Legislation Details (With Text)

File #:	42717	**Version:**	1	**Name:**	Enviro Corridor Map Amendment Req re The Turn
Type:	Resolution			**Status:**	Passed
File created:	4/27/2016			**In control:**	PLAN COMMISSION
On agenda:	5/17/2016			**Final action:**	5/17/2016
Enactment date:	5/19/2016			**Enactment #:**	RES-16-00390

Title: Authorizing the Planning Division and City Engineering Division to submit a request to the Capital Area Regional Planning Commission for a major amendment to the Environmental Corridor map to remove the approved The Turn at Cherokee subdivision and to allow grading within a wetland vegetative buffer, and to impose a building setback line on a proposed lot in the approved subdivision.

Sponsors: Rebecca Kemble

Indexes:

Code sections:

Attachments: 1. The Turn CARPC cover letter.pdf, 2. The Turn-Cherokee Pre Plat.pdf, 3. The Turn-Cherokee Final Plat.pdf, 4. The Turn-Cherokee Pond Plan.pdf, 5. The Turn at Cherokee Zoning and Plat App Letter.pdf

Date	Ver.	Action By	Action	Result
5/17/2016	1	COMMON COUNCIL	Adopt	Pass
5/9/2016	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
5/3/2016	1	COMMON COUNCIL	Refer	Pass
4/27/2016	1	Department of Planning and Community and Economic Development	Referred for Introduction	

Fiscal Note
No fiscal impact.

Title
Authorizing the Planning Division and City Engineering Division to submit a request to the Capital Area Regional Planning Commission for a major amendment to the Environmental Corridor map to remove the approved The Turn at Cherokee subdivision and to allow grading within a wetland vegetative buffer, and to impose a building setback line on a proposed lot in the approved subdivision**.**

Body
WHEREAS the Common Council adopted Resolution 16-00184 (ID 41145) approving the preliminary plat and final plat of “The Turn at Cherokee” subdivision located at 5204 N. Sherman Avenue on March 1, 2016 subject to conditions; and

WHEREAS said subdivision includes 16 single-family residential lots an outlot to be dedicated to the public for stormwater management (Outlot 2); and

WHEREAS the 6.2-acre subject parcel on which said subdivision is proposed is currently located in a mapped environmental corridor that also includes most of the Cherokee Country Club; and

WHEREAS the subject parcel was recommended for future development with low- to medium-density

residential uses as part of Sub-Area 3 of the Cherokee Special Area Plan, said subdivision being found to be consistent with adopted plan recommendations; and

WHEREAS a 0.05-acre area of wetlands exists adjacent to N. Sherman Avenue within the proposed subdivision in the area of the proposed stormwater management outlot; and

WHEREAS the adopted policies of the Capital Area Regional Planning Commission require that all wetlands and a 75-foot minimum buffer be placed into Environmental Corridor and that no grading in a wetland vegetative buffer be allowed within 30 feet of the wetland edge unless the grading is intended to re-establish natural grades or to restore wetland habitat, including for stormwater management facilities; and

WHEREAS the City Engineer has determined that Outlot 2 cannot be constructed without grading closer than 30 feet of the wetland edge; and

WHEREAS it has been determined that the 75-foot setback for said wetland extends into Lot 16 of the approved subdivision, thereby requiring that a building setback line be established on said lot prior to recording of said final plat per Section 16.23(8)(e) of Madison General Ordinances;

NOW THEREFORE BE IT RESOLVED that the Planning Division and City Engineering Division are hereby authorized to submit a request to the Capital Area Regional Planning Commission for a major amendment to the Environmental Corridor map to remove the approved The Turn at Cherokee subdivision with the exception of the approved Outlot 2 stormwater management tract, which shall remain in the Corridor;

BE IT FURTHER RESOLVED that the City Engineer is authorized to submit a request to grade within the 30-foot wetland vegetative buffer to construct the stormwater management facilities in Outlot 2 of The Turn at Cherokee subdivision;

BE IT FURTHER RESOLVED that a 75-foot building setback line from the delineated wetland is hereby established on Lot 16 of The Turn at Cherokee subdivision

BE IT FURTHER RESOLVED that the Common Council recognizes and adopts said revised boundaries and any conditions related thereto.

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