

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

DATE: February 4, 2013

TO: Plan Commission

FROM: Timothy M. Parks, Planning Division

RE: ID 28707, Amending the PUD-GDP for 302 Samuel Drive and 8552 Elderberry Road in the Attic Angels-Prairie Point Planned Unit Development

Attic Angels is requesting approval of a major alteration to the approved Planned Unit Development-General Development Plan for Attic Angels-Prairie Point to allow the maximum height of future multi-family residential buildings proposed to occupy sites addressed as 302 Samuel Drive and 8552 Elderberry Road to be removed, and for the density of the 8552 Elderberry site to be slightly increased.

The Common Council last approved an amended PUD-GDP for Prairie Point on June 21, 2011, which called for the 4.33-acre site addressed as 302 Samuel Drive and generally located at the northeastern corner of N. Pleasant View Road and future extended Elderberry Road to be developed in the future with 148 dwelling units in an up to four-story building or buildings. The 2.8-acre parcel addressed as 8552 Elderberry Road was identified on the same amended general development plan for the future development of 100 units in an up to four-story building.

The proposed amendment to the general development plan to remove the four-story restriction and slightly increase the density of the western of the two subject parcels is the result of the need to realign the right of way for Elderberry Road adjacent to the southern edge of 302 Samuel Drive parcel. A fully improved urban section of Elderberry Road currently extends between Junction Road and the eastern edge of the Prairie Point development, with another unimproved rural section of the road extending west from N. Pleasant View Road through a portion of the Elderberry neighborhood. However, the Elderberry Road frontage of both subject sites is currently unconstructed, while a portion of Samuel Drive adjacent to the western site, which is planned to extend south to Elderberry Drive, has also not been constructed to date.

The City was scheduled to construct the section of Elderberry Road and Samuel Drive adjacent to 302 Samuel in 2012 and the section of Elderberry Road between Samuel Drive and the current western terminus of Elderberry Road concurrent with the construction of the approved multi-family building(s) on 8552 Elderberry Road. Both street projects would be constructed by the City and assessed to benefitting properties pursuant to an agreement between the City and Attic Angels.

However, during the preparation of the construction plans for the first segment to be constructed, staff from the City Engineering Division discovered information from a variety of historical resources that suggested that human remains from a small family burial plot may be located within the original right of way of Elderberry Road. As a result, City Engineering staff decided to shift the future alignment of Elderberry Road north to avoid the area where the human remains may be located, which reduces the developable area for the 302 Samuel Drive multi-family site by approximately 0.1 acres and results in a less uniform configuration for the parcel. In order to better accommodate the future dwelling units conceptually approved for that site, the applicant requests that the height restriction be removed, and that the density of the two sites be increased

to 250 total units. The City Engineer has already initiated the vacation of the affected section of Elderberry Road and the dedication of the new alignment, which is depicted on the attached survey drawings (Legislative File ID [28541](#)).

The Planning Division is not opposed to the removal of the four-story height restriction for these two multi-family sites and the proposed increase of total dwelling units to 250 total units, which staff interprets as the maximum combined density that may be developed on the two parcels instead of a specific number of units on the two sites. Staff does not believe that the increased density of two units will significantly impact the overall net density of the Attic Angels-Prairie Point Planned Unit Development or Junction Neighborhood Development Plan area, which identifies the overall development for low-density residential uses.

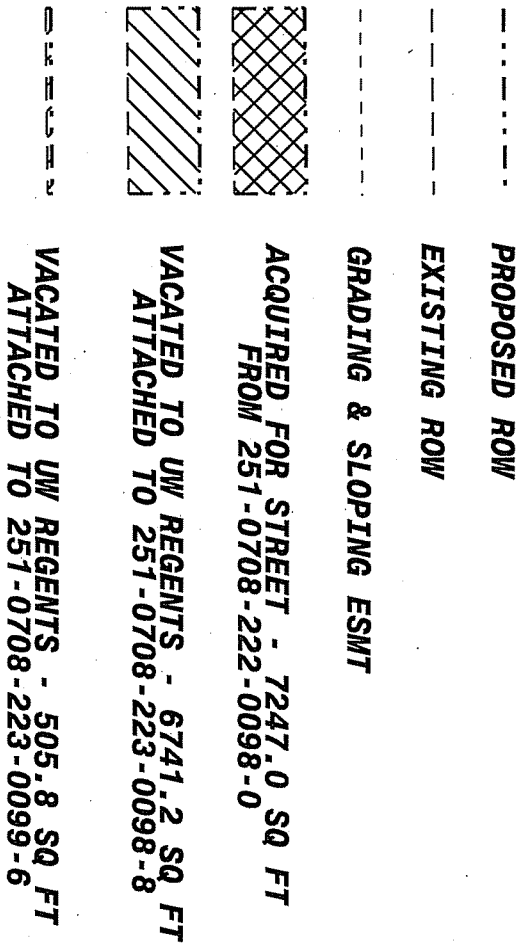
The flexibility in future building form that will result from removing the height limitation will allow the developer to achieve their desired density on slightly less land due to the realignment of future Elderberry Road, while ensuring that adequate access to the two future multi-family sites and a southern outlet for the overall Prairie Point development is provided. Further, staff believes that the completion of this section of Elderberry Road will create an important neighborhood connection that will extend across the Junction neighborhood from Junction Road to N. Pleasant View Road, and ultimately from Junction on the east to Pioneer Road at the future western edge of the City as called for in adopted City plans. As the applicant acknowledges in their letter of intent, the final form of the future multi-family buildings on the subject parcels will require approval of specific implementation plans by the Common Council following recommendations by the Urban Design and Plan commissions.

