

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: February 28, 2007

UDC MEETING DATE: March 7, 2007

Action Requested

- Informational Presentation
 Initial Approval and/or Recommendation
 Final Approval and/or Recommendation

PROJECT ADDRESS: Lot 149 (302 Cross Oak Drive, 9439 Silicon Prairie Parkway, 301 South Point Road)

ALDERMANIC DISTRICT: District 9, Paul Skidmore

OWNER/DEVELOPER (Partners and/or Principals)
Great Neighborhood West, LLC.

ARCHITECT/DESIGNER/OR AGENT:
Vandewalle & Associates

120 East Lakeside Street

Madison, WI 53715

CONTACT PERSON: Brian Munson or Chris Landerud

Address: 120 East Lakeside Street

Madison, WI 53715

Phone: (608) 255-3988

Fax: (608) 255-0814

E-mail address: bmunson@vandewalle.com

clanderud@vandewalle.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Community Development (PCD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Residential Development (PRD)
 New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 School, Public Building or Space (Fee may be required)
 New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
 Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)

- Street Graphics Variance* (Fee required)

Other _____

***Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)**

February 28, 2007

Mr. Al Martin
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

Re: Cardinal Glenn – Lot 149 Townhomes
UDC Submittal – Information Presentation

Dear Mr. Martin:

On behalf of David Simon, Great Neighborhoods West, LLC, we are pleased to submit the preliminary plan for the Cardinal Glenn Lot 149 Townhomes. The proposed plan consists of 4 buildings; a total of 24 townhome units on this 1.6 acre site. An interior private drive serves garages and visitor parking. This townhome site serves as a transitional use to the single family homes to the south and to the future multifamily units to the north.

The following information is attached:

- Lot 149 Location Map
- Preliminary Site Plan
- GDP/Zoning Text

Owners: Great Neighborhoods West, LLC.

<u>Design Team:</u>	Vandewalle & Associates 120 East Lakeside Street Madison, Wisconsin 53715 Tel/Fax: (608) 255-3988 / (608) 255-0814	Mr. Brian Munson Mr. Chris Landerud
	D’Onofrio Kottke 7530 Westward Way Madison, Wisconsin 53717 Tel/Fax: (608) 833-7530 / (608) 833-1089	Mr. Dan Day
	Eppstein Uhen Architects 222 W. Washington Ave, Suite 650 Madison, Wisconsin 53703 Tel/Fax: (608) 442-5350 / (608) 442-6680	Mr. Bill Rusk
	Engberg Anderson 611 N. Broadway Milwaukee, WI 53202 Tel/Fax: (414) 944-9000 / (414) 944-9100	Mr. John Fatica

Development Information:

Project Name: Cardinal Glenn – Lot 149 Townhomes

Addresses/Parcel Number: 302 Cross Oak Dr, 9439 Silicon Prairie Pky, 301 South Point Rd/
0708-281-2002-5

