



PREPARED FOR THE PLAN COMMISSION

Project Address: 9301 Silicon Prairie Parkway and 301 and 302 Pine Lawn Parkway
Application Type: PD(GDP) Amendment, PD(SIP), Preliminary Plat and Final Plat
Legistar File ID # [41672](#) and [41544](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Jeff Rosenberg, MREC VH Madison Investors, LLC/ Veridian Homes; 6801 South Towne Drive; Madison.

Contact: Brian Munson, Vandewalle & Associates; 120 E. Lakeside Street; Madison.

Surveyor: Brett Stoffregan, D’Onofrio Kottke & Associates; 7530 Westward Way; Madison.

Requested Actions: Approval of a request to amend the Planned Development General Development Plan (GDP) to allow construction of 6 alley-loaded two-family twin residences instead of 2 six-unit townhouse units at 9301 Silicon Prairie Parkway; approval of a Specific Implementation Plan (SIP) to allow construction of those 6 twin homes as well as 2 twin homes previously approved for 301 and 302 Pine Lawn Parkway; and approval of a preliminary plat and final plat creating 16 residential lots to implement the PD zoning approvals.

Proposal Summary: The applicant is requesting approval of “Cardinal Glenn Replat No. 1”, which calls for 16 lots to be developed with 8 two-family twin residences. Marketing and construction of the units will commence as soon as all regulatory approvals have been granted, with completion based on market demand for the twin homes.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The approval process and standards for Planned Development districts is outlined in Section 28.098 of the Zoning Code. Unless specifically requested, the proposed two-family twin residences are subject to the supplemental regulations in Section 28.151 of the Zoning Code. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

Review Required By: Plan Commission and Common Council. The Urban Design Commission previously reviewed the proposal and granted final authority to approve the project to the secretary of the commission.

Review Schedule: The State’s subdivision statute, Wis. Stats. 236, requires that a preliminary plat be approved, conditionally approved, or rejected (with stated reasons) within 90 days of submittal unless the time is extended by agreement with the applicant. If no action is taken within 90 days and no extension granted, the plat is deemed approved. The proposed preliminary plat application was submitted to the City on January 20, 2016. Therefore, the 90-day review period for this plat will end circa April 20, 2016.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00225 and 28.022–00226, rezoning 9301 Silicon Prairie Parkway from PD(GDP) to Amended PD(GDP-SIP) and 301 and 302 Pine Lawn Parkway from PD(GDP) to PD(SIP), and the preliminary plat and final plat of Cardinal Glenn Replat No. 1, to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Parcel Location: An approximately 1.44-acre (62,671 square feet) of land located on the south side of Silicon Prairie Parkway from Pine Lawn Parkway to its current terminus at the eastern limits of the Cardinal Glenn development; Aldermanic District 9 (Skidmore); Madison Metropolitan School District.

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

Surrounding Land Uses and Zoning:

North: Legacy Apartments, zoned TR-U1 (Traditional Residential–Urban 1 District);

South: Single-family residences in the Cardinal Glenn subdivision, zoned TR-C3 (Traditional Residential–Consistent 3 District);

West: Cardinal Glenn Condominiums and undeveloped lot, zoned PD; South Point Road;

East: Undeveloped land, zoned A (Agricultural District).

Adopted Land Use Plan: The Pioneer Neighborhood Development Plan recommends that the subject properties be developed with medium-density residential development (16-25 units per acre).

Zoning Summary: The proposed lots will be zoned PD, which will be reviewed in the following sections of this report.

Other Critical Zoning Items	
Yes:	Urban Design (PD zoning (will be secretary-approved)), Utility Easements
No:	Barrier Free, Wellhead Protection, Floodplain, Landmarks, Waterfront Development, Adjacent to Park
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>	

Environmental Corridor Status: The development site is not located in a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services with the exception of Metro Transit service, which does not provide service west of Junction Road. The proposed subdivision is outside Metro Transit's paratransit service area. The closest bus stop with scheduled bus service is just over 1.5 miles walking distance, and the lots would be greater than the three-quarters of a mile regulatory distance from all day service for passengers who might be eligible for door-to-door paratransit service.

Previous Approvals

On January 18, 2005, the Common Council approved a request to rezone 74.9 acres located at 9201 Mineral Point Road and 501 South Point Road from Temporary A to A (Agriculture District), C (Conservancy District), R2T, R2Y, R2Z (Single-Family Residence Districts) and PUD-GDP [1966 Zoning Code] and approved the preliminary plat and final plat of Cardinal Glenn (formerly Liberty Station), creating 154 single-family lots, 5 lots for future two-family and multi-family residential uses, and outlots for public parkland and stormwater detention and future commercial development north of Silicon Prairie Parkway.

