



Location
5922 Lien Road

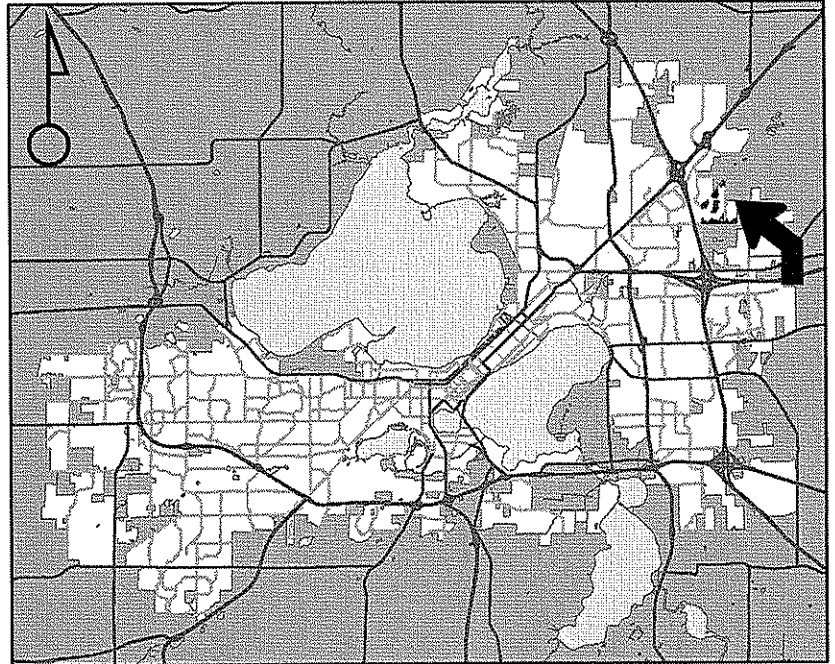
Applicant
Don Esposito - VAL Development/
Brian Munson - Vandewalle and Assoc.

From: PUD(GDP) To: PUD(GDP)

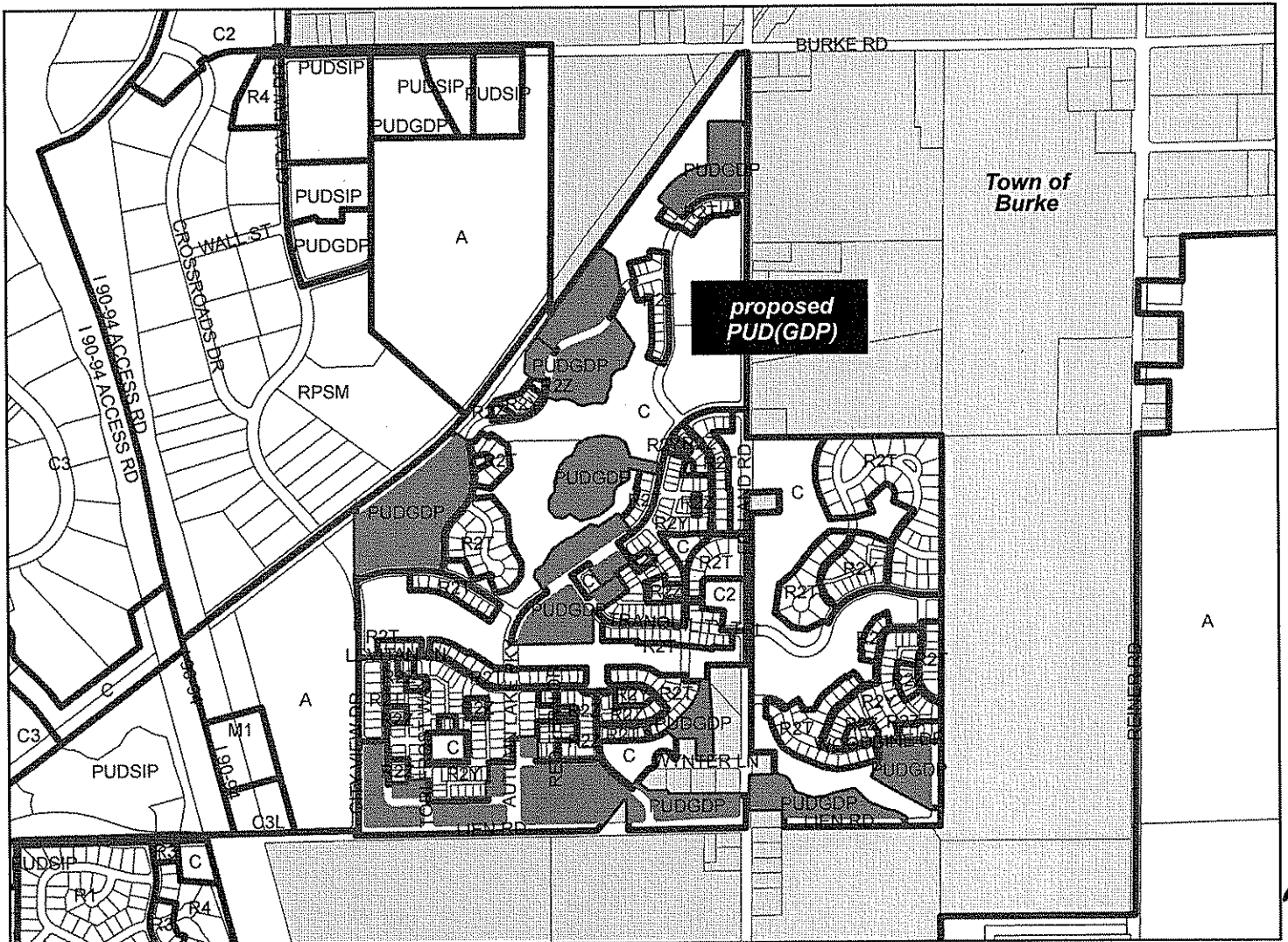
Existing Use
Proposed Multi-Family Housing

