



Birchwood Point Neighborhood
 Plan Commission Presentation
November 4, 2013



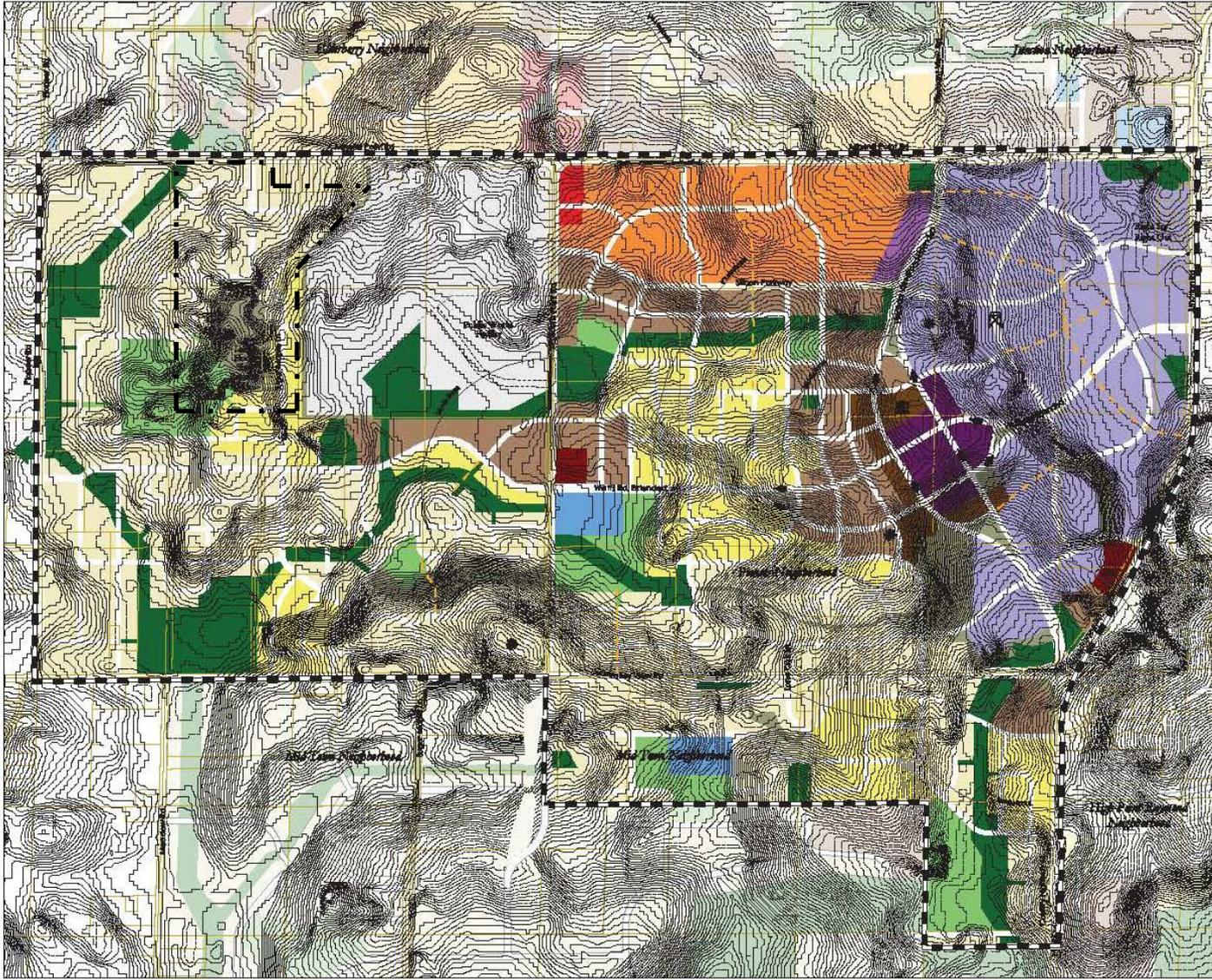
**City of Madison
Pioneer Neighborhood
Development Plan**

**Map 6
Planned Land Use**

- ▬ Neighborhood Planning Area Boundaries
 - ▬ Existing Parcels
 - Surface Contours (2 Foot Interval)
 - ⊗ Location of UW Tower
 - ⊞ Mixed Use Appropriate Following Development of Other Mixed Use Areas
 - * High Points (Preserve as Private Open Space That is Publicly Accessible)
- Planned Land Use**
- Low Density Residential
 - Low-Medium Density Residential
 - Medium Density Residential
 - Medium High or High Density Residential
 - Research & Development Center
 - Urban Mix
 - Residential/Commercial Mix
 - Commercial/Employment Mix
 - Neighborhood Commercial
 - Employment
 - Light Industrial
 - Institutional
 - Public Park
 - Private Open Space
 - Drainage (Stormwater Management)
- Office
 - Research & Development
 - Technology Manufacturing
- ▬ Existing & Planned Street Rights-of-Way
 - ⋯ Possible Long-Term Roads
 - Key Mid Block Pedestrian Ways



Print: April 2004
 Sources:
 Municipal Boundaries - Dane County LID 2001,
 Parcel Boundaries - Dane County LID 2001,
 Other Information - V&A Site Inventory 2002.





Tormey Ridge Plat
 Adopted (April 10, 2012)
 162 Single Family Homes
 237 Multi-Family Homes
 7.6 acres of park



Birchwood Point Neighborhood
 230 Single Family Homes
 alley
 street accessed
 100 Multi-Family Homes
 9.1 acres of park



Major Changes

- Greater street connectivity
- Greater housing diversity
- Relocation of multi-family
- Preservation of trees
- New open space/parks



DATE: 07.25.13
 SHEET:
 NO. 25 OF 112



PRELIMINARY PLAN

BIRCHWOOD POINT

LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36 AND IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, T4N, 24R, S11, COUNTY 7, MARSH, SAUNDERS COUNTY, MISSOURI.

