



PREPARED FOR THE PLAN COMMISSION

Project Addresses: 5902 Tranquility Trail, 5922 Lien Road and 1702 Autumn Lake Parkway

Application Type: Zoning Map Amendments

Legistar File ID # [39296](#), [39297](#), and [39298](#)

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

Summary

Applicant & Property Owner: Jeff Rosenberg, MREC VH Madison Investors, LLC/ Veridian Homes; 6801 South Towne Drive; Madison.

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

Requested Actions:

- ID 39296 – Approval of a request to rezone private open space on Outlot 60 of the approved Village of Autumn Lake Replat, generally addressed as 5902 Tranquility Trail, from TR-C3 (Traditional Residential – Consistent 3 District) to CN (Conservancy District).
- ID 39297 – Approval of a request to rezone Lot 1059 of the approved Village of Autumn Lake Replat, generally addressed as 5922 Lien Road from TR-P (Traditional Residential–Planned) to CC-T (Commercial Corridor–Transitional District) for future mixed-use development.
- ID 39298 – Approval of a request to rezone Lot 564 of the approved Village of Autumn Lake Replat, generally addressed as 1702 Autumn Lake Parkway from TR-P (Traditional Residential–Planned) to CC-T (Commercial Corridor–Transitional District) for future mixed-use development.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments.

Review Required By: Plan Commission and Common Council

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00177, ID 28.022–00178 and ID 28.022–00181 to the Common Council with recommendations of **approval**, subject to input at the public hearing. There are no conditions of approval from reviewing agencies recommended.

Background Information

Previous Approvals: On May 19, 2015, the Common Council approved a request to change the zoning of numerous parcels in the Village at Autumn Lake subdivision generally addressed as 1710 Ariel 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 new mixed-use node; 16 outlots dedicated to the public; and 12 outlots to be private. On May 4, the Plan Commission recommended

approval of the rezonings and subdivision plat and approved a demolition permit to allow a single-family residence on a parcel addressed as 5825 Sanctuary Lane and 2009 Expedition Trail to be razed as part of the proposed replat.

Adopted Land Use Plan: The Felland Neighborhood Development Plan was adopted in 2002 primarily to facilitate the implementation of the Village of Autumn Lakes development. The plan recommends development of the subject site with low-density and medium-density residential uses, neighborhood commercial and mixed-use, and various open space uses consistent with the applicant’s previous development concept for the site and approved subdivision.

Environmental Corridor Status: Outlot 60, which is proposed to be zoned CN–Conservancy, is located in a mapped environmental corridor and is identified as a wooded steep slope in excess of 12% (see CARPC Map G5).

Public Utilities and Services: This entire Village of Autumn Lakes subdivision is located in the Central Urban Service Area and will be served by a full range of urban services upon build-out of the project.

Overview, Analysis and Conclusion

ID 39296, 5902 Tranquility Trail: The applicant is requesting to rezone Outlot 60 of the approved Village of Autumn Lake Replat to CN (Conservancy District). The subject outlot is a 10.4-acre wooded bluff located on the east side of Felland Road north of Tranquility Trail, which was identified on the plat as private open space. Rezoning of the property to CN will satisfy a condition of approval for the larger plat recommended by Planning staff, which believes that CN zoning will reinforce the use of the site as passive open space and preserve a parcel located in a mapped environmental corridor.

ID 39297, 5922 Lien Road: During the review of the Village at Autumn Lake Replat earlier this year, the applicant introduced a mixed-use node at the future northeast corner of Felland and Lien roads. The node, Lot 1059 of the plat, was conditionally approved as part of the TR-P zoning established to implement most of the 285-acre overall subdivision subject to a condition that the applicant rezone the lot to a district that allows mixed-use development. The applicant is requesting to rezone this site to the CC-T–Commercial Corridor Transitional District to implement the future mixed-use development envisioned.

ID 39298, 1702 Autumn Lake Parkway: The applicant is requesting approval of a request to rezone Lot 564 of the approved subdivision to the CC-T district in accordance with a condition of the May project approval recommended by the Plan Commission, which required prior to final approval and recording of the plat that either Lot 564 or Lot 641 be zoned to allow for future mixed-use development with a minimum of 2,000 square feet of commercial/ residential flex space. Both the subject lot and Lot 641 are located on the west and east sides, respectively of Autumn Lake Parkway at its intersection of Lien Road. Lot 564 was one of two lots on the approved TR-P master plan extending along Lien Road that were identified for future multi-family development with up to 250 total units.

The statement of purpose of the CC-T district states that the district “[was] established to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity.” The district requires that a minimum of 50% of the street-facing building wall shall be set back no more than 25

feet from the front property line and caps lot coverage at 85%. Additional bulk regulations permit up to five-story buildings (taller if approved as a conditional use) and restrict parking placement based on the availability of on-street parking. Buildings are limited to 25,000 square feet of floor area for an individual establishment or 40,000 square feet of floor area for a multi-tenant building except when approved as a conditional use.

The CC-T district has primarily been mapped on less mature commercial corridors across the City such as Odana Road west of Whitney Way, and E. Washington Avenue east of First Street, while the NMX–Neighborhood Mixed-Use District and TSS–Traditional Shopping Street District have been mapped for commercial nodes and corridors in older, more-established neighborhoods. None of these districts have been mapped in newly developing areas of the City.

The Planning Division believes that the proposed CC-T district is an acceptable zoning classification to implement the two future mixed-use sites conceptually planned for the Village at Autumn Lake development. While NMX zoning would also be an appropriate zoning district to implement the mixed-use nodes, the applicant indicates that the permitted building height (limited to 3 stories in NMX unless approved as a conditional use) and list of permitted uses, including restaurants and apartment management offices in multi-family buildings, led to the request for CC-T zoning. Because the NMX, TSS or CC-T districts have not yet been mapped on newly subdivided lands on the periphery of the City, Planning staff does not have any case studies to inform how those districts behave in newly developing areas that could be used to consider whether the proposed zoning will result in the type of mixed-use development envisioned to serve the Autumn Lake area. However, there is a high likelihood that development of both Lots 564 and 1059 will require conditional use approval for one or more reasons, which will afford the Plan Commission and staff the opportunity at that time to better understand how the mixed-use and commercial zoning districts perform outside the more established areas of the City and inform potential revisions to the Zoning Code to refine those districts.

Recommendation

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–28.022–00177, ID 28.022–00178 and ID 28.022–00181 to the Common Council with recommendations of **approval** subject to input at the public hearing. There are no conditions of approval from reviewing agencies recommended.