Zoning: PUD–GDP Doc. #4107395
Cardinal Glenn – Adopted: August 31, 2005

Proposed Use: Multifamily Residential

Schedule: Commencement – Summer 2007
Completion – January 2008

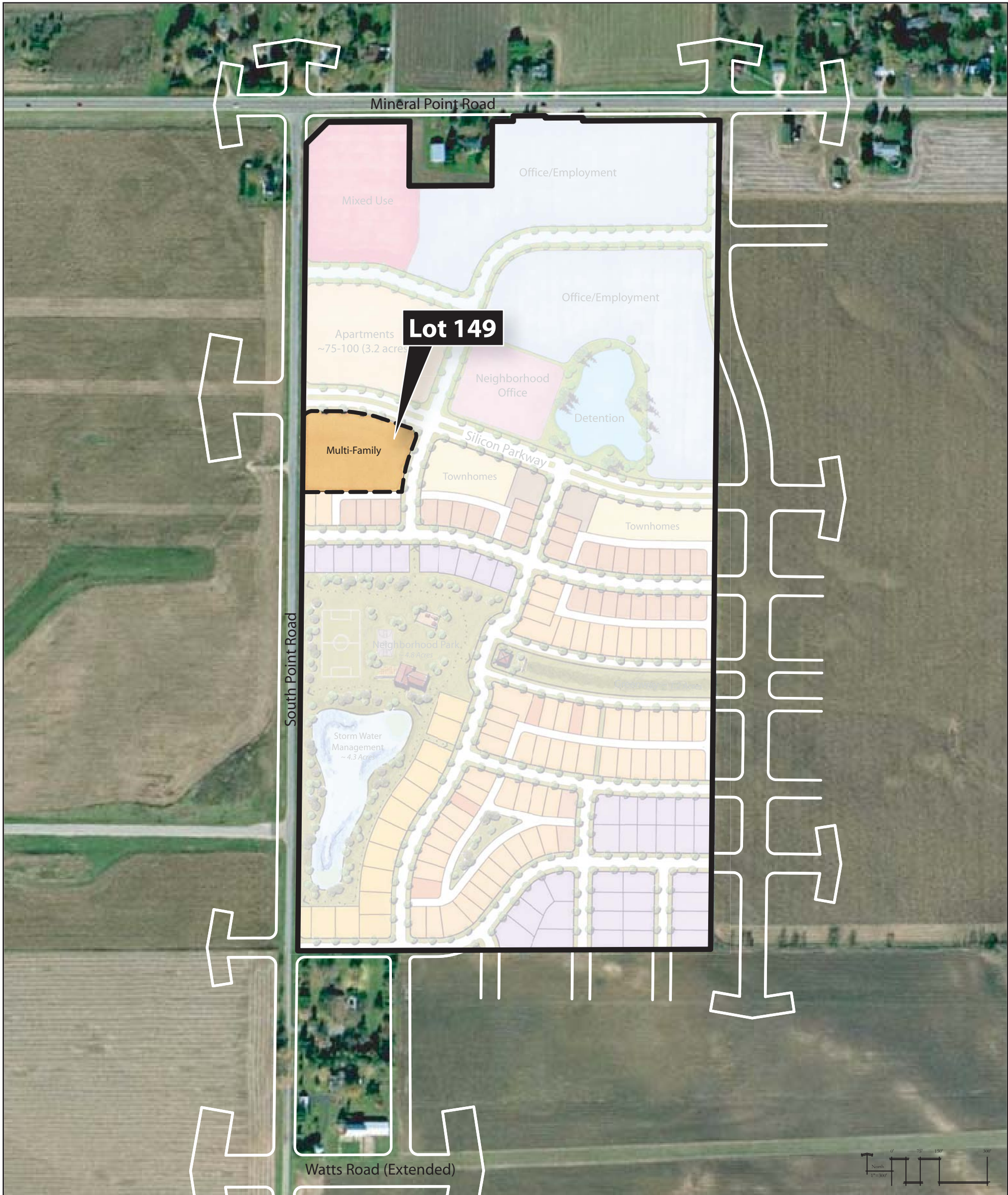
Lot Area: 1.6 acres

Dwelling Units: 24 units

Thank you for your time in reviewing this project.

Sincerely,

Brian Munson
Project Manager



Location Map

Cardinal Glenn Master Plan

Madison, Wisconsin



Vandewalle & Associates
© 2007
Revised: 23 March 2005
Recording Set: 16 February 2005

CARDINAL GLENN LOT 149

PRELIMINARY SITE PLAN

Townhome Building	7 units
Townhome Building	7 units
Townhome Building	6 units
Townhome Building	4 units
Total Units	24 units
Total Lot Size	1.6 acres



Townhome Buildings
- 14 Units



Townhome Building
- 6 Units



Townhome Building
- 4 Units



PUD:GDP Zoning Text

Final Plat Lot Numbers:

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 I	Twin Homes
District II	Townhomes
District III	Multifamily Residential

TERMS AND DEFINITIONS:

Definition of Family

The definition of family shall coincide with the definition in in Section 28.03(2) Madison General Ordinances as it applies to the R4 District.

