



VANDEWALLE & ASSOCIATES INC.

February 18, 2015

Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: Grandview Commons
PD-GDP/SIP Major Amendment

Dear Katherine,

The following document and illustrative graphics outline the request to rezone the un-built twin homes lots within the Grandview Commons Neighborhood to single family alley accessed lots.

We look forward to working with the City on the review and implementation of this project.

Sincerely,

Brian Munson
Principal

APPLICANT:

MREC VH Madison, LLC.

6801 South Town drive

Madison, WI 53713

Phone: 608.226.3100

Fax: 608.226.0600

Jeff Rosenberg

jrosenberg@veridianhomes.com

DESIGN TEAM:

Engineering:

D'Onofrio Kottke

7530 Westward Way

Madison, WI 53717

Phone: 608.833.7530

Fax: 608.833.1089

Dan Day

dday@donofrio.cc

Planning:

Vandewalle & Associates

120 East Lakeside Street

Madison, Wisconsin 53715

Phone: 608.255.3988

Fax: 608.255.0814

Brian Munson

bmunson@vandewalle.com

Existing Conditions:

Existing Zoning:

PD-SIP

Twin Homes District (12 units)

Proposed Zoning:

Amended PD-GDP/SIP

Cottage Homes District (12 units)

Addresses/PIN:

452 Pluto Street 0710-024-3714-5

467 North Star Drive 0710-024-3712-9

471 North Star Drive 0710-024-3713-7

504 Pluto Street 0710-111-2026-0

503 North Star Drive 0710-111-2027-8

507 North Star Drive 0710-111-2028-6

Aldermanic District:

District 3:

Alder Cnare

Neighborhood Association:

McClelland Park Neighborhood

Neighborhood Plan:

Low Density Residential

Notifications:

Alder Cnare

December 30, 2014

McClelland Park Neighborhood

December 30, 2014

DAT Presentation

January 8, 2015

Legal Description:

See Attached

Lot Area:

1.44 acres

Filing Fee:

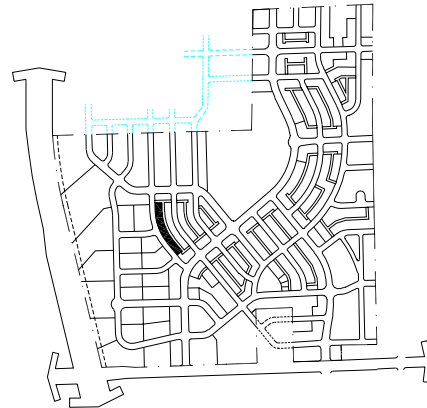
A check in the amount of \$1,700 made out to City of Madison Treasurer is enclosed for the Filing and Notification Fees.

Proposed Use:

Single Family: 12 lots

Original Adopted Zoning: TWIN HOMES

Final Plat Numbers 470-479
60-70' wide by 95-100' deep minimum
alley access garage



Twin Home District Locations

Description

Twin homes offer alley- loaded attached housing at the single-family residential scale. These units consist of paired single-family units and will be available in rental and condominium ownership arrangements.

Net Acreage	1.1 acres
Proposed Dwelling Units	20 units
Net Density	18.4 dwelling units/acre

Character Guidelines

- Balconies, entry bays, and front porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed and encouraged to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and to each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- Front entries of each house should be oriented towards the public street frontage.
- To ensure that the alley width does not become visually similar to the street width, alley-loaded garages should be set back no more than four feet from the rear property line for exterior lots, and eight feet from the rear property line for interior lots. The varied setback ensures that the entrances to



the alley system are clearly defined as an alley and visually separated from the street intersections. This clear delineation of the alley versus street will help minimize cut through traffic and reduce travel speeds within the alley. This setback will further allow for sufficient space for items such as garbage and snow storage without allowing for additional parking spaces in the alley between the alley and the garage facade.

- Varied garage setbacks along the alley are encouraged to create a more interesting streetscape and avoid cramped, monotonous, and claustrophobic alleyways.



TWIN HOME DISTRICT

Revised: July 16, 2004

Description

This two-family residential district features alley-loaded garages, reduced setbacks, pedestrian focused streetscape elements, and single-family style architecture. *These lots may be split in half to create zero lot line units, divided along the common wall. Future lot splits will require additional submittals (CSM, Plat), but are allowed for lots within this district, provided that no additional units are created.*

Definition of Family

The definition of family is the definition outlined in Section 28.03(2) Madison General Ordinances for the R-3 district.

