



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

June 17, 2009

Brian Munson
Vandewalle & Associates
120 E. Lakeside Street
Madison, Wisconsin 53715

RE: Approval of a request to rezone parcels generally addressed as 5922 Lien Road from Planned Unit Development General Development Plan (PUD-GDP) to PUD-GDP to allow the future construction of approximately 726 multi-family units on 28 parcels and development of 2 town center parcels envisioned for mixed residential and commercial development in the Village at Autumn Lake subdivision (Veridian)

Dear Mr. Munson;

At its June 16, 2009 meeting, the Common Council **conditionally approved** your client's application to rezone 30 parcels in the Village at Autumn Lake subdivision from PUD-GDP to PUD-GDP, thereby restarting the time period for implementing the PUD as provided in the Zoning Ordinance. The following conditions of approval shall be satisfied prior to final approval and recording of the general development plan:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following item:

1. Since the previous approvals for this development, City Engineering has encountered adverse groundwater conditions within the area of the development. Prior to approval of this rezoning, the developer shall investigate the extent of potential groundwater impacts and formulate a plan to address said impacts and to alert potential buyers.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following two items:

2. Provide a grading plan of the plat to show that usable open space requirements can be met on the lots per the comparable zoning district requirements. Lots that may not meet usable open space requirements are Lots 155, 157, 158, 159 160, 161, 162 and 164. Usable open space shall be in a compact area of not less than 200 square feet and having no dimensions less than 10 feet and having a slope no greater than 10 percent. Front yards do not count toward usable open space.
3. Revise the zoning text including but not limited to the following:
 - a.) (Note: under conventional zoning, a Dependency Living Arrangement is also allowed under conventional zoning and should also be added to this text.)
 - b.) Under accessory uses for all districts of the PUD, Home occupations as defined in Chapter 28.03(2). (Note: They shall not be conducted in an accessory building.)

- c.) Multi-family attached or detached structures may require larger yards per the State code than the zoning text requires. Revise the text to be consistent with the State Building codes.
- d.) Provide usable open space requirements for each of the types of units in the plat.
- e.) Any tree plantings in the right-of-way shall be approved by the City Forestry Section of the Parks Division.

Please contact my office at 261-9632 if you have questions about the following item:

- 4. Revise the general development plan per Planning Division approval as follows:
 - a.) clarify in which district the 76 dwelling units on Lot 183 are located; they are listed under District VII in the PUD summary table but not identified on the District VII description on page 12;
 - b.) specify the maximum number of dwelling units that could be developed in District VII;
 - c.) remove the following sections from the zoning text: Architectural Review Committee, Conceptual Grading Plan, Alley Lighting and Traffic Measures, as those sections are either extraneous, covered under separate documents and/or unenforceable as part of a zoning document.

The applicant is also required to satisfy the conditions of approval of the Urban Design Commission prior to the final staff approval of the project and the issuance of building permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.

Certain park impact fees were paid as part of the original zoning and subdivision approvals. However, additional park fees may be required as part of the review of future specific implementation plans for any units not previously paid. The developer should work with the Parks Division as part of the submittal and approval of future SIPs to determine the amount of park fees due for each project.

After the plans have been changed as per the above conditions, please file **eight (8) sets** of the final general development plan and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12 (10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the

general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Dailey, City Engineering Division
Tom Maglio, Parks Division
Pat Anderson, Asst. Zoning Administrator

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: