



City of Madison

Proposed Rezoning and Final Plat

Project Name
Grandview Commons Replat No. 2

Location
467-507 North Star Drive and
452 & 504 Pluto Drive

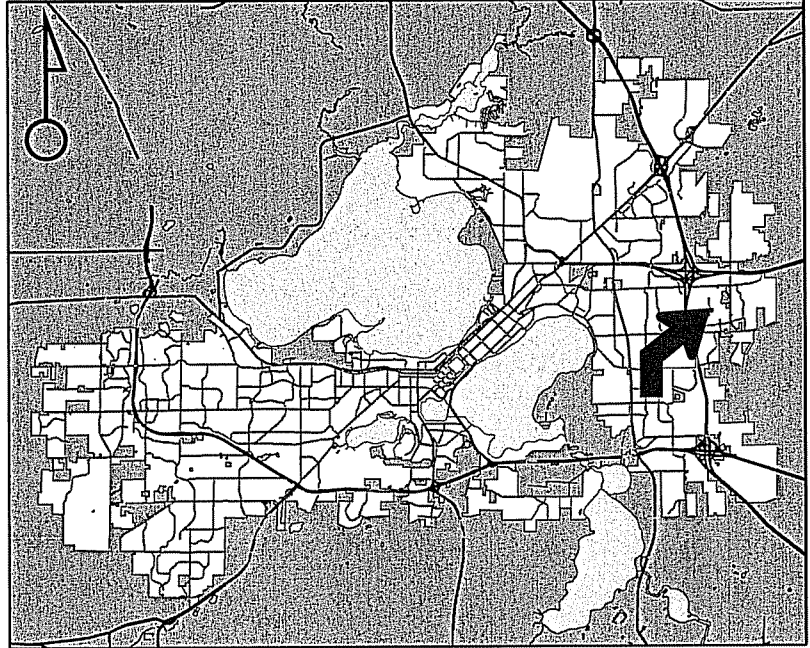
Applicant
Jeff Rosenberg - MREC VH Madison, LLC/
Brian Munson - Vandewalle & Associates

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

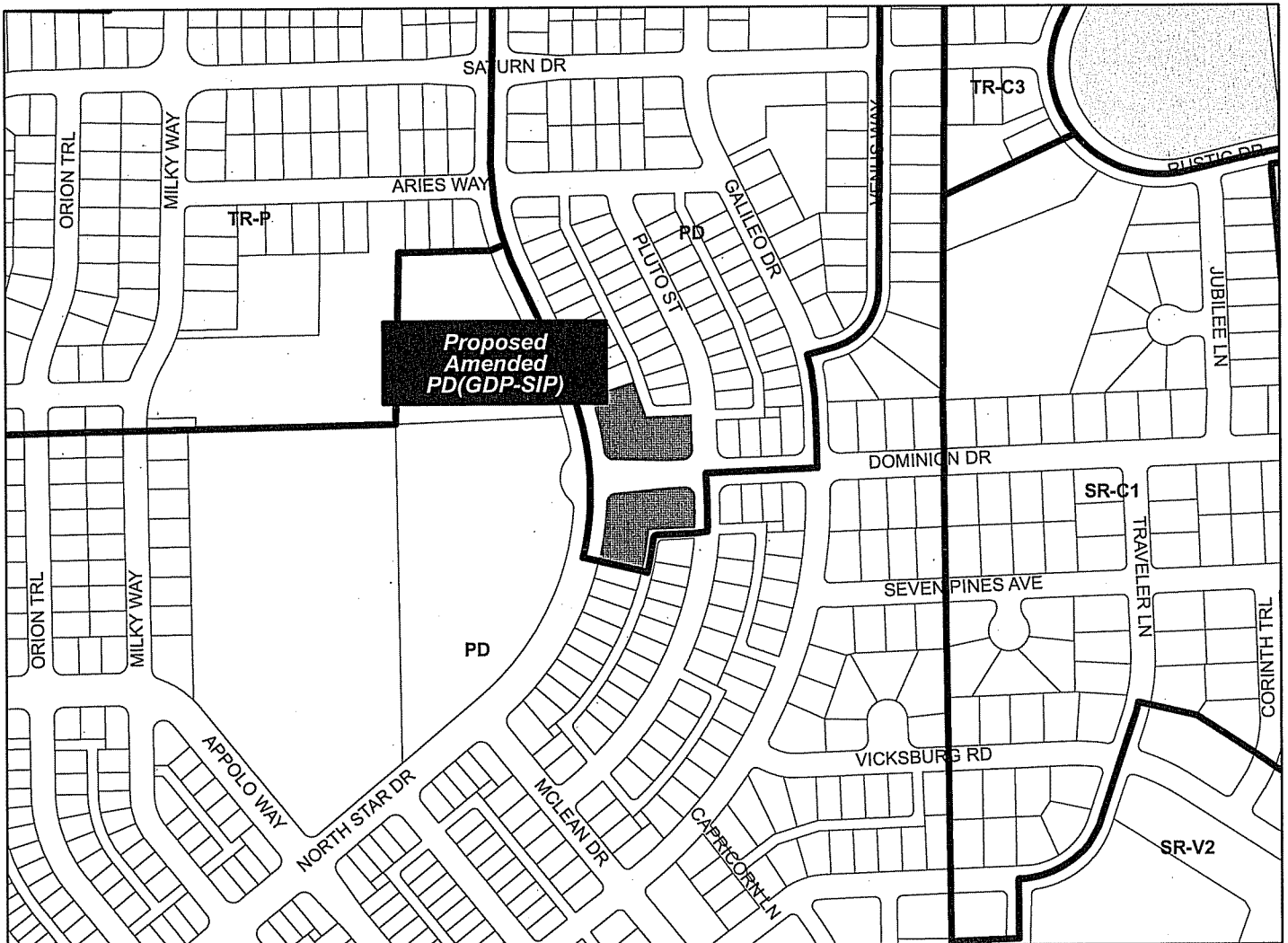
Proposed Use
Replat 6 lots approved for two-family
dwellings-twin into 12 single-family lots

