



# City of Madison

## Proposed Rezoning & Certified Survey Map

Location  
116 Juneberry Drive

From: PD To: Amended PD(GDP-SIP)

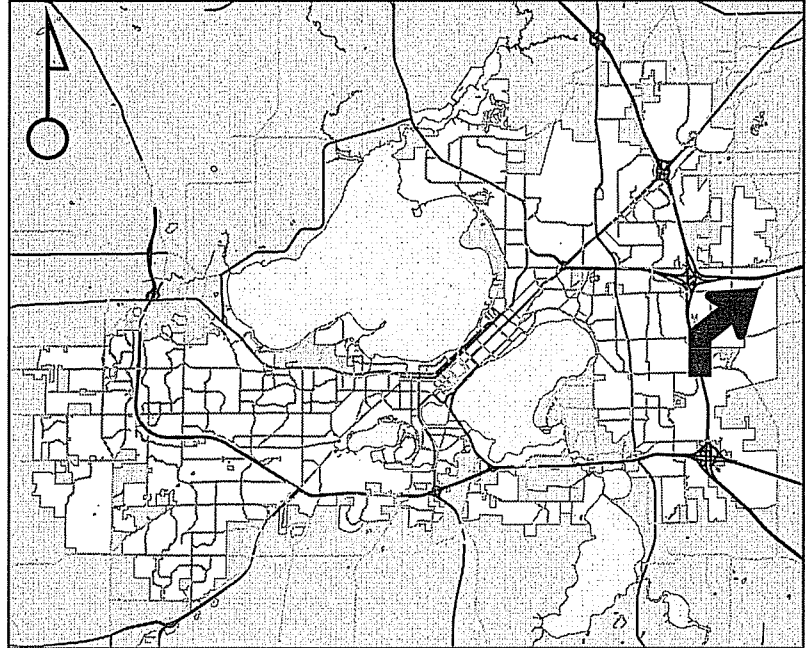
Existing Use  
Single-family residence

Proposed Use  
Amend PD zoning to create two lots for split two-family twin homes

Public Hearing Date

Plan Commission  
28 August 2017

Common Council  
05 September 2017



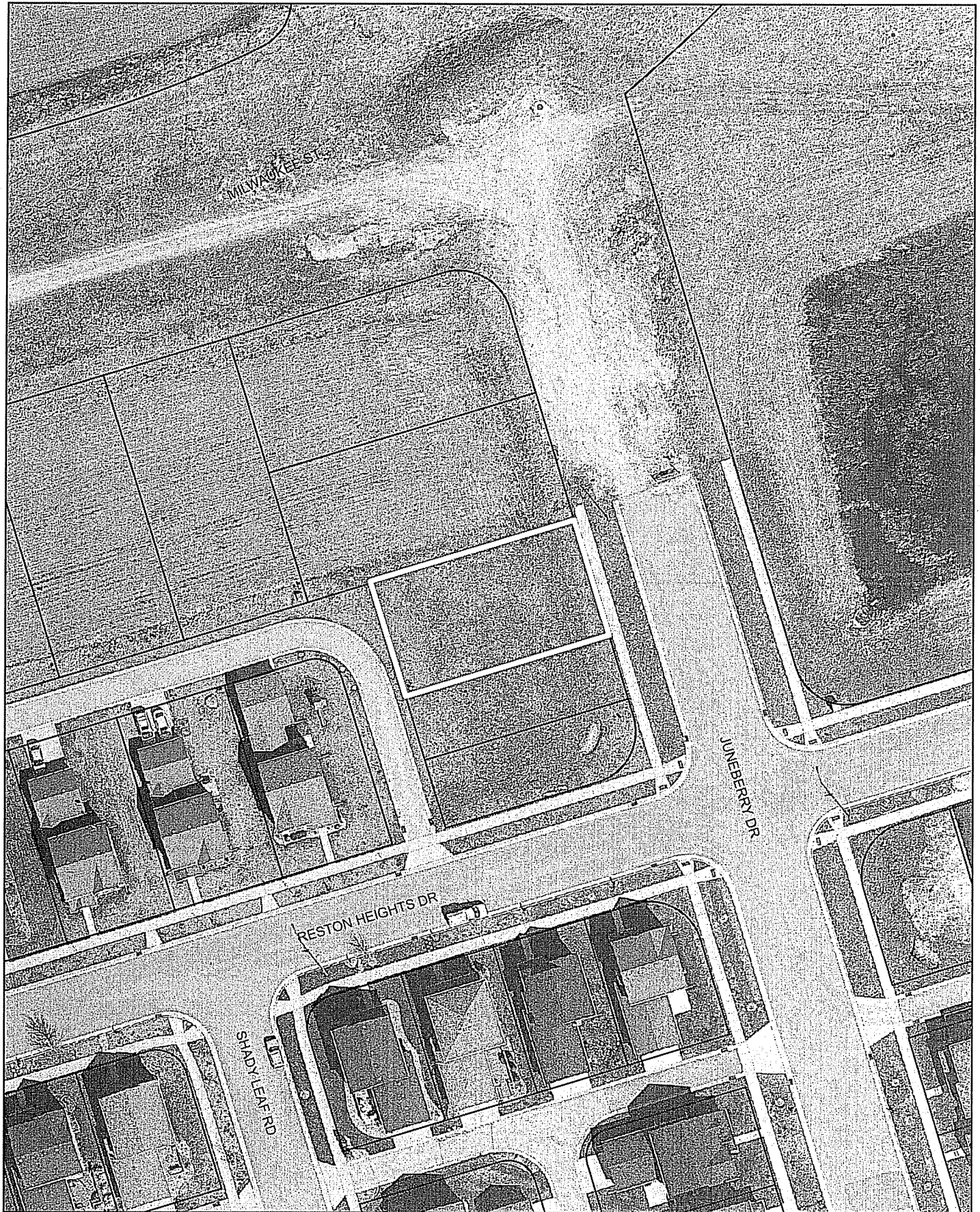
For Questions Contact: Colin Punt at: 243-0455 or cpunt@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date 23 August 2017

