



Location
Village at Autumn Lake

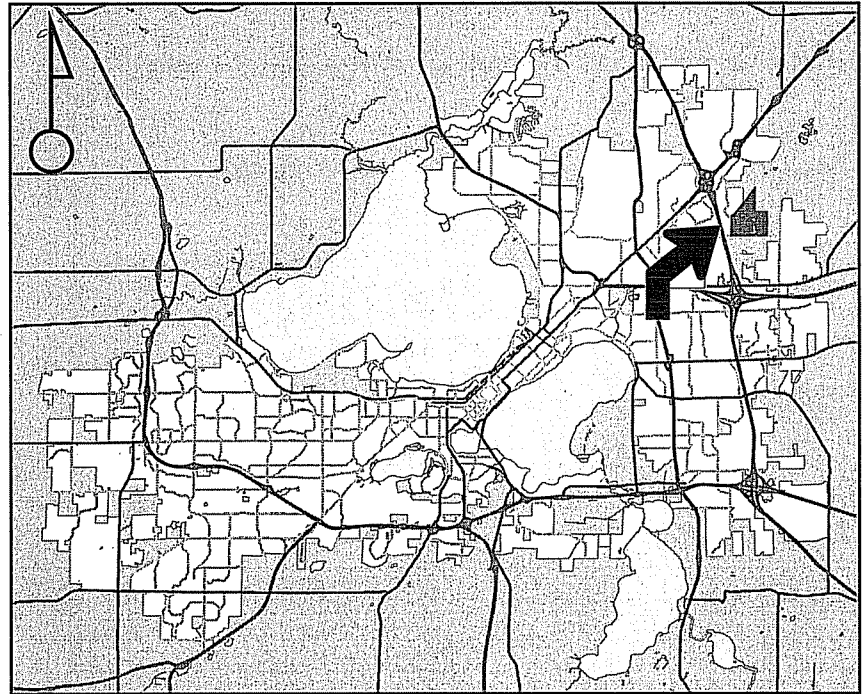
Project Name
Village at Autumn Lake

Applicant
Veridian Homes

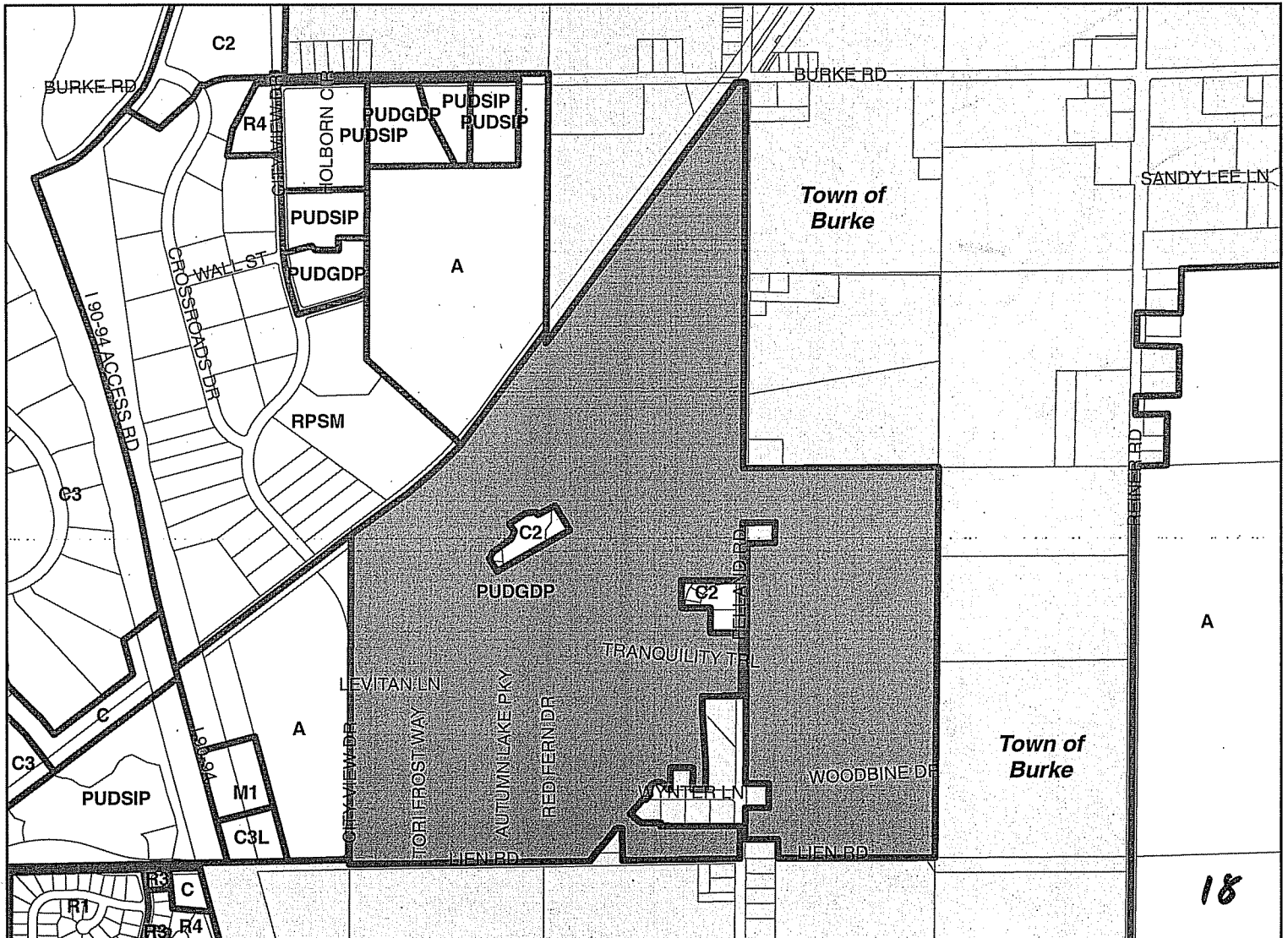
