PLANNING DIVISION STAFF REPORT

October 30, 2023

PREPARED FOR THE PLAN COMMISSION

Project Address: **2124-2216 and 2111-2223 Waters Edge Trail, et al**

Application Type: TR-P Master Plan Amendment, Preliminary Plat and Final Plat

Legistar File ID # 79553 and 79554

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Chris Ehlers, VAL, LLC, dba Veridian Homes; 6801 South Towne Drive; Madison.

Contact Person: Brian Munson; Vandewalle & Associates; 120 E. Lakeside Street; Madison.

Surveyor: Brett Stoffregan and Dan Day, D'Onofrio Kottke & Associates; 7530 Westward Way; Madison.

Requested Actions: Approval of an amendment to the TR-P (Traditional Residential–Planned District) Master Plan for the Village at Autumn Lake subdivision and approval of the preliminary plat and final plat of *Village at Autumn Lake Replat No. 7*, replatting 30 single-family lots into 17 single-family lots and 20 lots for 10 two-family twin homes. [The parcels affected by this replat are listed in the letter of intent attached to File ID 79553.]

Proposal Summary: The proposed *Village at Autumn Lake Replat No. 7* subdivision calls for Lots 732-738 and 796-816 of the Village at Autumn Lake Replat subdivision to be replatted as 17 single-family lots and 20 lots for 10 two-family twin homes. Per the approved 2015 subdivision and TR-P master plan approvals, the 30 existing lots were to be developed with street-accessed single-family detached residences ("Terrace," "Manor," "Estate," and "Super Estate" home types). The amended TR-P master plan calls for the 17 single-family residences to be developed as "Terrace," "Manor," and "Meadow" home types as well as for 20 "Villa" two-family residences. Development of the Village at Autumn Lake subdivision is ongoing, with completion of the subdivision anticipated based on market demand for units.

Applicable Regulations & Standards: 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 August 21, 2023. Therefore, the 90-day review period for this plat was scheduled to expire circa November 19, 2023.

Summary Recommendation: The Planning Division recommends that the Plan Commission **approve** the TR-P Master Plan for the Village at Autumn Lake subdivision and forward the preliminary plat and final plat of *Village at Autumn Lake Replat No. 7* on land generally addressed as 2124-2216 and 2111-2223 Waters Edge Trail, et al, to the Common Council with a recommendation 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: Replat No. 7 comprises approximately 5.32 acres of land in the northern third of the larger Village at Autumn Lake subdivision on both sides of Waters Edge Trail north of future Golden Dusk Parkway and northwest of Autumn Lake Parkway; Alder District 17 (Madison); Sun Prairie Area School District.

Existing Conditions and Land Use: Undeveloped land zoned TR-P (Traditional Residential–Planned District).

Surrounding Land Uses and Zoning:

North: Undeveloped land (future phases and private open space for Village at Autumn Lake subdivision, zoned TR-P (Traditional Residential–Planned District); Wisconsin & Southern Railroad;

South: Single-family residences in the Village at Autumn Lake and public stormwater management, zoned TR-P;

West: Undeveloped land (future phases and private open space for Village at Autumn Lake), zoned TR-P; and

East: Private open space for the Village at Autumn Lake subdivision; future phases of Village at Autumn Lake.

Adopted Land Use Plans: The 2002 Felland Neighborhood Development Plan recommends development of this portion of the Village at Autumn Lake subdivision with low-density residential uses at a density of up to 8 units per acre. In general, the neighborhood development plan contemplates a mix of housing types, lot sizes, and unit prices in the low-density development areas, with an emphasis on traditional neighborhood development forms.

Environmental Corridor Status: The land subject to the proposed replat is not located in a mapped environmental corridor. The nearby lake and private open space located east of the replat is located in a mapped corridor.

Public Utilities and Services: The subject site will be served by a full range of urban services as it develops. The nearest Metro Transit service is located one mile west at Lien Road and N Thompson Drive.

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

	Requirements – Single-Family Detached	**Requirements – Two-Family Twin Unit**	**Proposed Lots**
Lot Area	2,900 sq. ft. per lot	1,800 sq. ft. per dwelling unit	All lots exceed
Lot Width	30’	25’ per dwelling unit	Will comply
Minimum Front Yard	15’	15’	To be determined at permitting
Maximum Front Yard Setback	30’ or up to 20% greater than block average	30’ or up to 20% greater than block average	
Side Yards	5’	5’	
Reverse Corner Side Yard Setback	8’ (10’ for garage)	8’ (10’ for garage)	
Rear Yard	Street-accessed: 20’ Alley-accessed: 2’	Street-accessed: 20’ Alley-accessed: 2’	
Maximum Lot Coverage	75%	75%	
Maximum Building Height	Three stories and 35’	Three stories and 35’	
Building Forms	Single-family detached	Two-family building, twin	

Other Critical Zoning Items	
Yes	Utility Easements
No:	Barrier Free, Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development
	Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator

