



Report to the Plan Commission

September 19, 2011

Legistar I.D. #23870

2437 Allied Drive & 4654 Crescent Road

Final Plat

Report Prepared By:
Timothy M. Parks, Planner
Planning Division

Requested Actions: Approval of a final plat creating 28 residential lots and 3 outlots at 2437 Allied Drive and 4654 Crescent Road.

Applicable Regulations & Standards: The subdivision process is outlined in Section 16.23 (5)(b) of the Subdivision Regulations.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward the final plat of Mosaic Ridge (formerly Allied Drive Phase II) to the Common Council with a recommendation of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Applicant & Property Owner: Natalie Erdman, Community Development Authority of the City of Madison.

Surveyor: Frank Thousand, Arnold & O'Sheridan, Inc.; 1111 Deming Way; Madison.

Proposal: The property will be subdivided into 28 residential lots and 3 outlots in the existing PUD-GDP-SIP zoning. Of the 28 lots proposed, a minimum of 20 will be developed with single-family residences, with up to 5 of the lots to be developed with two-family residences. Three of the lots will be developed with unspecified owner-occupied housing. Construction of infrastructure to serve the second phase of development was completed in 2010 under a contract let by the City. The CDA plans to begin marketing the single- and two-family residential lots later this year following recording of the final plat.

Parcel Location: Approximately 8.9 acres of land generally located along the east side of Allied Drive generally south of Jenewein Drive; Aldermanic District 10 (Solomon); Madison Metropolitan School District.

Existing Conditions: Undeveloped lands on fully constructed streets, zoned PUD-GDP

Surrounding Land Use and Zoning:

North: Phase I of the CDA Allied Drive redevelopment project, containing 32 apartment units in two apartment buildings and 16 townhouse units in three buildings.

South: One- and two-family residences, zoned R3 (Single- and Two-Family Residence District);

East: Single-family residences, Belmar Hills Park and the Boys and Girls Club, all in the City of Fitchburg;

West: Multi-family residences, zoned R4 (General Residence District);

Adopted Land Use Plan: The Comprehensive Plan identifies this area for Medium-Density Residential uses.

Environmental Corridor Status: The property is not located within a mapped environmental corridor.

Public Utilities and Services: The property is served by a full range of urban services.

Zoning Summary: Existing PUD-GDP-SIP zoning. A subsequent application to amend the PUD-GDP-SIP zoning for the development will be required prior to the issuance of permits for the housing units on Lots 4-28 of the final plat.

Previous Approvals

On July 1, 2008, the Common Council approved a request to rezone 11.5 acres of land located at 4705-4713 Jenewein Road, 2317-2423 Allied Drive, and 4654 Crescent Road from R3 & R4 to PUD-GDP-SIP to allow construction of 114 total dwelling units consisting of 32 apartment units in 2 buildings, 48 townhouse units in 7 buildings, 5 duplexes and 24 single-family residences in two phases following the demolition of 11 apartment buildings. The first phase specific implementation plan provided final plan details for the construction of the 2 apartment buildings and 16 of the 48 townhouse units in 3 buildings. The 2008 rezoning of the site to PUD included a condition of approval that the second phase of the project complies with inclusionary zoning, if still applicable, at the time that a specific implementation plan is submitted for approval. Staff recommends a condition of approval for this final plat that requires the inclusionary zoning condition be addressed as part of the forthcoming PUD amendment.

On April 20, 2010, the Common Council approved the preliminary and final plats of Allied Drive Phase II, creating 28 residential lots and 4 outlots on the subject site.

Project Review, Analysis & Conclusion

The Community Development Authority (CDA) of the City of Madison is requesting approval of a revised final plat creating 28 residential lots and 3 outlots from 8.9 acres of land zoned PUD-GDP-SIP. Of the 28 lots proposed, a minimum of 20 will be developed with single-family residences, with up to 5 of the lots to be developed with two-family residences. Three of the lots will be developed with unspecified owner-occupied housing. Additional details on the housing units to be developed on the proposed lots will be provided as part of a subsequent amendment to the PUD zoning, which will be required to be submitted and approved by the Urban Design and Plan commissions and Common Council prior to the commencement of the construction of individual dwelling units. Construction of the streets and utilities to serve the subdivision were completed in 2010 under a contract let by the City.

