



PREPARED FOR THE PLAN COMMISSION

Project Address: 1802-1830 Twin Fawn Trail
Application Type: Preliminary Plat and Final Plat
Legistar File ID # [58666](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Chris Ehlers, VAL, LLC, dba Veridian Homes; 6801 South Towne Drive; Madison.
Surveyor: Brett Stoffregan and Dan Day, D’Onofrio Kottke & Associates; 7530 Westward Way; Madison.

Requested Actions: Approval of the preliminary plat and final plat of *Village at Autumn Lake Replat No. 4*, replatting six single-family lots and two lots to be developed with a two-family twin home into 10 single-family lots. As a condition of approval, the applicant will need final approval of an alteration to the approved TR-P master plan to reflect the revised housing types and lots proposed with the replat. [The parcels affected by this replat are listed in Appendix A beginning on page 8 at the end of this report.]

Proposal Summary: The proposed “Village at Autumn Lake Replat No. 4” subdivision calls for Lots 521-528 of the Village at Autumn Lake Replat subdivision to be replatted as 10 single-family lots. Per the approved 2015 subdivision and TR-P master plan approvals, Lots 521 and 522 were to be developed with a two-family twin home to be constructed across the common lot line; Lots 523-527 were to be developed with “Estate” detached single-family homes; and Lot 528 was identified as a “Manor” single-family home type. The TR-P alteration submitted concurrent with Replat No. 4 calls for 10 single-family “Meadow” homes to be developed on the proposed lots. Development of the Village at Autumn Lake subdivision is ongoing, with completion of the subdivision anticipated based on market demand for units.

Applicable Regulations & Standards: The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations. The requirements and process for the TR-P zoning district are outlined in Section 28.053 of the Zoning Code.

Review Required By: Plan Commission and Common Council.

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 application for preliminary plat and final plat approval was submitted to the City on December 4, 2019. Therefore, the 90-day review period for this plat was scheduled to expire circa March 4, 2020.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward the preliminary plat and final plat of *Village at Autumn Lake Replat No. 4* on land addressed as 1802-1830 Twin Fawn Trail 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.

Background Information

Parcel Location: Replat No. 4 comprises 2.96-acre of land bounded by Twin Fawn Trail on the east, Spring Tide Way on the south, City View Drive on the west, and Levitan Lane on the north; Aldermanic District 17 (Baldeh); Sun Prairie Area School District.

Existing Conditions and Land Use: Undeveloped land zoned TR-P (Traditional Residential–Planned District).

Surrounding Land Uses and Zoning:

North: Single-family residences, zoned TR-P (Traditional Residential–Planned District);

South: Autumn Lakes Apartments, zoned TR-P;

West: Copart Auto across City View Drive, zoned A (Agricultural District);

East: Single- and two-family residences, zoned TR-P.

Adopted Land Use Plans: The 2002 Felland Neighborhood Development Plan recommends development of this portion of the Village at Autumn Lake subdivision with low- to medium-density residential uses at a density of 8 to 15 units per acre. In general, the neighborhood development plan contemplates a mix of housing types, lot sizes, and unit prices in the low- to medium-density, with an emphasis on traditional neighborhood development forms.

Environmental Corridor Status: The land subject to the proposed replat is not located in a mapped environmental corridor.

Public Utilities and Services: The subject site will be served by a full range of urban services as it develops. The nearest Metro Transit service is located one mile west of the subject site at Lien Road and N. Thompson Drive.

Zoning Summary: The proposed lots are zoned TR-P (Traditional Residential–Planned District).

Requirements	Required	Proposed
Lot Area	3,500 sq. ft. per dwelling unit	All lots exceed
Lot Width	37 per dwelling unit	Will comply
Minimum Front Yard	15'	To be determined at permitting
Max. Front Yard Setback	30' or up to 20% greater than block average	To be determined at permitting
Side Yards	5'	To be determined at permitting
Reverse Corner Side Yard Setback	8' (10' for garage)	To be determined at permitting
Rear Yard	Street-accessed: 20'	To be determined at permitting
Usable Open Space	500 sq. ft.	To be determined at permitting
Maximum Lot Coverage	75%	To be determined at permitting
Maximum Building Height	Three stories and 35'	To be determined at permitting
Building Forms	Single-family detached dwelling	To be determined at permitting

Other Critical Zoning Items	
Yes	Utility Easements
No:	Barrier Free, Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>	

Previous Approvals

On May 19, 2015, the Common Council approved a request to rezone numerous parcels in the Village at Autumn Lake subdivision generally addressed as 1710 Ariel Spring Trail from TR-C3 (Traditional Residential–Consistent 3 District), PD (Planned Development District), and CN (Conservancy District) to TR-P (Traditional Residential–Planned District) and TR-C3; and approved the preliminary plat and final plat of the *Village of Autumn Lake Replat*, creating lots for 542 single-family units; 22 two-family-twin units, 8 four-unit dwellings, 48 townhouses, and 332 multi-family units, including 36 in a mixed-use node; 16 outlots dedicated to the public; and 12 outlots to be private. The Plan Commission approved a demolition permit to allow a single-family residence at 5825 Sanctuary Lane and 2009 Expedition Trail to be razed as part of the proposed replat at its May 4, 2015 meeting.

On May 3, 2016, the Common Council approved the preliminary plat and final plat of *Village at Autumn Lake Replat No. 2* to create nine lots for single-family attached housing and one outlot for a private drive on land generally addressed as 5703 Summer Shine Drive.

On June 19, 2018, the Common Council approved a request to amend the TR-P (Traditional Residential–Planned District) master plan for the Village at Autumn Lake subdivision to allow construction of twelve (12) two-family twin homes; and the preliminary plat and final plat of *Village at Autumn Lake Replat No. 3* to create 24 lots for the future twin homes and one outlot for private open space and access from Lot 649 of the Village at Autumn Lake Replat, 5802 Lien Road. Lot 649 had previously been identified for the future construction of 24 townhouse units.

Project Description, Analysis and Conclusion

The applicant, Veridian Homes, is requesting approval of the preliminary plat and final plat of “Village at Autumn Lake Replat No. 4” to replat six single-family lots and two lots to be developed with a two-family twin home (built across the common lot line) in the Village at Autumn Lakes subdivision into 10 single-family lots. The lots are located along the west side of Twin Fawn Trail between Spring Tide Way and Levitan Lane. The western, rear lot line of the lots backs onto City View Drive, with an existing platted rear yard planting strip and 30-foot setback line, which was established with the original final plat.

Per the approved 2015 subdivision and TR-P master plan approvals, Lots 521 and 522 were to be developed with a two-family twin home to be constructed across the common lot line; Lots 523-527 were to be developed with “Estate” detached single-family homes; and Lot 528 was identified as a “Manor” single-family home type. A minor alteration to the TR-P master plan submitted concurrent with Replat No. 4 calls for 10 single-family “Meadow” homes to be developed on the proposed lots. The replat will yield narrower single-family lots compared to those previously platted for the block, but will result in two more total units (10 versus 8). The applicant indicates that the replat is intended to “better accommodate market conditions” according to the letter of intent submitted with the application. No changes to the platted streets are proposed, and no public or private outlots in the subdivision will be impacted by the proposed replat.

Staff believes that the Plan Commission may find the standards for subdivision approval met with the proposed replat. All of the proposed lots appear to meet the minimum lot width and area requirements in the TR-P district, and staff believes that the proposal is consistent with the low- to medium-density residential recommendations for the site in the Felland Neighborhood Development Plan, which calls for the development of a mix of housing types and lot sizes at a density between 8-15 units per acre. The slight increase in density proposed will result in a density below the 8 unit per acre minimum recommended for the portion of the neighborhood west of Autumn Lake Parkway. The modest change in unit types on this block should still result in an adequately diverse mix of housing types and lot sizes as generally recommended for the larger subdivision, with an increase in the number of smaller single-family lots being offered, which will offset the slight reduction in two-family twin homes. The slight increase in units on the block should also have no discernable impact on the development of surrounding properties.

Recommendation

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

The Planning Division recommends that the Plan Commission forward the preliminary plat and final plat of *Village at Autumn Lake Replat No. 4* on land addressed as 1802-1830 Twin Fawn Trail to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions that follow.

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

Planning Division

1. Final approval of an alteration to the approved TR-P master plan to reflect the revised housing types and lots proposed with the replat shall be approved prior to final approval of the plat for recording.
2. The vehicle access restriction recorded with the Village at Autumn Lakes Replat for this block adjacent to City View Drive be added to the proposed replat.
3. The screening plan previously approved for the 30-foot rear setback for the City View Drive frontage shall be revised to reflect the replat. The note regarding the planting and maintenance of the buffer strip from the current plat shall be added to the proposed final plat. The 30-foot area shall be maintained by the owners of those lots or the homeowner's association. The plantings on the approved buffer plan shall be shown on the site plans submitted with building permit applications submitted for each lot.

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

City Engineering Division (Contact Brenda Stanley, 261-9127)

4. The existing stormwater management plan on file shall be reviewed and edited if deemed necessary to reflect the replat.

5. Enter into a City / Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
6. The developer shall construct Madison Standard street and sidewalk improvements for all streets fronting the plat.
7. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
8. This development is subject to impact fees for the Felland Road Neighborhood Sanitary Sewer Improvement Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall put on the face of the plat: "Lots/ buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."
9. Madison Metropolitan Sewerage District (MMSD) connection 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 two (2) working days prior to requesting City Engineering signoff.
10. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat the applicant shall contact either Tim Troester at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley at 261-9127 (bstanley@cityofmadison.com) 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).
11. Submit proposed lot corner grades with the stormwater management plan as these two items must be reviewed together to properly determine stormwater overflow conditions. Prior to the issuance of building permits, submit a master stormwater drainage plan with final as-built lot corner grades. These grades may be modified from the originally proposed grades provided they continue to meet design tolerances. No building permits shall be issued prior to City Engineering's final approval of this plan.

