



PREPARED FOR THE PLAN COMMISSION

Project Address: 540-550 Redan Drive and 804-836 Seven Winds Trail, et al
Application Type: TR-C3 to TR-P, TR-P Master Plan Amendment, Preliminary Plat and Final Plat
Legistar File ID # [62396](#) and [62097](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Chris Ehlers, VH Acacia, LLC/ Veridian Homes; 6801 South Towne Drive; Madison.

Surveyor: Brett Stoffregan and Dan Day, D’Onofrio Kottke & Associates; 7530 Westward Way; Madison.

Requested Actions: Approval of a request to rezone land generally addressed as 540-550 Redan Drive and 804-836 and 809-837 Seven Winds Trail, et al from TR-C3 (Traditional Residential–Consistent 3 District) to TR-P (Traditional Residential–Planned District); an amendment to the TR-P Master Plan for the Acacia Ridge subdivision and approval of the preliminary plat and final plat of *Acacia Ridge Replat No. 1*, replatting 39 lots approved for single-family residences into 53 single-family lots. [The parcels affected by this replat are listed on the attachment titled ‘TR-P Master Plan Amendment’ in legislative file ID 62097.]

Proposal Summary: The proposed “Acacia Ridge Replat No. 1” subdivision calls for Lots 122-130, 140-169, and Outlot 10 of the Acacia Ridge subdivision to be replatted as 53 alley-accessed single-family lots. An outlot for a public alley is also proposed to serve the additional alley-accessed lots. Development of the Acacia Ridge subdivision is ongoing, with completion of the subdivision anticipated based on market demand for units.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The requirements and process for the TR-P zoning district are outlined in Section 28.053 of the Zoning Code. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Review Schedule: The State’s subdivision statute, Wis. Stats. 236, requires that a preliminary plat be approved, conditionally approved, or rejected (with stated reasons) within 90 days of submittal unless the time is extended by agreement with the applicant. If no action is taken within 90 days and no extension granted, the plat is deemed approved. The application for preliminary plat and final plat approval was submitted to the City on September 2, 2020. Therefore, the 90-day review period for this plat was scheduled to expire circa December 2, 2020.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00473, rezoning 540-550 Redan Drive and 804-836 and 809-837 Seven Winds Trail, et al, from TR-C3 to TR-P, the amended TR-P Master Plan for the Acacia Ridge subdivision, the preliminary plat, and final plat of *Acacia Ridge Replat No. 1* to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: Acacia Ridge Replat No. 1 comprises approximately 8.3 acres of land generally bounded by Redan Drive on the east, Tawny Acorn Parkway on the south, Feather Sound Drive on the west, and Sleepy Pond Way on the north; Aldermanic District 9 (Skidmore); Madison Metropolitan School District.

Existing Conditions and Land Use: Undeveloped land zoned TR-C3 (Traditional Residential–Consistent 3 District).

Surrounding Land Uses and Zoning: The area of the proposed replat will generally be surrounded by other future single-family residences in the Acacia Ridge subdivision. The land to the east of the replat across Redan Drive was dedicated to the City as Acacia Ridge Park with the original plat of Acacia Ridge. The surrounding properties are all zoned TR-C3 (Traditional Residential–Consistent 3 District).

Adopted Land Use Plan: The subject site is located within the boundaries of the 2018 [Pioneer Neighborhood Development Plan](#), which recommends that the area of the replat be developed with low-density residential uses up to eight units an acre in Residential Housing Mix 1.

Environmental Corridor Status: An east-west stormwater management greenway located in the median of Clear Rise Boulevard as it extends through the replat area is located in a mapped environmental corridor.

Public Utilities and Services: The subject site will be served by a full range of urban services as it develops with the exception of Metro Transit, which currently does not provide service west of Junction Road. The closest bus stop with scheduled bus service is 1.5 miles walking distance (including sections without sidewalks), and the lots would be greater than the three-quarters of a mile regulatory distance from all day scheduled bus service, which disqualifies any trips in this subdivision for passengers who might be eligible for door-to-door paratransit service.