Existing Use
Vacant Land

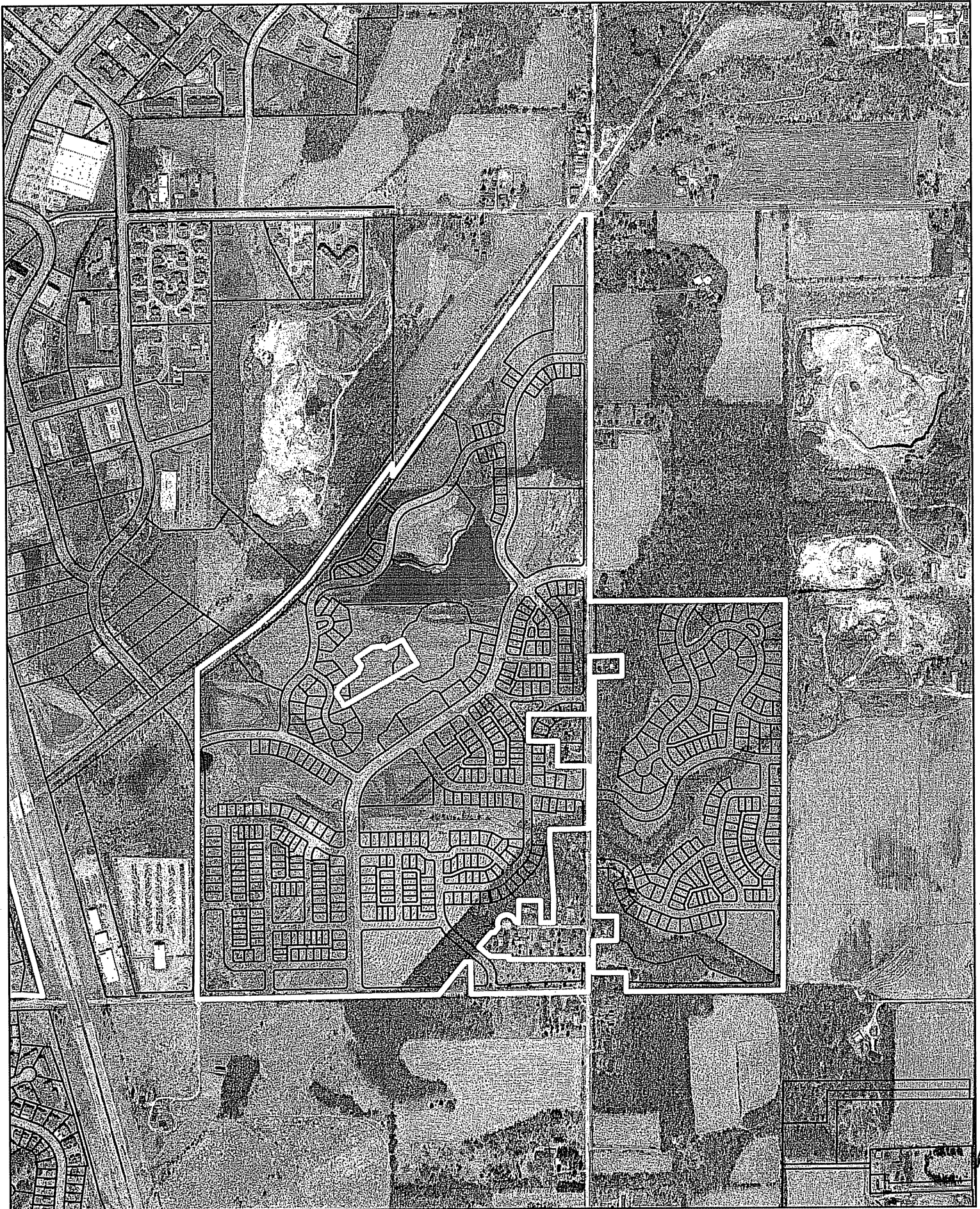
Proposed Use
PUD Time Extension (Up To 60
Months From Date of GDP Approval)