Public Hearing Date
Plan Commission
20 April 2015

Common Council
05 May 2015



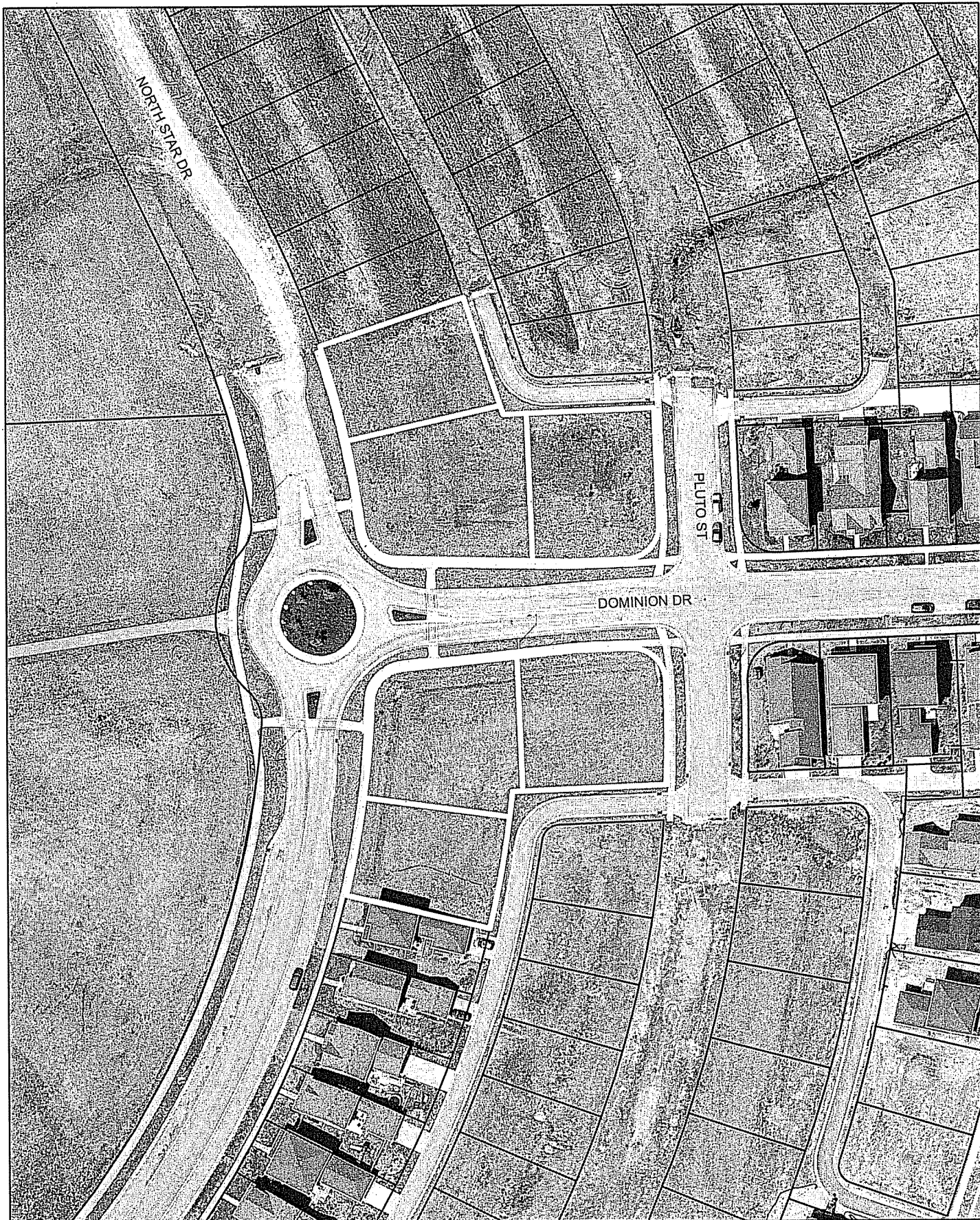
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 15 April 2015

6-7





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- x All Land Use Applications should be filed with the Zoning Administrator at the above address.
- x The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- x This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$1,700</u>	Receipt No. <u>001248-</u>
Date Received <u>2/18/15</u>	<u>0002</u>
Received By <u>JL</u>	
Parcel No.	
Aldermanic District <u>3 Lauren Crane</u>	
Zoning District <u>PD</u>	
Special Requirements <u>Zone PD, Eng hold</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 452 Pluto Street
 Project Title (if any): Grandview Commons Twin Home Amendment

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from PUD:SIP to Amended PD-GDP/SIP
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Jeff Rosenberg Company: MREC VH Madison LLC.
 Street Address: 6801 South Towne Drive City/State: Madison, WI Zip: 53713
 Telephone: (608) 226-3100 Fax: (608) 226-0600 Email: jrosenberg@veridianhomes.com

Project Contact Person: Brian Munson Company: Vandewalle & Associates
 Street Address: 120 East Lakeside Street City/State: Madison, WI 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 brief description of the project and all proposed uses of the site: Replat of twin home lots to single family

Development Schedule: Commencement 2015 Completion 2020

5. Required Submittal Information

All Land Use applications are required to include the following:

■ Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

■ Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

■ Filing Fee: Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.

■ Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

■ 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), and business association(s) AND the dates you sent the notices: Alder Cnare, McClellan Park Neighborhood Association **12.30.14**

Æ If a waiver has been granted to this requirement, please attach any correspondence to this effect 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 and Planning Division staff; note staff persons and date.

Planning Staff: DAT Date: 1.8.15 Zoning Staff: DAT Date: 1.8.15

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

Name of Applicant MARC VA MADISON LLC Relationship to Property: Authorizen Signatory
Authorizing Signature of Property Owner [Signature] Date 2/4/2015



VANDEWALLE & ASSOCIATES INC.

February 18, 2015

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

RE: Grandview Commons
PD-GDP/SIP Major Amendment

Dear Katherine,

The following document and illustrative graphics outline the request to rezone the un-built twin homes lots within the Grandview Commons Neighborhood to single family alley accessed lots.

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

Sincerely,

Brian Munson
Principal

APPLICANT:

MREC VH Madison, LLC.
6801 South Town drive
Madison, WI 53713
Phone: 608.226.3100
Fax: 608.226.0600
Jeff Rosenberg
jrosenberg@veridianhomes.com

DESIGN TEAM:

Engineering:
D'Onofrio Kottke
7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Fax: 608.833.1089
Dan Day
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

Existing Conditions:

Existing Zoning:	PD-SIP Twin Homes District (12 units)
Proposed Zoning:	Amended PD-GDP/SIP Cottage Homes District (12 units)
Addresses/PIN:	452 Pluto Street 0710-024-3714-5 467 North Star Drive 0710-024-3712-9 471 North Star Drive 0710-024-3713-7 504 Pluto Street 0710-111-2026-0 503 North Star Drive 0710-111-2027-8 507 North Star Drive 0710-111-2028-6
Aldermanic District:	District 3: Alder Cnare
Neighborhood Association:	McClelland Park Neighborhood
Neighborhood Plan:	Low Density Residential
Notifications:	Alder Cnare December 30, 2014 McClelland Park Neighborhood December 30, 2014 DAT Presentation January 8, 2015
Legal Description:	See Attached
Lot Area:	1.44 acres
Filing Fee:	A check in the amount of \$1,700 made out to City of Madison Treasurer is enclosed for the Filing and Notification Fees.
Proposed Use:	Single Family: 12 lots

Existing: 6 Twin Home Lots (12 Units)



Proposed: 12 Cottage Home Lots



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

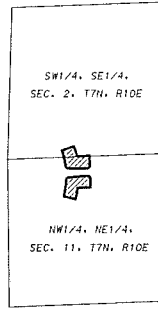


GRANDVIEW COMMONS REPLAT NO. 2

A REPLAT OF LOTS 743, 744, 745, 757, 758 AND 759, GRANDVIEW COMMONS REPLAT NO. 1, AS RECORDED IN VOLUME 60-020B OF PLATS ON PAGES 102-105 AS DOCUMENT NUMBER 5034529, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11 AND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, ALL IN TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES

- All lots (997-1008) within this plat are subject to public easements for drainage purposes which shall be 5 feet in width measured from the property line to the interior of each lot. Easements shall not be required on property lines shared with outlots 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.
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 redivision 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.
- Notes on Grandview Commons Plat:
- All buildings and outdoor recreation area shall comply with MGD Sec. 16.23(3)(d) - Highway Noise Land Use Provisions policies and ordinances.
- Subsoil information indicates that basements of structures with the plat may encounter bedrock. The sub-surface conditions report, dated November 11, 2011 is on file with the City Engineer.
- Upon review and approval of each conditional use proposal for multi-family units, provisions for off-street parking are expected to exceed the minimum R4 requirements of the zoning ordinance.
- As of the date of plat recording there is an active quarry operation on the lands located to the north and west of this plat.
- This plat is subject to the following recorded instruments:
- Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 4704670.
- Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 3615505 and amended by Doc. Nos. 3678366, 3755204, 3792373, 3872555, 4546051 and 4897648
- Planned Unit Development (GDP and SIF) recorded as Doc. No. 3589157 and amended as Doc. Nos. 3624940, 3638593, 3693376, 4261331 and 5036589.
- Encroachment Agreement created by Doc. No. 3746510 and amended by Doc Nos. 3956939 and 4248116.
- Lands within the plat boundary are subject to additional terms of conveyance, included in Exhibit B of Special Warranty Deeds recorded as Doc. Nos. 4897646, 4897644 and 4897633.
- Planned Unit Development (GDP and SIF) recorded as Doc. No. 5034448.
- Declaration of Conditions and Covenants recorded as Doc. No. 5094553.
- Distances shown along curves are chord lengths.



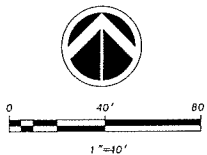
LOCATION MAP NOT TO SCALE

CURVE TABLE

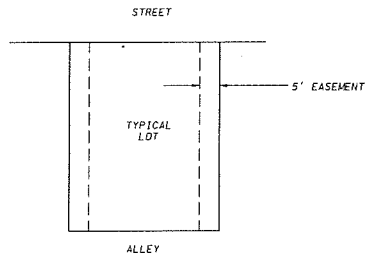
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	ARC BEARING	CENTRAL ANGLE	TANGENT BEARING
1	740.00	143.77	144.00	144.00	N07°50'11"E	011°08'58"	IN-S13°24'40"W
	997	740.00	43.81	43.82	N11°42'53"E	003°23'34"	OUT-N02°15'42"E
	998	740.00	36.03	36.03	N08°37'24"E	002°47'24"	
	999	740.00	36.03	36.03	N02°50'00"E	002°47'24"	
2	1000	740.00	28.11	28.11	N03°21'00"E	011°08'58"	
	25.00	32.77	35.74	35.74	N43°12'44"E	081°54'04"	
3	25.00	35.31	39.21	39.21	S47°19'47"E	089°51'50"	OUT-S02°23'52"E
	845.00	76.75	76.76	76.76	S00°12'19"W	005°12'22"	OUT-S02°48'30"W
4	800.00	102.35	102.42	102.42	S09°36'04"W	007°20'06"	IN-S08°56'01"W
	999	800.00	10.89	10.88	S08°19'24"W	000°46'46"	OUT-S13°16'07"W
5	998	800.00	41.29	41.29	S08°11'30"W	002°45'24"	
	997	800.00	50.23	50.24	S11°28'10"W	003°35'54"	
6	25.00	32.49	35.37	35.37	N48°09'20"W	081°03'40"	OUT-N07°37'30"W
	740.00	138.97	139.18	139.18	N13°00'47"W	010°46'34"	OUT-N18°24'04"W
7	1005	740.00	31.07	31.08	N08°49'41"W	002°24'22"	
	1006	740.00	36.03	36.03	N11°25'34"W	002°47'24"	
	1007	740.00	36.03	36.03	N14°12'58"W	002°47'24"	
	1008	740.00	36.03	36.03	N17°00'22"W	010°46'34"	

LEGEND

- Found 1-1/4" Iron Rebar
 - Found 3/4" Iron Rebar
- All other lot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.