Zoning Summary: The proposed lots will be zoned TR-P (Traditional Residential–Planned District).

	Requirements – Single-Family Detached	Proposed Lots
Lot Area	2,900 sq. ft. per lot	All lots exceed
Lot Width	30'	Will comply
Minimum Front Yard	15'	To be determined at permitting
Maximum Front Yard Setback	30' or up to 20% greater than block average	
Side Yards	5'	
Reverse Corner Side Yard Setback	8' (10' for garage)	
Rear Yard	Street-accessed: 20' Alley-accessed: 2'	
Maximum Lot Coverage	75%	
Maximum Building Height	Three stories and 35'	
Building Forms	Single-family detached dwelling	

Other Critical Zoning Items	
Yes	Utility Easements
No:	Barrier Free, Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>	

Previous Approvals

On October 31, 2017, the Common Council approved a request to rezone 645-703 South Point Road from Temp. A (Agricultural District) to TR-P (Traditional Residential–Planned District), TR-C3 (Traditional Residential–Consistent 3 District) and CC-T (Commercial Corridor–Transitional District), and; approval of the preliminary plat of *Acacia Ridge*, creating 406 single-family lots, six lots for three (3) two-family-twin dwellings, one lot for future multi-family development, one lot for future mixed-use development, one outlot for a public park, one lot for a future public school, four outlots for private open space, and outlots to be dedicated to the public for stormwater management, alleys, and sidewalks.

On June 19, 2018 meeting, the Common Council approved a request to amend the TR-P master plan for the Acacia Ridge subdivision to add six single-family residences to the approved planned district and release a condition of the previous approval, and; approval of a revised preliminary plat and the final plat of *Acacia Ridge*, creating 412 single-family lots, six lots for three (3) two-family-twin dwellings, one lot for future multi-family development, one lot for future mixed-use development, one outlot for a public park, one lot for a future public school, four outlots for private open space, and outlots to be dedicated to the public for stormwater management, alleys, and sidewalks. The final plat was recorded on February 25, 2019.

On October 20, 2020, the Common Council approved Ordinance 20-00096 (ID [61871](#)) to amend the dimensional requirements for single-family detached residences and two-family twin home units in the TR-P (Traditional Residential–Planned District), and to eliminate the usable open space requirement throughout the district.

Project Description, Analysis and Conclusion

The applicant, Veridian Homes, is requesting approval of the preliminary plat and final plat of “Acacia Ridge Replat No. 1” to replat Lots 122-130, 140-169, and Outlot 10 of the Acacia Ridge subdivision into 53 alley-accessed single-family lots. The 39 existing single-family lots are zoned TR-C3 and include 10 street-accessed lots and 29 alley-accessed lots. The applicant is also requesting approval of a zoning map amendment to zone the 53 proposed lots to the TR-P district. No changes to the platted streets are proposed, and no public or private outlots in the subdivision will be impacted by the proposed replat.

The proposed replat will utilize a recently adopted amendment to the Zoning Code to reduce the dimensional minimums for single-family detached residences in the TR-P zoning district. Ordinance 20-00096, passed October 20, 2020, reduced the minimum lot area for the single-family lots from 3,500 square feet to 2,900 square feet, and the minimum lot width from 37 feet to 29 feet. The recent text amendment also eliminated the usable open space requirement for all residential development in the TR-P district. By comparison, the existing TR-C3 district 3,000 square feet of area, 30 feet of lot width, and 500 square feet of usable open space per lot. The applicant indicates that the replat is intended to “integrate additional housing affordability and diversity within the

neighborhood through the creation of new single-family lot types” according to the letter of intent submitted with the request.

During the discussions that resulted in the recent text amendment, the applicant indicated that the single-family residences built on the smaller lots would be about 20 feet wide, include three to four bedrooms, two or more bathrooms, and a two-car attached garage. Lot coverage maximums still apply in the TR-P district, and no changes to that requirement, or to the required minimum front, side, or rear yards were made. Staff supported the changes to the TR-P district, including the elimination of the usable open space requirement in part due to the requirement in TR-P zoning that all units be within a quarter-mile of existing or planned public or common open space. As noted in the preceding section, the area of the proposed replat is located across Redan Drive from future Acacia Ridge Park.