STANFORD GEORGE AND ASSOCIATES, INC.
 1200 Westwood Way, Warminster, PA 18951
 Phone: 610.811.7200 Fax: 610.811.8300
 WWW.STANFORDGEORGE.COM



Parks & Open Space





Park Dedication Required:
7.4 acres

Parks Dedication Proposed
9.1 acres

**City of Madison
Pioneer Neighborhood
Development Plan**

**Map 6
Planned Land Use**

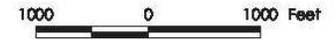
- ▬ Neighborhood Planning Area Boundaries
- ▬ Existing Parcels
- Surface Contours (2 Foot Interval)
- ⊗ Location of UW Tower
- ⊘ Mixed Use Appropriate Following Development of Other Mixed Use Areas
- * High Points (Preserve as Private Open Space That is Publicly Accessible)

Planned Land Use

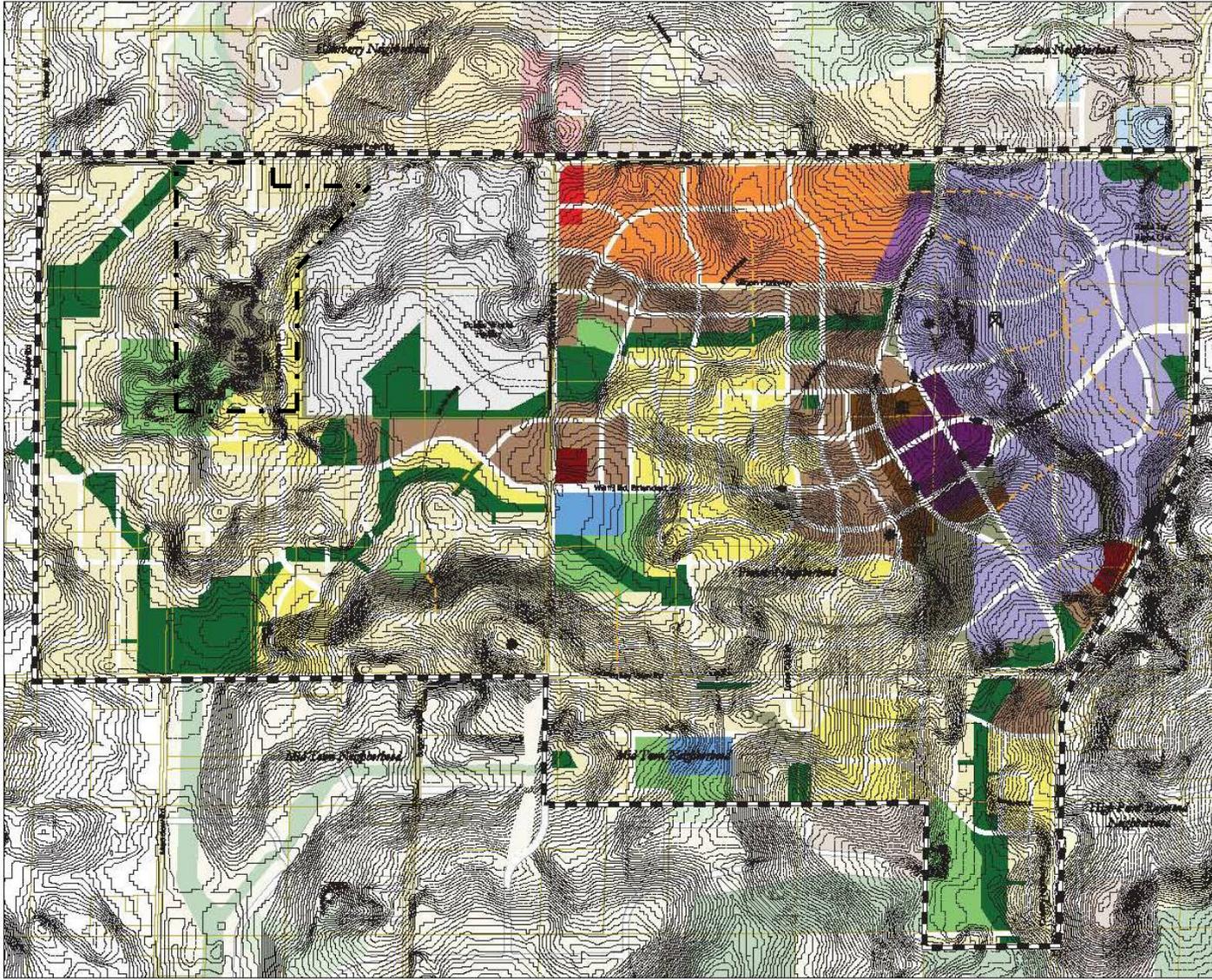
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- Medium High or High Density Residential
- Research & Development Center
- Urban Mix
- Residential/Commercial Mix
- Commercial/Employment Mix
- Neighborhood Commercial
- Employment
- Light Industrial
- Institutional
- Public Park
- Private Open Space
- Drainage (Stormwater Management)

- Office
- Research & Development
- Technology Manufacturing

- ▬ Existing & Planned Street Rights-of-Way
- ⋯ Possible Long-Term Roads
- Key Mid Block Pedestrian Ways



Plan: April 2004
 Source:
 Municipal Boundaries - Dane County LCO 2001,
 Parcel Boundaries - Dane County LCO 2001,
 Other Information - V&A Site Inventory 2002.