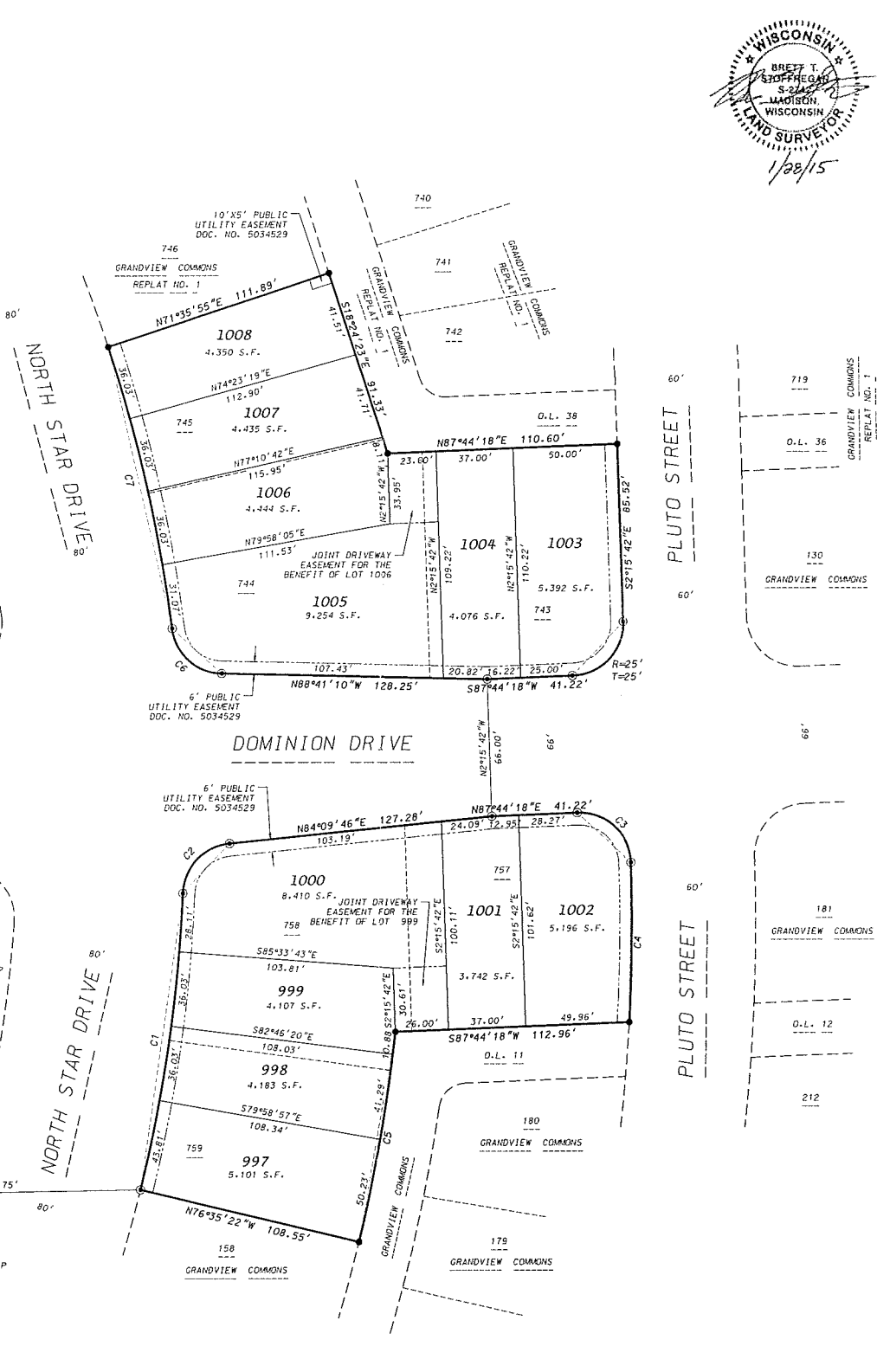
BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 11, T7N, R10E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING 500°57'41"E



NON-EXCLUSIVE DRAINAGE EASEMENT DETAIL Not to Scale - See note 1

FOUND CITY OF MADISON CONCRETE MONUMENT W/BRASS CAP NORTH 1/4 CORNER SECTION 5, T7N, R10E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) N: 489142.25 E: 849840.54 PER CITY OF MADISON N: 489142.18 E: 849840.60

FOUND CITY OF MADISON CONCRETE MONUMENT W/BRASS CAP NORTH 1/4 CORNER SECTION 2, T7N, R10E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) N: 486498.66 E: 849884.91 PER CITY OF MADISON N: 486498.11 E: 849884.99



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



GRANDVIEW COMMONS REPLAT NO. 2

A REPLAT OF LOTS 743, 744, 745, 757, 758 AND 759, GRANDVIEW COMMONS REPLAT NO. 1, AS RECORDED IN VOLUME 60-020B OF PLATS ON PAGES 102-105 AS DOCUMENT NUMBER 5034529, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11 AND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, ALL IN TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

I, Brett T. Stoffregan, Registered Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "Grandview Commons Replat No. 2" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 743, 744, 745, 757, 758 and 759, Grandview Commons Replat No. 1, recorded in Volume 60-020B of Plats on pages 102-105 as Document Number 5034529, Dane County Registry, located in the Northwest Quarter of the Northeast Quarter of Section 11 and in the Southwest Quarter of the Southeast Quarter of Section 2, all in Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. Containing 62,690 square feet (1.439 acres).

Dated this 28th day of January, 2015.

Brett T. Stoffregan, Professional Land Surveyor S-2742



OWNER'S CERTIFICATE

MREC VH Madison, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

MREC VH Madison, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

In witness whereof, MREC VH Madison, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 2015.

MREC VH Madison, LLC
By: Veridian Homes JV, LLC, Member and Project Manager

Jeff Rosenberg, Authorized Signatory

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2014, the above named officer(s) of the above named MREC VH Birchwood Point, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission _____
Notary Public, Dane County, Wisconsin

MORTGAGEE CERTIFICATE

First Business Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described on this plat.