Public Hearing Date
Plan Commission
23 July 2007



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





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Monday, June 18, 2007

Brad Murphy
Planning Department
215 Martin Luther King Jr. Blvd.
Madison, WI 53710

Dear Mr. Murphy:

The protracted timeline for continued development of the Village at Autumn Lake neighborhood has resulted in the need to formally request an extension of the General Development Plan, as adopted by the Common Council on August 3, 2004. We request the Plan Commission grant a two-year extension under MGO Section 28.07(6)(h).

This project has been the focus of significant effort by both the City and Veridian Homes development team including and has progressed through infrastructure design and site grading. However, existing residential real estate market conditions have not been conducive to phase 1 completion. As such, the neighborhood has approached the 36 month GDP sunset clause.

The development team believes that there have not been any major alterations to the neighborhood plan and that the project meets the guidelines for the two year extension. We are confident that granting this extension is consistent with the goals outlined in the ordinance.







Sincerely,
VAL Development, LLC

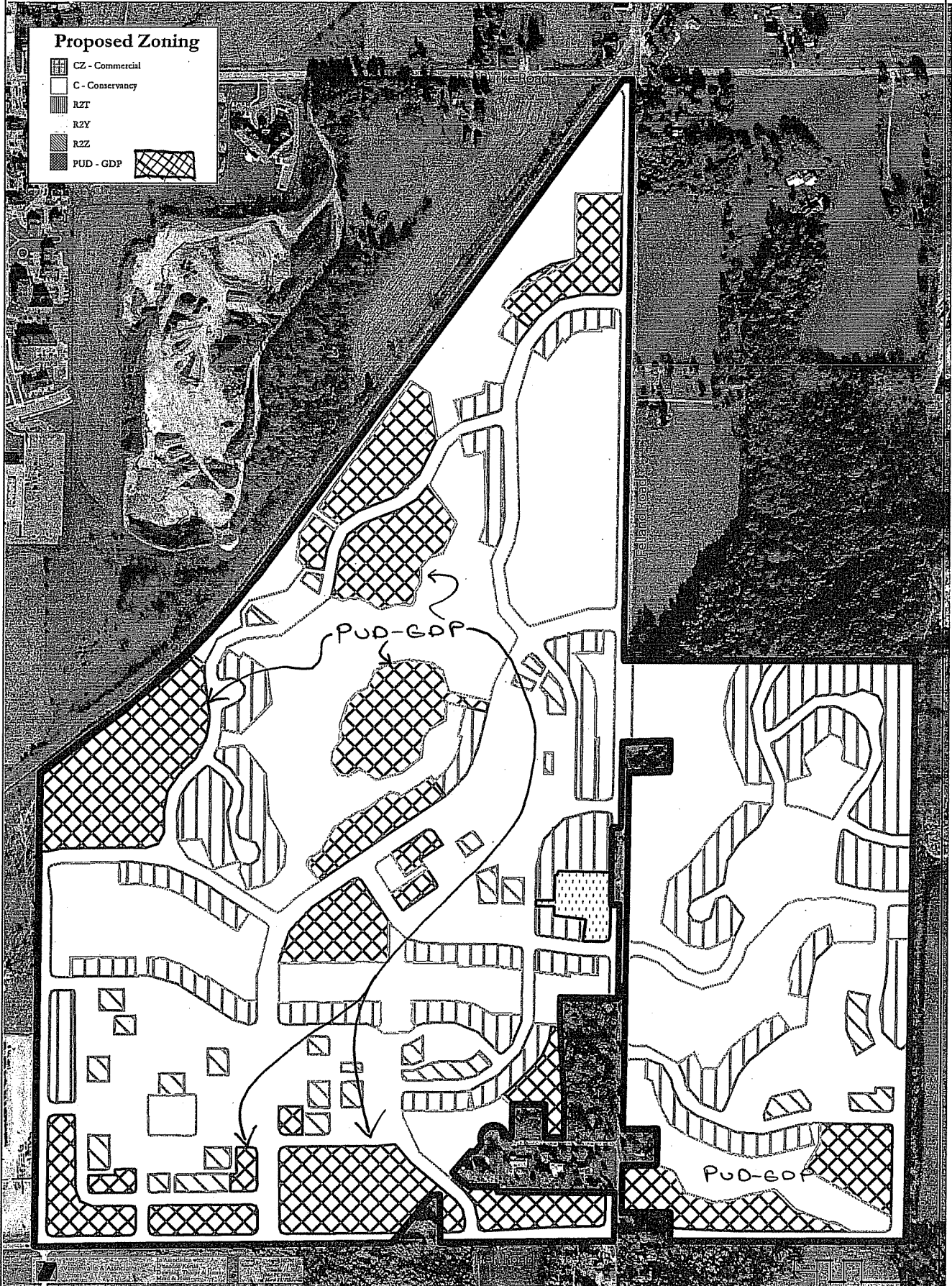
Donald A. Esposito, Jr.
Assistant Secretary

