



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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October 18, 2012

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 29 parcels in the Village at Autumn Lake subdivision, including 3 identified for "town center" mixed residential and commercial development. (MREC VH Madison, LLC c/o Veridian Homes)

Dear Mr. Munson;

At its October 16, 2012 meeting, the Common Council **conditionally approved** your application to rezone 29 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 of the City Engineering Division at 261-9688 if you have questions regarding the following two (2) items:

1. The Village at Autumn Lake development has a Future Phase Subdivision Contract that outlines the requirements and commitments that need to be satisfied prior to construction of any improvements associated with the plat.
2. The property will be subject to Madison Metropolitan Sewerage District (MMSD) Sewer Area Charges and City of Madison Impact Fees when it develops (Felland Road Sewer Impact Fee). These fees not required for signoff of this PUD-GDP.

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following item:

3. All public water mains and water service laterals shall be installed by a standard City subdivision contract. All operating private wells shall be identified and permitted by the Madison Water Utility in accordance with MGO Sec. 13.21. All unused private wells shall be abandoned in accordance with MGO Sec. 13.21. The Water Utility will not need to sign off on the final plans, but will need a copy of the approved plans.

The Traffic Engineering Division (Dan McCormick, 267-1969) submitted a response with no new conditions of approval for this project. All of the same conditions of the 2004 PUD-GDP will need to be applied and reviewed prior to sign off and implemented as the planned unit development proceeds.

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 for which fees were not previously paid. The developer should work with the Kay Rutledge of the Parks Division (266-4714) as part of the submittal and approval of future specific implementation plans to determine the amount of park fees due for each project.

Please submit **two copies** of the complete 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 Zoning Administrator and Planning Division will review the final copies for conformance with the version approved. Upon receipt of the aforementioned plans, this approval letter 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
Dan McCormick, Traffic Engineering Division
Kay Rutledge, Parks Division
Dennis Cawley, Madison Water Utility
Pat Anderson, Asst. Zoning Administrator