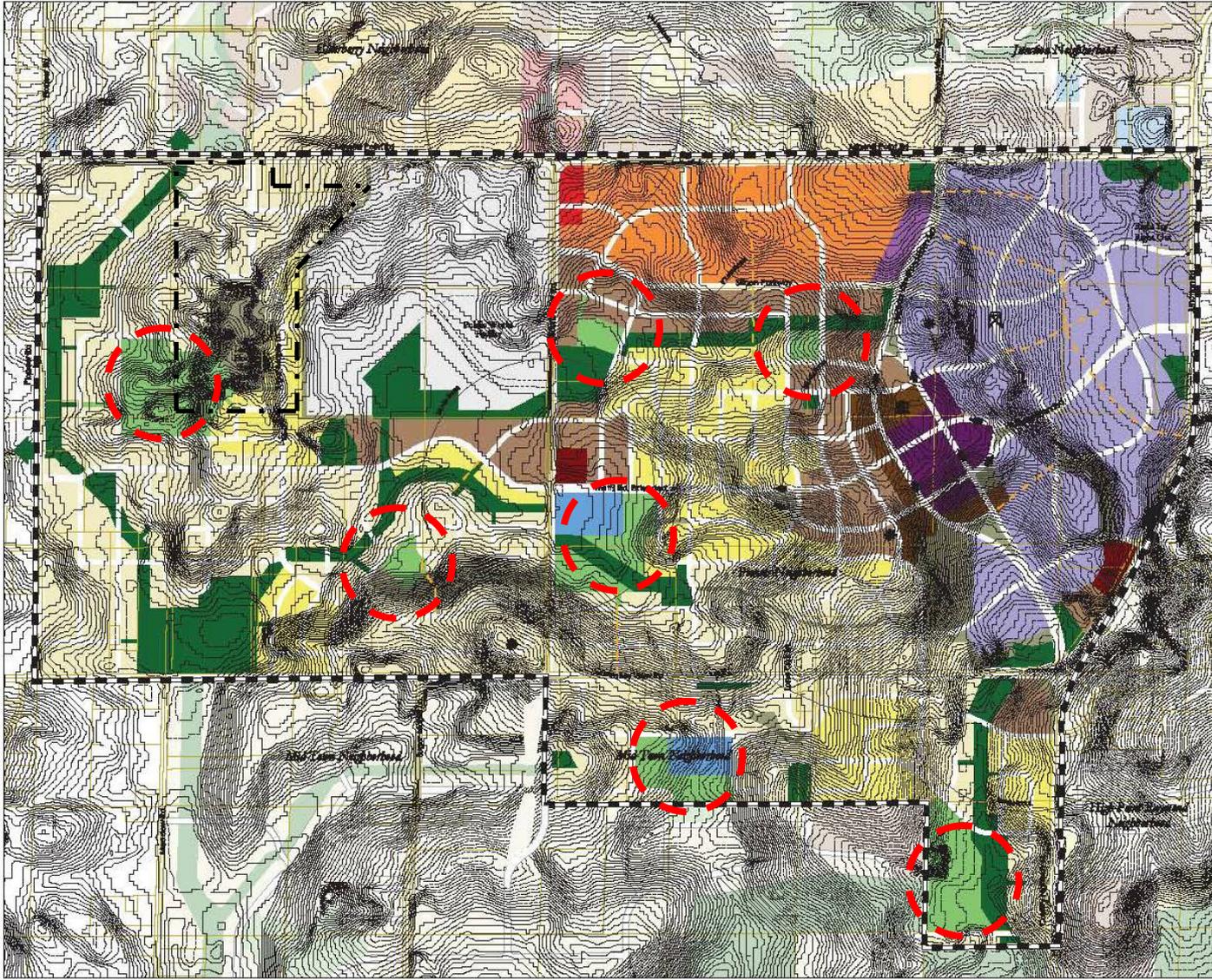
**City of Madison
Pioneer Neighborhood
Development Plan**

**Map 6
Planned Land Use**

- ▬ Neighborhood Planning Area Boundaries
 - ▬ Existing Parcels
 - Surface Contours (2 Foot Interval)
 - ⊗ Location of UW Tower
 - ⊗ Mixed Use Appropriate Following Development of Other Mixed Use Areas
 - * High Points (Preserve as Private Open Space That is Publicly Accessible)
- Planned Land Use**
- Low Density Residential
 - Low-Medium Density Residential
 - Medium Density Residential
 - Medium High or High Density Residential
 - Research & Development Center
 - Urban Mix
 - Residential/Commercial Mix
 - Commercial/Employment Mix
 - Neighborhood Commercial
 - Employment
 - Light Industrial
 - Institutional
 - Public Park
 - Private Open Space
 - Drainage (Stormwater Management)
- Office
 - Research & Development
 - Technology Manufacturing
- ▬ Existing & Planned Street Rights-of-Way
 - ⋯ Possible Long-Term Roads
 - Key Mid Block Pedestrian Ways



Plan: April 2004
 Source:
 Municipal Boundaries - Dane County LCO 2001,
 Parcel Boundaries - Dane County LCO 2001,
 Other Information - V&A Site Inventory 2002.