Proposed Use
Re-Approving the GDP for Multi-Family
Housing in the Village of Autumn Lake PUD

Public Hearing Date
Plan Commission
15 June 2009
Common Council
16 June 2009



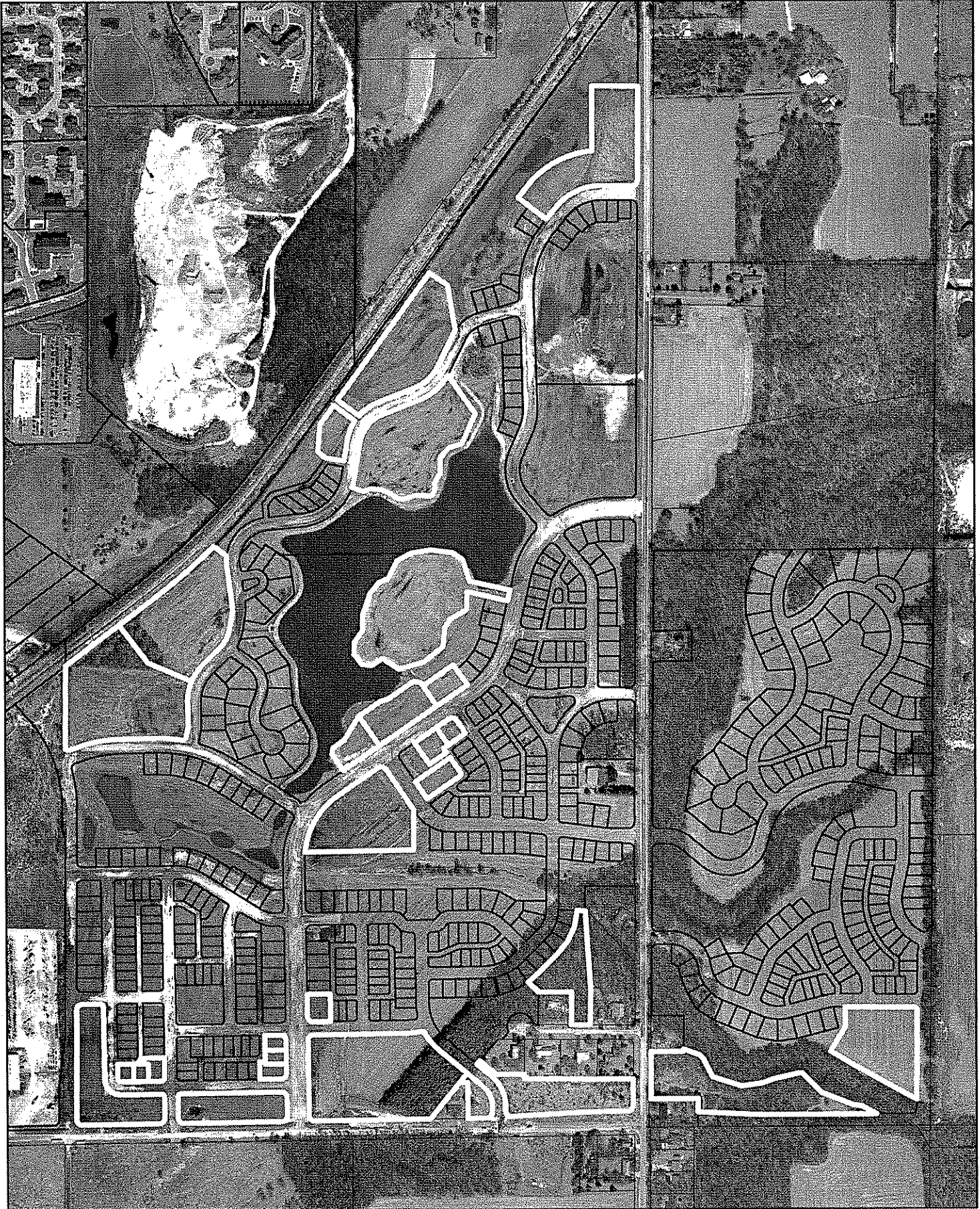
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 1100'