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.

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 townhomes, and multifamily districts will be determined on a case-by-case basis as part of the Specific Implementation Plan submittals.

Building Heights

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

Townhome and multi-family 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 townhomes and multifamily 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 the townhome and multifamily districts will be set as a component of Specific Implementation Plans.



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.

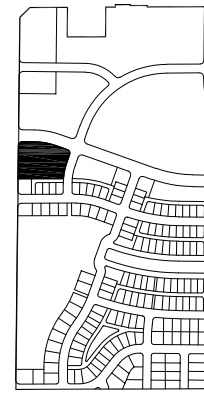


DISTRICT III: MULTI-FAMILY RESIDENTIAL

Final Plat Lot Numbers: 149

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 III Locations

Permitted Uses

Multi-Family 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)
Off-Street Parking and Loading	varies (will be set in SIP)



Cardinal Glenn

Unit Chart

	Final Plat Lot Numbers	Final Plat Residential Units	Final Plat Net Acreage	Final Plat Average Net Density DU/Acre*
R: Single Family		154	18.1	8.5
R2Z Single Family:Alley Accessed		38	3.4	11.2
45' x 80'	19, 44, 99- 118, 145-148, 150-157	34	3.0	11.2
37' x 95'	31, 37, 73, 76	4	0.4	11.2
R2Y Single Family:Alley Accessed		63	6.9	9.1
45' x 95'	20-30, 32-36, 38-43, 57- 72, 74, 75, 77- 98, 144	63	6.9	9.1
R2T Single Family:Front Accessed		53	7.8	6.8
59' x 85'	1-18, 45-56, 134- 143	40	5.6	7.2
69' x 100'	121- 133	13	2.2	5.8
PUD:GDP		60	3.9	15.3
District I Twin Homes	119, 158	4	0.5	8.2
District II Townhomes	120, 159	20	1.8	10.9
District III Multi-Family	149	36	1.6	22.6
Temporary Agriculture	OL 15	-	27.2	-
C: Conservancy			11.2	
Park	OL 12	-	5.2	-
Open Space Areas		-	6.0	-
Greenway Corridor	OL 7		1.2	
Greens	OL 1, 3, 5, 6, 8		0.5	
Storm Water Management	OL 11		4.3	
Right of Way		-	14.6	-
Street Rights of Way	-	-	12.1	-
Alley Rights of Way	OL 2, 4, 9, 10, 13, 14	-	2.5	-
Totals		214	74.9	

Cardinal Glenn

Unit Chart

Total Site Dwelling Units Per Acre	2.9
Net Dwelling Units Per Acre	3.5
Net Residential Dwelling Units Per Acre (residential acreage only)	9.7

Acreage Percentages

R: Single Family	24%
R2Z: Single Family	5%
R2Y: Single Family	9%
R2T Single Family	10%
PUD:GDP	5%
Twin Homes	1%
Townhomes	2%
Multi-Family	2%
Temporary Agriculture	36%
C: Conservancy	15%
Right of Way	19%
	100%

Unit Percentages

R: Single Family	72%
R2Z: Single Family	18%
R2Y: Single Family	29%
R2T Single Family	25%
PUD:GDP	28%
Twin Homes	2%
Townhomes	9%
Multi-Family	17%
	100%

School Children Projections	Elementary	Middle	High School	
Single-Family Residential (.40/.12/.23)	62	18	35	
Twin Home Residential (.19/.05/.11)	1	0	0	
Multi-Family Residential (.11/.03/.06)	6	2	3	
	Totals	69	20	39

Park Acreage Requirements

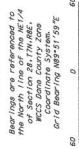
Single Family & Duplex (1,100 sq. ft./unit)	4.0
Multi-Family (700 sq. ft./unit)	0.9
	4.9

* Average Net Density is a district wide average, some portions of each district may be above or below this net average.