All of the lots in the proposed replat will meet the dimensional requirements of the TR-P zoning district as recently amended. The proposed lots will also exceed the 80-foot minimum lot depth required for lots in the TR-P zoning district by the Subdivision Regulations.

Staff believes that the Plan Commission may find the standards for subdivision approval met with the proposed replat. The proposed rezoning and replat are consistent with the Residential Housing Mix 1 recommendations for the site in the Pioneer Neighborhood Development Plan, which calls for the development of a mix of housing types and lot sizes at a density of up to eight units per acre. The proposed change in unit types increases the mix of housing types and lot sizes available throughout the larger subdivision through the proposed increase in the number of smaller single-family lots being offered, which the applicant suggests could improve the affordability of the development. Staff also believes that the addition of the 53 lots into the TR-P master planned portion of the Acacia Ridge subdivision can meet the standards for approval outlined in Appendix A of this report.

Recommendation

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00473, rezoning 540-550 Redan Drive and 804-836 and 809-837 Seven Winds Trail, et al, from TR-C3 to TR-P, the amended TR-P Master Plan for the Acacia Ridge subdivision, the preliminary plat, and final plat of *Acacia Ridge Replat No. 1* to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions that follow.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division

1. The TR-P master plan and related restrictive covenants shall be revised to include the area to be added with the subject replat. Any revisions to address the narrow single-family dwelling types being introduced with the proposed TR-P master plan amendment shall be approved by the Planning Division prior to recording of the final plat.

The following conditions of approval have been submitted by reviewing agencies:

City Engineering Division (Contact Tim Troester, 267-1995)

2. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Storm Water Management Plan & Report shall include compliance with the following:

Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering.

Given that the replat increases the density of the development and the associated CN, thus increasing the amount of water running off. The applicant shall provide revised stormwater management calculations showing that the existing stormwater facilities can accept this increase and/or proposing revisions to the plan/design to accommodate this increase.

3. Enter into a City / Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
4. The developer shall construct Madison Standard street, multi-purpose, and sidewalk improvements for all streets fronting the plat.
5. This development is subject to impact fees for the Lower Badger Mill Creek Sanitary Sewer and Stormwater Management Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall put on the face of the plat: "Lots/ buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."
6. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat the applicant shall contact either Tim Troester at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley at 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
7. An Erosion Control Permit is required for this project.
8. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate

permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or the Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.

9. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
10. Demonstrate compliance with MGO Section 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
11. This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Madison-Dane County Public Health, and/or City Engineering Division approvals may be required prior to the issuance of the required Erosion Control Permit.
12. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of Madison General Ordinances.

City Engineering Division – Mapping Section (Contact Jeff Quamme, 266-4097)

13. Any portion(s) of a public utility easement that is intended to be released shall be released by separate document prepared by City Office of Real Estate Services prior to final sign off. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 266-4097) to coordinate the Real Estate project, and associated information and fees required. Applicant shall be responsible to obtain releases from the Public Private Utilities serving this plat prior to the City of Madison releasing any rights. Acknowledgement of the release and document number(s) shall be noted on the face of the plat.
14. The building setback lines over Lots 122-130 and 146-153 shall released by separate document prepared by City Office of Real Estate Services prior to final sign off. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 266-4097) to coordinate the Real Estate project, and associated information and fees required. Acknowledgement of the setback releases and document number shall be noted on the face of the plat.
15. The applicant shall coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.
16. Provide private Easements or Outlots to accommodate the current United States Postal Service (USPS) required centralized delivery of mail using Cluster Box Units (CBUs). Applicant shall coordinate with the USPS Development Coordinator, City Engineering and Traffic Staff the required locations for the CBUs. CBUs serving

this plat will not be permitted within any publicly owned or dedicated lands. A recorded CBU owner's agreement shall be required prior to execution of the development agreement and prior to final sign-off of the plat. If the Developer is not able to determine the final locations prior to recording the final plat, the final placement of the CBUs shall be determined and all documents recorded for the placement of the CBUs (after City review and approval) prior to construction of each phase.

17. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The developer's surveyor and/or applicant must submit copies of required tie sheets or monument condition reports for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com). If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office and shall be attached to a signed and sealed monument condition report. The applicant shall identify monument types on all PLS corners included on the plat. Note: Land tie to two PLS corners required.
18. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject plat one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the final recorded plat: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat and electronic data for any changes to the plat which occur subsequent to any submittal of data.

19. Prior to City Engineering Division final sign-off by main office for the plat, the final plat must be submitted to the Engineering Division Surveyor/ Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two (2) working days prior to final Engineering Division sign-off. Electronic mail submittal of the FINAL plat in PDF form is preferred. Transmit to jrquamme@cityofmadison.com.

Traffic Engineering Division (Contact Sean Malloy, 266-5987)

This agency reviewed this request and has recommended no conditions of approval.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

20. Update the existing and proposed Acacia Ridge Master Plan exhibits to incorporate the approved TR-P Amendments for 603 South Point Road, 604 Feather Sound Drive, and 9506 Watts Road.

Fire Department (Contact Bill Sullivan, 261-9658)

21. The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. An upgrade to include a fire sprinkler system with a cost estimate shall be made available for all initial single- or two-family home sales.

Water Utility (Contact Jeff Belshaw, 261-9835)

22. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO Section 16.23(9)(d)(3).
23. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency reviewed this request and has recommended no conditions of approval.

Parks Division (Contact Sarah Lerner, 261-4281)

24. On the 2019 Acacia Ridge final plat, the applicant dedicated approximately 10.21 acres of public park, identified as Outlot 22, which location is generally consistent with the Pioneer Neighborhood Plan.
25. Acacia Ridge Replat No. 1, along with previous approval for [9506 Watts Road], changes the total unit count of the Acacia Ridge subdivision to 432 single-family/duplex units and 189 multi-family units, with credit for one single-family unit that exists on the proposed Lot 16. The parkland dedication requirement for a single-family and duplex unit is 1,081 square feet, and the dedication requirement for a multifamily lot is 734 square feet, per MGO Sections 16.23(8)(f) and 20.08(6). The total dedication requirement as proposed is approximately 13.9 acres. As proposed, Outlot 22 is insufficient in size to fully meet the parkland dedication requirements.
26. The applicant has not met the requirements of MGO Section 16.23(8)(f)(8) for private open space; this will still be insufficient to meet the parkland dedication requirements for the Acacia Ridge subdivision.

27. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sections 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID 17140.2 when contacting Parks Division staff about this project.
28. Prior to sign off on the final plat the Applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the Park Impact Fees for this development. This document will be recorded at the Register of Deeds. The Applicant shall be responsible for all recording fees.
29. The following note shall be included on the subdivision: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued."

City Forestry Section (Brad Hofmann, 267-4908)

30. As defined by MGO Section 10.10, City Forestry will assess the full cost of the street tree installation to the adjacent property owner. City Forestry will determine street tree planting sites and tree species type. Street tree planting will be scheduled after there is substantial completion of the new plat development along the street segment

Office of Real Estate Services (Lance Vest, 245-5794)

