



PREPARED FOR THE PLAN COMMISSION

Project Address: 9304-9332 Tawny Acorn Drive, 560-580 Redan Drive, et al
Application Type: TR-C3 to TR-P, TR-P Master Plan Amendment, Preliminary Plat and Final Plat
Legistar File ID # [68646](#) and [68206](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Chris Ehlers, East South Point, LLC/ 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 a request to rezone land generally addressed as 9304-9332 Tawny Acorn Drive, 560-580 Redan Drive, et al from TR-C3 (Traditional Residential–Consistent 3 District) to TR-P (Traditional Residential–Planned District); approval of an amendment to the TR-P Master Plan for the Acacia Ridge subdivision; and approval of the preliminary plat and final plat of *Acacia Ridge Replat No. 2*, replatting 100 single-family lots into 104 single-family lots and replatting two outlots for public alleys. [The parcels affected by this replat are listed on the attachment titled ‘Parcels to be Rezoned’ in legislative file ID 68206.]

Proposal Summary: The requests before the Plan Commission and Common Council include the rezoning of 123 platted lots and one outlot in the recorded Acacia Ridge subdivision from TR-C3 to TR-P with a corresponding amendment to the TR-P Master Plan and the preliminary plat and final plat of the *Acacia Ridge Replat No. 2* to replat Lots 322-421 and Outlot 21 and 22 of the recorded Acacia Ridge subdivision into 104 single-family lots. Two outlots for public alleys will also be replatted to serve the alley-accessed lots that will be part of the replat.

Development of the Acacia Ridge subdivision is ongoing, with completion of the subdivision anticipated based on market demand for units.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The requirements and process for the TR-P zoning district are outlined in Section 28.053 of the Zoning Code. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

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 November 1, 2021. Therefore, the 90-day review period for this plat was scheduled to expire circa January 30, 2022.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00529, rezoning 9304-9332 Tawny Acorn Drive, 560-580 Redan Drive, et al, from TR-C3 to TR-P, the amended TR-P Master Plan for the Acacia Ridge subdivision, the preliminary plat, and the final plat of

Acacia Ridge Replat No. 2 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: The overall area of the requests comprises approximately 25.25 acres of land located on the north side of Valley View Road east side of Redan Drive; Alder District 1 (Harrington-McKinney); Madison Metropolitan School District.

Existing Conditions and Land Use: Undeveloped land zoned TR-C3 (Traditional Residential–Consistent 3 District).

Surrounding Land Uses and Zoning:

North: Future single-family residences, Acacia Ridge Park, and future Madison Metropolitan School District school site north of Rustic Pine Road, zoned TR-C3 (Traditional Residential–Consistent 3 District);

South: Single-family residences in the Linden Park subdivision, zoned TR-C3;

West: Single-family residences on the north side of Valley View Road in the Town of Middleton;

East: Single-family residences and undeveloped land in the Town of Middleton.

Adopted Land Use Plan: The subject site is located within the boundaries of the 2018 [Pioneer Neighborhood Development Plan](#), which recommends that the area of the replat be developed with low-density residential uses up to eight units an acre in Residential Housing Mix 1.

Environmental Corridor Status: There are no mapped environmental corridors within the area of the replat.

Public Utilities and Services: The subject site will be served by a full range of urban services as it develops with the exception of Metro Transit, which currently does not provide service west of S Pleasant View Road. The closest bus stop with scheduled bus service is 1.5 miles walking distance (including sections without sidewalks), and the lots would be greater than the three-quarters of a mile regulatory distance from all day scheduled bus service, which disqualifies any trips in this subdivision for passengers who might be eligible for door-to-door paratransit service.

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

	Requirements – Single-Family Detached	Proposed Lots
Lot Area	2,900 sq. ft. per lot	All lots exceed
Lot Width	30'	Will comply
Minimum Front Yard	15'	To be determined at permitting
Maximum Front Yard Setback	30' or up to 20% greater than block average	
Side Yards	5'	

Reverse Corner Side Yard Setback	8' (10' for garage)	To be determined at permitting
Rear Yard	Street-accessed: 20' Alley-accessed: 2'	
Maximum Lot Coverage	75%	
Maximum Building Height	Three stories and 35'	
Building Forms	Single-family detached dwelling	
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 October 31, 2017, the Common Council approved a request to rezone 645-703 South Point Road from Temp. A (Agricultural District) to TR-P (Traditional Residential–Planned District), TR-C3 (Traditional Residential–Consistent 3 District) and CC-T (Commercial Corridor–Transitional District), and; approval of the preliminary plat of *Acacia Ridge*, creating 406 single-family lots, six lots for three (3) two-family-twin dwellings, one lot for future multi-family development, one lot for future mixed-use development, one outlot for a public park, one lot for a future public school, four outlots for private open space, and outlots to be dedicated to the public for stormwater management, alleys, and sidewalks.