In witness whereof, said First Business Bank has caused these presents to be signed by its corporate officer(s) listed below on this _____ day of _____, 2015.

First Business Bank

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2015, the above named officer(s) of the above named First Business Bank, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission _____
Notary Public, Dane County, Wisconsin

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Grandview Commons Replat No. 2" located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted this _____ day of _____, 2015, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this _____ day of _____, 2015.

Maribeth Witzel-Behl, City Clerk, City of Madison, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 2015 affecting the land included in "Grandview Commons Replat No. 2".

Adam Gallagher, Treasurer, Dane County, Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

I, David M. Gawenda, being the duly appointed, qualified, and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2015 on any of the lands included in the plat of "Grandview Commons Replat No. 2".

David M. Gawenda, City Treasurer, City of Madison, Dane County, Wisconsin

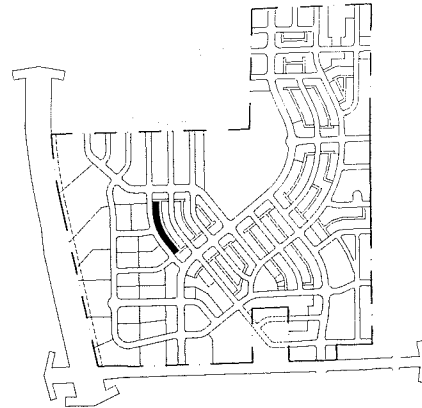
REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2015 at _____ o'clock _____ M.
and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

Original Adopted Zoning: TWIN HOMES

Final Plat Numbers 470-479
60-70' wide by 95-100' deep minimum
alley access garage



Twin Home District Locations

Description

Twin homes offer alley- loaded attached housing at the single-family residential scale. These units consist of paired single-family units and will be available in rental and condominium ownership arrangements.

Net Acreage	1.1 acres
Proposed Dwelling Units	20 units
Net Density	18.4 dwelling units/acre

Character Guidelines

- Balconies, entry bays, and front porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed and encouraged to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and to each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- Front entries of each house should be oriented towards the public street frontage.
- To ensure that the alley width does not become visually similar to the street width, alley-loaded garages should be set back no more than four feet from the rear property line for exterior lots, and eight feet from the rear property line for interior lots. The varied setback ensures that the entrances to



the alley system are clearly defined as an alley and visually separated from the street intersections. This clear delineation of the alley versus street will help minimize cut through traffic and reduce travel speeds within the alley. This setback will further allow for sufficient space for items such as garbage and snow storage without allowing for additional parking spaces in the alley between the alley and the garage facade.

- Varied garage setbacks along the alley are encouraged to create a more interesting streetscape and avoid cramped, monotonous, and claustrophobic alleyways.



TWIN HOME DISTRICT

Revised: July 16, 2004

Description

This two-family residential district features alley-loaded garages, 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. Future lot splits will require additional submittals (CSM, Plat), but are allowed for lots within this district, provided that no additional units are created.

Definition of Family

The definition of family is the definition outlined in Section 28.03(2) Madison General Ordinances for the R-3 district.

Permitted Uses

Two Family Residential Homes
Zero Lot Line Attached Residential
 Detached Garages

Lot Area

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

Floor Area Ratio

<u>Maximum Floor Area Ratio</u>	<u>.70</u>
---------------------------------	------------

Yard Requirements

<u>Minimum Lot Width (two unit lot)</u>	<u>60 feet</u>
<u>Minimum Lot Width (zero lot line)</u>	<u>30 feet</u>
<u>Minimum Corner Lot Width</u>	<u>65 feet</u>
<u>Minimum Corner Lot Width (zero lot line)</u>	<u>32.5 feet</u>
<u>Minimum Front Yard Setback</u>	<u>16 feet</u>
<u>Maximum Front Yard Setback</u>	<u>20 feet</u>
<u>Minimum Side Yard Setback</u>	<u>5 feet</u>
<u>Minimum Side Yard Setback (zero lot line)</u>	<u>0 feet</u>
<i>note: zero lot line requires additional fire wall ratings for attached units; to be determined at time of building permit application</i>	
<u>Minimum Corner Lot Side Yard Setback</u>	<u>10 feet from the street side right of way</u>
<u>Minimum Building Separation</u>	<u>10 feet between adjoining lots</u>
<u>Minimum Alley Garage Rear Yard Setback</u>	<u>2 feet</u>
<u>Minimum Alley Garage Side Yard Setback</u>	<u>3 feet</u>
<u>Off-Street Parking and Loading</u>	<u>Two off-street parking stalls per unit</u>
<u>Maximum Impervious Surface Ratio</u>	<u>70%</u>
<u>Maximum Floor Area Ratio</u>	<u>.65</u>
<u>Off-Street Parking and Loading</u>	<u>two off-street parking stalls per unit</u>
<u>Accessory Building Regulations</u>	<u>accessory buildings not allowed, except detached garages</u>

Permitted Encroachments

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6' into a 16-18' front yard setback.

