



Report to the Plan Commission

February 18, 2013

Legistar I.D. #28941 & 29099

Generally addressed as 457 North Star Drive

PUD Amendment, Preliminary and Final Plats

Report Prepared By:
Timothy M. Parks, Planner
Planning Division

Requested Actions: Approval of a request to rezone 103 existing lots and outlots in the Grandview Commons subdivision and generally addressed as 457 North Star Drive from PUD-GDP and PUD-SIP to Amended PUD-GDP-SIP, and; approval of a preliminary plat and final plat replatting the 103 existing parcels into 101 single-family lots, 6 two-family lots and 5 outlots.

Note: The zoning map amendment was filed for review on December 27, 2012 under the 1966 Zoning Code and is subject to review under that ordinance. A corresponding zoning map amendment to rezone the same property to the PD-GDP-SIP zoning district under the 2011-2012 Zoning Code will provide the development conforming zoning under the new code, which went into effect on January 2, 2013.

Applicable Regulations & Standards: Section 28.07(6) of the Zoning Code provides the requirements and framework for Planned Unit Developments. Section 28.12(10) provides the process for zoning map amendments. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendments 3657-3658 and 28.0222-00027 and 28.0222-00028 and the preliminary and final plats of Second Addition to Grandview Commons to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

General Information

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

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

Surveyor: Dan Day, D'Onofrio Kottke & Associates; 7530 Westward Way; Madison.

Proposal: The applicant is requesting to amend the Grandview Commons Planned Unit Development to allow 103 existing parcels located on 7 blocks totalling 18.5 acres and generally bounded by North Star Drive on the west, Caldera Street on the north, Venus Way on the east and Dominion Drive on the south to be replatted into 101 single-family lots, 6 two-family lots, 1 outlot for public stormwater management, 2 outlots for public alleys, 1 outlot for private open space and 1 outlot for private driveways. The subject site is located in Aldermanic District 3 (Cnare) and the Madison Metropolitan School District.

Existing Conditions: Undeveloped land, zoned PUD-GDP and PUD-SIP.

Surrounding Land Use and Zoning:

North: Undeveloped single-family lots in the Eastlawn subdivision, zoned TR-C3 (Traditional Residential-Consistent District 3) [formerly R2T and R2Y (Single-Family Residence Districts)];

South: Existing and future single-family residences in the Grandview Commons subdivision, zoned PUD(PD)-SIP;

East: Future single-family residences in Grandview Commons, zoned PUD(PD)-SIP; single-family residences in the Rustic Acres subdivisions, zoned SR-C1 (Suburban Residential-Consistent District 1) [R1 (Single-Family Residence District)] and TR-C3 [R2S (Single-Family Residence District)];

West: Future single-family residences in Grandview Commons; North Star Park, all zoned PUD(PD)-SIP.

Adopted Land Use Plan: The Sprecher Neighborhood Development Plan generally recommends the area to be rezoned and replatted for low-density residential development.

Environmental Corridor Status: Two existing stormwater management outlots located within and adjacent to the limits of the replat are located in mapped environmental corridors, as is the City park located to the west of the proposed replat. If the amended PUD and replat are approved, the applicant will be required to work with Planning Division and Capital Area Regional Planning Commission staff to revise the environmental corridor map to reflect the changes called for on the replat prior to recording.

Public Utilities and Services: The Grandview Commons development is served by a full range of urban services except Metro Transit, which does not currently serve any neighborhoods east of Interstate 39-90 and north of Cottage Grove Road.

Zoning Summary: The proposed lots will be zoned PUD(PD)-GDP-SIP with this request, which will be reviewed in the following sections of this report. There were no critical items raised by Zoning staff with regard to this proposal.

Previous Related Approvals

On February 5, 2002, the Common Council approved a request to rezone 232.6 acres of land located in the northeastern quadrant of Cottage Grove Road and Interstate 39-90 from A (Agriculture District) to PUD-GDP and approved the preliminary plat of Grandview Commons for the future development of 557 single-family residences, 20 two-family residences, up to 785 multi-family residential units (throughout the development), 100,000 square feet of retail/ office uses, and 20,000 square feet of additional office space above the first floor in the neighborhood center.