31. Prior to approval sign-off by the Office of Real Estate Services (“ORES”), all parties having an interest in the property, pursuant to Wis. Stats 236.21(2)(a), shall execute the Owner’s Certificate on the plat. Certificates shall be prepared with the ownership interests consistent with the most recent title report. Signatories shall provide documentation that proves legal authority to sign the Owner’s Certificate. When possible, the executed original hard stock recordable plat shall be presented at the time of ORES approval sign-off. If not possible, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the plat containing electronic signatures shall be provided to ORES prior to obtaining approval sign-off.
32. A certificate of consent for all mortgagees/vendors shall be included following the Owner’s Certificate(s) and executed prior to plat approval sign-off. If the plat is signed electronically, a PDF of the plat containing electronic signatures shall be provided to ORES to obtain approval sign-off.
33. A Consent of Lessee certificate shall be included on the plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off.
34. If any portion of the lands within the plat boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and executed prior to approval sign-off.
35. As of October 30, 2020, real estate taxes are paid for the subject property. Should taxes become due prior to plat recording, under 236.21(3) Wis. Stats. and MGO 16.23(5)(g)(1), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to plat recording. 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, Wisconsin 53701
36. As of October 30, 2020, there are no special assessments reported for the parcels within the plat boundary. Pursuant to Madison City Ordinance Section 16.23(5)(e)1 and Wis. Stats. 236.21(3), all special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to plat approval sign off. Receipts for payment shall be provided to ORES in advance of final plat approval sign-off.
37. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to Lance Vest in the City’s Office of Real Estate Services (lvest@cityofmadison.com), as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (July 9, 2020) and the date when sign-off approval is requested. A title commitment may be provided, but will only be considered as supplementary information to the title report update. The surveyor shall update the plat with the most recent information available in the title report update.
38. The following revisions shall be made to the final plat prior to final approval and recording:
 - a) Depict, name, and identify by document number on the proposed plat all existing easements cited in record title.
 - b) Provide proof of satisfaction or release for all liens and/or judgments of record prior to plat approval sign-off.

- c) Initiate requests to all applicable utilities to record releases of their interests in utility easements in underlying plats or CSMs, if this proposed plat is a re-division of existing plats or CSMs with utility easements that will no longer be applicable; and, prior to requesting sign-off, place a note in the proposed plat citing the recording data for the City's recorded release of same.

Appendix A: Tradition Residential–Planned District Requirements

The following excerpts summarize the requirements for residential development in the Traditional Residential-Planned (TR-P) District (Section 28.053) of the Zoning Code:

(1) Statement of Purpose. The TR-P District is established to encourage the development of new traditional neighborhoods in close-in or outlying parts of the City that incorporate the characteristics of existing traditional neighborhoods. Features include a variety of lot sizes and integrated housing types, detached or alley-loaded garages, traditional architectural features such as porches, an interconnected street system and the creation of a high-quality public realm.

A large-scale TR-P development will be designed through a master planning process. Where a TR-P District is developed in conjunction with or in proximity to an existing or planned mixed-use or higher-density district (for example, a Neighborhood Mixed-Use District, Traditional Shopping Street District, or Traditional Residential-Urban District) the TR-P District is also intended to meet the goals of traditional neighborhood development as established by the State of Wisconsin and Dane County. These goals include the following:

- a.) Reduce public costs by making more efficient use of infrastructure.
- b.) Protect the environment through reduced land consumption, preservation of on-site environmental features, and reduced automobile travel.
- c.) Increase public safety and welfare through street design that results in slower driver speeds and reduced accidents, injuries and fatalities.
- d.) Promote the reinvestment in existing developed areas.
- e.) Foster community through attractive streets and public spaces that create opportunities for encounters and gatherings.

(3) Required Mix of Residential Uses. After the effective date of this ordinance, development sites or projects within the TR-P District that are 10 acres or more in size or that include 50 or more dwelling units shall meet the following standards:

- a.) A minimum of 3 residential building types from the following categories shall be included within the site:
 - 1. Single-family detached dwellings with street-accessed garages.
 - 2. Single-family detached dwellings with alley-accessed garages.
 - 3. Two-family and single-family attached buildings.
 - 4. Accessory dwelling units.
 - 5. Multi-family dwellings (3 units or more), including senior housing.
 - 6. Special-needs housing such as community living arrangements and assisted living facilities.
- b.) A minimum of ten percent (10%) of the units on the site shall be in two-family, attached or multi-family residential dwelling types.

