



The Village at Autumn Lake

PUD:GDP Zoning
Re-Approval Application

5922 Lien Road (see attached list)
Madison, Wisconsin



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PROJECT DESCRIPTION

Intent of Document:

The sunset clause of the PUD zoning section of the City of Madison's Zoning Code states that the maximum time span that an un-built PUD may be valid for is three years from the Council approval, thus creating an implementation timeline of June 16, 2012. While infrastructure has been installed within the project, current market conditions have not allowed the development to progress to a stage where PUD-SIP submittals would be feasible. The Development team requests that the PUD-GDP sections be re-approved by the Common Council, thereby resetting the sunset clause and allowing the project to progress under the current design.

This document summarizes the PUD-GDP zoning components of the Village at Autumn Lake final plan and request re-approval for these sections of the zoning pursuant to the City of Madison's Zoning Code.

Project Timeline

First PUD-GDP:	Planned Unit Development-General Development Plan	
	Twin Homes	District III
	Attached Mansion Homes	District IV
	Townhomes	District V
	Multi-Family Residential	District VI
	Mixed Use	District VII
Approval Timeline:	Original PUD:GDP Approval	December 3, 2003
	Revised Approval PUD:GDP	August 3, 2004
	Recording Timeline Extension	July 29, 2005
	PUD:GDP Recorded	April 20, 2006
	24 Month Extension	July 23, 2007
Second Approval:	PUD:GDP Approval	June 16, 2009
	PUD:GDP Recorded	July 28, 2009

Project Name

Autumn Lake

Project Subdivider

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Exhibit A: Existing Conditions