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

12. All portions of the Public Utility Easements and the Sloping and Grading Easements to be released shall be released by separate document prepared by City Office of Real Estate Services. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 266-4097) to coordinate the Real Estate project, and associated information and fees required. The releases of the Easements by the City and the Public Private Utilities (for Utility Easements) serving this plat are required prior to recording of the plat. Acknowledgement of the release and document number shall be noted on the face of the plat.
13. A private easement to accommodate the current USPS-required centralized delivery of mail using Cluster Box Units (CBUs) is noted on the plat. The applicant shall coordinate and provide documentation from the USPS Development Coordinator, City Engineering and Traffic Engineering staff confirming the required locations for

the CBUs serving this plat. CBUs serving this plat will not be permitted within any publicly owned or dedicated lands. A revised draft of the CBU owner's agreement acknowledging the revised lots shall be required prior to the recording of the final plat. The revised agreement shall be recorded immediately after the final plat has been recorded.

14. 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 monument condition reports for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com). 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 and shall be attached to a signed and sealed monument condition report. The applicant shall identify monument types on all PLS corners included on the plat. Note: Land tie to two PLS corners required.
15. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject plat one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the final recorded plat: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland & floodplain boundaries).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat and electronic data for any changes to the plat which occur subsequent to any submittal of data.

16. Prior to City Engineering Division final sign-off by main office for the plat, the final plat must be submitted to the Engineering Division Surveyor/ Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two (2) working days prior to final Engineering Division sign-off. Electronic mail submittal of the FINAL plat in PDF form is preferred. Transmit to jrquamme@cityofmadison.com.

Traffic Engineering Division (Contact Sean Malloy, 266-5987)

17. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12-foot easement between lots and 6-foot easements on corner lots where streetlights are needed. Easements are needed between Lots 1127-1128.
18. The applicant shall add a note to the plat stating no driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six (6) inches in width shall be constructed between all pedestrian ramps and driveway entrances. This is especially important at 'T' intersections where lot and building layout become critical; to prevent interference with the pedestrian ramp, lots intersecting or adjacent 'T' intersection may require a shared driveway and access.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

This agency reviewed this request and has recommended no conditions of approval.

Fire Department (Contact Bill Sullivan, 261-9658)

19. The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. An upgrade to include a fire sprinkler system with a cost estimate shall be made available for all initial single- or two-family home sales.

Water Utility (Contact Adam Wiederhoeft, 261-9121)

This agency reviewed this request and has recommended no conditions of approval.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency reviewed this request and has recommended no conditions of approval.

Parks Division (Contact Kathleen Kane, 261-9671)

20. Park Impact Fees (comprised of the Park-Infrastructure Impact Fee, per MGO Sec. 20.08(2), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6) will be required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. Please reference ID #12118.3 when contacting Parks Division staff about this project. The Parks Division will be required to sign off on this subdivision.

City Forestry Section (Brad Hofmann, 267-4908)

21. City Forestry will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, City Forestry will schedule planting and assess the cost of the initial planting to the property owner.

Office of Real Estate Services (Heidi Radlinger, 266-6558)

22. Prior to approval sign-off, the Owner's Certificate on the final plat shall be executed by all parties having an interest in the property, pursuant to Wis. Stats. 236.21(2)(a). Certificate shall be prepared with the ownership interests consistent with the most recent title report. The executed original hard stock recordable plat shall be presented at the time of sign-off.

23. Per the 60-year report of title dated October 28, 2019, there are no mortgages on the subject parcels.

24. The Secretary of the Plan Commission is now Matthew Wachter.

25. The City of Madison Treasurer is now Craig Franklin.

26. Under 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to plat recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. Receipts are to be

provided on or before sign-off and checks are payable to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, Wisconsin 53701

27. There are special assessments reported for the parcels within the plat boundary. Pursuant to MGO Section 16.23(5)(e)1 and Wis. Stats. 236.21(3), all special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to plat approval sign off. Receipts for payment shall be provided to the City’s Office of Real Estate Services in advance of plat approval sign-off. In lieu of this requirement, the owner may present written documentation from the City’s Board of Public Works that the special assessments may be continued to be paid on the installment basis authorized by the Board of Public Works.
28. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to Heidi Radlinger in the City’s Office of Real Estate Services (hradlinger@cityofmadison.com)), as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (October 28, 2019) and the date when sign-off approval is requested. A title commitment may be provided, but will only be considered as supplementary information to the title report update. The surveyor shall update the plat with the most recent information available in the title report update.
29. The owner shall email the document number of the recorded plat Heidi Radlinger in the Office of Real Estate Services as soon as it is available.

Appendix A – Affected Parcels

The proposed Village at Autumn Lake Replat No. 4 includes the following parcels:

1802 Twin Fawn Trail	251-0810-263-4308-8
1806 Twin Fawn Trail	251-0810-263-4307-0
1810 Twin Fawn Trail	251-0810-263-4306-2
1814 Twin Fawn Trail	251-0810-263-4305-4
1818 Twin Fawn Trail	251-0810-263-4304-6
1822 Twin Fawn Trail	251-0810-263-4303-8
1826 Twin Fawn Trail	251-0810-263-4302-0
1830 Twin Fawn Trail	251-0810-263-4301-2