VANDEWALLE & ASSOCIATES INC.

May 8, 2023

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

RE: Acacia Ridge Neighborhood: Replat #4
Traditional Residential-Planned Amendment
Residential Building Complex (lots 613 and 614)

Dear Heather,

Attached please find a copy of the Veridian Homes request to amend the adopted TR-P and create a Residential Building Complex (multiple single family homes on one lot) within the neighborhood. This submittal continues Veridian's commitment to creating a wide range of attainable housing options within the neighborhood while maintaining the overall character and quality of the development.

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

Sincerely,

Brian Munson
Principal

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Applicant:

Veridian Homes, LLC.

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Madison, WI 53713

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Vice President of Land Development

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Design Team

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Existing Conditions

Existing Zoning: TR-P

Parcels to be Rezoned: See EXHIBIT A

Legal Descriptions: See Exhibit B

PROPOSED AMENDMENT

Adopted TR-P

Multi-Family:	134	
Twin Homes:	10	
Alley Single Family:	32	31 x 95
	89	37 x 95
	88	45 x 95
Conventional Single Family:	7	51 x 100
	32	59 x 100
	21	65 x 100
	3	69 x 100

Total Units: **416**

(Note: Area of rezoned TR-C3: 55 sf units)

Proposed TR-P

Multi-Family:	134		
Twin Homes:	40		+30
Alley Single Family:	51	31 x 95	+19
	88	37 x 95	-1
	69	45 x 95	-19
Conventional Single Family:	7	51 x 100	
	31	59 x 100	-1
	12	65 x 100	-9
	3	69 x 100	

Total Units: **435**

Total units added: **19**

All proposed units would meet the architectural standards of the adopted Acacia Ridge TR-P (October 31, 2017) and lot requirements of the City of Madison Zoning Code.

Residential Building Complex: Lots 613 & 614

The Residential Building Complex lots are proposed to allow the creation of a pocket neighborhood of single-family housing surrounding a greenspace. The two lots would include 5 single family homes per lot, each fronting the green and served by a pedestrian sidewalk and accessed via a shared access easement. The lots and homes for these lots would otherwise meet all the requirements of the TR-P District. Off-street parking for all of the units within the block are also a portion of the lots.

Conditional Use Approval Standards

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.

   The proposed lots offer additional housing variety with a unique and vibrant setting along the pocket park.

2. The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.

   The homes will be efficiently served by municipal services with limited impact on the cost of delivery.

3. The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.

   The homes are identical in format and condition to the adjoining homesite and will be consistent in character.

4. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

   The homes fit into the development patter of the adjoining sites and are consistent in character.

5. Adequate utilities, access roads, drainage, internal circulation improvements for pedestrians, bicyclists, public transit and vehicles, parking supply (in cases with minimum parking requirements) and other necessary site improvements have been or are being provided. (Am. by ORD-23-00013 , 1-25-23)

   The homes are fully served by an interconnected network of utilities, roads, sidewalks and trails.

6. Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.

   The vehicular access has been coordinated with the design of the overall block.

7. The conditional use conforms to all applicable regulations of the district in which it is located.

   The homes conform to the underlying district standards.

8. When applying the above standards to an application by a community living arrangement, the Plan Commission shall:

   Not applicable.

9. When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation. (Am. by ORD-14-00030, 2-18-14)

   The project has been submitted for review and approval by the Urban Design Commission.

10. When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use.

    Not applicable.

11. When applying the above standards to telecommunication facilities, the Plan Commission shall consider the review of the application by a professional engineer required by Sec. 28.143.

    Not applicable.

12. When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.

    Not applicable.

13. When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development.

Not applicable.

14. When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:

    Not applicable.

15. When applying the above standards to an application to redevelop a site that was occupied on January 1, 2013 by a building taller than the maximum building height allowed by Section 28.071(2)(a) Downtown Height Map, as provided by Section 28.071(2)(a)1., no application for excess height shall be granted by the Plan Commission unless it finds that all the following additional conditions are also present:

    Not applicable.

16. When applying the above standards to an application for limited production and processing use, the Plan Commission shall consider the effect of such a use on the surrounding properties, including the effects of odors, noise, vibration, glare, hours of operation, and other potential side effects of a manufacturing process. (Cr. by ORD-15-00124, 11-11-15)

    Not applicable.

17. When applying the above standards to an application for allowable projections into the capitol view height area, the Plan Commission shall only approve the projection if it determines the encroachment is the minimum necessary and does not significantly impact the long views of the State Capitol building. (Cr. by ORD-19-00090 , 12-12-19)

    Not applicable.