Previous Approvals

On May 19, 2015, the Common Council approved a request to rezone numerous parcels in the Village at Autumn Lake subdivision generally addressed as 1710 Arial Spring Trail from TR-C3 (Traditional Residential–Consistent 3 District), PD (Planned Development District), and CN (Conservancy District) to TR-P (Traditional Residential–Planned District) and TR-C3; and approved the preliminary plat and final plat of the *Village of Autumn Lake Replat*, creating lots for 542 single-family units; 22 two-family-twin units, 8 four-unit dwellings, 48 townhouses, and 332 multi-family units, including 36 in a mixed-use node; 16 outlots dedicated to the public; and 12 outlots to be private. The Plan Commission approved a demolition permit to allow a single-family residence at 5825 Sanctuary Lane and 2009 Expedition Trail to be razed as part of the proposed replat at its May 4, 2015 meeting. The final plat was recorded on December 3, 2015.

On May 3, 2016, the Common Council approved the preliminary plat and final plat of *Village at Autumn Lake Replat No. 2* to create nine lots for single-family attached housing and one outlot for a private drive on land generally addressed as 5703 Summer Shine Drive. The final plat was recorded on March 23, 2017.

On June 19, 2018, the Common Council approved the preliminary plat and final plat of *Village at Autumn Lake Replat No. 3* to create 24 lots for the future twin homes and one outlot for private open space and access from Lot 649 of the Village at Autumn Lake Replat, 5802 Lien Road. Lot 649 had previously been identified for the future construction of 24 townhouse units. The final plat was recorded on October 23, 2018.

On February 4, 2020, the Common Council approved the preliminary plat and final plat of *Village at Autumn Lake Replat No. 4*, replatting six single-family lots and two lots to be developed with a two-family twin home (1802-1830 Twin Fawn Trail) into 10 single-family lots. The final plat was recorded on June 11, 2020.

On November 17, 2020, the Common Council approved the preliminary plat and final plat of *Village at Autumn Lake Replat No. 5*, replatting 104 lots approved for 98 future single-family residences and three two-family dwellings on six lots into 86 single-family lots, 48 lots for 24 two-family twin home dwellings, and three outlots for private open space. The final plat was recorded on May 10, 2021.

On September 20, 2022, the Common Council approved the preliminary plat and final plat of *Village at Autumn Lake Replat No. 6*, replatting 10 single-family lots at 2121-2157 Waterfall Way into 12 single-family lots. The final plat was recorded on December 20, 2022.

Project Description, Analysis & Conclusion

The applicant, Veridian Homes, is requesting approval of the preliminary plat and final plat of *Village at Autumn Lake Replat No. 7* to allow Lots 732-738 and 796-816 of the Village at Autumn Lake Replat subdivision to be replatted as 17 single-family lots and 20 lots for 10 street-loaded two-family twin homes. Per the approved 2015

subdivision and TR-P master plan approvals, the 30 existing lots were to be developed with a variety of street-accessed single-family detached residence types.

The replat will maintain the existing platted street network. On the west side of Waters Edge Trail, seven lots for single-family residences will be replatted as 10 lots for five two-family residences. On the east side of Waters Edge, seven lots for single-family residences will be replatted as six lots for single-family residences and four lots for two (2) two-family residences. On Spittlebug Circle, 14 lots for single-family residences will be replatted as 11 single-family residential lots and six lots for three two-family dwellings. The amended TR-P master plan calls for the 17 single-family residences to be developed as "Terrace," "Manor," and "Meadow" home types as well as for 20 "Villa" two-family residences. According to the letter of intent submitted with the requests, the applicant indicates that the replat "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."

Staff believes that the Plan Commission may find the standards for subdivision approval met with the proposed replat. All of the proposed lots meet the minimum lot width and area requirements in the TR-P district, and staff believes that the proposal is consistent with the low-density residential recommendations for the site in the Felland Neighborhood Development Plan, which calls for the development of this portion of the Village at Autumn Lake development with a mix of housing types and lot sizes at a density up to eight (8) units per acre. The resulting development pattern should result in the diverse mix of housing types and lot sizes as generally recommended for the larger subdivision by the neighborhood development plan.

Recommendation

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

The Planning Division recommends that the Plan Commission **approve** the TR-P Master Plan for the Village at Autumn Lake subdivision and forward the preliminary plat and final plat of *Village at Autumn Lake Replat No. 7* on land generally addressed as 2124-2216 and 2111-2223 Waters Edge Trail, et al, to the Common Council with a recommendation of **approval** subject to input at the public hearing 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. Any revisions to TR-P master plan and related restrictive covenants address the single-family dwelling and two-family twin home types being introduced with the proposed TR-P master plan amendment shall be approved by the Planning Division prior to recording of the final plat.