On June 19, 2018 meeting, the Common Council approved a request to amend the TR-P master plan for the Acacia Ridge subdivision to add six single-family residences to the approved planned district and release a condition of the previous approval, and; approval of a revised preliminary plat and the final plat of *Acacia Ridge*, creating 412 single-family lots, six lots for three (3) two-family-twin dwellings, one lot for future multi-family development, one lot for future mixed-use development, one outlot for a public park, one lot for a future public school, four outlots for private open space, and outlots to be dedicated to the public for stormwater management, alleys, and sidewalks. The final plat was recorded on February 25, 2019.

On November 17, 2020, the Common Council approved a request to rezone land generally addressed as 540-550 Redan Drive and 804-836 and 809-837 Seven Winds Trail, et al from TR-C3 (Traditional Residential–Consistent 3 District) to TR-P (Traditional Residential–Planned District); an amendment to the TR-P Master Plan for the Acacia Ridge subdivision and approval of the preliminary plat and final plat of *Acacia Ridge Replat No. 1*, replatting 39 lots approved for single-family residences into 53 single-family lots. The final plat was recorded on June 17, 2021.

Project Description, Analysis and Conclusion

The applicant, Veridian Homes, is requesting approval of the preliminary plat and final plat of *Acacia Ridge Replat No. 2* to replat Lots 322-421 and Outlot 21 and 22 of the recorded Acacia Ridge subdivision into 104 single-family lots.

The area of the proposed replat is the southernmost 17.4 acres of the Acacia Ridge development. The 100 existing single-family lots to be replatted include 40 street-accessed lots and 60 alley-accessed lots generally bounded on the west by Redan Drive, on the north by Rustic Pine Road, the eastern plat limits on the east, and by Valley View

Road on the south, including lots located on both sides of Lost Deer Run, White Sky Pass, Lone Oak Lane, and Turning Oak Lane. The 104 lots proposed will consist of 60 alley-loaded lots and 44 street-accessed lots. The proposed lots follow the same general layout as the current platted layout with the exception of White Sky Pass, which will be vacated/discontinued and replatted to the west to be one block east of Redan instead of its current location one block west of Lone Oak, with corresponding changes to Lost Deer, Turning Oak, and two mid-block alleys to account for the relocated street. The letter of intent indicates that the revised layout is caused by significant grades present in the southeastern corner of the site. No changes to Redan, Valley View, Lone Oak, or Rustic Pine, or to any other outlots in the subdivision, are proposed with the replat.

In addition to the replat, the applicant is also requesting approval of a zoning map amendment to zone 123 lots covering 25.25 acres in the southern portion of Acacia Ridge from TR-C3 to the TR-P district, including all 104 lots proposed with the *Acacia Ridge Replat No. 2* subdivision. The rezoning covers Lots 170-177, 186-200, 322-421, and Outlot 16 of the current recorded subdivision. A request to amend the TR-P master plan for Acacia Ridge to reflect the lots being added to the TR-P district and the proposed replat accompanies the requests. As a result of the rezoning and replat, TR-P zoning will apply to 207 lots and 346 total dwelling units (up from 152 lots and 291 total units) of the larger Acacia Ridge development.

All of the lots in the proposed replat will meet the dimensional requirements of the TR-P zoning district, with lots widths ranging from 31.6 feet to 53.24 feet for the alley-loaded lots, and from 59 to 65 feet of width for most of the street-accessed lots. The proposed lots will also exceed the 80-foot minimum lot depth required for lots in the TR-P zoning district by the Subdivision Regulations.