Regional Park

- 6.8 Acres
- Heritage Oak Preservation
- Recreational Potential
- Future Expansion to adjoining Properties

Street Frontage: 257'



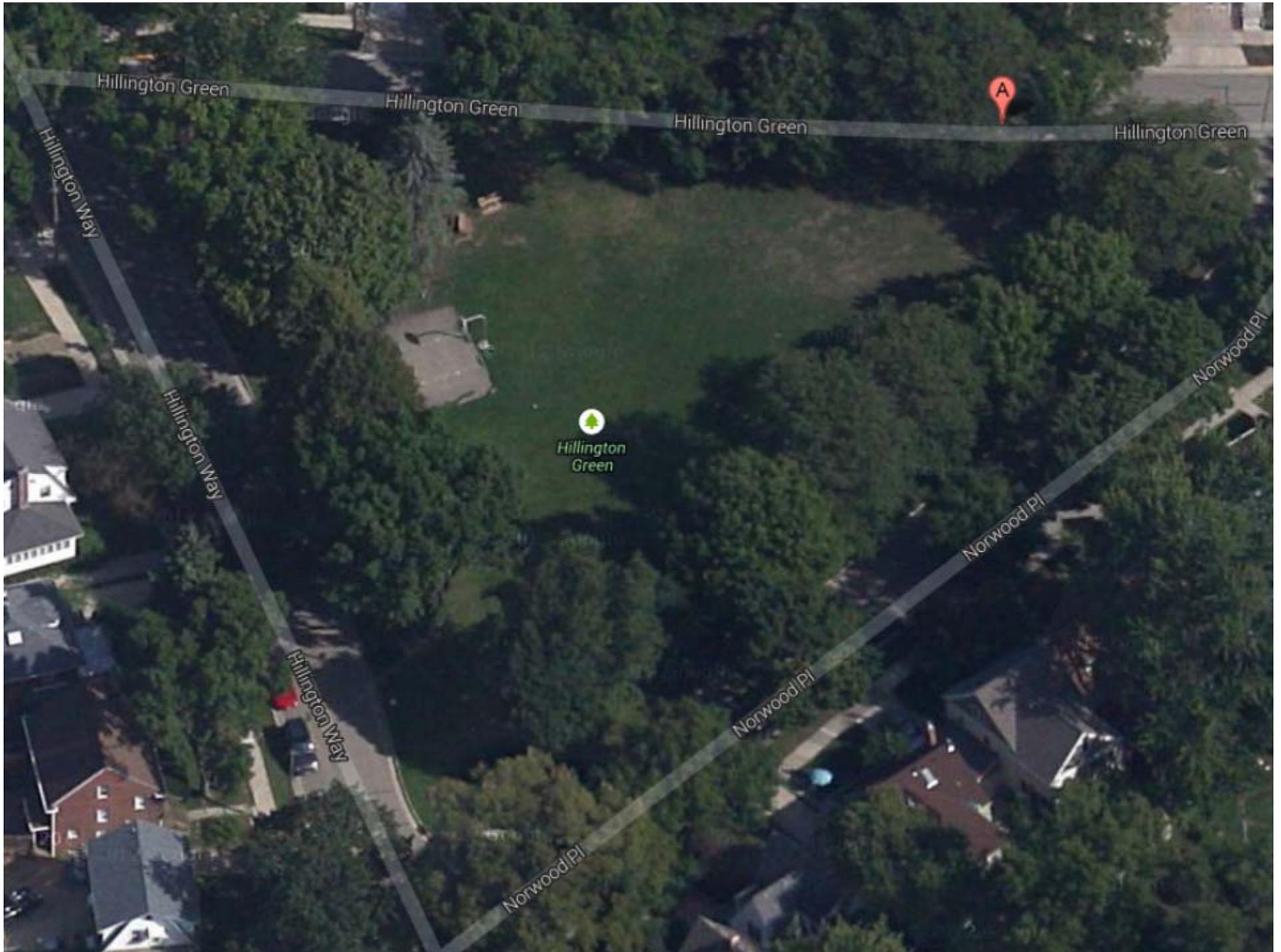


Neighborhood Green

- 2.3 Acres
- Multi-use neighborhood amenity
- Non-program space
 - No formal playfields
 - Diverse use

