



Legislation Details (With Text)

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**Title:** Approving the Declaration of Covenants, Conditions and Restrictions for the University Research Park --Pioneer and University Research Park--Pioneer First Addition subdivisions.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. URP Pioneer CCRs\_05-14.pdf, 2. URP-Pioneer CCR\_Staff Comments.pdf, 3. University Research Park-Pioneer (Recorded).pdf, 4. University Research Park-Pioneer\_Master Plan.pdf, 5. University Research Park-Pioneer\_App Ltr.pdf, 6. URP-Pioneer 1st Addn (unrecorded).pdf, 7. URP-Pioneer 1st Addn\_Master Plan (detail).pdf, 8. URP-Pioneer 1st Addn\_App Ltr.pdf, 9. URP TDM Plan\_Final\_12-2009.pdf

Date	Ver.	Action By	Action	Result
8/25/2014	1	PLAN COMMISSION	Approve	Pass

**Title**

Approving the Declaration of Covenants, Conditions and Restrictions for the University Research Park--Pioneer and University Research Park--Pioneer First Addition subdivisions.

**Body**

WHEREAS on October 5, 2009, the Plan Commission recommended approval; and on October 20, 2009 the Common Council granted conditional approval of a request to rezone approximately 273.9 acres of land generally located on the west side of S. Junction Road from Mineral Point Road to Valley View Road from Temp. A (Agriculture District) to A, RDC (Research and Development Center District) and PUD-GDP (Planned Unit Development, General Development Plan) [1966 Zoning Code] with a master plan to guide future development, and the preliminary plat and a final plat of University Research Park--Pioneer, creating 31 lots for a business park and neighborhood mixed-use center and 7 outlots for public parkland, private stormwater management and open space, and future development; and

WHEREAS a condition of approval for the above subdivision included approval of a restrictive covenant by the Plan Commission following review by the Planning Division prior to issuance of any permits to construct a new building on the development site, which shall include specific details on the architectural review committee that will be responsible for reviewing projects on all lots zoned for the approved for development as a business park; any proposed land use restrictions; details about the specific design criteria that will govern the business park lots, and; reference to general conformance with the approved conceptual/ master plan and Transportation Demand Management Plan (including the annual reporting requirements for all non-residential parcels); and

WHEREAS the final plat of University Research Park--Pioneer was recorded with the Dane County Register of Deeds on January 11, 2010; and

WHEREAS on December 17, 2012, the Plan Commission recommended approval; and on January 8, 2013

the Common Council granted conditional approval of a request to assign RDC (Research and Development Center District) and C (Conservancy District) [1966 Zoning Code] zoning to approximately 103.7 acres of land located at 1004-1504 S. Pleasant View Road with a master plan to guide future development, and the preliminary plat and final plat of University Research Park--Pioneer First Addition creating 14 lots for research park and office development and 4 outlots for private stormwater management and open space; and

WHEREAS the University Research Park--Pioneer First Addition subdivision was re-approved by the Common Council on April 8, 2014 subject to the 2013 conditions following a recommendation by the Plan Commission on March 24, 2014; and

WHEREAS a condition of approval for the above subdivision included approval of a restrictive covenant by the Plan Commission following review by the Planning Division prior to final approval of the First Addition plat for recording, which shall include specific details on the architectural review committee responsible for reviewing projects on the 14 lots approved for research park and office development; any proposed land use restrictions; details about the specific design criteria that will govern those 14 lots, and; reference to general conformance with the conceptual master plan; and

WHEREAS following the approval of the University Research Park--Pioneer subdivisions, the 1966 Zoning Code was superseded by the Zoning Code that became effective on January 2, 2013, which designated the lots approved for business park/ research park/ office development in the two subdivisions in the EC-Employment Campus District; and

WHEREAS the RDC-Research and Development Center District in the 1966 Zoning Code required that all buildings be reviewed and approved by an architectural review committee established by the developer through deed or plat restriction, provided that any building design criteria and review procedures adopted by such committee, the categories of membership of the committee, and the language of the deed or plat restriction shall be approved by the Plan Commission; where no architectural review committee procedure has been approved, all building and site plans shall be reviewed and approved by the Urban Design Commission; and

WHEREAS the University of Wisconsin Board of Regents is requesting final approval of the First Addition plat to allow for its recording and has requested that the Plan Commission review and approve the Declaration of Covenants, Conditions and Restrictions for University Research Park--Pioneer and University Research Park--Pioneer First Addition;

NOW BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF MADISON that the Declaration of Covenants, Conditions and Restrictions for University Research Park--Pioneer and University Research Park--Pioneer First Addition subdivision are hereby approved subject to any revisions requested by the Planning Division or Plan Commission being made prior to recording.

BE IT FURTHER RESOLVED that the approved final master plan for "University Research Park 2" is hereby incorporated into this approval by reference.

BE IT FURTHER RESOLVED that the approved final Transportation Demand Management Plan for University Research Park II dated December 2009 is hereby incorporated into this approval by reference.