VILLAGE AT AUTUMN LAKE

Proposed Zoning

Proposed Zoning

-  CZ - Commercial
-  C - Conservancy
-  RZT
-  RZY
-  RZZ
-  PUD - GDP

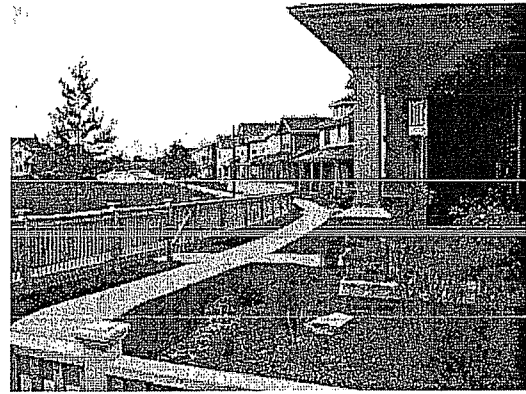


PUD:GDP Zoning Text

Final Plat Lot Numbers: See page 51

The following districts detail the yard requirements and lot characteristics for the Planned Unit Development: General Development Plan (PUD:GDP) sections of the neighborhood

- District III Twin Homes
- District IV Attached Mansion Homes
- District V Townhomes
- District VI Multifamily Residential
- District VII Mixed Use



TERMS AND DEFINITIONS:

Definition of Family

The definition of family is the definition outlined in Section 28.03(2) Madison General Ordinances per the R1 District for single-family, R3 District for the two-unit lots, and per the R4 District for the multi-family areas.

Permitted Encroachments

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

Rear yard decks and patios may encroach a maximum of 10' into rear yard setbacks (alley access lots excluded).

Front Yard Setbacks greater than 20' must utilize a 6-8' porch encroachment.

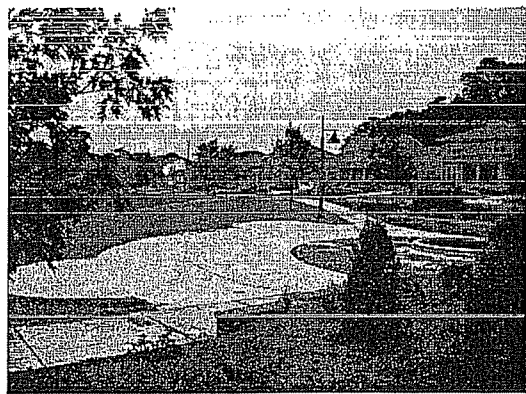
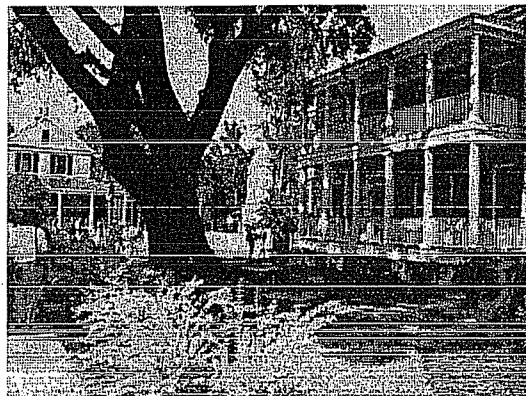
Corner lot porches, and bay windows may not encroach the vision triangle.

Roof eaves and overhangs may project into any required setback up to 24 inches. Roof eaves and overhangs may not extend over a property line.