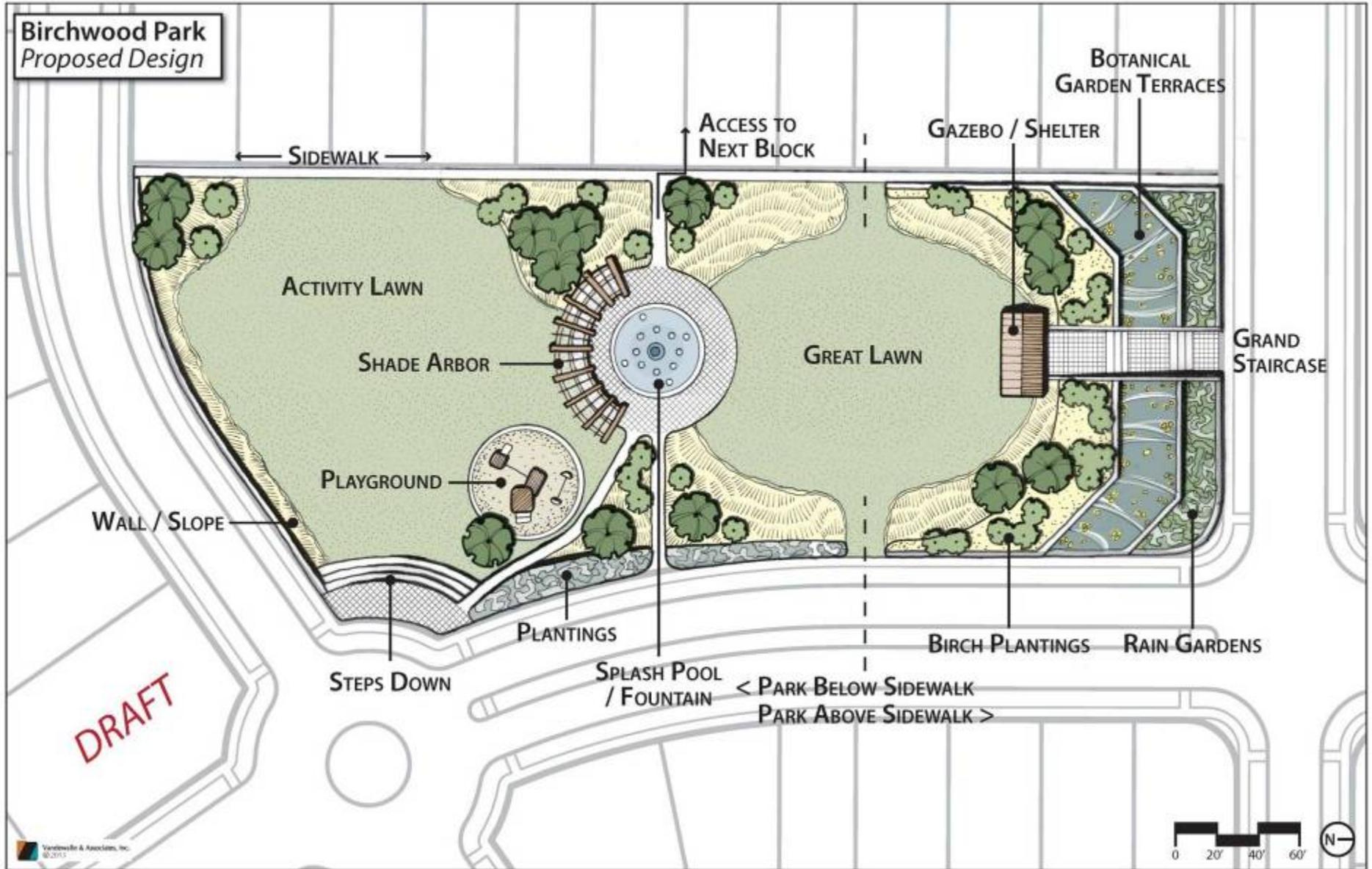








Birchwood Park
Proposed Design



AMENDMENT to the
PIONEER NEIGHBORHOOD DEVELOPMENT PLAN
Land Use and Street Plan

Pioneer Neighborhood Plan as adopted April 2004, amended August 2013
and implemented through subdivision and zoning approvals.



- | | | | |
|---|---------------------|------------------|--|
| Low Density Res.
<small>less than 10,000 sq ft</small> | MIXED USE neigh mix | Light Industrial | Private Open Space
<small>(Large Home Sites Possible)</small> |
| Low-Med. Density Res.
<small>10-15,000 sq ft</small> | Neigh. Commercial | Employment | Park, Drainage
and Open Space |
| Med. Density Res.
<small>15-25,000 sq ft</small> | | Institutional | |