The Planning Division believes that the Plan Commission may find the standards for rezoning and subdivision approval met with the subject requests. The proposed rezoning and replat are consistent with the Residential Housing Mix 1 recommendations for the site in the Pioneer Neighborhood Development Plan, which calls for the development of a mix of housing types and lot sizes at a density of up to eight (8) units per acre. Staff also believes that the 104 proposed lots can meet the standards for approval for development in the TR-P district, as outlined in Appendix A of this report. No comments have been received from the City Engineer or Traffic Engineering Division that would suggest that the relocation of White Sky Pass should not be approved as proposed.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00529, rezoning 9304-9332 Tawny Acorn Drive, 560-580 Redan Drive, et al, from TR-C3 to TR-P, the amended TR-P Master Plan for the Acacia Ridge subdivision, the preliminary plat, and the final plat of *Acacia Ridge Replat No. 2* 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. No vehicular access to Valley View Road shall be granted for Lots 487-488 and 559-569 of the final plat. This access restriction shall be depicted graphically and as a note on the final plat.

2. The developer shall propose a new street name for Lost Deer Run in the proposed replat, as the existing section platted west of Redan Drive is now proposed to be disconnected from the section proposed with the replat between relocated White Sky Pass and Lone Oak Lane. Final approval of street name changes associated with the replat shall be granted by the City Engineer prior to recording.
3. The TR-P master plan and related restrictive covenants on file with the Zoning Administrator shall be revised to include the area to be added with the subject replat prior to final approval and recording of the final plat.
4. The applicant shall submit to the Planning Division two copies of revised private subdivision covenants, conditions and restrictions that govern the organizational structure, use, maintenance and continued protection of the development and any common services, open areas or other facilities to serve the proposed replat. These documents shall be approved by the Planning Division in consultation with the City Attorney's Office prior to final approval of the plat for recording.
5. The applicant shall submit a grading plan and landscaping plan (with cross-sections) for the southern 30 feet of Lots 559-568 for approval by the Planning Division prior to recording of the final plat. The 30-foot buffer strip shall provide a landscaped buffer adjacent to Valley View Road. The following note shall be included on the final plat: "The 30-foot landscaped buffer/planting shall be reserved for the planting of trees or shrubs by the owner; the building of buildings hereon is prohibited, and the rear 30-feet of the strip shall not be counted as any required yard. Maintenance of this strip is the responsibility of the lot owner or homeowner's association." The approved landscaping shall be installed as a condition of building permit approval for Lots 559-568.

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

City Engineering Division (Contact Tim Troester, (608) 267-1995)

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| <p>6. Provide documentation that the new proposed development is still consistent with the stormwater management plan and the routing of the 100- and 500-year storms through the proposed development.</p> |
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7. 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.
 8. The developer shall construct Madison Standard street, multi-purpose path, and sidewalk improvements for all streets fronting the plat.
 9. The developer shall construct the north side of Valley View Road adjacent to the plat, including any transitions to existing pavement beyond the plat as determined by the City Engineer and City Traffic Engineer. The work in Valley View Road will include, but is not limited to, sidewalk, curb and gutter, storm sewer, and pedestrian islands to facilitate pedestrian crossings.
 10. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat

11. This development is subject to impact fees for the Lower Badger Mill Creek Sanitary Sewer and Stormwater Management 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."
12. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff per MGO Section 16.23(9)(d)(4).
13. 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).
14. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
15. Confirm that adequate sight distance exists where public streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City. Note: The improvements indicated may require right- of-way outside of the plat.

City Engineering Division – Mapping Section (Contact Jeff Quamme, (608) 266-4097)

16. This replat requires the vacation/discontinuance of several platted public right of ways: Lost Deer Run, Turning Oak Lane, White Sky Pass and White Sky-Redan public alleys located within Outlots 21 and 22, Acacia Ridge. The applicant's consultant shall provide the required map exhibits and descriptions for each of those respective areas. The public ways shall be discontinued by separate resolution by the City of Madison under s.66.1003 (4) of the Wisconsin Statutes. The discontinuances shall be introduced to the Common Council upon the receipt and approval of the required map exhibits and legal descriptions. The final recording and validation of the vacation shall be conditioned upon the conditions of approval for the development being met to the satisfaction of the City of Madison Engineer.

17. The applicant shall coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.
18. The plat depicts creation of various segments of private landscaping easements along Valley View Road, depicted as "30' WIDE PRIVATE LANDSCAPING EASEMENT GRANTED TO THE ACACIA RIDGE HOMEOWNERS ASSOCIATION, ITS HEIRS AND ASSIGNS". Include specific easement terms/conditions for such private

landscape easement segments (preferably in tabular note form) on the final plat prior to recording with the Register of Deeds.