Garden walls or fences shall be regulated by a separate fencing guideline packet 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 in side yards of less than 20 feet between adjoining buildings (bridging building separations) are required to be perpendicular to the property line, and must include a 46" wide gate for fire accessibility. Such fences may span the property line where use easements are in place.

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



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Trash enclosure fencing shall be no more than 8' in height and will require approval by the Architectural Control Committee.

Bulk Mass

Residential massing will offer a variety of pedestrian focused street environments and will vary within the neighborhood. Street facing garages shall not exceed 50% of the total structure width for single family homes and duplexes. Houses on corner lots with garage configurations such that the primary entrance to the house faces one street while the garage faces the intersecting street (separate facade) are exempt from this clause.

Town Center building placement will be carefully regulated so as to encourage a pedestrian environment and reinforce the street edge through a combination of reduced setbacks and parking placement. Building placements shall also be carefully regulated to maintain a pedestrian streetscape and screened parking areas.

Accessory Building Regulations

Accessory uses within the attached mansion homes, townhomes, multifamily, and mixed use districts will be determined on a case-by-case basis as part of the Specific Implementation Plan submittals, excepting for the allowance of home occupations (as defined in Chapter 28.03(2)) and community living arrangements (as allowed in the R1 district of the Madison General Ordinances).

Building Heights

Duplex units within this neighborhood shall not exceed 35' in height.

Attached mansion homes, townhomes, multi-family, and mixed-use building heights within the neighborhood shall be set as a component of Specific Implementation Plans.

Off-Street Parking

Two off-street parking stalls per unit will be required for each duplex home within the neighborhood.

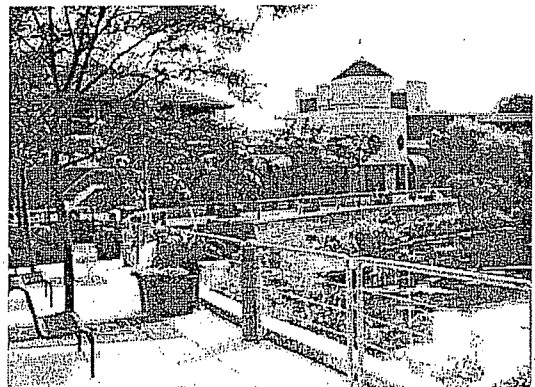
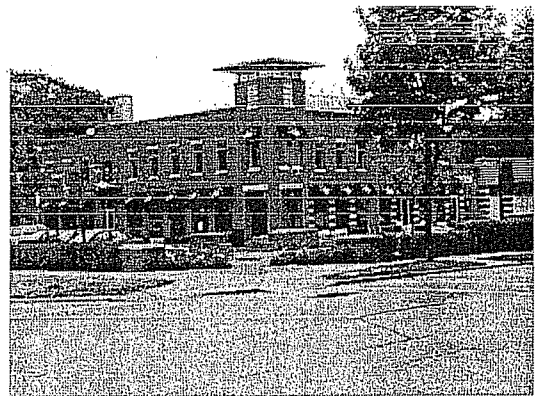
Parking requirements for the attached mansion homes, townhomes, multifamily, and mixed-use buildings will be set as a component of Specific Implementation Plans.

Floor Area Ratio

Floor Area Ratios for districts will be set as a component of Specific Implementation Plans.

Impervious Surface Ratio

Impervious Surface Ratios for all districts will be set as a component of Specific Implementation Plans.



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Usable Outdoor Open Space Requirement

Usable Outdoor Open Space Requirement for all districts will be set as a component of Specific Implementation Plans, unless specifically noted in the following text.

Vision Triangles

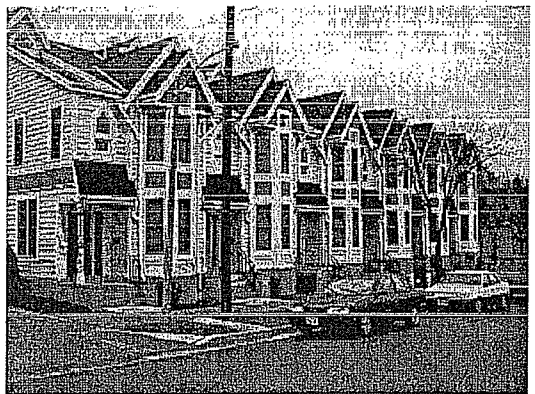
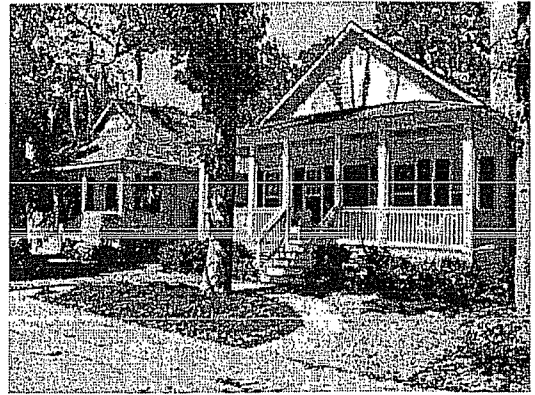
The vision triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Fire Access