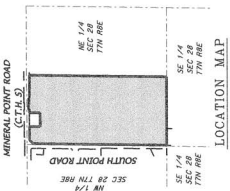
*Unit allocations within districts may be slightly adjusted between lots within the district, provided that major increases in unit counts are not created

CARDINAL GLENN

Certified Survey Map No. 4523 and a parcel of land all located in the NW 1/4 and the SW 1/4 of the NE 1/4 of Section 28, T7N, R8E City of Madison, Dane County, Wisconsin



Bearings are referred to the Meridian of the Wisconsin State Plane Coordinate System, Zone 16N, NAD 83. All bearings are in degrees, minutes and seconds. The bearing of the line is N89°55'47"W.



LOCATION MAP
NOT TO SCALE

LEGEND & NOTES

- Found Dane County Aluminum Monument.
- Placed 1-1/4" x 1/8" solid round iron rebar stakes weighing 3.0 lbs/ft. round iron rebar stakes, weighing 1.50 lbs/ft.
- Access Easement
- Distances, lengths and widths are measured to the nearest hundredth of a foot.
- Distances shown along curves are chord lengths.
- Public utility easement (5' wide unless otherwise dimensioned). Utility easements shall be shown with the word "UTILITY" and the word "EASEMENT" in all caps.
- Private Public Utilities having their own easement shall be shown with the word "PRIVATE PUBLIC UTILITIES" and the word "EASEMENT" in all caps.
- All uses within this plat are subject to a non-exclusive easement for drainage purposes which shall be a minimum of 5 feet in width and shall be shown with the word "DRAINAGE" and the word "EASEMENT" in all caps. For easement that the easement shall be 10 feet in width on the property of this plat. Easements shall not be required on property lines shared with adjoining lots.
- The construction of each principal structure in accordance with the approved Stormwater Drainage Plan on file with the City Engineer and the Madison General Ordinances.
- All streets/roads lying within the plat boundary are dedicated to the public, unless otherwise noted.

This instrument was drafted by D'Onofrio, Korfme & Associates, Inc.
FN: 04-07-113