City of Madison, Planning Division : RPJ : Date : 01 June 2009

JD



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.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:	
Amt. Paid <u>5050.00</u>	Receipt No. <u>99090</u>
Date Received <u>JLK</u>	
Received By <u>3/4/1/09</u>	
Parcel No. <u>0810 264 1410</u>	
Aldermanic District <u>17 Joe Clausius</u>	
GQ <u>zone PUD/GDP / English</u>	
Zoning District <u>PUD/GDP</u>	
For Complete Submittal	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>NA</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets _____	Zoning Text <input checked="" type="checkbox"/>
Alder Notification _____	Waiver <u>3/17/09</u>
Ngbrhd. Assn Not. <u>NA</u>	Waiver _____
Date Sign Issued <u>4/4/09</u>	

1. Project Address: 5922 Lien Road (See Attached Full List) **Project Area in Acres:** 53.39
Project Title (if any): The Village at Autumn Lake

2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input checked="" type="checkbox"/> Rezoning from <u>PUD:GDP</u> to <u>PUD:GDP</u>	<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> Rezoning from _____ to <u>PUD/PCD-GDP</u>	<input type="checkbox"/> Rezoning from <u>PUD/PCD-GDP</u> to <u>PUD/PCD-SIP</u>	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Don Esposito Company: VAL Development
 Street Address: 6801 South Town Drive City/State: Madison, Wisconsin Zip: 54713
 Telephone: (608) 226-3100 Fax: (608) 226-0600 Email: desposito@veridianhomes.com

Project Contact Person: Brian Munson Company: Vandewalle & Associates
 Street Address: 120 East Lakeside Street City/State: Madison, Wisconsin 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 general description of the project and all proposed uses of the site: Mixed residential, mixed use neighborhood

Development Schedule: Commencement 2010 Completion 2025

CONTINUE →

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 5,050 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: 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 and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ *The site is located within the limits of* Felland Neighborhood *Plan, which recommends:*

Mixed Use and residential uses *for this property.*

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*

Alderperson Joe Clausius: March 17, 2009 (waiver granted)

If the alder has granted a waiver to this requirement, please attach any such correspondence 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 Counter and Planning Unit staff; note staff persons and date.

Planner Tim Parks Date 2.23.09 | Zoning Staff _____ Date _____

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Brian Munson Date March 17, 2009