Proposed Pioneer Neighborhood Development Plan
Amendment, _____, 2013

0 500 Feet





Zoning & Lot Width

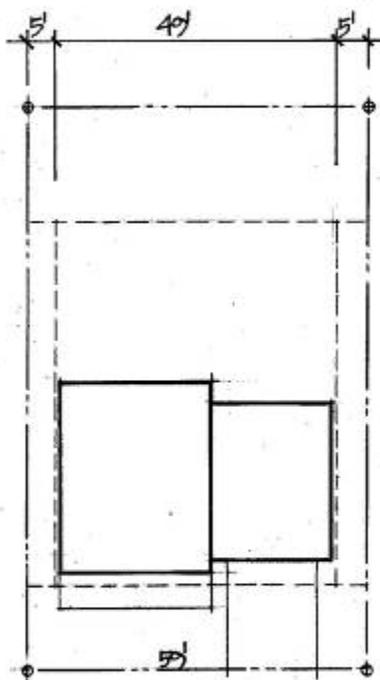


Birchwood Point
Zoning Plan

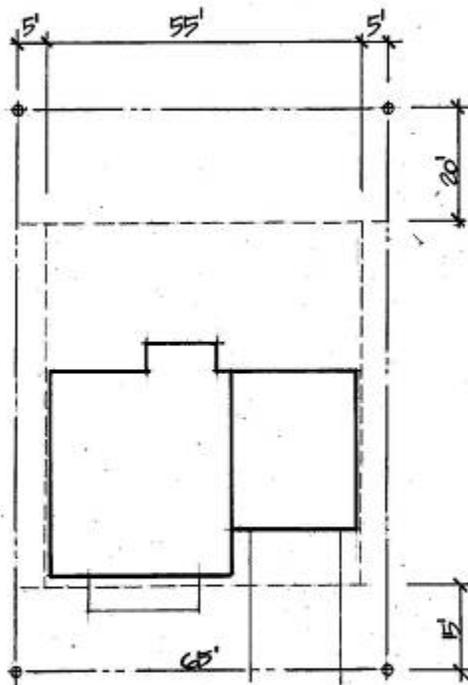


Zoning & Lot Width

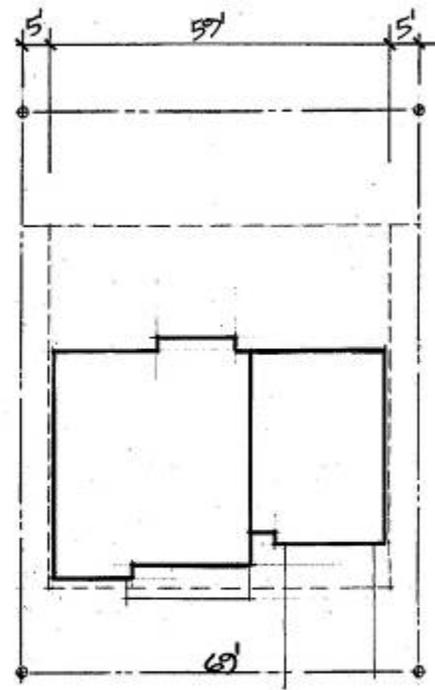




50' WIDE SITE



65' WIDE SITE



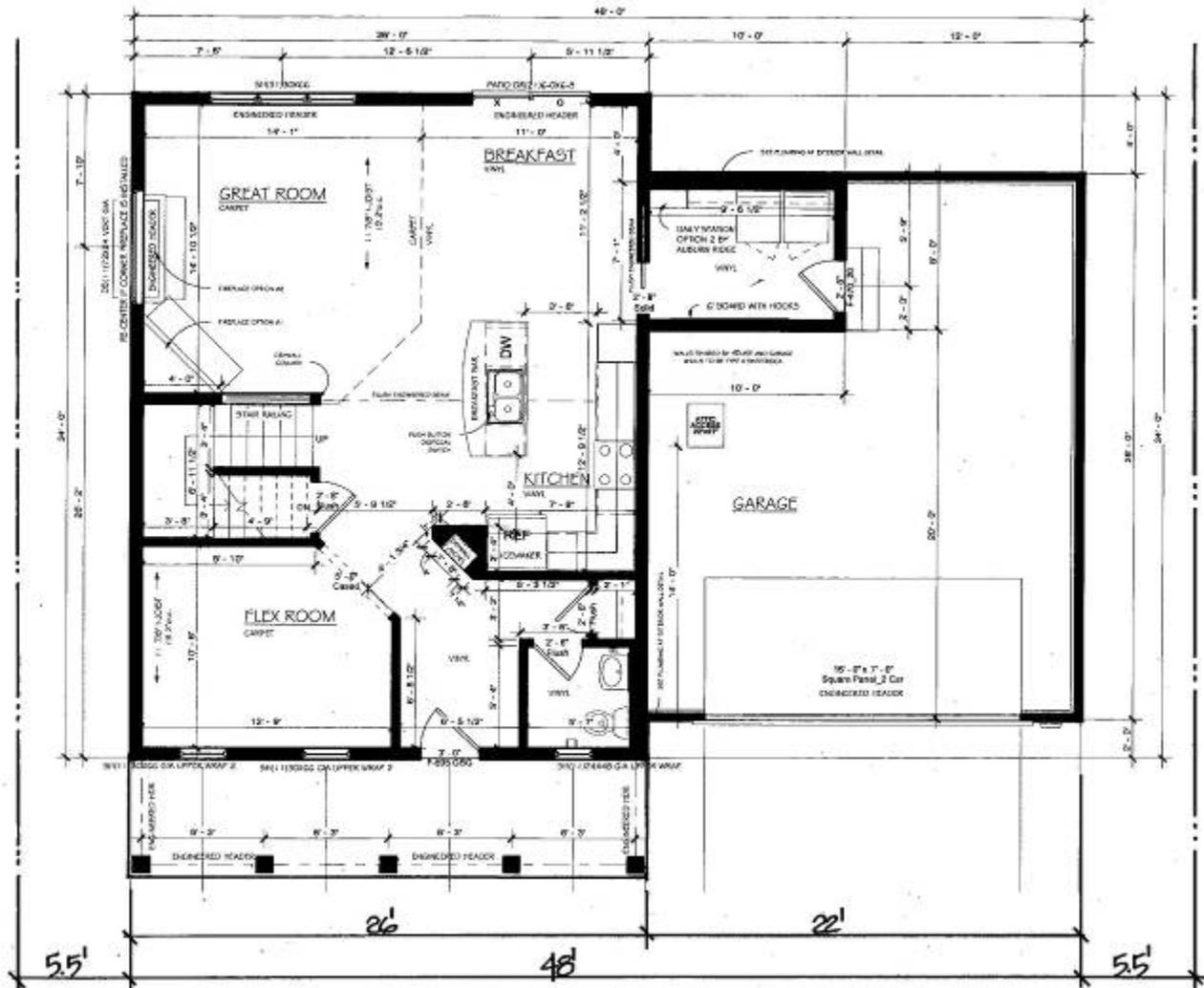
60' WIDE SITE

TYPICAL SITE WIDTHS TR-C3 ZONING



SAWYER
FARMHOUSE A

59' WIDE SITE



59' WIDE SITE



PARKER
CLASSICAL II

65' WIDE SITE



McCORMICK
TRADITIONAL

69' WIDE SITE



Request: Amend Staff Report Per Letter of Request

1. Accept additional park as public multi-use park
2. Allow project to the first \$75,000-150,000 of the fees generated to install the Sugar Maple Park as part of Phase One
3. Maintain lots along G Street
4. Approve fence language from previous plat approval (credit against fees)
5. Retain TR-C3 zoning