Appropriate fire department access for multifamily buildings shall be supplied within this development and may include fire access drives, reduced setbacks, restricted on-street/off-street parking areas, and fire suppression systems. Detailed access plans will be supplied as part of the Specific Implementation Plan review and approval.

Model Center

A temporary model center may be located within the neighborhood that will include temporary sales office. This use will be allowed by right within the single family districts, for the time period when sales are on-going. Upon completion of sales within the neighborhood these uses will revert back to single family homes.



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DISTRICT III: TWIN HOMES

Final Plat Lot Numbers: See page 51

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

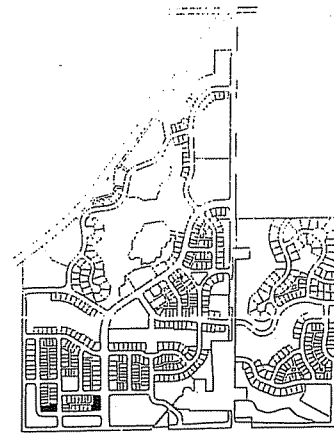
- Two Family Residential Homes
- Zero Lot Line Attached Residential
- Detached Garages

Lot Area

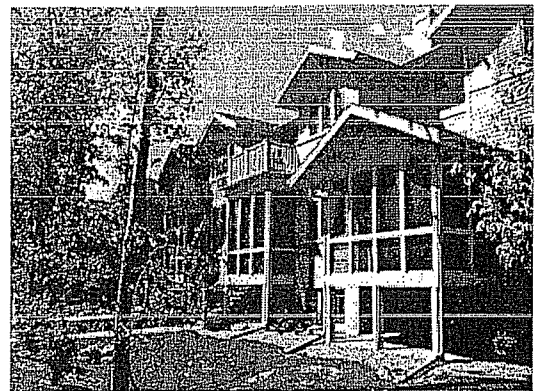
Minimum Lot Area 3,000 square feet per unit

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 Building Separation 10 feet between adjoining lots
- Minimum Alley Garage Rear Yard Setback 2 feet
- Minimum Alley Garage Side Yard Setback 3 feet
- Minimum Usable Open Space (per unit) 500 square feet
- Off-Street Parking and Loading Two off-street parking stalls per unit



District III Locations



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DISTRICT IV: ATTACHED MANSION HOMES

Final Plat Lot Numbers: See page 51

Description

The Attached Mansion Homes residential district consists of three and four unit buildings with rental or condominium arrangements. These units will utilize both front and alley accessed garage configurations.

Approximate Lot Configurations: 90' x 100'

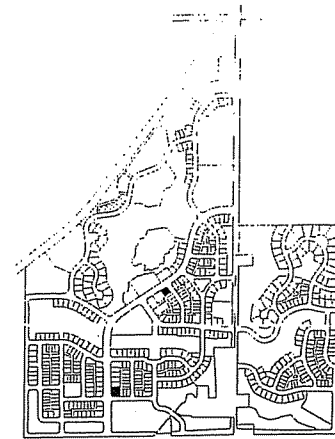
Comparable Zoning District: none

Permitted Uses

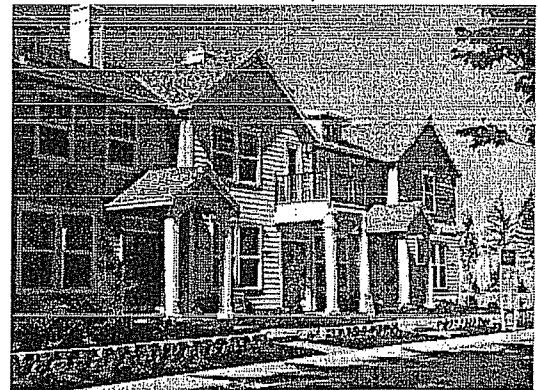
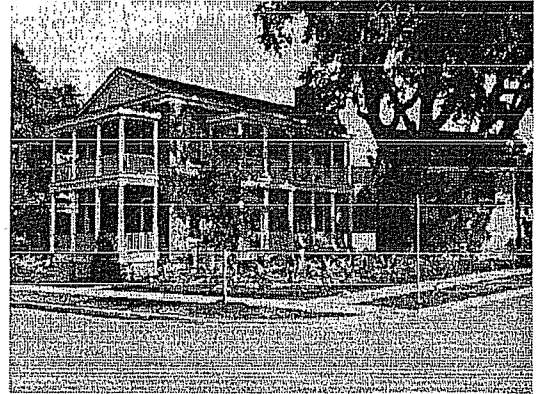
Three & Four Unit Residential Buildings
Detached, Attached, & Underground Parking