Signature [Signature] Relation to Property Owner Agent

Authorizing Signature of Property Owner [Signature] Date 3-30-09

D.A. ESPOSITO, JB ASST. SECTY



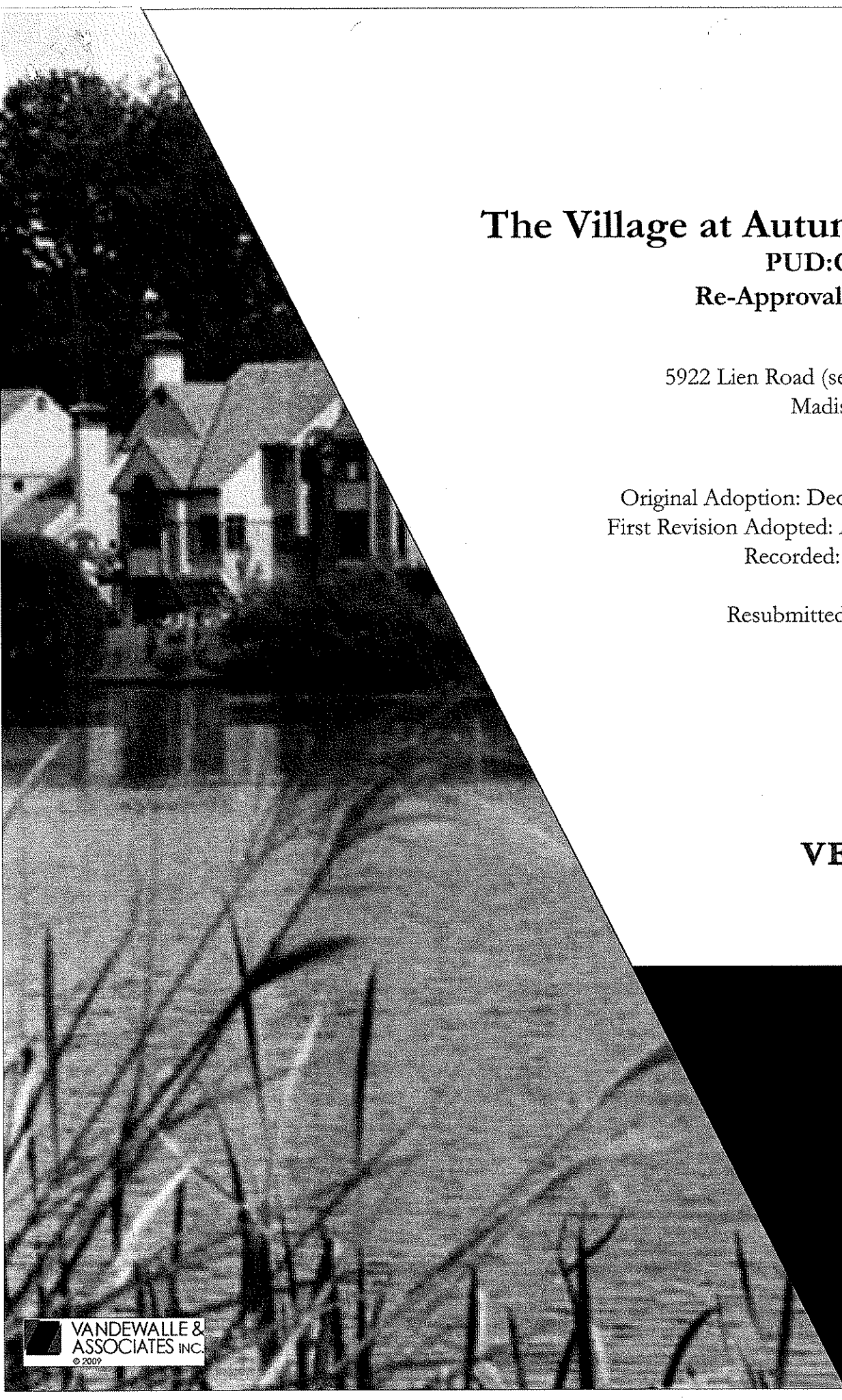
Vandewalle & Associates
INCORPORATED

To: Brad Murphy
From: Brian Munson
CC: Jeff Rosenberg
Don Esposito
Date: Thursday, March 26, 2009
Re: The Village at Autumn Lake

Attached please find a copy of the re-approval request for the Planned Unit Development: General Development (PUD:GDP) portions of The Village at Autumn Lake. This request is to reauthorize the PUD:GDP portions due to the pending five year approval sunset. Due to current market conditions this project has not progressed to a stage whereas we would be able to satisfy the PUD:GDP sunset requirement for the issuance of a building permit within an approved Specific Implementation Plan (PUD:SIP). Veridian Homes seeks to continue it's commitment to this project and requests that the PUD:GDP be reapproved to allow the project to continue as originally planned.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608 255-3988 • 608 255-0814 Fax
611 North Broadway • Suite 410 • Milwaukee, Wisconsin 53202 • 414 441-2001 • 414 732-2035 Fax
va@vandewalle.com

Shaping places, shaping change



The Village at Autumn Lake

**PUD:GDP Zoning
Re-Approval Application**

5922 Lien Road (see attached list)
Madison, Wisconsin

Original Adoption: December 2, 2003
First Revision Adopted: August 3, 2004
Recorded: April 20, 2006

Resubmitted: April 1, 2009



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PROJECT DESCRIPTION

Intent of Document:

The sunset clause of the PUD zoning section of the City of Madison's Zoning Code states that the maximum timespan that an unbuilt PUD may be valid for is five years from the first Council approval, thus creating an implementation timeline of August 3, 2009. Due to current market conditions the development has not progressed to a stage where PUD-SIP submittals would be feasible. The Development team requests that the PUD-GDP sections be reapproved by the Common Council, thereby resetting the sunset clause and allowing the project to progress under the current design.

This document summarizes the PUD-GDP zoning components of the Village at Autumn Lake final plan and request reapproval for these sections of the zoning pursuant to the City of Madison's Zoning Code.

PUD-GDP:	Planned Unit Development-General Development Plan	
	Twin Homes	District III
	Attached Mansion Homes	District IV
	Townhomes	District V
	Multi-Family Residential	District VI
	Mixed Use	District VII

Approval Timeline:	Original PUD:GDP Approval	December 3, 2003
	Revised Approval PUD:GDP	August 3, 2004
	Recording Timeline Extension	July 29, 2005
	PUD:GDP Recorded	April 20, 2006
	Administrative Extension	June 18,2007