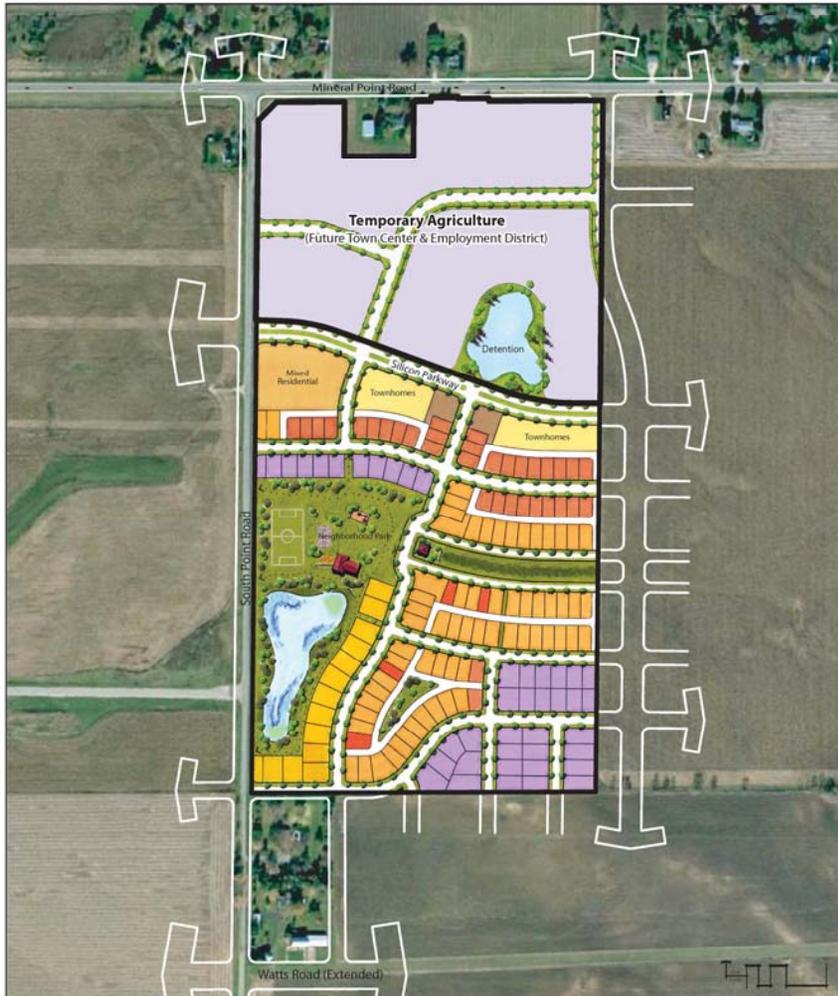


Birchwood Point Neighborhood
 Plan Commission Presentation
November 4, 2013

Q&A







154 Single Family Homes
 alley
 street accessed
 60 Multi-Family Homes
 4.8 acres of park

Concept Plan

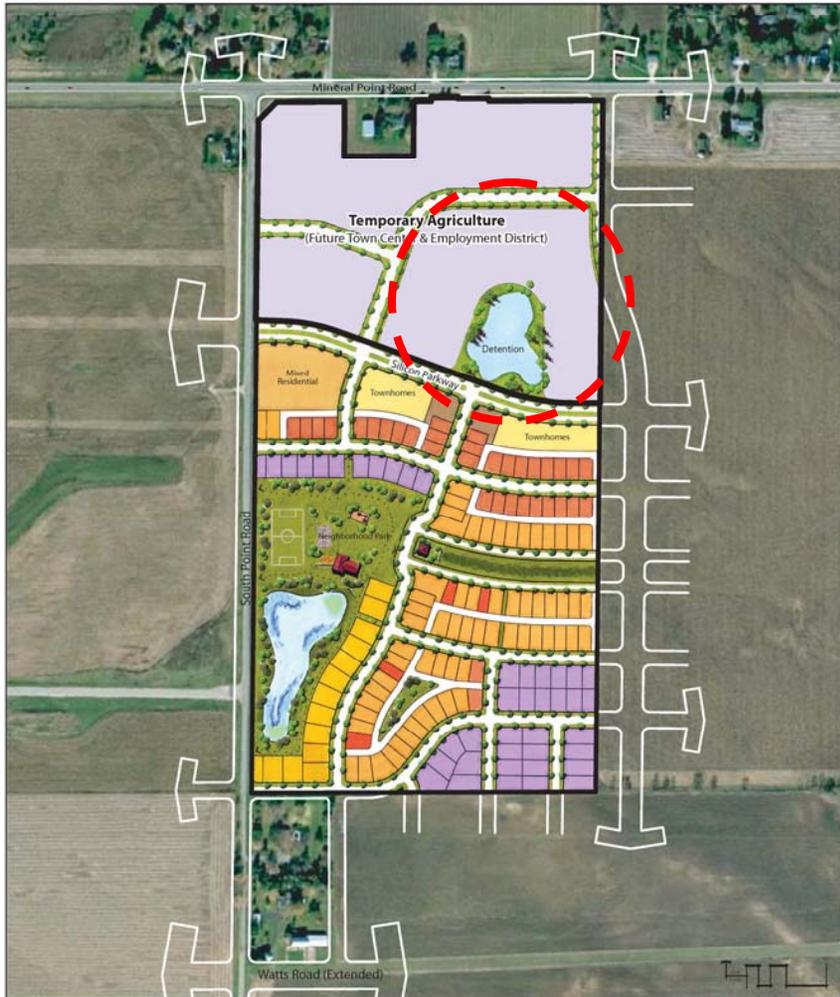
Single Family (Alley Accessed)	101 Units
R2Z (45' x 80')	34 Units
R2Z (37' x 95')	6 Units
R2Y (45' x 95')	61 Units
Single Family (Street Accessed)	53 Units
R2T (59' x 85')	40 Units
R2T (69' x 100')	13 Units
PUD-GDP	60 Units
Employment	23.1 Acres
Mixed Residential	36 Units
Twin Homes	4 Units
Townhome Residential	20 Units
Conservancy	
Parks and Open Space	10.6 Acres
- Neighborhood Park	4.8 Acres
- Storm Water/Conservancy/Green	5.9 Acres
Total Units	214 Units

Cardinal Glenn Master Plan
Madison, Wisconsin

15% of 214 Total Units = 33 Units
 - 23 Single-Family Units
 - 10 Multi-Family Units
Park Requirements - 5.0 Acres
 - Single-Family - 3.9 Acres
 - Multi-Family - 1.1 Acres



Vandresell & Associates
 © 2007
 Revised: 23 March 2005
 Revised/Sup. Set: 10 February 2008



McKenzie Approval 250 Multi-Family Homes

Concept Plan

<ul style="list-style-type: none"> Single Family (Alley Accessed) R2Z (45' x 80') R2Z (37' x 95') R2Y (45' x 95') Single Family (Street Accessed) R2T (59' x 85') R2T (69' x 100') PUD-GDP Employment Mixed Residential Twin Homes Townhome Residential Conservancy Parks and Open Space - Neighborhood Park - Storm Water/Conservancy/Green 	<ul style="list-style-type: none"> 101 Units 34 Units 6 Units 61 Units 53 Units 40 Units 13 Units 60 Units 23.1 Acres 36 Units 4 Units 20 Units 10.6 Acres 4.3 Acres 5.9 Acres 214 Units
--	--