Lot Requirements

Minimum Lot Area	9,000 feet
Minimum Lot Width	85 feet
Minimum Corner Lot Width	95 feet
Minimum Front Yard Setback	10 feet
Minimum Side Yard Setback	8 feet
Minimum Corner Lot Setback	10 feet from the street side right of way
Sum of Side Yard Setbacks	16 feet
Minimum Building Separation	10 feet
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)
Minimum Usable Open Space (per unit)	varies (will be set in SIP)
Off-Street Parking and Loading	varies (will be set in SIP)



District IV Locations



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DISTRICT V: TOWNHOME RESIDENTIAL

Final Plat Lot Numbers: See page 51

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'

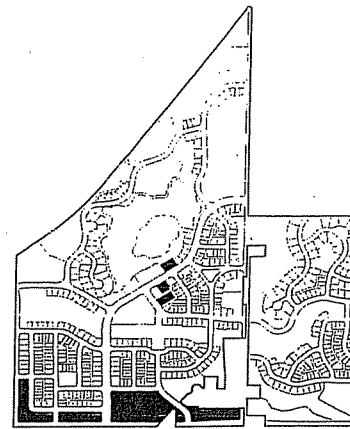
Comparable Zoning District: none

Permitted Uses

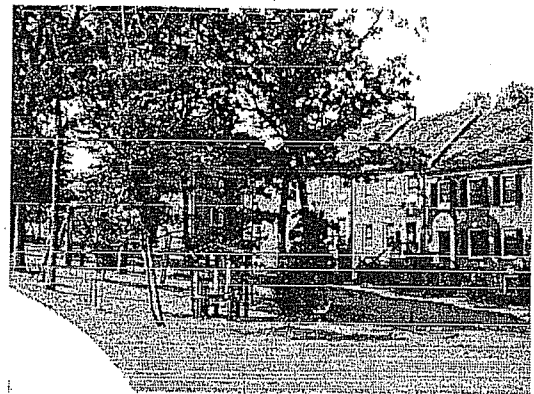
- Townhome Residential
- Attached Residential
- Detached, Attached, & Underground Parking

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)
Minimum Usable Open Space (per unit)	varies (will be set in SIP)
Off-Street Parking and Loading	varies (will be set in SIP)



District V Locations



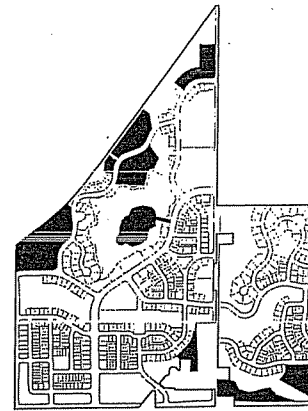
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DISTRICT VI: MULTI-FAMILY RESIDENTIAL

Final Plat Lot Numbers: See page 51

Description

The Multi-Family Residential district completes the housing options within the neighborhood and includes a full range of styles, densities, and configurations of attached housing options. Housing densities within this district will range from detached single family condominiums to town center multifamily buildings and will offer a wide range of housing options for residents of the neighborhood; as well as condominium and rental units.



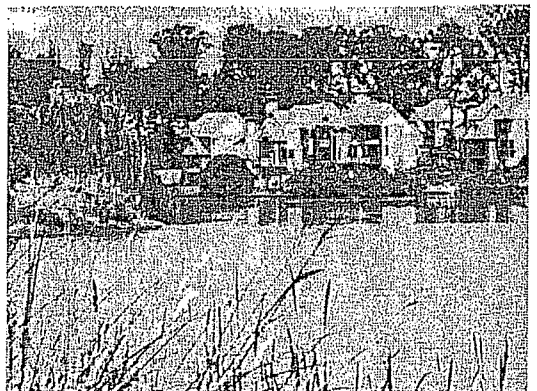
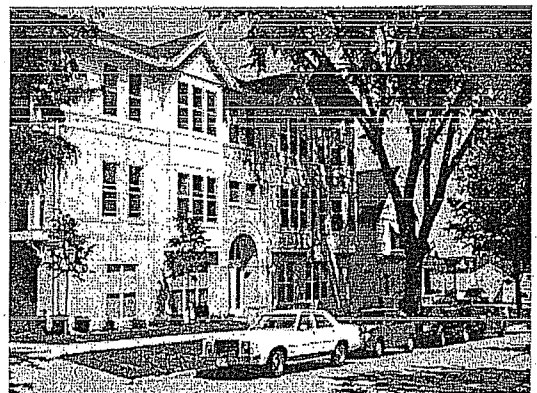
District VI Locations