Exhibit B: Master Plan

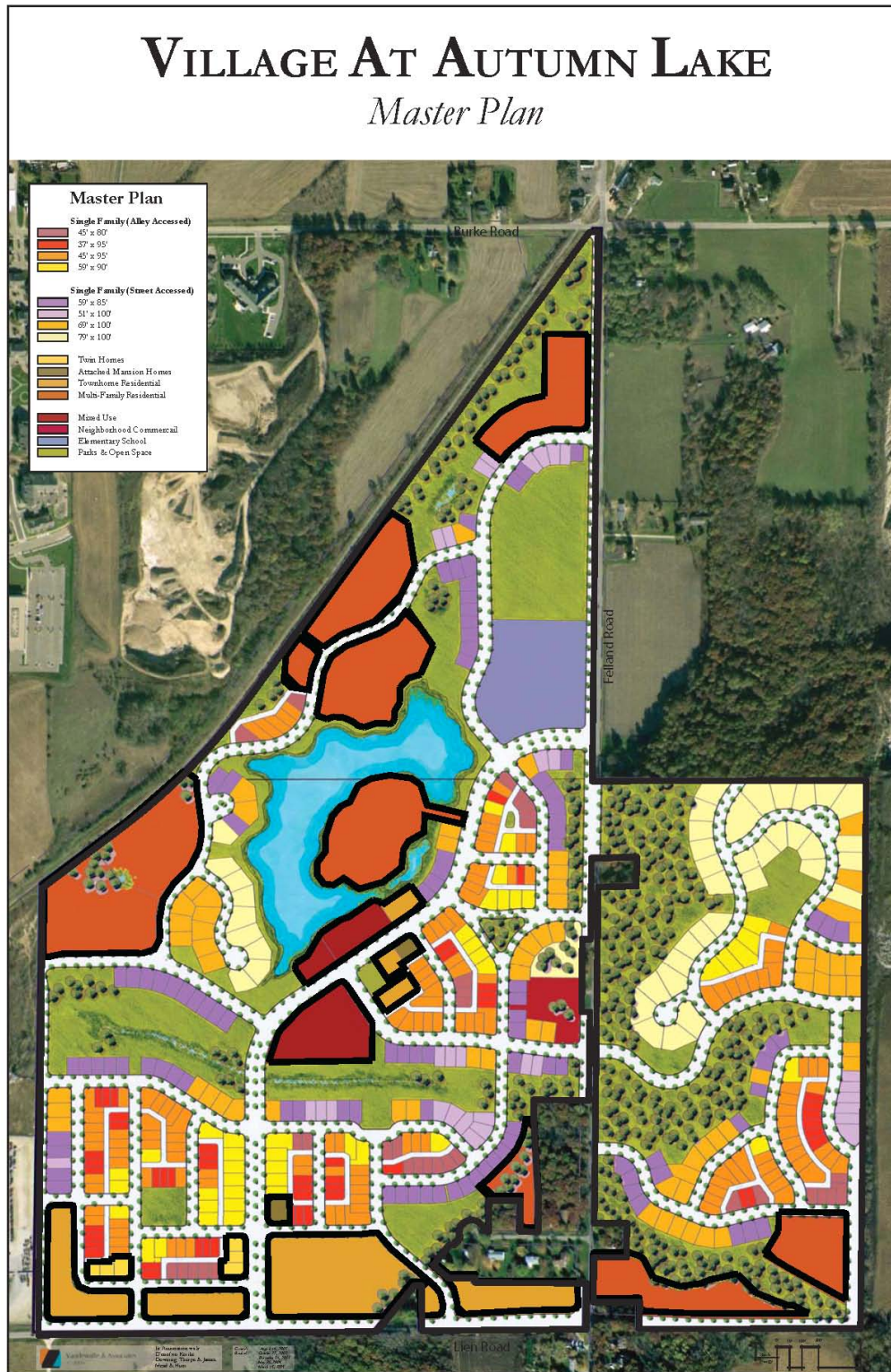
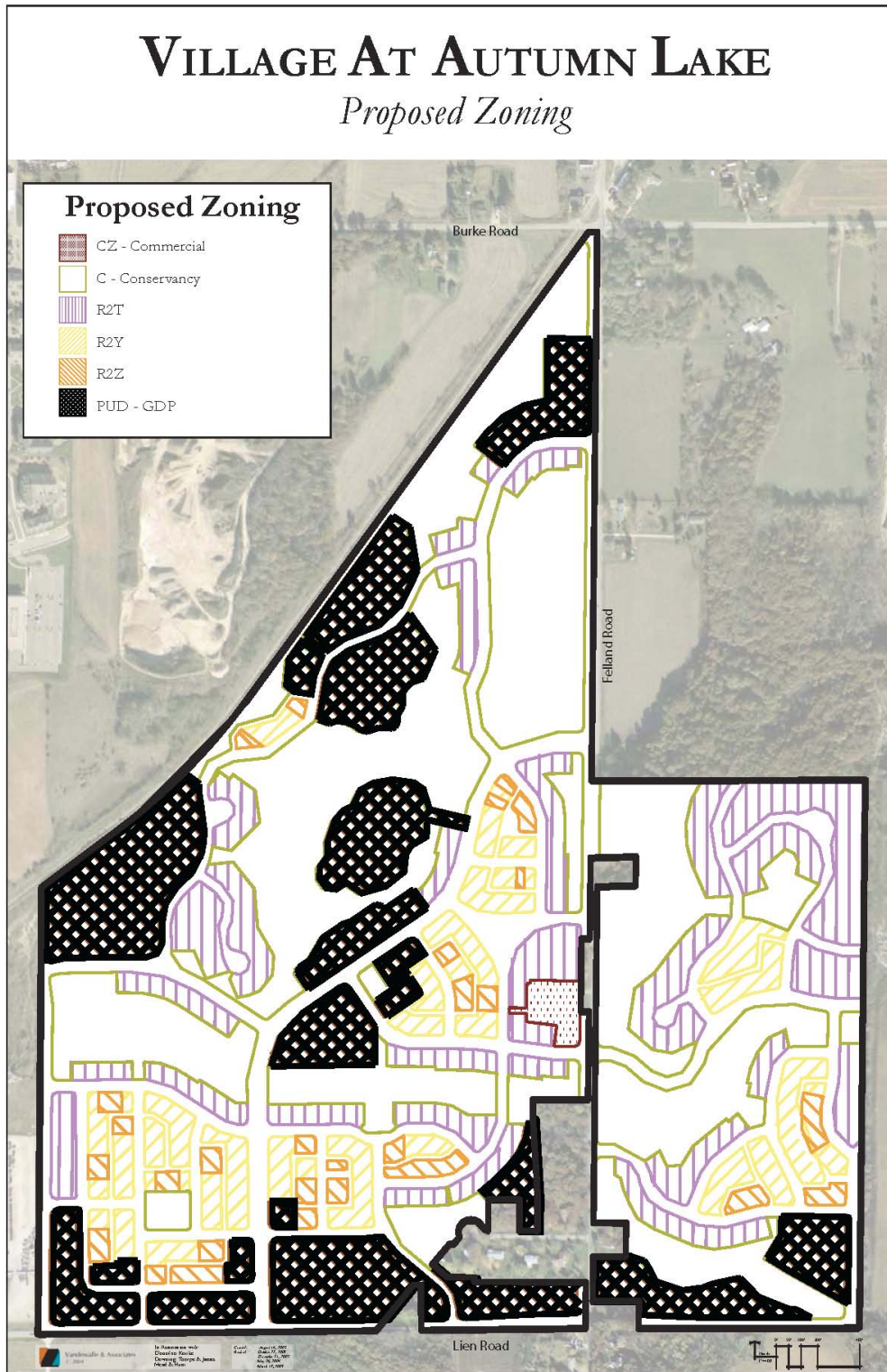