On June 4, 2002, the Common Council approved an Amended PUD-GDP and a PUD-SIP for the first phase of Grandview Commons to allow development of 557 single-family residences, 20 two-family residences, up to 1,248 multi-family residential units (throughout the development), 100,000 square feet of retail/ office uses, 50,000 square feet of flex space, and 20,000 square feet of additional office space above the first floor in the neighborhood center.

On June 18, 2002, the Common Council approved a revised preliminary plat and final plat of Grandview Commons. The final plat was recorded on November 6, 2002.

Project Review

Veridian Homes is requesting approval of a major alteration to the approved Planned Unit Development zoning for Grandview Commons and a preliminary plat and final plat to replat 103 existing parcels created with the original Grandview Commons plat. The resulting density of the amended PUD and replat will decrease the density of this portion of the Grandview Commons development from 121 dwelling units comprised of 91 single-family lots and 30 multi-family units on 3 lots in the current, approved PUD to 113 units comprised of 101 single-family lots and 6 two-family lots (12 units). The replat, referred to as Second Addition to Grandview Commons, generally calls for slightly larger single-family lots and more single-family lots accessed from the fronting streets instead of alleys. The applicant indicates that the proposed amendment to the planned unit development and replat are intended to bring the undeveloped portions of the Grandview Commons subdivision into alignment with current market conditions.

The replat also proposes 5 outlots, including 1 outlot for public stormwater management (Outlot (OL) 34), 1 outlot for private open space (OL 35), 2 outlots for public alleys (OL 36 and 38), and 1 outlot for private driveways serving adjacent lots (OL 37), and the discontinuation of 3 public alleys created by the original plat. The outlot for stormwater management shown on the proposed amendment and replat is an expansion of an existing platted facility, which will provide additional capacity to serve development in the southern portions of the Grandview Commons development, including the expanded mixed-use town center area approved in 2012 adjacent to Cottage Grove Road.

The proposed single-family lots will be developed in the Garden Homes District, Village Homes I District, Ridge View Homes District and the Manor Homes District as identified in the approved and recorded 2002-2003 specific implementation plan for Grandview Commons. The 3 two-family lots proposed will be built according to the Twin Home District of that earlier specific implementation plan. The proposed PUD amendment calls for minor reductions to the minimum lot width and lot area of the Ridge View Homes District (15 square feet and 9 feet, respectively) and a revision to the Twin Homes District to reflect the minimum lot area required per dwelling unit for a two-family dwelling. The bulk and design requirements of these districts are otherwise unchanged.

Analysis & Conclusion

The Planning Division believes that the proposed amended PUD(PD)-GDP-SIP and replat of the subject 18.5 acres of the larger Grandview Commons development can meet the applicable standards and criteria for approval. The modest adjustments to the overall unit mix proposed with the amended PUD and replat represents a natural evolution in the implementation of large-scale development like Grandview Commons, and staff believes that the resulting development will be consistent with the low-density residential land uses and traditional, walkable neighborhood development pattern generally recommended in the Sprecher Neighborhood Development Plan.

The proposed amendment to the PUD was reviewed by the secretary of the Urban Design Commission and approved administratively as essentially consistent with the earlier approved Grandview Commons Planned Unit Development first approved in 2002.

Staff Recommendations, Conditions of Approval & General Ordinance Requirements

Major/Non-Standard Conditions are shaded

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendments 3657-3658 and 28.0222-00027 and 28.0222-00028, amending the Grandview Commons Planned Unit Development for 18.5 acres of the development generally addressed as 457 North Star Drive, and the preliminary and final plats of Second Addition to Grandview Commons to the Common Council, all with recommendations of **approval**, subject to input at the public hearing and the following conditions:

Planning Division Conditions:

1. That the zoning text be revised for the Twin Home District to incorporate or reference the supplemental regulations for Two-Family Dwelling-Twin buildings found in Section 28.151 of the 2011-2012 Zoning Code, and for the Permitted Uses section to specifically reference "Two-Family Dwelling-Twin" and "Two-Family Dwelling-Two-Unit" instead of "Two-Family Residential Homes" and "Zero Lot line Attached Residential" to better reflect the language of the new Zoning Code.
2. That the applicant work with the Planning Division and Capital Area Regional Planning Commission to revise the environmental corridor map to reflect the proposed changes to Outlot 34 (stormwater management tract) and Outlot 35 (private open space) prior to recording the final plat.