Front Yard Setbacks of 20' must utilize 6-8' porch encroachment.

Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Roof eaves may not extend over a property line or a utility easement.

Garden walls or fences shall be no more than 4' in height 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 between adjoining homes (bridging the ten foot building separation) are required to be perpendicular to the property line, and must include a 46" wide gate for fire accessibility.

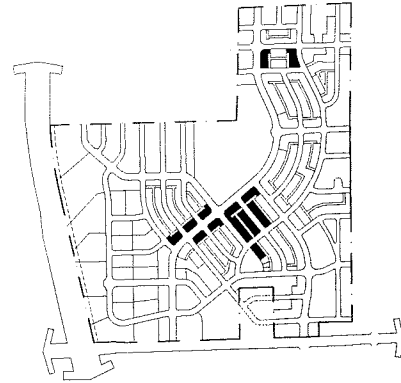
Plantings or fences installed may not block site drainage or preclude fire access to the building sides or rear yard.

Proposed Zoning:

COTTAGE HOMES

Final Plat Numbers: 62, 67-71, 76-79, 339-343, 354-390, 400-403, 422-425, 466-469, 495-498, 529-532, 997-1008

35' wide by 95' deep
 45' wide corner lots
 alley-access garage



Cottage Homes District Locations

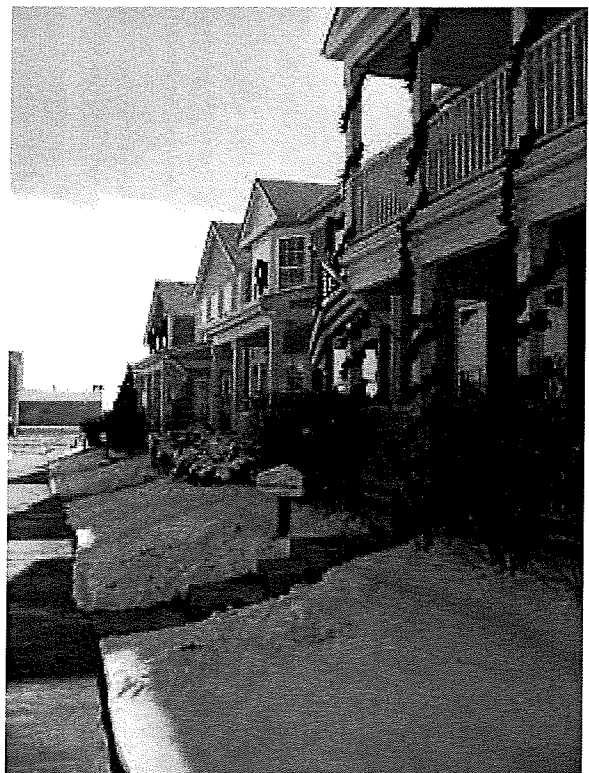
Description

Cottage Homes form the second component of alley-loaded single-family lots, and creates transitions from the Garden Homes to the Village Homes. Cottage Home sites contain a minimum of 3,325 square feet and average between 3,400 and 3,500 square feet. Architectural proportions and detailing within the district introduce additional housing styles, sizes and types into the alley-loaded product.

Net Acreage	7.1 acres
Proposed Dwelling Units	72 units
Net Density	10.1 dwelling units/acre

Character Guidelines

- Balconies, entry bays, and front porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- Front entries of each house should be oriented towards the public street frontage.
- To ensure that the alley width does not become visually similar to the street width, alley-loaded garages should be set back no more than four feet from the rear property line for exterior lots, and eight feet from the rear property line for interior lots. The varied setback ensures that the entrances to the alley system are clearly defined as an alley and visually separated from the street intersections. This clear