Exhibit C: PUD Zoning Map



PUD:GDP Zoning Text

Final Plat Lot Numbers: See Exhibit D Unit Chart

The following districts detail the yard requirements and lot characteristics for the Planned Unit Development: General Development Plan (PUD:GDP) sections of the neighborhood.

District III	Twin Homes
District IV	Attached Mansion Homes
District V	Townhomes
District VI	Multifamily Residential
District VII	Mixed Use



Terms and Definitions:

Definition of Family

The definition of family is the definition outlined in Section 28.03(2) Madison General Ordinances per the R1 District for single-family, R3 District for the two-unit lots, and per the R4 District for the multifamily areas.



Permitted Encroachments

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

Rear yard decks and patios may encroach a maximum of 10' into rear yard setbacks (alley access lots excluded).

Front Yard Setbacks greater than 20' must utilize a 6-8' porch encroachment.

Corner lot porches and bay windows may not encroach the vision triangle.

Roof eaves and overhangs may project into any required setback up to 24 inches. Roof eaves and overhangs may not extend over a property line.

Garden walls or fences shall be regulated by a separate fencing guideline packet 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 in side yards of less than 20 feet between adjoining buildings (bridging building separations) are required to be perpendicular to the property line, and must include a 46" wide gate for fire accessibility. Such fences may span the property line where use easements are in place.



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

Trash enclosure fencing shall be no more than 8' in height and will require approval by the Architectural Control Committee.

Bulk Mass

Residential massing will offer a variety of pedestrian focused street environments and will vary within the neighborhood. Street facing garages shall not exceed 50% of the total structure width for single family homes and duplexes. Houses on corner lots with garage configurations such that the primary entrance to the house faces one street while the garage faces the intersecting street (separate facade) are exempt from this clause.

Town Center building placement will be carefully regulated so as to encourage a pedestrian environment and reinforce the street edge through a combination of reduced setbacks and parking placement. Building placements shall also be carefully regulated to maintain a pedestrian streetscape and screened parking areas.

Accessory Use Regulations

Accessory uses within the attached mansion homes, townhomes, multifamily, and mixed use districts will be determined on a case-by-case basis as part of the Specific Implementation Plan submittals, excepting for the allowance of home occupations (as defined in Chapter 28.03(2)) and community living arrangements (as allowed in the R1 district of the Madison General Ordinances).