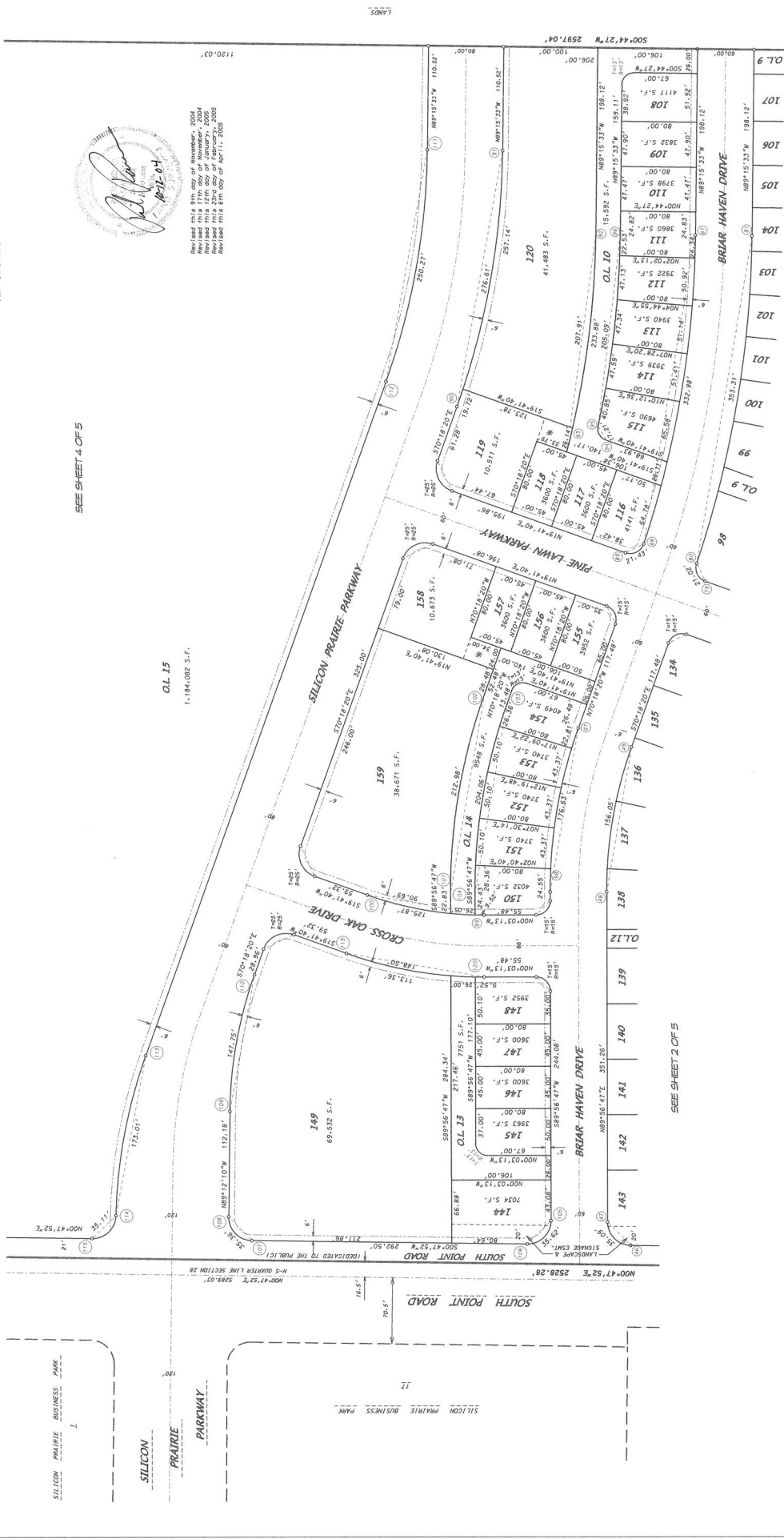


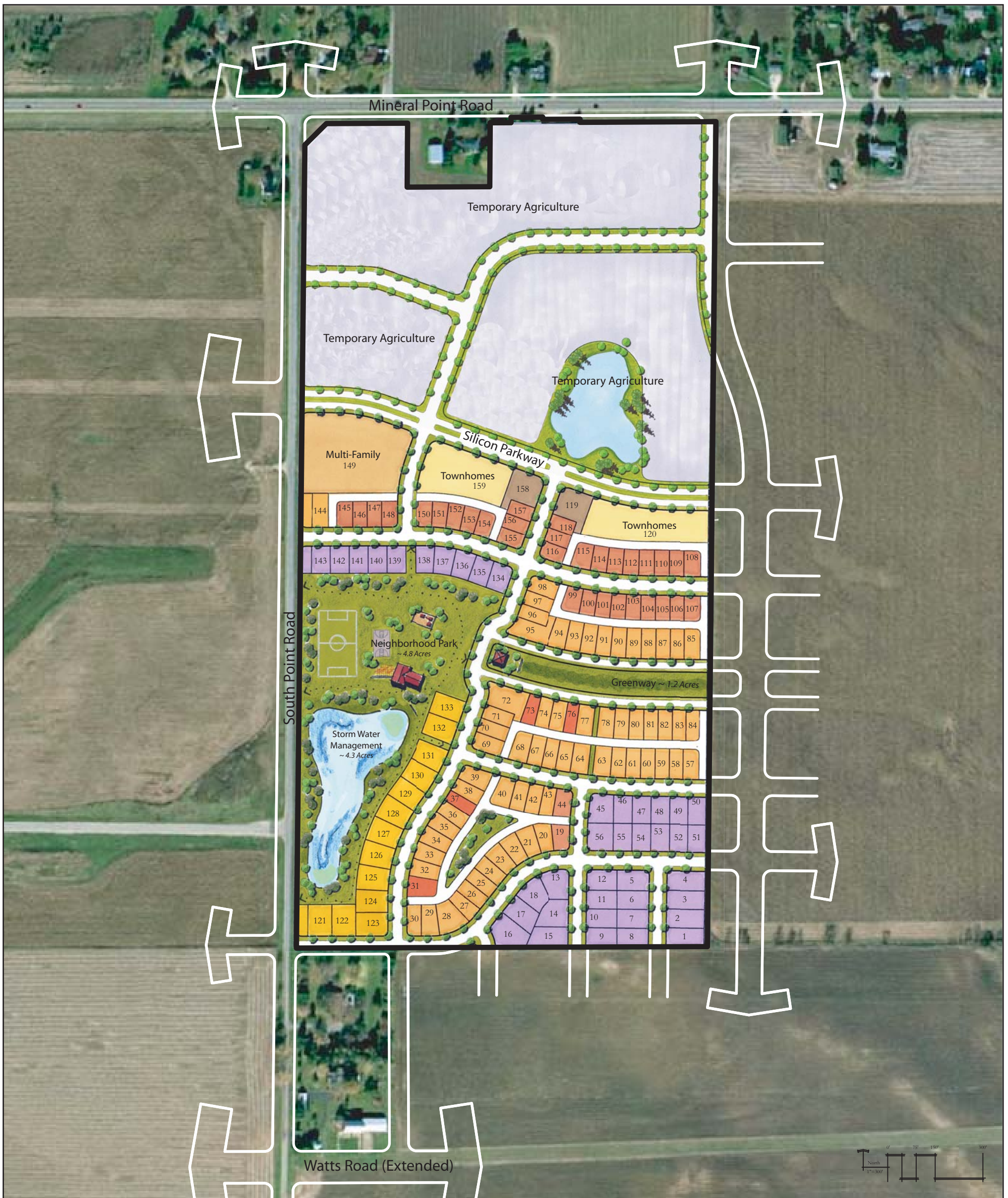
Revised this 31st day of November, 2004
Revised this 12th day of January, 2005
Revised this 12th day of January, 2005
Revised this 12th day of January, 2005

SEE SHEET 4 OF 5












SEE SHEET 4 OF 5

SEE SHEET 2 OF 5





GDP Master Plan

	Single Family (Alley Accessed)	101 Units
	4 Units	
	R2Y (45' x 95')	63 Units
	Single Family (Street Accessed)	53 Units
	R2T (59' x 85')	40 Units
	R2T (69' x 100')	13 Units
	PUD-GDP	60 Units
	Employment	23.1 Acres
	Multi-Family Residential	36 Units
	Twin Homes	4 Units
	Townhome Residential	20 Units
	Conservancy	
	Parks and Open Space	10.6 Acres
	- Neighborhood Park	4.8 Acres
	- Storm Water/Greenway/Greens	5.9 Acres
	Total Units	214 Units

15% of 214 Total Units = 33 Units

- 23 Single Family Units
- 10 Multi-Family Units

Park Requirements - 5.0 Acres

- Single Family - 3.9 Acres
- Multi-Family - 1.1 Acres

Cardinal Glenn

Madison, Wisconsin



 Vandewalle & Associates
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Created: 18 February 2004
Recording Set: 1 June 2005
Revised: 7.13.05, 8.18.05