19. 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.
20. Reconcile variations in legal descriptions with the subdivision plat and supplemental street vacation/discontinuance documents. The legal description headers below the plat name on both plat pages, and Surveyor's Certificate, indicate only a portion of Lost Deer Run being vacated, yet the supplemental street vacation/discontinuance map and legal description exhibits appear to depict all of Lost Deer Run. Also reconcile Surveyor's Certificate legal description on subdivision plat that does not include vacated White Sky Pass.
21. 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 and 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.

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

22. 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 street lights are needed. Easements are needed between the following lots: 480-481, 485-486, 461-562, 565-566, 569-570, 560-561, 531-532, 539-540, 574-575, 507-508, and 500-501. Easements are needed on the corner of the following lots: 476, 487, 569, 570, 576.
23. 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, (608) 266-4429)

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

Fire Department (Contact Bill Sullivan, (608) 261-9658)

24. 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 Jeff Belshaw, (608) 261-9835)

25. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO Section 16.23(9)(d)(3).

26. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

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

Parks Division (Contact Ann Freiwald (608) 243-2848)

27. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sections 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID 17140.3 when contacting Parks Division staff about this project.

28. Prior to sign off on the final plat, the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the Park Impact Fees for this development. This document will be recorded at the Register of Deeds. The applicant shall be responsible for all recording fees.

29. The following note shall be included on the subdivision: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued."

City Forestry Section (Brad Hofmann, (608) 267-4908)

30. As defined by MGO Section 10.10, City Forestry will assess the full cost of the street tree installation to the adjacent property owner. City Forestry will determine street tree planting sites and tree species type. Street tree planting will be scheduled after there is substantial completion of the new plat development along the street segment.

Office of Real Estate Services (Lance Vest, (608) 245-5794)

31. Prior to approval sign-off by the Office of Real Estate Services ("ORES"), all parties having an interest in the property, pursuant to Wis. Stats 236.21(2)(a), shall execute the Owner's Certificate on the plat. Certificates shall be prepared with the ownership interests consistent with the most recent title report. Signatories shall

provide documentation that proves legal authority to sign the Owner's Certificate. When possible, the executed original hard stock recordable plat shall be presented at the time of ORES approval sign-off. If not possible, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the plat containing electronic signatures shall be provided to ORES prior to obtaining approval sign-off.

32. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to plat approval sign-off.
33. As of December 3, 2021, the 2020 real estate taxes are paid for the subject property. Per Section 236.21(3) Wis. Stats. and MGO 16.23(5)(g)(1), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to plat recording, including 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
34. As of December 3, 2021, there are no 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 ORES in advance of final plat approval sign-off.
35. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to Lance Vest in the City's Office of Real Estate Services (lvest@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 12, 2021) 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. Staff reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the plat.
36. Initiate requests to all applicable utilities to record releases of their interests in utility easements in underlying plats, if this proposed plat is a re-division of existing plats with utility easements that will no longer be applicable; and, prior to requesting sign-off, place a note in the proposed plat citing the recording data for the City's recorded release of same.

Appendix A: Tradition Residential–Planned District Requirements

The following excerpts summarize the requirements for residential development in the Traditional Residential-Planned (TR-P) District (Section 28.053) of the Zoning Code:

(1) Statement of Purpose. The TR-P District is established to encourage the development of new traditional neighborhoods in close-in or outlying parts of the City that incorporate the characteristics of existing traditional neighborhoods. Features include a variety of lot sizes and integrated housing types, detached or alley-loaded garages, traditional architectural features such as porches, an interconnected street system and the creation of a high-quality public realm.

A large-scale TR-P development will be designed through a master planning process. Where a TR-P District is developed in conjunction with or in proximity to an existing or planned mixed-use or higher-density district (for example, a Neighborhood Mixed-Use District, Traditional Shopping Street District, or Traditional Residential-Urban District) the TR-P District is also intended to meet the goals of traditional neighborhood development as established by the State of Wisconsin and Dane County. These goals include the following:

- a.) Reduce public costs by making more efficient use of infrastructure.
- b.) Protect the environment through reduced land consumption, preservation of on-site environmental features, and reduced automobile travel.
- c.) Increase public safety and welfare through street design that results in slower driver speeds and reduced accidents, injuries and fatalities.
- d.) Promote the reinvestment in existing developed areas.
- e.) Foster community through attractive streets and public spaces that create opportunities for encounters and gatherings.