Building Heights

Duplex units within this neighborhood shall not exceed 35' in height.

Attached mansion homes, townhomes, multi-family, and mixed-use building heights within the neighborhood shall be set as a component of Specific Implementation Plans.

Off-Street Parking

Two off-street parking stalls per unit will be required for each duplex home within the neighborhood.

Parking requirements for the attached mansion homes, townhomes, multifamily, and mixed-use buildings will be set as a component of Specific Implementation Plans.

Floor Area Ratio

Floor Area Ratios for districts will be set as a component of Specific Implementation Plans.



Impervious Surface Ratio

Impervious Surface Ratios for all districts will be set as a component of Specific Implementation Plans.

Usable Outdoor Open Space Requirement

Usable Outdoor Open Space Requirement for all districts will be set as a component of Specific Implementation Plans, unless specifically noted in the following text.

Vision Triangles

The vision triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Fire Access

Appropriate fire department access for multifamily buildings shall be supplied within this development and may include fire access drives, reduced setbacks, restricted on-street/off-street parking areas, and fire suppression systems. Detailed access plans will be supplied as part of the Specific Implementation Plan review and approval.

Model Center

A temporary model center may be located within the neighborhood that will include temporary sales office. This use will be allowed by right within the single family districts, for the time period when sales are on-going. Upon completion of sales within the neighborhood these uses will revert back to single family homes.



District III: Twin Homes

Final Plat Lot Numbers: 37-39, 89-91

Description

This two-family residential district features alley loaded units, reduced setbacks, pedestrian focused streetscape elements, and single-family style architecture. These lots may be split in half to create zero lot line condominium 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.

Comparable Zoning District: none

Permitted Uses

- Two Family Residential Homes
- Dependency Living Arrangements
- Zero Lot Line Attached Residential
- Detached Garages

Lot Area

Minimum Lot Area 3,000 square feet per unit

Yard Requirements

- Minimum Lot Width (two unit lot) 60 feet
- Minimum Lot Width (zero lot line) 30 feet
- Minimum Corner Lot Width 65 feet
- Minimum Corner Lot Width (zero lot line) 32.5 feet
- Minimum Front Yard Setback 16 feet
- Maximum Front Yard Setback 25 feet
- Minimum Side Yard Setback 5 feet
- Minimum Side Yard Setback (zero lot line) 0 feet

note: zero lot line requires additional fire wall ratings for attached units; to be determined at time of building permit application

Minimum Corner Lot Side Yard Setback 10 feet from the street side right of way



District III Locations



Minimum Building Separation	10 feet between adjoining lots
Minimum Alley Garage Rear Yard Setback	2 feet
Minimum Alley Garage Side Yard Setback	3 feet
Minimum Usable Open Space (per unit)	500 square feet
Off-Street Parking and Loading	Two off-street parking stalls per unit

District IV: Attached Mansion Homes

Final Plat Lot Numbers: 103, 287

Description

The Attached Mansion Homes residential district consists of three and four unit buildings with rental or condominium arrangements. These units will utilize both front and alley accessed garage configurations.

Approximate Lot Configurations: 90' x 100'
 Comparable Zoning District: none

Permitted Uses

- Three & Four Unit Residential Buildings
- Dependency Living Arrangements
- Detached, Attached, & Underground Parking

Lot Requirements

Minimum Lot Area	9,000 feet
Minimum Lot Width	85 feet
Minimum Corner Lot Width	95 feet
Minimum Front Yard Setback	10 feet
Minimum Side Yard Setback	8 feet
Minimum Corner Lot Setback	10 feet from the street side right of way
Sum of Side Yard Setbacks	16 feet
Minimum Building Separation	10 feet
Minimum Garage Rear Yard Setback	2 feet
Minimum Paved Surface Setback	varies (will be set in SIP)
Maximum Building Height	45 feet
Maximum Impervious Surface Ratio	varies (will be set in SIP)
Maximum Floor Area Ratio	varies (will be set in SIP)
Minimum Usable Open Space (per unit)	varies (will be set in SIP)
Off-Street Parking and Loading	varies (will be set in SIP)



District IV Locations



District V: Townhome Residential

Final Plat Lot Numbers: 1, 97-99, 133, 258, 285, 286, 518, 519

Description

The Townhome Residential district forms a medium density attached housing option featuring both alley and street accessed garages. Units within this district are intended to offer a variety of formats each specifically tailored to fit the surrounding uses and housing types.

