



**CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE**

TO: Planning Division Director Date: February 16, 2016
FROM: Heidi Radlinger, Real Estate Agent Project No: 10966
SUBJECT: Review of the proposed preliminary (PP) and final plat (FP):

The proposed PP/FP is recommended for approval subject to the following conditions:

Parcel Address	Tax Parcel No.
301 Pine Lawn Parkway	251-0708-281-1804-6
9301 Silicon Prairie Parkway	251-0708-281-1805-4
302 Pine Lawn Parkway	251-0708-281-2304-5

1. REAL ESTATE TAXES & SPECIAL ASSESSMENTS *(no need to change verbiage)*

As of this letter, the 2015 real estate taxes have not been paid in full for the subject property. Under 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to Plat recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. 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, WI 53701

There are currently no special assessments owed for the subject property. Prior to circulating the proposed plat for final sign off and recording, the owner shall pay all special assessments levied against the subject property located within the City limits and present the appropriate paid receipts from the City Treasurer to the City's Real Estate Section when sign off by the Real Estate Section is requested; pursuant to Madison City Ordinance Section 16.23(5)(e)1 and Wis. Stats. 236.21(3).

2. STORM WATER FEES

Please coordinate with Tim Troester (608-267-1995) or Brenda Stanley (608-261-9127) in the City Engineering Division to obtain any outstanding storm water management fees from the City of Madison Water Utility. Receipts for the payment of the prorated fee shall be presented prior to plat approval sign-off.

3. TITLE REPORT UPDATE

Pursuant to Madison City Ordinance Section 16.23(5)(g)(4), the owner shall furnish to 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 (1/2/2016) and the date when sign-off approval is requested. The surveyor shall update the plat with the most recent information available in the title report update.

4. PLAT RECORDING INFO

The owner shall email the document number of the recorded plat to Heidi Radlinger at the Office of Real Estate Services hradlinger@cityofmadison.com as soon as it is available.

5. PLAT REVISION REQUIREMENTS

Note 1C: The first recorded doc number should be 4137864.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION **PRESENTED:** January 13, 2016

TITLE: 301, 302 Pine Lawn Parkway, 9301 Silicon Parkway – Amendment to Existing Development from 2 Six-Unit Townhomes to 6 Twin Homes. 9th Ald. Dist. (41245)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: January 13, 2016

ID NUMBER:

Members present were: Richard Wagner, Chair; Sheri Carter, Dawn O’Kroley, Cliff Goodhart, Lois Braun-Oddo and Richard Slayton.

SUMMARY:

At its meeting of January 13, 2016, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for an amendment to an existing development from 2 six-unit townhomes to 6 twin homes located at 301, 302 Pine Lawn Parkway and 9301 Silicon Parkway. Appearing on behalf of the project was Brian Munson, representing MREC VH Madison, LLC. The change is on Lot 120 along Pine Lawn Parkway, which was originally approved for 12-units (two 6-unit townhomes); Veridian is seeking to change that to a twin home configuration with the same number of units. Sample architecture and floor plans were distributed. This would form a nice transition from the apartments to the single-family homes across the alley. TRP is the only zoning district that would allow this configuration. The elevations shown are speculative as these would be developed based on input from the people buying them; they will not be built on spec. The Secretary would look at the site plans, landscape plans and building material palettes as they come in that can be approved at a staff level. The setback line is a common theme with two other townhomes built in the neighborhood to the west, but there is some room for adjustment to allow for larger backyards. It was suggested that the buildings be pushed as close to the front yard setback as possible.

ACTION:

This was an **INFORMATIONAL PRESENTATION**, with unanimous consent that this item be assigned to staff for **ADMINISTRATIVE APPROVAL** with site plan, landscape plan and building material palettes to return for staff sign-off. No rankings were provided for this project.