Project Name

Autumn Lake

Project Subdivider

VAL Development, LLC

Contacts

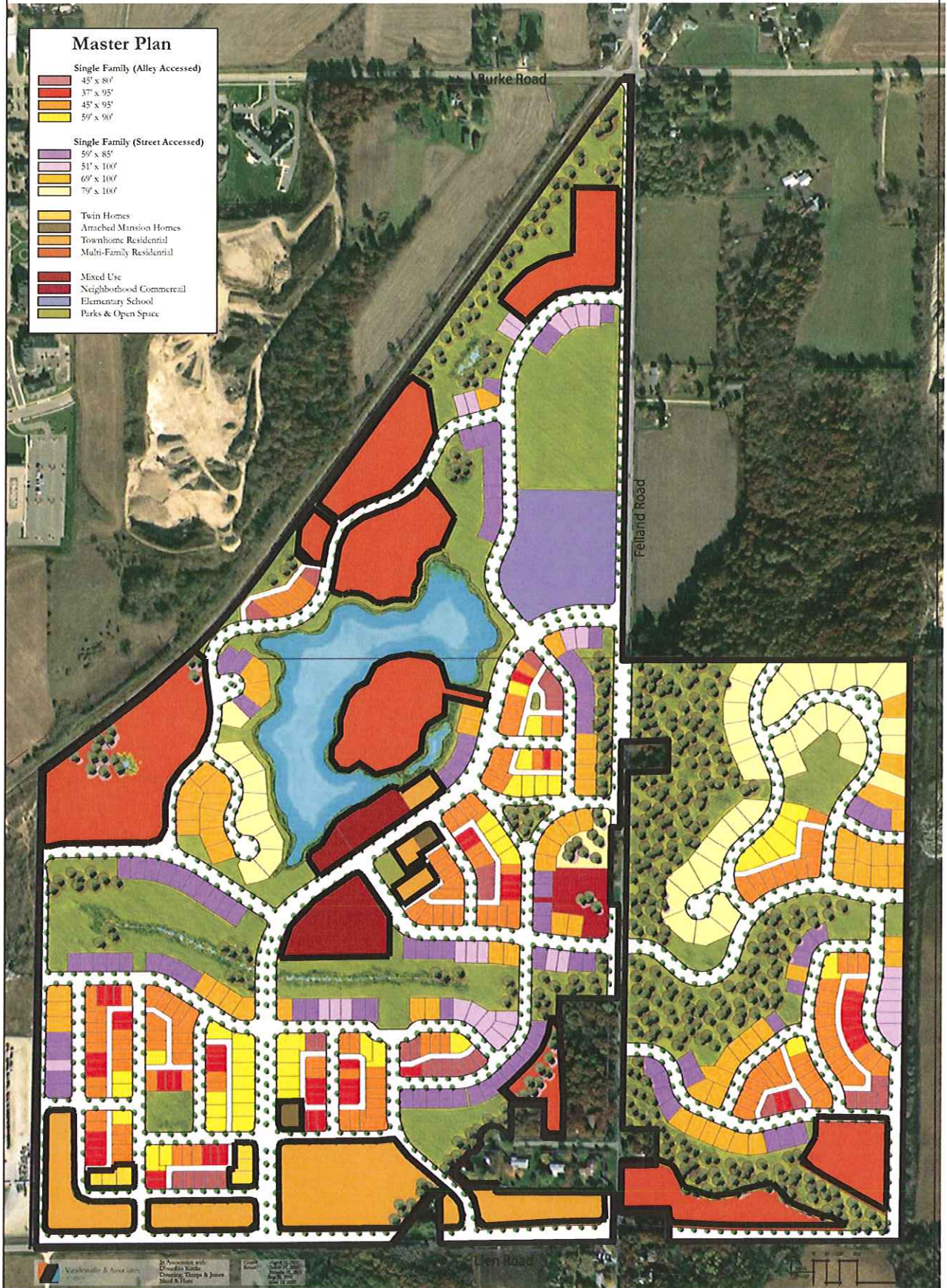
Applicant:
 VAL Development, LLC Mr. Jeff Rosenberg
 6801 South Town Drive Mr. Don Esposito
 Madison, WI 53713
 Tel: (608) 266-3100
 Fax: (608) 226-0600
jrosenberg@veridianhomes.com

Design Team:	Mr. Brian Munson	D'Onofrio Kottke	Mr. Dan Day
VANDEWALLE & ASSOCIATES		7530 Westward Way	
120 East Lakeside Street		Madison, WI 53717	
Madison, WI 53715		Tel: (608) 833-7530	
Tel: (608) 255-3988		Fax: (608)833-1089	
Fax: (608)255-0814		dday@donofrio.cc	
bmunson@vandewalle.com			

VILLAGE AT AUTUMN LAKE

Master Plan







Master Plan	
Single Family (Alley Accessed)	
	45' x 80'
	37' x 95'
	45' x 95'
	59' x 90'
Single Family (Street Accessed)	
	59' x 85'
	51' x 100'
	69' x 100'
	79' x 100'
	Twin Homes
	Attached Mansion Homes
	Townhome Residential
	Multi-Family Residential
	Mixed Use
	Neighborhood Commercial
	Elementary School
	Parks & Open Space