Approximate Unit Configurations: 22' x 80'
22' x 95'

Comparable Zoning District: none

Permitted Uses

- Townhome Residential
- Attached Residential
- Dependency Living Arrangements
- Detached, Attached, & Underground Parking

Lot Requirements

Minimum Lot Area	varies (will be set in SIP)
Minimum Lot Width	varies (will be set in SIP)
Minimum Corner Lot Width	varies (will be set in SIP)
Minimum Front Yard Setback	10 feet
Minimum Side Yard Setback	varies (will be set in SIP)
Minimum Corner Lot Setback	10 feet from the street side right of way
Sum of Side Yard Setbacks	varies (will be set in SIP)
Minimum Building Separation	varies (will be set in SIP)
Minimum Garage Rear Yard Setback	2 feet
Minimum Paved Surface Setback	varies (will be set in SIP)
Maximum Building Height	45 feet
Maximum Impervious Surface Ratio	varies (will be set in SIP)
Maximum Floor Area Ratio	varies (will be set in SIP)
Minimum Usable Open Space (per unit)	varies (will be set in SIP)
Off-Street Parking and Loading	varies (will be set in SIP)



District V Locations



District VI: Multi-Family Residential

Final Plat Lot Numbers: 147, 216, 217, 225, 226, 233, 251, 284

Description

The Multi-Family Residential district completes the housing options within the neighborhood and includes a full range of styles, densities, and configurations of attached housing options. Housing densities within this district will range from detached single family condominiums to town center multifamily buildings and will offer a wide range of housing options for residents of the neighborhood; as well as condominium and rental units.

Permitted Uses

- Attached Residential
- Detached Residential
- Dependency Living Arrangements
- Detached, Attached, & Underground Parking

Lot Requirements

Minimum Lot Area	varies (will be set in SIP)
Minimum Lot Width	varies (will be set in SIP)
Minimum Corner Lot Width	varies (will be set in SIP)
Minimum Front Yard Setback	0 feet
Minimum Side Yard Setback	0 feet
Sum of Side Yard Setbacks	0 feet minimum
Minimum Building Separation	0 feet between adjoining lots
Minimum Paved Surface Setback	0 feet
Maximum Building Height	45 feet
Maximum Impervious Surface Ratio	varies (will be set in SIP)
Maximum Floor Area Ratio	varies (will be set in SIP)
Minimum Usable Open Space (per unit)	varies (will be set in SIP)
Off-Street Parking and Loading	varies (will be set in SIP)



District VI Locations



District VII: Mixed-Use

Final Plat Lot Numbers: 183, 259, 260

Description

The Mixed Use district forms the commercial & residential components of the town center, accommodating upper floor residential with first floor commercial opportunities.

Maximum Office/Retail Square Footage 60,000 square feet

Residential Unit Count 76 units (lot 183)

Permitted Uses

Multifamily Residential
 Accessory Uses, as defined in the C-1 zoning district
 Antique shops
 Art supply and Art Galleries
 Banks and financial institutions
 Barbershops
 Beauty parlors
 Bed and Breakfast establishments
 Bicycle sales, rental, and service
 Book, magazine, and stationary shops
 Candy and ice cream stores
 Children's day care facilities
 Coin and philatelic stores
 Dependency Living Arrangements
 Drugstores
 Dry cleaning and laundry establishments
 Toyshops
 Florist shops
 Food stores
 Gift shops
 Hobby shops
 Libraries, municipally owned and operated
 Medical, dental, and optical clinics
 Offices, businesses, and professional
 Photography studios and supply stores
 Post Offices
 Public utility and public services
 Recreational buildings and community centers
 Restaurants including outdoor eating areas
 Shoe and hat repair stores
 Senior day care
 Tailor Shops
 Video Rentals
 Wearing apparel shops