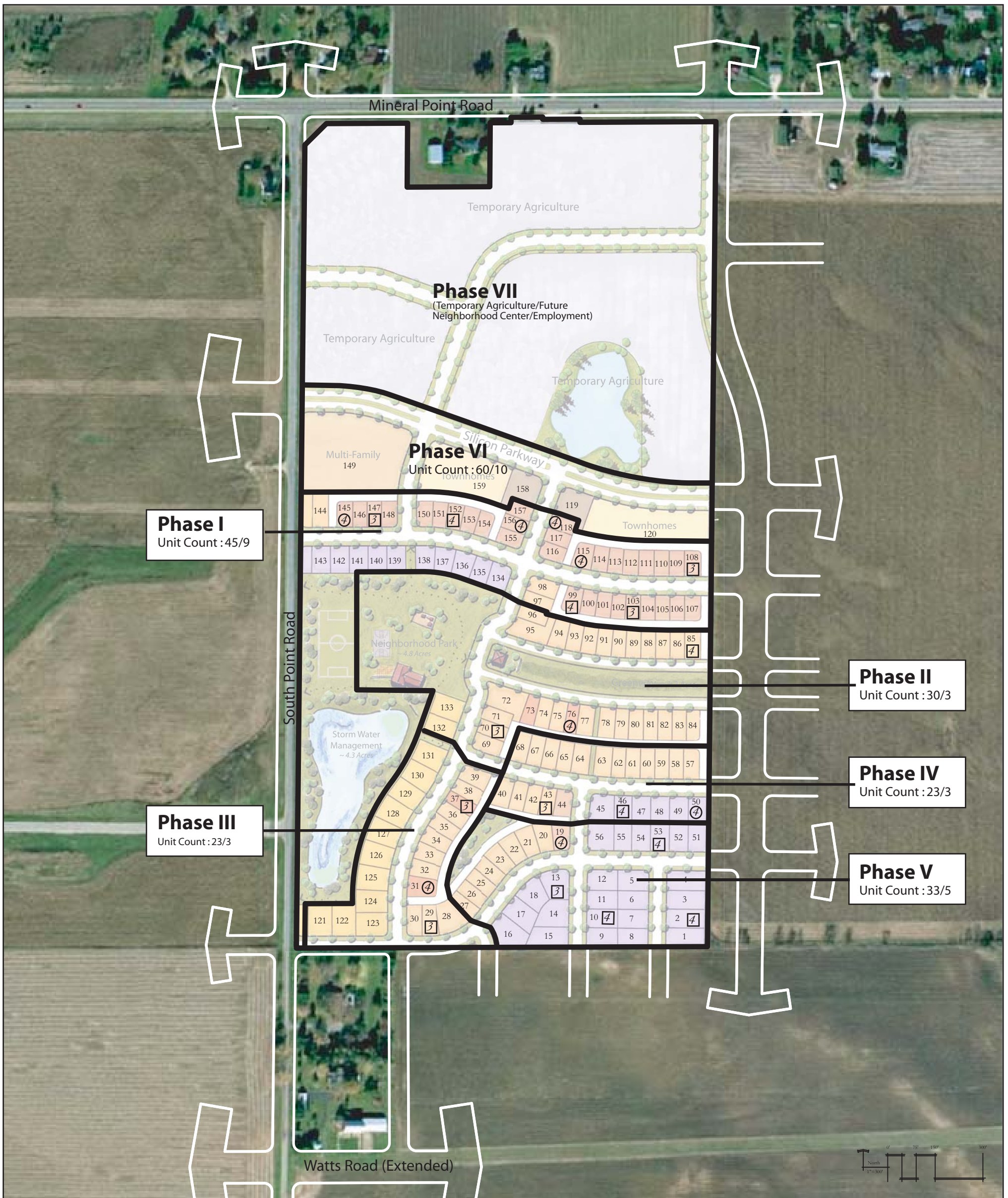


Zoning Plan

Cardinal Glenn

Madison, Wisconsin





Phasing Plan/Inclusionary Zoning Plan

54 — Lot Number
 Ⓞ — Number of Bedrooms
 — AMI Percentage

- 80% AMI 15 Units
- 70% AMI 8 Units
- 4 Four Bedroom Units 15 Units
- 3 Three Bedroom Units 8 Units

Cardinal Glenn

Madison, Wisconsin