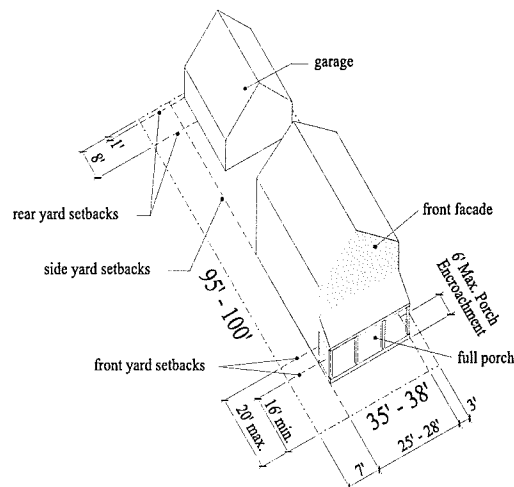
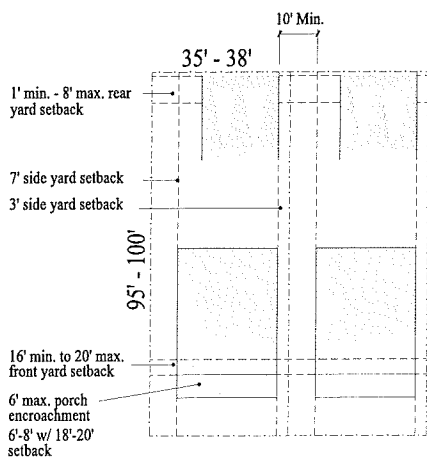
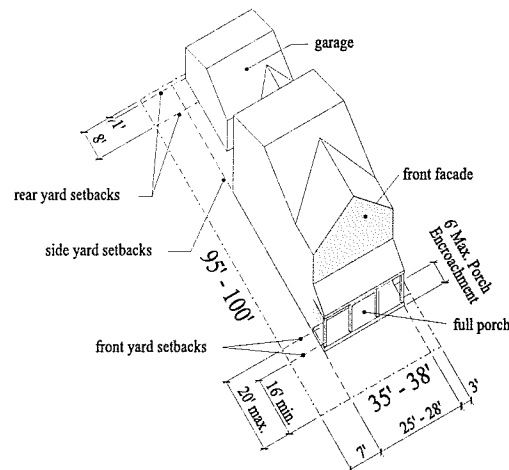
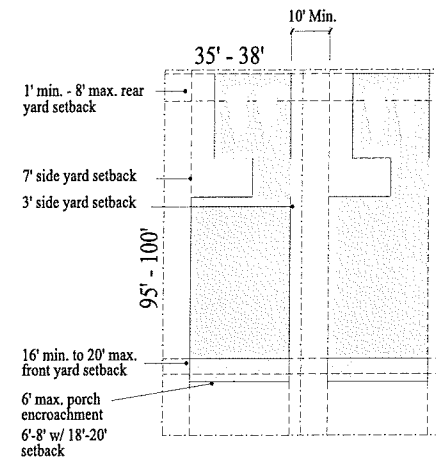


delineation of the alley versus street will help minimize cut through traffic and reduce travel speeds within the alley. This setback will further allow for sufficient space for items such as garbage and snow storage without allowing for additional parking spaces in the alley between the alley and the garage facade.

- One additional parking space outside of the garage may be placed alongside the garage, with any parking beyond three stalls being accommodated on-street.
- Varied garage setbacks along the alley are encouraged to create a more interesting streetscape and avoid cramped, monotonous, and claustrophobic alleyways.
- All Cottage Homes along North Star Drive must include a roofed porch element on a portion of the front facade.



Lot Schematics



COTTAGE HOMES DISTRICT

Revised: December 13, 2002

Description

This district forms a medium density single-family residential district, featuring alley-loaded garages, reduced setbacks, proportioned architectural detailing, and pedestrian focused streetscapes.

Definition of Family

The definition of family is the definition outlined in Section 28.03(2) Madison General Ordinances for the R-1 district.

Permitted Uses

Single Family Detached Homes
Detached, Attached Garages

Number of Units & Density Standards

Number of Units	72 units
Net Acreage	7.1 acres
Maximum Net Density	10.1 dwelling units/acre

Lot Requirements

Minimum Lot Area	3,325 square feet
Minimum Lot Width	35 feet
Minimum Corner Lot Width	45 feet
Minimum Front Yard Setback	16 feet
Maximum Front Yard Setback	20 feet
Minimum Side Yard Setback	3 feet with a maintenance and access easement to the adjoining property
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Sum of Side Yard Setbacks	10 feet minimum
Minimum Building Separation	10 feet
Minimum Garage Rear Yard Setback	4 foot <u>2 feet</u>
Maximum Garage Rear Yard Setback	4' on exterior lots 8' on interior lots
Minimum Garage Side Yard Setback	3 feet
Minimum Paved Surface Setback	2 feet
Maximum Building Height	35 feet
Maximum Impervious Surface Ratio	80%
Maximum Floor Area Ratio	.70
Off-Street Parking and Loading	two off-street stalls minimum
Accessory Building Regulations	accessory buildings not allowed, except detached garages

Permitted Encroachments

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6' into a 16-17' front yard setback.

Front Yard Setbacks of 18-20' must utilize 6-8' porch encroachment.

Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Roof eaves may not extend over a property line or a utility easement.

Garden walls or fences shall be no more than 4' in height 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 between adjoining homes (bridging the ten foot building separation) are required to be perpendicular to the property line, and must include a 46" wide gate for fire accessibility.

Plantings or fences installed may not block site drainage or preclude fire access to the building sides or rear yard.

LEGAL DESCRIPTION

Lots 743, 744 745, 757, 758 and 759, Grandview Commons Replat No. 1, recorded in Volume 60-020B of Plats on pages 102-105 as Document Number 5034529, Dane County Registry, located in the Northwest Quarter of the Northeast Quarter of Section 11 and in the Southwest Quarter of the Southeast Quarter of Section 2, all in Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. Containing 62,690 square feet (1.439 acres).