Permitted Uses

Two Family Residential Homes
Zero Lot Line Attached Residential
 Detached Garages

Lot Area

<u>Minimum Lot Area</u>	<u>3,000 square feet</u>
<i>note: Zero lot line homes only</i>	
<u>Two-unit lot minimum</u>	<u>6,000 square feet</u>

Floor Area Ratio

<u>Maximum Floor Area Ratio</u>	<u>.70</u>
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Yard Requirements

<u>Minimum Lot Width (two unit lot)</u>	<u>60 feet</u>
<u>Minimum Lot Width (zero lot line)</u>	<u>30 feet</u>
<u>Minimum Corner Lot Width</u>	<u>65 feet</u>
<u>Minimum Corner Lot Width (zero lot line)</u>	<u>32.5 feet</u>
<u>Minimum Front Yard Setback</u>	<u>16 feet</u>
<u>Maximum Front Yard Setback</u>	<u>20 feet</u>
<u>Minimum Side Yard Setback</u>	<u>5 feet</u>
<u>Minimum Side Yard Setback (zero lot line)</u>	<u>0 feet</u>
<i>note: zero lot line requires additional fire wall ratings for attached units; to be determined at time of building permit application</i>	
<u>Minimum Corner Lot Side Yard Setback</u>	<u>10 feet from the street side right of way</u>
<u>Minimum Building Separation</u>	<u>10 feet between adjoining lots</u>
<u>Minimum Alley Garage Rear Yard Setback</u>	<u>2 feet</u>
<u>Minimum Alley Garage Side Yard Setback</u>	<u>3 feet</u>
<u>Off-Street Parking and Loading</u>	<u>Two off-street parking stalls per unit</u>
<u>Maximum Impervious Surface Ratio</u>	<u>70%</u>
<u>Maximum Floor Area Ratio</u>	<u>.65</u>
<u>Off-Street Parking and Loading</u>	<u>two off-street parking stalls per unit</u>
<u>Accessory Building Regulations</u>	<u>accessory buildings not allowed, except detached garages</u>

Permitted Encroachments

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6' into a 16-18' front yard setback.

Front Yard Setbacks of 20' must utilize 6-8' porch encroachment.

Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Roof eaves may not extend over a property line or a utility easement.

Garden walls or fences shall be no more than 4' in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30" in height.

Fences located between adjoining homes (bridging the ten foot building separation) are required to be perpendicular to the property line, and must include a 46" wide gate for fire accessibility.

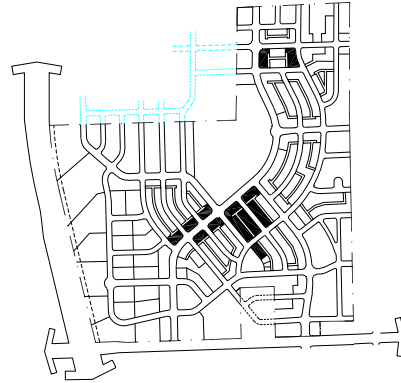
Plantings or fences installed may not block site drainage or preclude fire access to the building sides or rear yard.

Proposed Zoning:

COTTAGE HOMES

Final Plat Numbers: 62, 67-71, 76-79, 339-343, 354-390, 400-403, 422-425, 466-469, 495-498, 529-532, 997-1008

35' wide by 95' deep
 45' wide corner lots
 alley-access garage



Cottage Homes District Locations

Description

Cottage Homes form the second component of alley-loaded single-family lots, and creates transitions from the Garden Homes to the Village Homes. Cottage Home sites contain a minimum of 3,325 square feet and average between 3,400 and 3,500 square feet. Architectural proportions and detailing within the district introduce additional housing styles, sizes and types into the alley-loaded product.

Net Acreage	7.1 acres
Proposed Dwelling Units	72 units
Net Density	10.1 dwelling units/acre

Character Guidelines

- Balconies, entry bays, and front porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.
- Varied building setbacks are encouraged to create a more organic streetscape in which there are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- Front entries of each house should be oriented towards the public street frontage.
- To ensure that the alley width does not become visually similar to the street width, alley-loaded garages should be set back no more than four feet from the rear property line for exterior lots, and eight feet from the rear property line for interior lots. The varied setback ensures that the entrances to the alley system are clearly defined as an alley and visually separated from the street intersections. This clear

