	80'
	72'
	66'
	60'
	56'
	26'



DOHM PROPERTY

MADISON, WISCONSIN

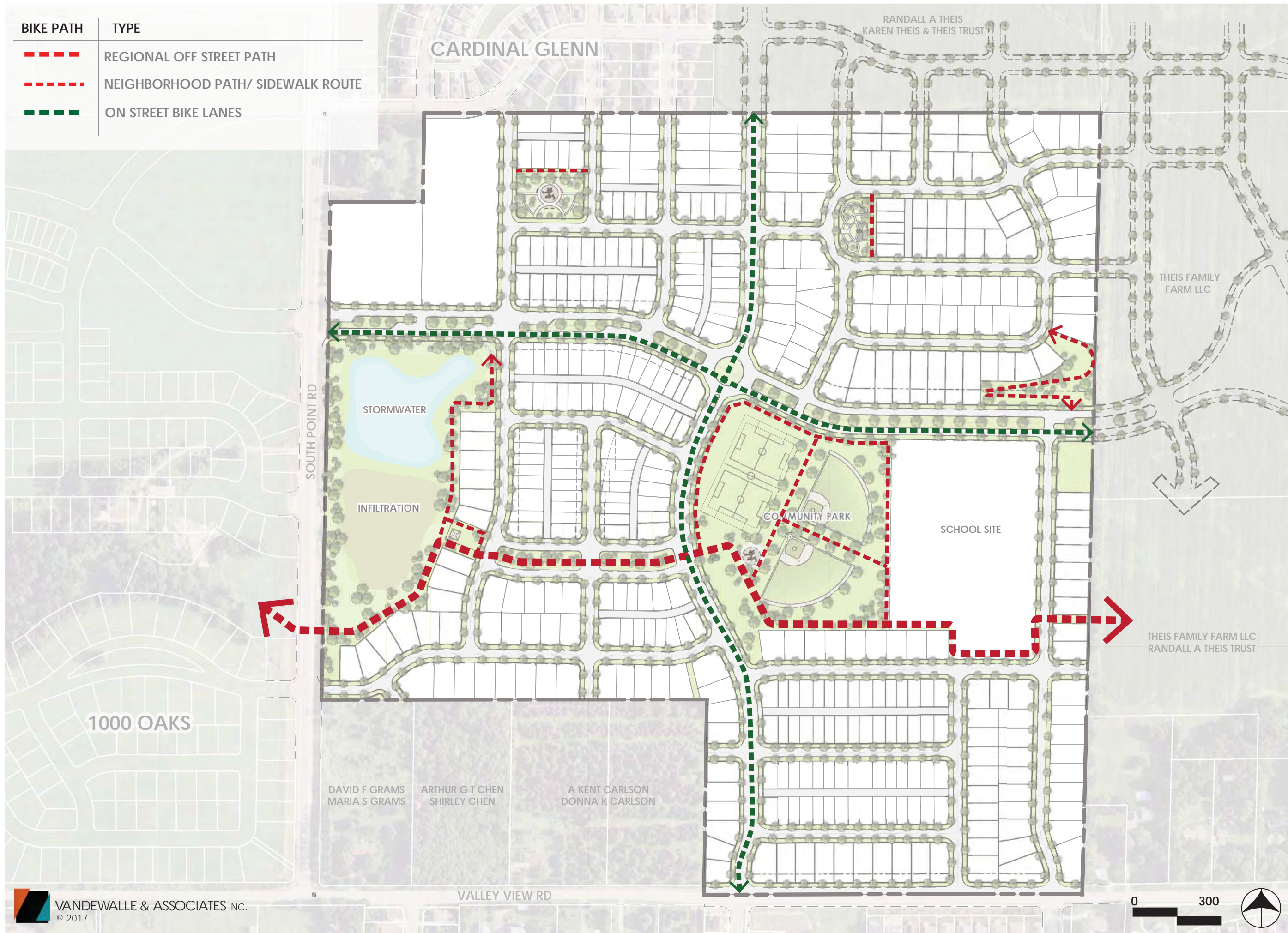
REVISED : 10.9.17

SCALE : 1" = 300'

EXHIBIT N:
STREET ROW
WIDTH MAP



BIKE PATH	TYPE
	REGIONAL OFF STREET PATH
	NEIGHBORHOOD PATH/ SIDEWALK ROUTE
	ON STREET BIKE LANES



DOHM PROPERTY

MADISON, WISCONSIN

REVISED : 10.9.17

SCALE : 1" = 300'

EXHIBIT O:
BIKE AND PED
NETWORK