District VII Locations



Lot Requirements

Minimum Lot Area	varies (will be set in SIP)
Minimum Lot Width	varies (will be set in SIP)
Minimum Corner Lot Width	varies (will be set in SIP)
Minimum Front Yard Setback	0 feet
Minimum Side Yard Setback	0 feet
Sum of Side Yard Setbacks	0 feet minimum
Minimum Building Separation	0 feet between adjoining lots
Minimum Paved Surface Setback	0 feet
Maximum Building Height	45 feet
Maximum Impervious Surface Ratio	varies (will be set in SIP)
Maximum Floor Area Ratio	varies (will be set in SIP)
Minimum Usable Open Space (per unit)	varies (will be set in SIP)
Off-Street Parking and Loading	varies (will be set in SIP)



General Development Requirements:

Alterations and Revisions

No alteration or revision of the Planned Unit Development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the Plan Commission.

Yard Requirements

Attached residential, multifamily, and mixed-use sites will be required to submit detailed yard requirements as part of the Specific Implementation Plan submittal.

Landscaping

Site landscaping will be provided as part of Specific Implementation Plans.

Lighting

Site Lighting will be provided as a component of Specific Implementation Plans.

Signage

Signage will be submitted as a component of Specific Implementation Plans.

Private Open Space Maintenance

The project will be managed by a Homeowners Association which will be a nonprofit membership corporation whose purpose will be to maintain, improve, and preserve certain properties within the project. To that extent, Wis. Stats. § 779.70 provides for the imposition of a Maintenance Lien on all properties in the project. Within the procedures set forth in the Maintenance Lien statute, a Homeowners Association may impose upon each lot the cost of maintenance of common areas and common open space. Under the procedures set forth in the statute, these charges may become liens if not paid and the liens may be enforced by foreclosure or direct action against property owners to collect the amounts at law.

In the event the City of Madison wishes further security for payment of these amounts, we would recommend that the City be named as a third party beneficiary of the liens imposed by the Homeowners Association. In addition, there should be a Declaration of Covenants on all lands within the project. The Declaration will set forth the provisions of the Maintenance Lien outlined above and also provide for the right of the City to enforce these rights as a third party beneficiary. We recommend that the enforcement be preceded by a thirty (30) day written notice allowing the property owner or the association to perform the maintenance required. In the event no correction is made, the City may directly make the repairs or maintenance and charge the costs of those maintenance or repairs as assessments to an individual lot owner or to several lots within the project. It is very important that the declarant for itself and its assignees specifically waive notice and protest of tax or assessments which may be levied by the City for the maintenance or repairs performed by the City.

Alley Lighting

The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. This private light(s) to be operated and maintained by private interests.

Traffic Measures

Several streets within the project and plat include special traffic islands and traffic calming measures within the public right-of-way. The Village at Autumn Lake Homeowner's Association shall be responsible, at the Association's sole cost and expense, for the maintenance and upkeep of such physical traffic measures. Such maintenance and upkeep shall be performed at the discretion of the Association except to the extent required by the City of Madison and shall include landscaping. If the landscaping is not maintained, the City will give notice to the Village at Autumn Lake Homeowner's Association that it is not being maintained. If the Association does not respond to the notice within 60 days, the physical traffic measures will be topped with an asphalt pavement. The Village at Autumn Lake Homeowner's Association and persons involved with the maintenance and upkeep of the special traffic measures shall indemnify and hold harmless the City of Madison and its Boards, and Commissions and their officers, agents, and employees from and against all claims, demands, loss of liability of any kind or nature for any possible injury incurred during maintenance and upkeep.