Total Units 214 Units

Cardinal Glenn Master Plan
Madison, Wisconsin

15% of 214 Total Units = 33 Units

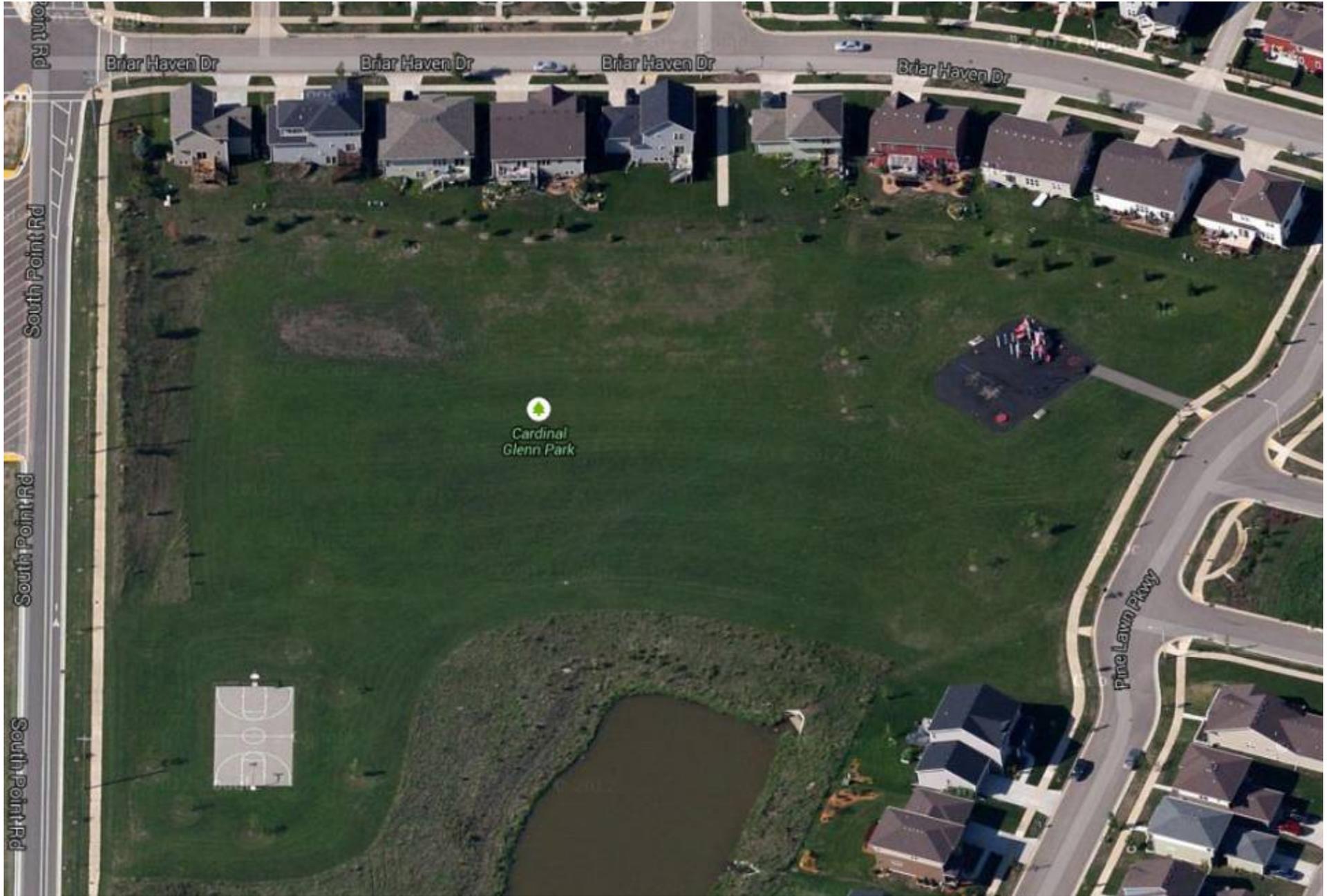
- 23 Single-Family Units
- 10 Multi-Family Units

Park Requirements - 5.0 Acres

- Single-Family - 3.9 Acres
- Multi-Family - 1.1 Acres

VERIDIAN HOMES

Veridian Homes & Associates
© 2007
Revised: 23 March 2005
Revised/Sup. Oct. 10 February 2008



DRAFT

CONNECT PATH TO EXISTING SIDEWALK SPUR

200' x 300' REGULATION SIZE SOCCER FIELD (OTHER CONFIGURATIONS POSSIBLE)

ADDITIONAL BENCHES THROUGHOUT

3) NATURE & TRANSITION
Visually separate playing fields from stormwater area with tree plantings, provide opportunities for interaction with water

PATH ACCESS & BENCHES FOR BASKETBALL COURT
EXISTING BASKETBALL COURT
MOWED GRASS OR CRUSHED LIMESTONE PATH

1) BUFFER & TRANSITION
Improve screening through increased tree, shrub, and groundcover plantings

RAIN GARDEN

EXISTING PLAYGROUND

TOT LOT

2) ENTRY & ACTIVITY
Provide shade, variety in vegetation, hub of complimentary activities

SHELTER / PAVILION

CHARCOAL GRILLS

EXPAND NATURALIZED GRASS AREA

PAVED TRAIL LINKAGES BETWEEN PROGRAM ELEMENTS

FISHING PIER

OVERLOOK BENCHES

MAINTAIN NATURAL EDGING ON STORMWATER BASIN



CARDINAL GLENN PARK
CONCEPT PLAN