On June 5, 2007, the Common Council approved a request to rezone 302 Cross Oak Drive from PUD-GDP to PUD-SIP to allow construction of 24 multi-family dwelling units in 4 buildings on Lot 149 of Cardinal Glenn. That lot had previously been envisioned as the site of a 36-unit apartment development on the original PUD-GDP.

Project Description

Veridian Homes is requesting approval of three related requests for Lots 119, 120 and 158 of the Cardinal Glenn Planned Development:

- Approval an amended Planned Development-General Development Plan (GDP) to allow construction of 6 alley-loaded two-family twin residences instead of 2 six-unit townhouse units on Lot 120, addressed as 9301 Silicon Prairie Parkway;
- Approval of a Specific Implementation Plan (SIP) to allow construction of the 6 above two-family twin homes as well as 2 two-family twin homes previously approved on the GDP for Lot 119 and 158 of Cardinal Glenn, addressed as 301 and 302 Pine Lawn Parkway, respectively; and
- Approval of the preliminary plat and final plat of “Cardinal Glenn Replat No. 1”, which creates 16 lots to be developed with the 8 two-family twin residences called for on the above SIP.

The 8 two-family twin residences proposed will occupy approximately 1.44 acres of land extending along the south side of Silicon Prairie Parkway from Pine Lawn Parkway to the eastern limits of the Cardinal Glenn development. The 3 lots that are the subject to the requested SIP and subdivision approvals were part of the 5 lots approved for future two-family and multi-family residential uses at the time Cardinal Glenn was zoned and platted. One of the 5 lots (Lot 149) has been partially developed with townhouses, with 14 of the 24 approved units referenced in the preceding section constructed to date. All 3 subject lots abut mid-block public alleys, which also provide access to single-family residences to the south that front onto Briar Haven Drive or Pine Lawn Parkway. The site plan submitted with the SIP shows that all 16 units will have rear-loaded garages and will take access from the alleys and not the public streets that the residences will front or side onto. The common wall of the proposed two-family twin residences will be located on the side lot line that splits the 8 pairs of lots shown on the preliminary and final plats (Lots 164-165, 166-167...174-175).

The text of the 2005 Cardinal Glenn Planned Development indicates that the “Twin Homes” district features “alley loaded units, reduced setbacks, pedestrian focused streetscape elements, and single-family style architecture.” Sample architecture and floor plans were provided to the Urban Design Commission when it reviewed the project on January 13, 2016 ([ID 41245](#)); copies of those materials are included in the Plan Commission materials. The twin homes will not be built on spec, which will allow some variety in how the 8 buildings appear from the street. Following its review in January, the Urban Design Commission delegated the approval of the final site plans, landscaping plans, and building material palettes for the 8 two-family twin residences to the secretary of the Commission.

Supplemental Regulations

Per Section 28.098(3), a Planned Development shall comply with all standards, procedures, and regulations of this ordinance that are applicable to the individual uses within the development, including the General Regulations of Subchapter 28I and the Supplemental Regulations of Subchapter 28J. Where the applicant proposes a development that does not comply with one or more of the regulations in those subchapters, they shall specifically request that the Plan Commission consider the application of those regulations in making its

recommendations on the development, including specific language in the zoning text or depiction on the plans. Section 28.151 includes the following supplemental regulations applicable to two-family twin residences in PD zoning unless specifically waived at the request of the applicant:

- (a) Each unit shall be separated from the abutting unit by a minimum fire separation complying with Wis. Admin. Code § SPS 321.08, providing a vertical separation of all areas from the lowest level to flush against the underside of the roof.
- (b) The common wall between dwellings shall be approximately perpendicular to the street right-of-way line.
- (c) Dwellings shall have separate water services, curb stops, lines and meters. The water service may be split in the terrace, with separate curb stops, lines and meters.
- (d) Dwellings shall have separate sanitary sewer service laterals and lines, subject to including a provision in a joint access and maintenance agreement that addresses emergency access to, and the responsibility for, sanitary sewer building blockage.
- (e) Dwellings shall have separate gas and electric meters.
- (f) Dwellings shall have a joint cross access and maintenance agreement that has been submitted with the land division application and which shall be recorded with the land division.

Analysis & Conclusion

The Planning Division believes that the proposed Amended GDP for Lot 120, SIP for Lots 119, 120 and 158, and replat of the subject 1.44 acres to allow construction of 8 two-family twin residences on 16 lots can meet the applicable standards and criteria for approval. Staff believes that the shift from 2 six-unit townhouse buildings to 6 two-family twin homes should have little or no impact on surrounding properties, and that the proposed development is consistent with the medium-density residential uses generally recommended in the Pioneer Neighborhood Development Plan. Medium-density residential districts in the Pioneer plan are recommended for development at 16 to 25 dwelling units per acre, and may include a mix of apartments and condominiums as well as townhouses and attached single-family homes. Buildings on parcels recommended for medium-density development are recommended to be oriented toward the adjacent street, which the proposed buildings will be consistent with. The proposed two-family twin residences should provide an appropriate transition from the apartments and future employment to the north across Silicon Prairie Parkway to the single-family residences to the south in the remainder of the Cardinal Glenn subdivision.

Recommendation

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00225 and 28.022–00226, rezoning 9301 Silicon Prairie Parkway from PD(GDP) to Amended PD(GDP-SIP) and 301 and 302 Pine Lawn Parkway from PD(GDP) to PD(SIP), and the preliminary plat and final plat of Cardinal Glenn Replat No. 1, to the Common Council with recommendations of **approval** subject to input at the public hearing and the following conditions:

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

Planning Division

1. That a revised zoning text be approved by the Planning Division prior to recording of the PD(SIP) that includes a section requiring that the final architectural and landscaping details for the individual two-family twin residences be approved by staff of the Secretary of the Urban Design Commission prior to issuance of permits. Submittal for approval of individual buildings shall include a detailed site plan, building materials palette, and the size and species of landscaping materials to be planted. Any appeal of a staff decision shall be made to the Urban Design Commission for consideration.
2. Prior to final approval of the plat for recording, the applicant shall submit a joint cross access and maintenance agreement to the Zoning Administrator and Planning Division staff for review. It is recommended that the same agreement be applied to all 8 buildings and 16 lots.

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

3. These lots are subject to the Lower Badger Mill Creek impact fee districts (storm and sanitary). These fees shall be paid prior to issuance of a building permit for these lots.
4. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
5. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to City Engineering sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. This property is subject to Sanitary Connection charges for the West Side Industrial SD, South Point Lift Station, South Point Gravity Sewer to Lift Station.

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

6. This plat shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded plat image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data so that the permitting system can upload this data and permit issuance made available for this new land record.
7. Lot 120 needs to be released from the Declaration of Conditions and Covenants recorded as Document No. 4138032. Work with Tim Troester of Engineering to accomplish this prior to final sign off.
8. Add note 6 regarding alley lighting from the plat of Cardinal Glenn to the notes on this plat.
9. Correct Document No. 4137864 (currently noted as 413765) in note 1(B) on sheet 2. Also correct the plat volume number in the legal description under the surveyor's certificate.

10. Revise the Ingress/Egress Easement notes at both locations. The N/K/A statements need to be moved to after the lot that the easement crosses, not the benefitting lot.
11. Provide a tie bearing and distance between the two plat areas.
12. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The Applicant shall identify monument types on all PLS corners included on the Plat. Note: Land tie to two PLS corners required.
13. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject plat, one (1) digital CADD drawing and one (1) signed copy of the final plat to the Mapping/GIS Section of the Engineering Division either as hard copy or Adobe PDF format. The digital CADD file shall be submitted in the WisDOT County Coordinate System, Dane County Zone datum in either Auto CAD Version compatible with MicroStation Version V8i, MicroStation Version V8i or older or Universal DXF Formats. The digital CADD file(s) shall contain the minimum of the items stated below, each on a separate layer name/level number. All line work shall be void of gaps and overlaps that would cause any parcel, street or easement to not properly close. All line work orientation and geometrics shall match the dimensioning as labeled on the final recorded plat: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes.

*New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.

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

14. The applicant shall submit one contiguous plan for approval. The plan drawing 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.
15. All parking facility design shall conform to the standards in MGO Section 10.08(6).

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

16. Show that proposed Lots 164 through 171 meet the minimum lot width of 30 feet for a zero lot line lot at the minimum front yard setback line. Lot width is the horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required structure setback line.

Fire Department (Contact Bill Sullivan, 261-9658)

17. The Madison Fire Department recommends the installation of a fire sprinkler system complying with NFPA 13D and SPS 382.40(3)(e).

Water Utility (Contact Dennis Cawley, 261-9243)

18. Each lot of record shall have a public water service lateral connected to a public water main.

19. All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide conditions for this request.

Parks Division (Contact Janet Schmidt, 261-9688)

20. The current zoning for existing Lot 120 provides for 12 multi-family units. The modified zoning and associated replat calls for 12 single-family/ two-family units. Park Development Impact fees for 12 single-family/ two-family units will be due. The replat of existing Lots 119 and 158 will not change the unit count for those lots. Park impact fees were paid for Lots 119 and 158 with City Engineering Contract 2153 (Cardinal Glenn Phase 3). Park impact fees for this project (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2)) will be required for all new residential development. The developer must select a method for payment of park impact fees prior to signoff of the final plat. This development is within the Elver impact fee district. Please reference ID# 07106.1 when contacting Parks Division staff about this project.

21. The following note should be included on the plat: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued."

22. Prior to sign off on the final plat the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the park impact fees for this development. This document will be recorded at the Register of Deeds.

Office of Real Estate Services

→ See the attached memo dated February 16, 2016 from Heidi Radlinger, Office of Real Estate Services