Exhibit D: Unit Chart

The Village at Autumn Lake

PUD-GDP Re-Approval Unit Chart

	Final Plat Lot Numbers	Final Plat Residential Units	Final Plat Net Acreage	Final Plat Average Net Density DU/Acre*
PUD:GDP		726	53.39	13.6
District III Twin Homes		12	0.94	12.8
	37-39	6	0.45	13.3
	89-91	6	0.48	12.4
District IV Attached Mansion Homes		8	0.52	15.5
	103	4	0.31	13.0
	287	4	0.21	19.2
District V Townhomes		206	19.62	10.5
	1	25	2.47	10.1
	97	18	1.53	11.8
	98	48	5.73	8.4
	99	3	0.40	7.4
	133	20	2.25	8.9
	258	6	0.44	13.8
	285	7	0.42	16.5
	286	4	0.33	12.3
	318	31	2.60	11.9
	319	44	3.45	12.8
District VI Multi-Family Attached		424	27.49	15.4
Single Family Condominiums		129	14.77	8.7
Wynter Lane Condos	147	2	1.53	1.3
North Lake Condos	225, 226	34	4.28	7.9
"Island" Condos	251	61	4.76	12.8
North Lake Condos	284	32	4.20	7.6
Medium Density Attached		151	7.56	20.0
Westlake	217	86	4.09	21.0
Felland Road	233	65	3.46	18.8
High Density Attached		144	5.17	27.9
Cityview Apartments	216	144	5.17	27.9
District VII Mixed Use		76	4.82	15.8
Mixed Use	183	76	3.07	24.7
Town Center	259, 260	0	1.75	0.0
PUD Totals		726	53.39	
Village at Autumn Lake Neighborhood Total		1215	285.21	

Total Site Dwelling Units Per Acre	4.3
Net Dwelling Units Per Acre	9.6
Net Residential Dwelling Units Per Acre (residential acreage only)	9.6

Exhibit E: Full Text Legal Descriptions

AREA ZONED PUD-GDP

Legal Description

Lots 1, 37-39, 89-91, 97-99, 103, 133, 147, 183, 216-217, 225, 226, 233, 251, 258-260, 284-287, 518-519, Village at Autumn Lake, recorded in Volume 59-005 B of Plats on Pages 20-39, as document number 4175683 Dane County Registry, City of Madison, Dane County, Wisconsin.