Exhibit A: Parcels to be rezoned

Lot Number	Address	Street	PIN
514	9102	Honey Harvest Lane	0708-284-5015-9
515	9106	Honey Harvest Lane	0708-284-5014-1
516	9110	Honey Harvest Lane	0708-284-5013-3
517	9114	Honey Harvest Lane	0708-284-5012-5
518	9118	Honey Harvest Lane	0708-284-5011-7
519	9122	Honey Harvest Lane	0708-284-5010-9
520	9204	Honey Harvest Lane	0708-284-5009-2
521	9208	Honey Harvest Lane	0708-284-5008-4
522	9212	Honey Harvest Lane	0708-284-5007-6
523	9216	Honey Harvest Lane	0708-284-5006-8
524	9220	Honey Harvest Lane	0708-284-5005-0
525	9224	Honey Harvest Lane	0708-284-5004-2
526	9228	Honey Harvest Lane	0708-284-5003-4
527	9232	Honey Harvest Lane	0708-284-5002-6
528	9236	Honey Harvest Lane	0708-284-5001-8
529	9235	Honey Harvest Lane	0708-284-5101-6
530	9231	Honey Harvest Lane	0708-284-5102-4
531	9227	Honey Harvest Lane	0708-284-5103-2
532	9223	Honey Harvest Lane	0708-284-5104-0
533	9219	Honey Harvest Lane	0708-284-5105-8
534	9215	Honey Harvest Lane	0708-284-5106-6
535	9211	Honey Harvest Lane	0708-284-5107-4
536	9207	Honey Harvest Lane	0708-284-5108-2
537	9203	Honey Harvest Lane	0708-284-5109-0
538	9121	Honey Harvest Lane	0708-284-5110-7
539	9117	Honey Harvest Lane	0708-284-5111-5
540	9113	Honey Harvest Lane	0708-284-5112-3
541	9109	Honey Harvest Lane	0708-284-5113-1
542	9105	Honey Harvest Lane	0708-284-5114-9
543	9101	Honey Harvest Lane	0708-284-5115-7
544	9104	Turning Oak Lane	0708-284-5215-5
545	9108	Turning Oak Lane	0708-284-5214-7
546	9112	Turning Oak Lane	0708-284-5213-9
547	9116	Turning Oak Lane	0708-284-5212-1
548	9120	Turning Oak Lane	0708-284-5211-3
549	9124	Turning Oak Lane	0708-284-5210-5
550	9202	Turning Oak Lane	0708-284-5209-8
551	9206	Turning Oak Lane	0708-284-5208-0
552	9210	Turning Oak Lane	0708-284-5207-2
553	9214	Turning Oak Lane	0708-284-5206-4

554	9218	Turning Oak Lane	0708-284-5205-6
555	9222	Turning Oak Lane	0708-284-5204-8
556	9226	Turning Oak Lane	0708-284-5203-0
557	9230	Turning Oak Lane	0708-284-5202-2
558	9234	Turning Oak Lane	0708-284-5201-4
559	9231	Turning Oak Lane	0708-284-5301-2
560	9225	Turning Oak Lane	0708-284-5302-0
561	9219	Turning Oak Lane	0708-284-5303-8
562	9213	Turning Oak Lane	0708-284-5304-6
563	9207	Turning Oak Lane	0708-284-5305-4
564	9201	Turning Oak Lane	0708-284-5306-2
565	9121	Turning Oak Lane	0708-284-5307-0
566	9115	Turning Oak Lane	0708-284-5308-8
567	9109	Turning Oak Lane	0708-284-5309-6
568	9103	Turning Oak Lane	0708-284-5310-3

Exhibit B: Legal Descriptions

ACACIA RIDGE – PRD ZONING LEGAL DESCRIPTION

Parcel 1:
A parcel of land located in the SE1/4 of the SE1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:
Commencing at the Southeast corner of said Section 28; thence N01°20'36"E, 452.13 feet along the East line of said SE1/4; thence S89°56'35"W, 279.08 feet to the point of beginning; thence S01°20'36"W, 289.17 feet;
Thence S70°49'41"W, 10.27 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 137.00 feet and a chord which bears S78°24'53"W, 36.18 feet; thence N00°03'25"W, 120.16 feet; thence N88°39'24"W, 60.18 feet; thence N01°20'36"E, 178.10 feet; thence N89°56'35"E, 108.04 feet to the point of beginning. Containing 24,736 square feet.

Parcel 2:
A parcel of land located in the SE1/4 of the SE1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:
Commencing at the Southeast corner of said Section 28; thence N01°20'36"E, 452.13 feet along the East line of said SE1/4; thence S89°56'35"W, 614.51 feet to the point of beginning; thence S00°03'25"E, 178.00 feet; thence S89°56'35"W, 60.80 feet; thence S00°03'25"E, 122.00 feet; thence S89°56'35"W, 47.20 feet; thence N00°03'25"W, 300.00 feet; thence N89°56'35"E, 108.00 feet to the point of beginning.
Containing 24,983 square feet.