(3) Required Mix of Residential Uses. After the effective date of this ordinance, development sites or projects within the TR-P District that are 10 acres or more in size or that include 50 or more dwelling units shall meet the following standards:

- a.) A minimum of 3 residential building types from the following categories shall be included within the site:
 1. Single-family detached dwellings with street-accessed garages.
 2. Single-family detached dwellings with alley-accessed garages.
 3. Two-family and single-family attached buildings.
 4. Accessory dwelling units.
 5. Multi-family dwellings (3 units or more), including senior housing.
 6. Special-needs housing such as community living arrangements and assisted living facilities.
- b.) A minimum of ten percent (10%) of the units on the site shall be in two-family, attached or multi-family residential dwelling types.
- c.) For infill development, the required mix of residential uses may be satisfied by existing adjacent residential uses within a one-quarter mile radius.
- d.) All residential lots shall be located within one-quarter mile of existing or planned public or common open space.

(4) Dimensional Standards, Permitted and Conditional Uses. [See table on page 2 as it applies to this project.]

(5) Site Design Standards.

- a.) Open Space. Open space shall be available to the residents of the district for recreational purposes or similar benefit. Land reserved for stormwater management and other required site improvements shall not be applied to this requirement, unless designed as open space that will meet resident needs.
 1. Open space shall be designed to meet the needs of residents of the district and the surrounding neighborhoods to the extent practicable for parks, playgrounds, playing fields, and other recreational facilities.
 2. A diversity of open spaces shall be provided within the TR-P district, including but not limited to community parks, neighborhood squares and commons, and playgrounds.
 3. Open spaces included with the subdivision shall be dispersed throughout the development and walkable from most areas within the subdivision.
 4. Land donated for any public purpose, which is accepted by the City, may be credited towards the open space requirement at the discretion of the Common Council.
- b.) Street Layout. A TR-P site development plan shall maintain the existing street grid where present and restore the street grid where it has been disrupted. In newly developing areas, streets shall be designed to maximize connectivity, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at an environmentally sensitive area, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.
- c.) Street Design. Flexibility in street design may be allowed within a TR-P District in order to create a safe and pleasant environment for residents, emphasizing pedestrian and bicycle circulation.
- d.) Non-Residential Uses. Non-residential land uses, including but not limited to schools, places of worship and neighborhood-serving commercial uses located within a subdivision zoned TR-P, shall be designed in a compact fashion and reflect the design of other uses within the master-planned development. Parking for such uses shall be located in the side or rear yards and shall be well screened to preserve the continuity of the public realm.

(6) Submittal Requirements.

- a.) After the effective date of this ordinance, a Master Plan shall be required for all TR-P projects that are proposed to be 10 acres or larger in size or those that will include 50 dwelling units or more. All TR-P Master Plans shall include each of the following elements:
 1. A map of the proposed development that identifies all of the lots and outlots to be contained in the proposed development and which contains all of the information required for preliminary plats in Sec. 16.23(7)(a), MGO. The map shall identify each of the following items:
 - a. The use of each lot or outlot, including any spaces to be dedicated to the public.
 - b. The number of dwelling units to be provided on each lot.
 - c. The number of floors of all buildings to be constructed on a lot – minimum and maximum.
 - d. The orientation of buildings in relation to all streets.
 - e. The yards and building setbacks for each developable lot.
 - f. Stormwater management, including proposed treatments at the lot, block and subdivision level.
 2. A phasing plan for the implementation of the master planned development.
 3. Building design standards for the proposed development recorded in the covenants, conditions and restrictions for the subdivision, shall include:

- a. Massing and composition of structures, orientation of windows and entries; doors and other elements of the facade, and primary facade materials and colors.
- b. A process for the application of such building design standards, through an architectural review committee or similar review body.
4. A detailed letter of intent for the project that outlines the specific goals and objectives for the master planned development. Sec. 28.053(6)(b)

b.) Standards for Approval of Master Plans.

1. The proposed TR-P Master Plan shall be consistent with the recommendations of the Comprehensive Plan and any adopted neighborhood plan, including the objectives established for traditional neighborhood development in the Comprehensive Plan.
2. The proposed TR-P Master Plan shall contain a highly connective circulation pattern and shall be conducive to multiple forms of transportation.
3. The proposed master planned development shall include a variety of integrated residential dwelling unit types. Segregation of dwelling unit types shall be avoided.
4. The proposed TR-P Master Plan shall be consistent with the statement of purpose of this section.
5. The TR-P Master Plan shall also comply with all of the requirements for preliminary plats in Section 16.23(5)(c) Madison General Ordinances.

(7) Review Procedures. A Master Plan for a TR-P district will be reviewed as part of the zoning map amendment and subdivision plat.