Exhibit F: Address & Parcel Identification Number Chart

The Village at Autumn Lake
PUD-GDP Parcels

Lot	Parcel Identification Number	Street Address	Zoning District	Lot Style/District	Lot Size	Square Footage	Units	Phase	Setbacks			
									Front Yard (Porch)	Side Yard	Rear Yard (Garage)	Corner Lot (Garage)
1	0810-263-0101-0	5501 WILLOW ROCK LN	PUD-GDP	Townhomes	-	107,682	25		10'	TBD	2'	10'
		5501 MERRY MADDY LN										
		1702 TORI FROST WAY										
		1710 ARIAL SPRING TRL										
37	0810-263-0506-2	5510 MERRY MADDY LN	PUD-GDP	Duplex	74x106	8,342	2		16'(10')	5'	2'	10'
		1706 TORI FROST WAY										
38	0810-263-0507-0	5506 MERRY MADDY LN	PUD-GDP	Duplex	68x80	5,440	2		16'(10')	5'	2'	10'
39	0810-263-0508-8	5502 MERRY MADDY LN	PUD-GDP	Duplex	74x80	5,872	2		16'(10')	5'	2'	10'
		1705 ARIAL SPRING TRL										
89	0810-263-1301-5	1714 AUTUMN LAKE PKY	PUD-GDP	Duplex	69x96	6,490	2	2	16'(10')	5'	2'	10'
		5633 SWEETGRASS RUN										
90	0810-263-1302-3	1710 AUTUMN LAKE PKY	PUD-GDP	Duplex	63x96	6,048	2	2	16'(10')	5'	2'	10'
91	0810-263-1303-1	1706 AUTUMN LAKE PKY	PUD-GDP	Duplex	69x122	8,571	2	2	16'(10')	5'	2'	10'
		5638 MERRY MADDY LN										
97	0810-263-1401-3	1701 TORI FROST WAY	PUD-GDP	Townhomes	-	66,513	18		10'	TBD	2'	10'
		5601 MERRY MADDY LN										
		1702 AUTUMN LAKE PKY										
98	0810-263-1501-1	5701 SWEETGRASS RUN	PUD-GDP	Townhomes	-	249,786	48		10'	TBD	2'	10'
		1701 AUTUMN LAKE PKY										
		1716 WOOD HILL RD										
99	0810-263-1502-9	1702 WOOD HILL RD	PUD-GDP	Townhomes	-	17,564	3		10'	TBD	2'	10'
103	0810-263-1604-3	5702 SWEETGRASS RUN	PUD-GDP	Manor Homes	-	13,336	4	2	10'	8'	2'	10'
		1801 AUTUMN LAKE PKY										
133	0810-263-2001-0	1701 WOOD HILL RD	PUD-GDP	Townhomes	-	98,159	20		10'	TBD	2'	10'
147	0810-263-2017-7	5810 WYNTER LN	PUD-GDP	Condos	-	66,784	2		0'	0'	0'	0'
183	0810-263-2319-7	2001 AUTUMN LAKE PKY	PUD-GDP	Mixed Use	-	133,849	76	2	18'(11')	5'	20'(10')	5'
		5701 TRANQUILITY TRL										
216	0810-263-2501-0	5502 GOLDEN DUSK PKY	PUD-GDP	Apartments	-	224,510	144		0'	0'	0'	0'
		2102 WATERS EDGE TRL										
217	0810-263-2502-8	2202 WATERS EDGE TRL	PUD-GDP	Apartments	-	178,189	86		0'	0'	0'	0'
225	0810-262-0302-6	2402 WATERS EDGE TRL	PUD-GDP	Condos	-	28,140	5		0'	0'	0'	0'
226	0810-262-0303-4	2434 WATERS EDGE TRL	PUD-GDP	Condos	-	158,436	29		0'	0'	0'	0'
233	0810-262-0310-9	2614 WATERFALL WAY	PUD-GDP	Apartments	-	150,935	65		0'	0'	0'	0'
251	0810-263-2602-6	2210 AUTUMN LAKE PKY	PUD-GDP	Condos	-	207,243	61		0'	0'	0'	0'
258	0810-263-2609-2	2102 AUTUMN LAKE PKY	PUD-GDP	Townhomes	-	19,003	6	1	10'	TBD	2'	10'
259	0810-263-2610-9	2014 AUTUMN LAKE PKY	PUD-GDP	Commercial	-	50,793	0	2	0'	0'	0'	0'
260	0810-263-2611-7	2008 AUTUMN LAKE PKY	PUD-GDP	Commercial	-	25,306	0	2	0'	0'	0'	0'
284	0810-262-0512-1	2401 WATERS EDGE TRL	PUD-GDP	Condos	-	182,883	32		0'	0'	0'	0'
285	0810-263-2801-4	5706 TRANQUILITY TRL	PUD-GDP	Townhomes	-	18,488	7	2	10'	TBD	2'	10'
286	0810-263-2803-0	2019 AUTUMN LAKE PKY	PUD-GDP	Townhomes	-	14,173	4	2	10'	TBD	2'	10'
287	0810-263-2804-8	2025 AUTUMN LAKE PKY	PUD-GDP	Manor Homes	95x95	9,069	4	1	10'	8'	2'	10'
		2030 BRANDYWINE DR										
518	0810-264-1414-4	6029 WOODBINE DR	PUD-GDP	Townhomes	-	113,233	31		10'	TBD	2'	10'
		1724 BREEZEWOOD RD										
519	0810-264-1416-0	5922 LIEN RD	PUD-GDP	Townhomes	-	150,256	44		10'	TBD	2'	10'

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