- c.) For infill development, the required mix of residential uses may be satisfied by existing adjacent residential uses within a one-quarter mile radius.
- d.) All residential lots shall be located within one-quarter mile of existing or planned public or common open space.

(4) Dimensional Standards, Permitted and Conditional Uses. [See table on page 2 as it applies to this project.]

(5) Site Design Standards.

- a.) Open Space. Open space shall be available to the residents of the district for recreational purposes or similar benefit. Land reserved for stormwater management and other required site improvements shall not be applied to this requirement, unless designed as open space that will meet resident needs.
 - 1. Open space shall be designed to meet the needs of residents of the district and the surrounding neighborhoods to the extent practicable for parks, playgrounds, playing fields, and other recreational facilities.
 - 2. A diversity of open spaces shall be provided within the TR-P district, including but not limited to community parks, neighborhood squares and commons, and playgrounds.
 - 3. Open spaces included with the subdivision shall be dispersed throughout the development and walkable from most areas within the subdivision.
 - 4. Land donated for any public purpose, which is accepted by the City, may be credited towards the open space requirement at the discretion of the Common Council.
- b.) Street Layout. A TR-P site development plan shall maintain the existing street grid where present and restore the street grid where it has been disrupted. In newly developing areas, streets shall be designed to maximize connectivity, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at an environmentally sensitive area, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.
- c.) Street Design. Flexibility in street design may be allowed within a TR-P District in order to create a safe and pleasant environment for residents, emphasizing pedestrian and bicycle circulation.
- d.) Non-Residential Uses. Non-residential land uses, including but not limited to schools, places of worship and neighborhood-serving commercial uses located within a subdivision zoned TR-P, shall be designed in a compact fashion and reflect the design of other uses within the master-planned development. Parking for such uses shall be located in the side or rear yards and shall be well screened to preserve the continuity of the public realm.

(6) Submittal Requirements.

- a.) After the effective date of this ordinance, a Master Plan shall be required for all TR-P projects that are proposed to be 10 acres or larger in size or those that will include 50 dwelling units or more. All TR-P Master Plans shall include each of the following elements:
 - 1. A map of the proposed development that identifies all of the lots and outlots to be contained in the proposed development and which contains all of the information required for preliminary plats in Sec. 16.23(7)(a), MGO. The map shall identify each of the following items:
 - a. The use of each lot or outlot, including any spaces to be dedicated to the public.
 - b. The number of dwelling units to be provided on each lot.
 - c. The number of floors of all buildings to be constructed on a lot – minimum and maximum.

- d. The orientation of buildings in relation to all streets.
 - e. The yards and building setbacks for each developable lot.
 - f. Stormwater management, including proposed treatments at the lot, block and subdivision level.
2. A phasing plan for the implementation of the master planned development.
 3. Building design standards for the proposed development recorded in the covenants, conditions and restrictions for the subdivision, shall include:
 - a. Massing and composition of structures, orientation of windows and entries; doors and other elements of the facade, and primary facade materials and colors.
 - b. A process for the application of such building design standards, through an architectural review committee or similar review body.
 4. A detailed letter of intent for the project that outlines the specific goals and objectives for the master planned development. Sec. 28.053(6)(b)

b.) Standards for Approval of Master Plans.

1. The proposed TR-P Master Plan shall be consistent with the recommendations of the Comprehensive Plan and any adopted neighborhood plan, including the objectives established for traditional neighborhood development in the Comprehensive Plan.
2. The proposed TR-P Master Plan shall contain a highly connective circulation pattern and shall be conducive to multiple forms of transportation.
3. The proposed master planned development shall include a variety of integrated residential dwelling unit types. Segregation of dwelling unit types shall be avoided.
4. The proposed TR-P Master Plan shall be consistent with the statement of purpose of this section.
5. The TR-P Master Plan shall also comply with all of the requirements for preliminary plats in Section 16.23(5)(c) Madison General Ordinances.

(7) Review Procedures. A Master Plan for a TR-P district will be reviewed as part of the zoning map amendment and subdivision plat.