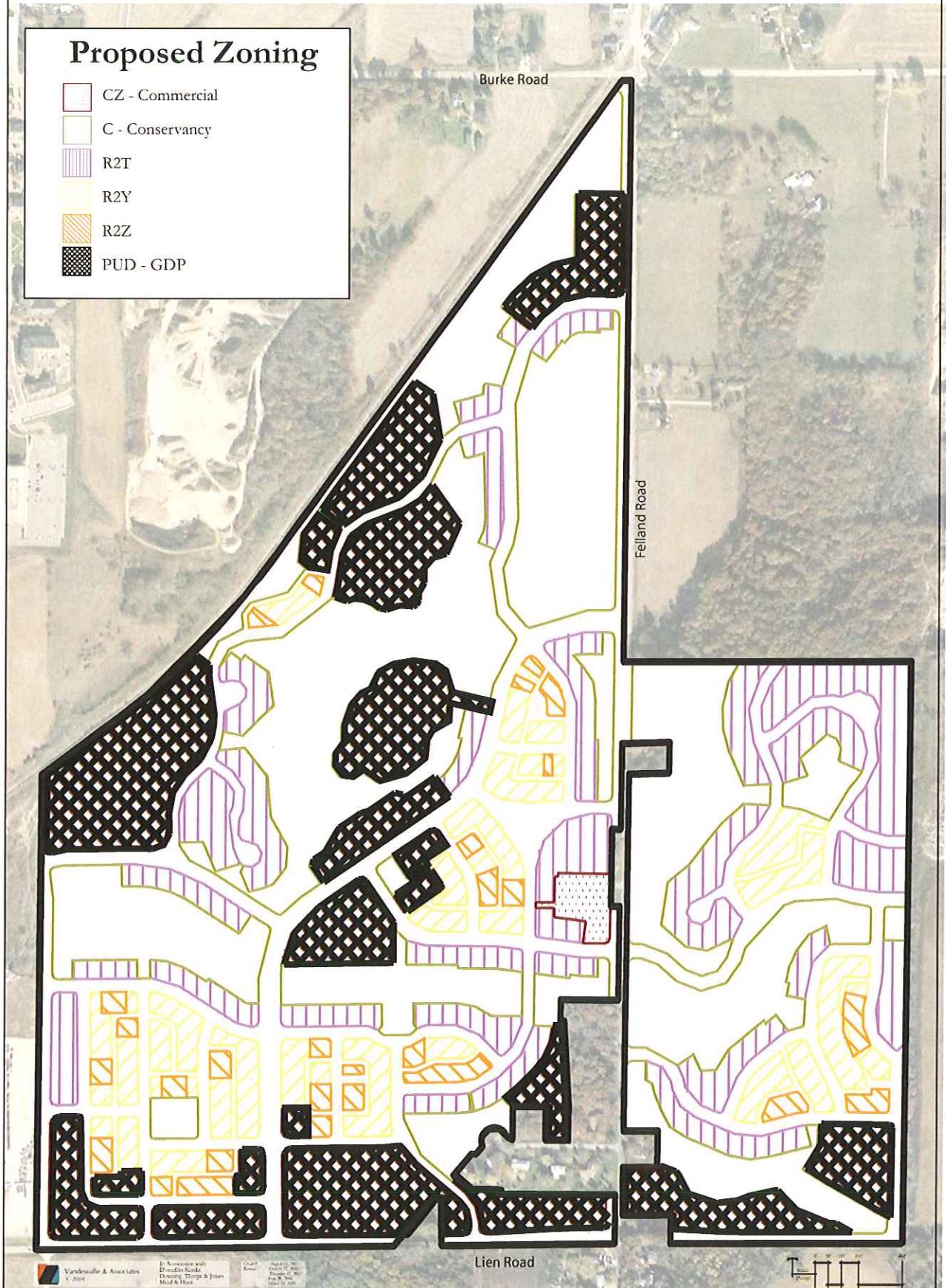


VILLAGE AT AUTUMN LAKE

Proposed Zoning

Proposed Zoning

-  CZ - Commercial
-  C - Conservancy
-  R2T
-  R2Y
-  R2Z
-  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.

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.

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.



District III: Twin Homes

Final Plat Lot Numbers: 37-39, 89-91

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



District IV: Attached Mansion Homes

Final Plat Lot Numbers: 103, 287

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



District V: Townhome Residential

Final Plat Lot Numbers: 1, 97-99, 133, 258, 285, 286, 518, 519

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



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



District VI: Multi-Family Residential

Final Plat Lot Numbers: 147, 216, 217, 225, 226, 233, 251, 284

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.

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)



District VI Locations



District VII: Mixed-Use

Final Plat Lot Numbers: 259, 260

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



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)



General Development Requirements:

Alterations and Revisions

No alteration or revision of the Planned Unit Development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the Plan Commission.

Architectural Review Committee

The Architectural Review Committee and Covenants and Restrictions Code will be set up to ensure the continued development of high quality design, architecture and building throughout the neighborhood.

Architectural and landscape plans for any site within The Village at Autumn Lake shall be submitted to the Architectural Review Committee for review and approval prior to the issuance of any Building Permit, or prior to any site improvements.

The Committee will review all submitted plans to ensure the continuation of the distinct architectural character, and landscape quality established within the development. Plans will be reviewed based on the design guidelines established in the Covenants and Restrictions and standards for each zoning district. The Committee will review any future remodeling plans that will change the outward appearance of any structure found within The Village at Autumn Lake. The Committee will not review any re-landscaping plans that take place more than one year after the original landscape plan is installed.

The Committee has the right to enforce all design guidelines and standards found within the Covenants and Restrictions, Design Guidelines and zoning text. The Committee also retains the right to grant exceptions to the design guidelines and standards based on the merit of exceptional design that may not fall within or meet the technical requirements of the guidelines and standards, but generally accomplishes the basic principles and intent of the aforementioned documents. Exceptions may also be made on a case-by-case evaluation of individual site context issues that would inhibit the practical implementation of these guidelines and standards.

The Architectural Review Committee shall initially be appointed by the Developer, and references in this Zoning Text to the Architectural Review Committee shall mean the Developer for such period of time as the Developer remains the only member of the Architectural Review Committee as provided in the Association Bylaws. As long as the Developer is the only member of the Architectural Review Committee, the Developer, acting alone, may exercise all of the rights and powers granted to the Architectural Review Committee under this Zoning Text and the Bylaws. After the Developer ceases to be the sole member of the Architectural Review Committee, the Architectural Review Committee shall thereafter consist of such persons as are elected pursuant to the Bylaws.

The regulations and standards included in the GDP Zoning Text will be enforced by the City. Changes to the Zoning Text will require City Approval.

Full Association Bylaws will be included as an attachment submittal with the Specific Implementation Plan for The Village at Autumn Lake and will be available for review and comment prior to full approval for this project.