The following conditions of approval have been submitted by reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

3. Add the following note to the end of Note #1 found on final plat sheet 1 of 4: "In the event of a city of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are hereby released and replaced by those required and created by the current approved subdivision."
4. Portions of the original Grandview Commons platted private outlots for private alley purposes, together with additional lands as required for corner radius, were conveyed publicly to the City of Madison per warranty deed Document No. 3913259. The proposed replat appears to include portions of public alleys designated as Parcels M, N, O, P, Q, R, T, U, V and W within Document No. 3913259. The City Attorney's Office has determined that the replatting of portions of these public alleys shall be reconciled by public street/ alley vacation resolution in accordance with 66.1003ss administered by the City Engineering Division. All abutting property owners shall petition the City Engineer to initiate the vacation process and be aware of the fact this will take time to administer and record with the Register of Deeds if adopted by the Common Council.
5. It is understood that the existing pond in Outlot 34 shall be redesigned and enlarged to accommodate the proposed Copps Market at 6002 Cottage Grove Road. The applicant shall provide a final set of design calculations and plans to the City Engineer for approval prior to the recording of this plat.
6. The developer shall install public and private utilities as necessary to serve the proposed lots.

7. The developer shall enter into a City/Developer agreement for the installation of public improvements required to serve this plat. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat without the agreement executed by the developer.
8. This development is subject to impact fees for the Door Creek North, Phase II Impact Fee District. All impact fees are due and payable at the time building permits are issued.
9. The developer shall construct Madison Standard street and sidewalk improvements for all streets within the plat.
10. The developer shall note that AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat.
11. An erosion control plan and land disturbing activity permit shall be submitted to the City Engineering Division for review and approval prior to grading or any other construction activities. The Pre-construction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
12. The following notes shall be included on the final plat:
 - a.) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. For purposes of 2 or more lots combined for a single development site, or where 2 or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of 6 feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be 12 feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
 - b.) The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

Information to Surveyor's: In addition to notes such as this, WI State Plat Review now enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.

13. Prior to the issuance of building permits, the developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The Developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage. The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system—NAD 27. No building permits shall be issued prior to City Engineering's approval of this plan.

The following note shall accompany the master storm water drainage plan:

"For purposes of this plan, it is assumed that grading shall be a straight line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows."

14. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of MGO. Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.
15. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
16. A minimum of two working days prior to requesting City Engineering Division signoff on the plat, the applicant shall contact Janet Dailey to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
17. 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.
18. The applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat to the Mapping/GIS Section of the Engineering Division. The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums in either Auto CAD Version 2001 or older, MicroStation Version J or older or Universal DXF Formats and contain the minimum of the following, each on a separate layer name/level number: 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)

19. The applicant shall execute and return a declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

20. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Pat Anderson, 266-5978)

This agency did not submit comments for this project.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not submit comments for this project. The applicant shall contact this agency prior to final approval of the plat for recording to determine if additional park fees will be due for the proposed replat.

Fire Department (Contact Bill Sullivan, 261-9658)

21. Whenever homes are separated by less than 10 feet, the probability of fire extension from one home to the next is significantly increased. As a counter measure, the Madison Fire Department recommends that Veridian Homes install automatic fire sprinkler systems in all these homes.

22. At a minimum, Veridian Homes shall provide the following information to the buyer of each individual lot: "The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website."

Water Utility (Contact Dennis Cawley, 261-9243)

23. All public water mains and water service laterals shall be installed by a standard City of Madison subdivision contract, except water main on Pleasant View Road may be installed by Assessment Reimbursement contract.

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24. Per MGO Section 13.21, all operating private wells shall be identified and permitted, and all unused private wells shall be abandoned as approved by the Water Utility.

Office of Real Estate Services (Contact Jennifer Frese, 267-8719)

Note: Plat revisions and an updated title report will be required as outlined in a memo to be provided separately by the Office of Real Estate Services.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this project.