The City Attorney's Office submitted a memo dated December 18, 2012 and related information regarding a Payment for Municipal Services agreement to the Plan Commission for informational purposes. As a condition of the current amendment to the Attic Angels-Prairie Point General Development Plan, the City Attorney's Office requests that it be noted that future specific implementation plans for these two sites may be subject to a requirement between the developer and the City to enter into a Payment In Lieu of Taxes (PILOT) agreement for those future projects.

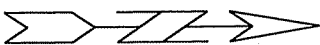
STREET VACATION & EXCHANGE OF LANDS BETWEEN CITY OF MADISON & UW REGENTS FOR ELDERBERRY RD RELOCATION

DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION
MADISON, WISCONSIN

PROPERTY OWNER:
UNIVERSITY OF WISCONSIN REGENTS
251-0708-222-0098-0
8901 OLD SAUK RD



SCALE: 1" = 80 FEET



BASE: D:\M\DESIGN\STREETS\DOGN_53W0977A.dgn
DATE: 05/07/2012
NOTE: REFER TO BASE FILE FOR TRUE LINENWORK LOCATED:
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PDF: M:\DESIGN\STREETS\DOGN5W0977A.dwg

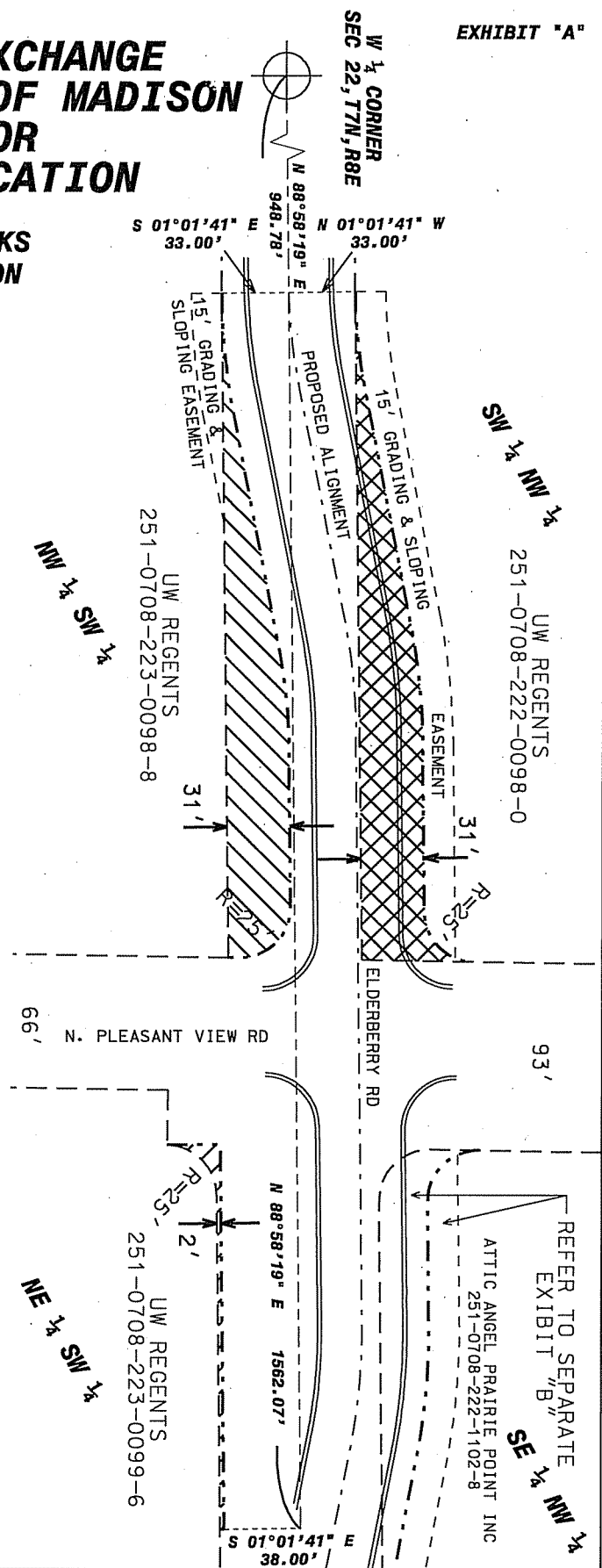


EXHIBIT B