Yard Requirements

Attached residential, multifamily, and mixed-use sites will be required to submit detailed yard requirements as part of the Specific Implementation Plan submittal.

Landscaping

Site landscaping will be provided as part of Specific Implementation Plans.

Lighting

Site Lighting will be provided as a component of Specific Implementation Plans.

Conceptual Grading Plan

Site grading will be supplied as a component of final plat submittal.

Signage

Signage will be submitted as a component of Specific Implementation Plans.

Private Open Space Maintenance

The project will be managed by a Homeowners Association which will be a nonprofit membership corporation whose purpose will be to maintain, improve, and preserve certain properties within the project. To that extent, Wis. Stats. § 779.70 provides for the imposition of a Maintenance Lien on all properties in the project. Within the procedures set forth in the Maintenance Lien statute, a Homeowners Association may impose upon each lot the cost of maintenance of common areas and common open space. Under the procedures set forth in the statute, these charges may become liens if not paid and the liens may be enforced by foreclosure or direct action against property owners to collect the amounts at law.

In the event the City of Madison wishes further security for payment of these amounts, we would recommend that the City be named as a third party beneficiary of the liens imposed by the Homeowners Association. In addition, there should be a Declaration of Covenants on all lands within the project. The Declaration will set forth the provisions of the Maintenance Lien outlined above and also provide for the right of the City to enforce these rights as a third party beneficiary. We recommend that the enforcement be preceded by a thirty (30) day written notice allowing the property owner or the association to perform the maintenance required. In the event no correction is made, the City may directly make the repairs or maintenance and charge the costs of those maintenance or repairs as assessments to an individual lot owner or to several lots within the project. It is very important that the declarant for itself and its assignees specifically waive notice and protest of tax or assessments which may be levied by the City for the maintenance or repairs performed by the City.

Alley Lighting

The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. This private light(s) to be operated and maintained by private interests

Traffic Measures

Several streets within the project and plat include special traffic islands and traffic calming measures within the public right-of-way. The Village at Autumn Lake Homeowner's Association shall be responsible, at the Association's sole cost and expense, for the maintenance and upkeep of such physical traffic measures. Such maintenance and upkeep shall be performed at the discretion of the Association except to the extent required by the City of Madison and shall include landscaping. If the landscaping is not maintained, the City will give notice to the Village at Autumn Lake Homeowner's Association that it is not being maintained. If the Association does not respond to the notice within 60 days, the physical traffic measures will be topped with an asphalt pavement. The Village at Autumn Lake Homeowner's Association and persons involved with the maintenance and upkeep of the special traffic measures shall indemnify and hold harmless the City of Madison and its Boards, and Commissions and their officers, agents, and employees from and against all claims, demands, loss of liability of any kind or nature for any possible injury incurred during maintenance and upkeep.

The Village at Autumn Lake

PUD:GPD Reapproval Unit Chart

	Final Plat Lot Numbers	Final Plat Residential Units	Final Plat Net Acreage	Final Plat Average Net Density DU/Acre*
PUD:GDP		726	53.39	13.6
District III Twin Homes		12	0.94	12.8
	37-39	6	0.45	13.3
	89-91	6	0.48	12.4
District IV Attached Mansion Homes		8	0.52	15.5
	103	4	0.31	13.0
	287	4	0.21	19.2
District V Townhomes		206	19.62	10.5
	1	25	2.47	10.1
	97	18	1.53	11.8
	98	48	5.73	8.4
	99	3	0.40	7.4
	133	20	2.25	8.9
	258	6	0.44	13.8
	285	7	0.42	16.5
	286	4	0.33	12.3
	518	31	2.60	11.9
	519	44	3.45	12.8
District VI Multi-Family Attached		424	27.49	15.4
Single Family Condominiums		129	14.77	8.7
Wynter Lane Condos	147	2	1.53	1.3
North Lake Condos	225, 226	34	4.28	7.9
"Island" Condos	251	61	4.76	12.8
North Lake Condos	284	32	4.20	7.6
Medium Density Attached		151	7.56	20.0
Westlake	217	86	4.09	21.0
Felland Road	233	65	3.46	18.8
High Density Attached		144	5.17	27.9
Cityview Apartments	216	144	5.17	27.9
District VII Mixed Use		76	4.82	15.8
Mixed Use	183	76	3.07	24.7
Town Center	259, 260	0	1.75	0.0
PUD Totals		726	53.39	
Village at Autumn Lake Neighborhood Total		1215	285.21	

Total Site Dwelling Units Per Acre	4.3
Net Dwelling Units Per Acre	9.6
Net Residential Dwelling Units Per Acre (residential acreage only)	9.6

Exhibit D: Full Text Legal Descriptions

AREA ZONED PUD-GDP

Legal Description

Lots 1, 37-39, 89-91, 97-99, 103, 133, 147, 183, 216-217, 225, 226, 233, 251, 258-260, 284-287, 518-519, Village at Autumn Lake, recorded in Volume 59-005 B of Plats on Pages 20-39, as document number 4175683 Dane County Registry, City of Madison, Dane County, Wisconsin.