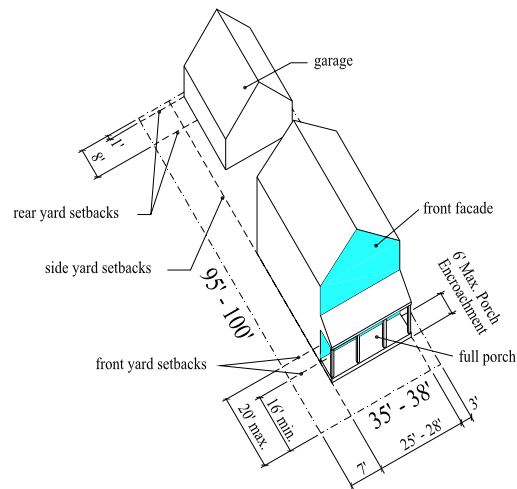
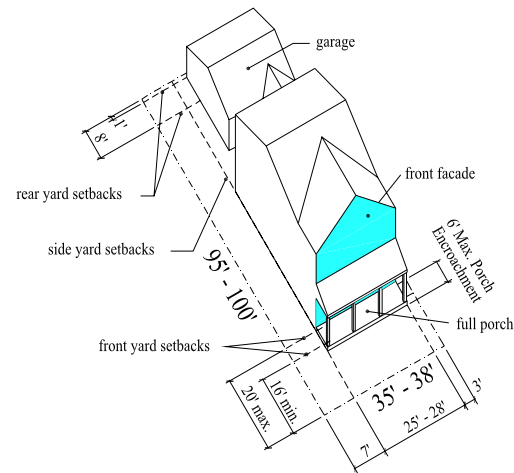
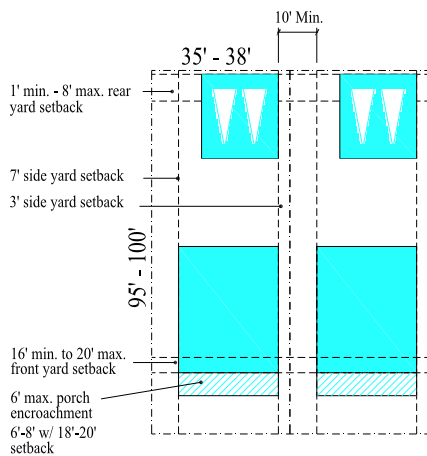
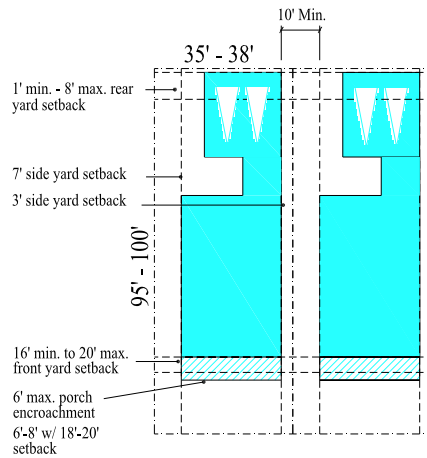


delineation of the alley versus street will help minimize cut through traffic and reduce travel speeds within the alley. This setback will further allow for sufficient space for items such as garbage and snow storage without allowing for additional parking spaces in the alley between the alley and the garage facade.

- One additional parking space outside of the garage may be placed alongside the garage, with any parking beyond three stalls being accommodated on-street.
- Varied garage setbacks along the alley are encouraged to create a more interesting streetscape and avoid cramped, monotonous, and claustrophobic alleyways.
- All Cottage Homes along North Star Drive must include a roofed porch element on a portion of the front facade.



Lot Schematics



COTTAGE HOMES DISTRICT

Revised: December 13, 2002

Description

This district forms a medium density single-family residential district, featuring alley-loaded garages, reduced setbacks, proportioned architectural detailing, and pedestrian focused streetscapes.

Definition of Family

The definition of family is the definition outlined in Section 28.03(2) Madison General Ordinances for the R-1 district.

Permitted Uses

Single Family Detached Homes
Detached, Attached Garages

Number of Units & Density Standards

Number of Units	72 units
Net Acreage	7.1 acres
Maximum Net Density	10.1 dwelling units/acre

Lot Requirements

Minimum Lot Area	3,325 square feet
Minimum Lot Width	35 feet
Minimum Corner Lot Width	45 feet
Minimum Front Yard Setback	16 feet
Maximum Front Yard Setback	20 feet
Minimum Side Yard Setback	3 feet with a maintenance and access easement to the adjoining property
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Sum of Side Yard Setbacks	10 feet minimum
Minimum Building Separation	10 feet
Minimum Garage Rear Yard Setback	4 feet <u>2 feet</u>
Maximum Garage Rear Yard Setback	4' on exterior lots 8' on interior lots
Minimum Garage Side Yard Setback	3 feet
Minimum Paved Surface Setback	2 feet
Maximum Building Height	35 feet
Maximum Impervious Surface Ratio	80%
Maximum Floor Area Ratio	.70
Off-Street Parking and Loading	two off-street stalls minimum
Accessory Building Regulations	accessory buildings not allowed, except detached garages

Permitted Encroachments

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6' into a 16-17' front yard setback.

Front Yard Setbacks of 18-20' must utilize 6-8' porch encroachment.

Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Roof eaves may not extend over a property line or a utility easement.

Garden walls or fences shall be no more than 4' in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30" in height.

Fences located between adjoining homes (bridging the ten foot building separation) are required to be perpendicular to the property line, and must include a 46" wide gate for fire accessibility.

Plantings or fences installed may not block site drainage or preclude fire access to the building sides or rear yard.

LEGAL DESCRIPTION

Lots 743, 744 745, 757, 758 and 759, Grandview Commons Replat No. 1, recorded in Volume 60-020B of Plats on pages 102-105 as Document Number 5034529, Dane County Registry, located in the Northwest Quarter of the Northeast Quarter of Section 11 and in the Southwest Quarter of the Southeast Quarter of Section 2, all in Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. Containing 62,690 square feet (1.439 acres).