Permitted Uses

- Attached Residential
- Detached Residential
- Detached, Attached, & Underground Parking

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	0 feet
Minimum Side Yard Setback	0 feet
Sum of Side Yard Setbacks	0 feet minimum
Minimum Building Separation	0 feet between adjoining lots
Minimum Paved Surface Setback	0 feet
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)
Minimum Usable Open Space (per unit)	varies (will be set in SIP)
Off-Street Parking and Loading	varies (will be set in SIP)



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DISTRICT VII: MIXED-USE

Final Plat Lot Numbers: See page 51

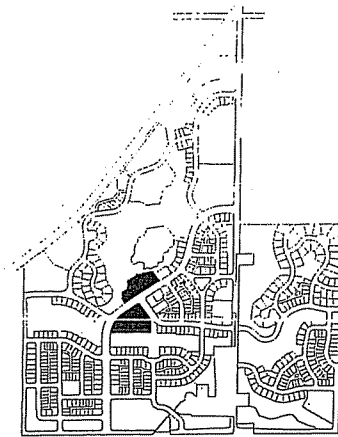
Description

The Mixed Use district forms the commercial & residential components of the town center, accommodating upper floor residential with first floor commercial opportunities.

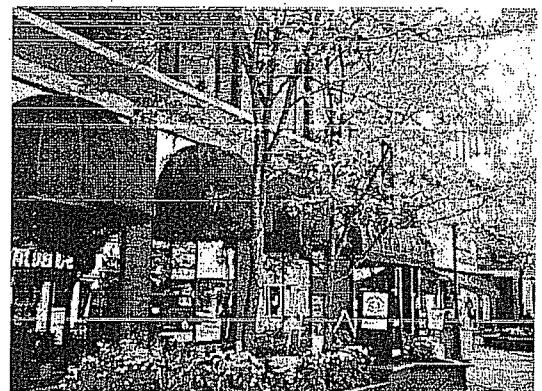
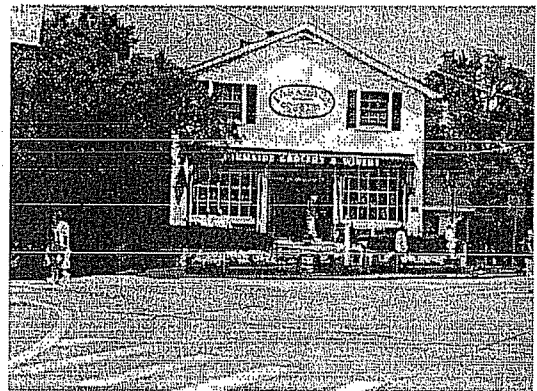
Maximum Office/Retail Square Footage 60,000 square feet

Permitted Uses

- Multifamily Residential
- Accessory Uses, as defined in the C-1 zoning district
- Antique shops
- Art supply and Art Galleries
- Banks and financial institutions
- Barbershops
- Beauty parlors
- Bed and Breakfast establishments
- Bicycle sales, rental, and service
- Book, magazine, and stationary shops
- Candy and ice cream stores
- Children's day care facilities
- Coin and philatelic stores
- Drugstores
- Dry cleaning and laundry establishments
- Toyshops
- Florist shops
- Food stores
- Gift shops
- Hobby shops
- Libraries, municipally owned and operated
- Medical, dental, and optical clinics
- Offices, businesses, and professional
- Photography studios and supply stores
- Post Offices
- Public utility and public services
- Recreational buildings and community centers
- Restaurants including outdoor eating areas
- Shoe and hat repair stores
- Senior day care
- Tailor Shops
- Video Rentals
- Wearing apparel shops



District VII Locations



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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	0 feet
Minimum Side Yard Setback	0 feet
Sum of Side Yard Setbacks	0 feet minimum
Minimum Building Separation	0 feet between adjoining lots
Minimum Paved Surface Setback	0 feet
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)
Minimum Usable Open Space (per unit)	varies (will be set in SIP)
Off-Street Parking and Loading	varies (will be set in SIP)



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