The Village at Autumn Lake

PUD-GDP Parcels

Lot	Parcel Identification Number	Street Address	Zoning District	Lot Style/District	Lot Size	Square Footage	Units	Phase	Setbacks			Garage Placement (viewed looking at garage)	Use Easement Provisions			Transform Impacts		Affordable Units (80%)
									Front Yard (Front)	Side Yard	Rear Yard (Garage)		Corner Lot (Garage)	Dominant Lot	Receives Servient Easement From:	Gives Servient Easement To:	Mandatory House Handling	
1	0810-263-0101-0	5501 WILLOW ROCK LN 5501 MERRY MADDY LN 1702 TORI FROST WAY 1710 ABIAL SPRING TRL	PUD-GDP	Townhomes	-	107,682	23		10'	THD	2'							
37	0810-263-0506-2	5510 MERRY MADDY LN	PUD-GDP	Duplex	74x106	8,342	2		16'(10)	5'	2'							
38	0810-263-0507-0	5506 MERRY MADDY WAY	PUD-GDP	Duplex	68x80	5,440	2		16'(10)	5'	2'							
39	0810-263-0508-8	5502 MERRY MADDY LN	PUD-GDP	Duplex	74x80	5,872	2		16'(10)	5'	2'							
89	0810-263-1301-5	5505 ARIAL SPRING TRL 5503 SWEETGRASS RUN	PUD-GDP	Duplex	69x96	6,900	2	2	16'(10)	5'	2'							
90	0810-263-1302-3	1710 AUTUMN LAKE PKY	PUD-GDP	Duplex	63x96	6,048	2	2	16'(10)	5'	2'							
91	0810-263-1303-1	1706 AUTUMN LAKE PKY	PUD-GDP	Duplex	69x122	8,571	2	2	16'(10)	5'	2'							
97	0810-263-1401-3	5618 MERRY MADDY LN 1701 TORI FROST WAY 5601 MERRY MADDY LN	PUD-GDP	Townhomes	-	66,513	18		10'	THD	2'							
98	0810-263-1501-1	5701 SWEETGRASS RUN 1701 AUTUMN LAKE PKY	PUD-GDP	Townhomes	-	249,786	48		10'	THD	2'							
99	0810-263-1502-9	1716 WOOD HILL RD	PUD-GDP	Townhomes	-	17,564	3		10'	THD	2'							
103	0810-263-1604-3	5702 SWEETGRASS RUN 1801 AUTUMN LAKE PKY	PUD-GDP	Manor Homes	-	13,336	4	2	10'	8'	2'							
133	0810-263-2001-0	1701 WOOD HILL RD	PUD-GDP	Townhomes	-	98,159	20		10'	THD	2'							
147	0810-263-2017-7	5810 WYNTER LN	PUD-GDP	Condos	-	66,784	2		10'	0'	0'							
183	0810-263-2319-7	2001 AUTUMN LAKE PKY	PUD-GDP	Mixed Use	-	133,849	76	2	18'(11)	5'	20'(10)							
216	0810-263-2501-0	5502 GOLDEN DUSK PKY	PUD-GDP	Apartments	-	224,510	144		0'	0'	0'							
217	0810-263-2502-8	2102 WATERS EDGE TRL	PUD-GDP	Apartments	-	178,189	86		0'	0'	0'							
225	0810-262-0302-6	2403 WATERS EDGE TRL	PUD-GDP	Condos	-	28,140	5		0'	0'	0'							
226	0810-262-0303-4	2444 WATERS EDGE TRL	PUD-GDP	Condos	-	136,436	29		0'	0'	0'							
233	0810-262-0310-9	2614 WATERBELL WAY	PUD-GDP	Apartments	-	150,935	65		0'	0'	0'							
251	0810-263-2602-6	2510 AUTUMN LAKE PKY	PUD-GDP	Condos	-	207,243	61		0'	0'	0'							
258	0810-263-2609-2	2102 AUTUMN LAKE PKY	PUD-GDP	Townhomes	-	19,003	6	1	10'	THD	2'							
259	0810-263-2610-9	2014 AUTUMN LAKE PKY	PUD-GDP	Commercial	-	50,793	0	2	0'	0'	0'							
260	0810-263-2611-7	2008 AUTUMN LAKE PKY	PUD-GDP	Commercial	-	25,306	0	2	0'	0'	0'							
284	0810-262-0512-1	2401 WATERS EDGE TRL	PUD-GDP	Condos	-	182,883	32		0'	0'	0'							
285	0810-263-2801-4	5766 TRANQUILITY TRL	PUD-GDP	Townhomes	-	18,488	7	2	10'	THD	2'							
286	0810-263-2803-0	2019 AUTUMN LAKE PKY	PUD-GDP	Townhomes	-	14,173	4	2	10'	THD	2'							
287	0810-263-2804-8	2025 AUTUMN LAKE PKY	PUD-GDP	Manor Homes	-	9,909	4	1	10'	8'	2'							
518	0810-264-1414-4	2030 BRANDYWINE DR 6029 WOODBINE DR	PUD-GDP	Townhomes	-	113,233	31		10'	THD	2'							
519	0810-264-1416-0	5923 LIEN RD	PUD-GDP	Townhomes	-	139,256	44		10'	THD	2'							

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