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# LAND USE APPLICATION

LND-B

City of Madison  
Planning Division  
126 S. Hamilton St.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



### FOR OFFICE USE ONLY:

Paid \_\_\_\_\_ Receipt # \_\_\_\_\_

Date received \_\_\_\_\_

Received by \_\_\_\_\_

Parcel # \_\_\_\_\_

Aldermanic district \_\_\_\_\_

Zoning district \_\_\_\_\_

Special requirements \_\_\_\_\_

Review required by \_\_\_\_\_

UDC  PC

Common Council  Other \_\_\_\_\_

Reviewed By \_\_\_\_\_

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

### 1. Project Information

Address: 116 Juneberry Drive

Title: The Meadowlands Twin Home Amendment

### 2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from \_\_\_\_\_ to \_\_\_\_\_
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

### 3. Applicant, Agent and Property Owner Information

Applicant name Jeff Rosenberg David Simon Company Veridian Homes AB, LLC.

Street address 6801 South Town Drive City/State/Zip Madison, WI 53713

Telephone 608.226.3100 Email jrosenberg@veridianhomes.com

Project contact person Brian Munson Company Vandewalle & Associates

Street address 120 East Lakeside Street City/State/Zip Madison, WI 53715

Telephone 608.255.3988 Email bmunson@vandewalle.com

Property owner (if not applicant) \_\_\_\_\_

Street address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

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4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Amend Lot size and width standards

Scheduled start date 2017 Planned completion date 2017

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checkboxes for Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, Electronic Submittal\*.

\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Tim Parks Date May 25, 2017

Zoning staff Chrissy Thiele Date May 25, 2017

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)
Pre-application notification: The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices: Alder Hall, Sprecher East Neighborhood (May 30, 2017)

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Vandian Homes AB, LLC Relationship to property owner

Authorizing signature of property owner [Signature] Date 6/26/17

June 23, 2017

Tim Parks  
City of Madison – Planning Department  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53710

Re: 116 Juneberry Drive - CSM

Dear Tim:

Please accept this submittal for a Certified Survey Map (CSM) and related documents for a proposed CSM at The Meadowlands. The intent of this CSM is to split one existing lot in order to accommodate twin homes.

Enclosed please find the following:

- Certified Survey Map Application Form (1 copy)
- Certified Survey Map (16 copies)
- Check in the amount of \$650 for the application fee
- 60 year title report (2 copies)

We look forward to working with you on this project. Please let us know if you have any questions.

Sincerely,  
D'Onofrio, Kottke & Associates, Inc.



Brett T. Stoffregan, PLS

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# VANDEWALLE & ASSOCIATES INC.

Wednesday, June 28, 2017

Heather Stouder  
Department of Planning & Development  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53710-2985

RE: The Meadowlands: 116 Juneberry Drive  
Rezoning application

Dear Heather,

The implementation of the Meadowlands Neighborhood has discovered a non-conforming twin home lot as part of the next phase of construction. This parcel was platted too small (3' in width) for the adopted Planned Unit Development: Specific Implementation zoning district and cannot be replatted larger as one of the adjoining parcels is built and the other is owned by a third party. The current parcel is 5,700 square feet versus the minimum lot size in the adopted zoning of 6,000 square feet or 3,000 square feet per owner occupied attached twin home lot (once divided). This platting error was noticed while dividing the parcel in half for the construction of attached single family homes.

Veridian Homes proposes an amendment to the adopted Planned Unit Development: Specific Implementation Plan that would only affect this parcel and allow it to be divided into two 2,850 square foot attached single family homes. This modification would affect the width and square footage requirements only, with all of the remaining lot requirements would be met for the site. The proposed change would not materially affect the surrounding properties or neighborhood as the proposed twin home will be built narrower to allow for the same yard spacing as the adjoining built twin home.

We look forward to working with the City on the review and implementation of this request.

Sincerely,

Brian Munson  
Principal

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax  
342 North Water Street • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax  
[www.vandewalle.com](http://www.vandewalle.com)

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APPLICANT:

Veridian Homes AB LLC.  
6801 South Town drive  
Madison, WI 53713  
Phone: 608.226.3100  
Fax: 608.226.0600  
Jeff Rosenberg  
[jrosenberg@veridianhomes.com](mailto:jrosenberg@veridianhomes.com)

DESIGN TEAM:

Engineering:  
D'Onofrio Kottke  
7530 Westward Way  
Madison, WI 53717  
Phone: 608.833.7530  
Fax: 608.833.10896  
Dan Day  
[dday@donofrio.cc](mailto:dday@donofrio.cc)

Planning:  
Vandewalle & Associates  
120 East Lakeside Street  
Madison, Wisconsin 53715  
Phone: 608.255.3988  
Fax: 608.255.0814  
Brian Munson  
[bmunson@vandewalle.com](mailto:bmunson@vandewalle.com)

**Existing Conditions:**

Existing Zoning: PUD-SIP  
Minimum Lot Size: 3,000 square feet for zero lot line homes  
Minimum Lot Width: 30' (zero lot line)

PIN: 0710-011-0702-0

Aldermanic District: District 3  
Alder Hall

Neighborhood Association: Sprecher Neighborhood Association

Notifications: Alder Hall May 30, 2017  
Sprecher East Neighborhood May 30, 2017  
Planning & Zoning Staff May 25, 2017

Legal Description: See Attached

Lot Area: 5,700 square feet

**Proposed Zoning:**

Amended PUD-SIP (Lot 601 only)  
Minimum Lot Size: 2,700 square feet for zero lot line homes  
Minimum Lot Width: 28.5' (zero lot line)

Note: All other lot standards from the adopted PUD-SIP remain in effect.

## Brian Munson

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**From:** Brian Munson  
**Sent:** Tuesday, May 30, 2017 12:54 PM  
**To:** Alder Hall (district3@cityofmadison.com); rikberghammer@charter.net; dl\_mad@yahoo.com  
**Cc:** 'Tim Parks'; 'Jeff Rosenberg (jrosenberg@veridianhomes.com)'; 'Dan Day (dday@donofrio.cc)'; Brian Munson  
**Subject:** Meadowlands Zoning Amendment: 116 Juneberry Twin Home Lot

Alder Hall, Mr. Berghammer, & Mr. Lytle,

The implementation of the Meadowlands Neighborhood has discovered a non-conforming twin home lot as part of the next phase of construction. This parcel was platted too small (3' in width) for the adopted zoning and cannot be replatted larger as one of the adjoining parcels is built and the other is owned by a third party. The current parcel is 5,700 square feet versus the minimum lot size in the adopted zoning of 6,000 square feet or 3,000 square feet per owner occupied attached twin home lot (once divided). This platting error was noticed while dividing the parcel in half for the construction of attached single family homes.

Veridian Homes is working on an amendment to the adopted Planned Unit Development: Specific Implementation Plan that would only affect this parcel and allow it to be divided into two 2,850 square foot attached single family homes. After conversation with Staff, it was determined that amending the zoning was the only option to resolve the issue; however, all of the remaining lot requirements would be met for the site and it would not materially affect the surrounding properties as the proposed twin home will be built narrower to allow for the same yard spacing as the adjoining built twin home.

We are targeting the submittal of an amendment request on June 28<sup>th</sup> which would be placed for consideration on the August 28<sup>th</sup> Plan Commission and September 5<sup>th</sup> Common Council and will forward additional information as soon as possible.

Please feel free to contact me with any questions.

Thank you,

Brian Munson  
*Principal*

VANDEWALLE & ASSOCIATES  
120 East Lakeside Street  
Madison, WI 53715  
608.255.3988



VERIDIAN HOMES, INC.

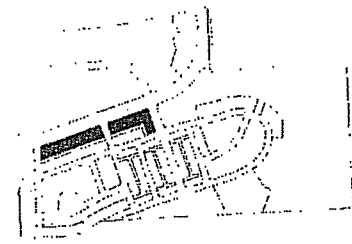
**DISTRICT III**

Alley Loaded Duplex

Preliminary Plat Numbers: P-193 to P-201, P-221 to P-229

**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 units, divided along the common wall.



**District III Locations**

**Permitted Uses**

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

**Lot Area**

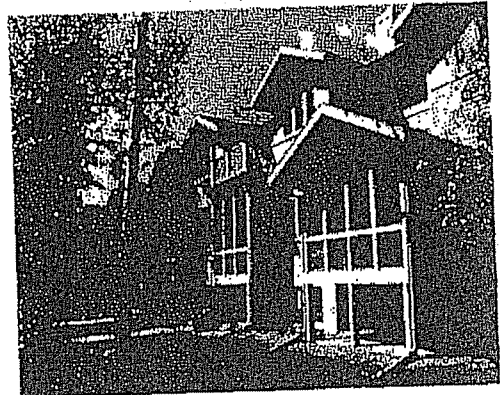
- Minimum Lot Area 3,000 square feet
- note: Zero lot line homes only 6,000 square feet
- Two-unit lot minimum

**Floor Area Ratio**

- Maximum Floor Area Ratio .70

**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
  - Interior Street Fronting Lots 25 feet
  - Milwaukee Street Fronting Lots 50 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
- Off-Street Parking and Loading Two off-street parking stalls per unit



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