2. The two-family twin dwellings shall have a joint cross access and maintenance agreement recorded that addresses the shared maintenance of the exterior elements of those units (roof, walls, etc.) consistent with the requirements in Section 28.151 of the Zoning Code.

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

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

3. The stormwater management plan will need to be reviewed and updated to confirm that the treatment systems implemented are sufficient to accommodate the revised density.

4. 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.

5. The developer shall construct Madison standard street, multi-purpose path, and sidewalk improvements for all streets within the plat.

6. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat

7. This development is subject to impact fees for the Felland Road Neighborhood Sanitary Sewer Improvement 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 timebuilding permit(s) are issued."

8. Madison Metropolitan Sewerage District (MMSD) connection 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.

9. Serve each unit of a two-family twin home by a separate and independent sanitary sewer lateral.

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

10. There are several errors on the letter of intent for Exhibit A, Parcel identification numbers. Review and revise where needed.

11. The existing public utility easements within this replat shall be released by separate document prepared by City Office of Real Estate Services. The releases are required prior to recording of the plat. Acknowledge the release and document number on the face of the plat. Real Estate Project No. 12904 has been set up. Provide the releases from the other utilities prior to the City releasing its rights.

12. 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.

13. As required by Ordinance, provide private Easements or private Outlots to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). Coordinate the locations of the CBUs with the USPS Development Coordinator, City Engineering and City Traffic Engineering Staff and in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works. CBUs serving this land division will not be permitted within any publicly owned or dedicated lands.

If the Developer is not able to determine the final locations of the CBUs prior to recording the final plat, the final placement of CBUs for each phase of development within this land division shall be determined prior to construction. The locations for each phase shall as required by Ordinance, in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works and in compliance with United States Postal Service requirements.

The required CBU documents shall be recorded prior to the start of construction of the public improvements serving any Lot or Outlot. In the instance of land divisions that do not require the construction of public improvements or a contract with the developer, the required approved CBU documents shall be recorded simultaneously with the final approved land division.

Construct the CBUs in accordance with the specifications approved by the Board of Public Works.

14. 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.

15. Remove Document No. 4195255 from Note 1 A., it does not apply to lots within this replat.

16. Correct all of the recording information for the Village of Autumn Lake Replat in the plat headers and in the legal description. The current information noted is for Replat No. 6.

17. Declaration of conditions, covenants and restrictions should be amended after the recording of this plat to add replatted lots and remove obsoleted lots with the replat.

18. Add additional amendments to Note 1 C., Document Nos. 5489906, 5513192, 5621559, 5771197, and 5891491.

19. Correct the section number to 26 on the Location Map.

20. Provide connecting ties between the four areas being re-platted.

21. Add a note that Lots 796 and 797 are subject to Declarations of Conditions and Covenants recorded as Document No. 5897708.

22. Prior to City Engineering Division final sign-off by main office for the plat, the final plat must be submitted to the Engineering Division Surveyor/ Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two (2) working days prior to final Engineering Division sign-off. Electronic mail submittal of the FINAL plat in PDF form is preferred. Transmit to jrquamme@cityofmadison.com.

23. 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)

24. 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 streetlights are needed.

25. 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 reviewed this request and has recommended no conditions of approval.

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

26. 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)

27. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO Section 16.23.

28. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City- Developer agreement. The applicant shall contact City Engineering Division to schedule the development of plans and the agreement.

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

29. Note: The proposed development remains part of Metro Transit's paratransit service area due to eligibility under the historic route network from Spring of 2023. However, the closest bus stop with regularly scheduled bus service under the revised route network design is over one mile walking distance.

Parks Division (Contact Kathleen Kane, (608) 261-9671)

30. Park Impact Fees (comprised of the Park-Infrastructure Impact Fee, per MGO Sec. 20.08(2), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6) will be required for all new residential development

associated with this project. This development is within the North Park-Infrastructure Impact Fee district. Please reference ID #12118.6 when contacting Parks Division staff about this project. The Parks Division will be required to sign off on this subdivision.

31. The following note should 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." The Parks Division shall be required to sign off on this subdivision prior to recording.

Forestry Section (Contact Jeffrey Heinecke, (608) 266-4890)

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

Office of Real Estate Services

32. 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.

33. 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. If the plat is signed electronically, a PDF of the plat containing electronic signatures shall be provided to ORES to obtain approval sign-off.

34. If a mortgage or other financial instrument is reported in record title, but has been satisfied or no longer encumbers the lands or ownership within the plat boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to plat approval sign-off.

35. A Consent of Lessee certificate shall be included on the plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off.

36. If any portion of the lands within the plat boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and executed prior to approval sign-off.

37. The property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to plat recording. 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

38. 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.

39. The owner shall furnish to Andy Miller in the City's Office of Real Estate Services as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report 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.

40. The Office of Real Estate Services is still reviewing the final plat and title report and may have additional comments to be addressed by the applicant prior to final approval and recording of the plat.

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 pages 2-3 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.