The land to be subdivided includes Lot 4 of Certified Survey Map 12506, which was approved and recorded in 2008 to facilitate development of Phase I of the redevelopment project. The subject site also includes a 2.91-acre parcel of land that extends the length of the subject site, which was dedicated to the City of Madison with the 1963 plat of 1st Addition to Allied Drive and has historically been used as a utility corridor and greenway. The City-owned parcel is mostly undeveloped with the exception of a parking lot and basketball court at the northern end at Jenewein Road, which is leased to the adjacent Boys & Girls Club located next door in the City of Fitchburg. Because the tract was dedicated to the City with no specific purpose, such as being for parkland or stormwater management purposes, the

Common Council adopted a resolution on March 2, 2010 authorizing the City Attorney to petition Dane County Circuit Court to vacate/ discontinue a portion of this unspecified dedication to allow the proposed subdivision to proceed. The vacation/ discontinuance of the needed portion of the earlier plat was subsequently approved and recorded on June 30, 2010.

The proposed plat calls for the dedication of the remainder of Revival Ridge along the eastern edge of the site and the southerly extension of Gene Parks Place as well as the dedication of Percy Julian Way and Dunn's Marsh Terrace to provide access to the second phase of the redevelopment. Proposed Lots 1-3 are reserved for future development with unspecified owner-occupied housing, with a 28-foot wide public alley proposed between Lots 1 and 2 to provide vehicular access for those future buildings. Lots 4-28 of the plat will be developed with a combination of single- and two-family residences, with up to 5 two-family buildings envisioned to potentially occupy Lots 4, 11, 12, 18 and 28. Gene Parks Alley will be platted as a north-south public alley parallel to Allied Drive to provide rear-lot access to the future residences to be developed Lots 4-18. Lots 5-10 and Lots 13-17 will be 40 feet wide and 90 feet deep and are designed to accommodate alley-loaded single-family homes, while Lots 19-27 will be platted with a minimum of 50 feet of lot width and additional lot area intended to accommodate wider single-family homes with front-loaded garages. The final development details of all of the lots to be created with this final plat will be specified as part of a forthcoming PUD amendment for Phase II of the CDA redevelopment.

Three outlots will be created by the revised final plat. Outlot 1 will be a 0.4-acre parcel that will be retained by the City and represents the property the City currently leases to the adjacent Boys and Girls Club in Fitchburg. Outlot 2 will be a 1.19-acre parcel dedicated to the City for stormwater management and other public purposes, which will extend along most of the eastern edge of the subdivision and may include a pedestrian connection from the development to Crescent Road. Outlot 3 will be located north of proposed Lot 19 and will be retained by the CDA for use as a neighborhood amenity such as a community garden. If owned by a private entity and not the CDA, the Subdivision Regulations require that the Planning Division and City Attorney's Office review the organizational structure, use and long-term maintenance of the privately owned subdivision amenity prior to the recording of the final plat.

A second private open space parcel on a fourth outlot was proposed on the earlier Allied Drive Phase II plat, which was to be located between the eastern lot lines of Lots 12-18 and Dunn's Marsh Terrace. The CDA is proposing to eliminate this tract on the revised final plat in favor of Lots 12-18 being platted with additional lot depth, with the greenspace that would have resulted from the outlot to be maintained by the owners of those lots instead of a homeowners association.

In closing, the Planning Division believes that the proposed revised final plat of Mosaic Ridge can meet the standards for approval for subdivision plats. The final plat will facilitate implementation of the next phase of the CDA's significant Allied Drive redevelopment project, which calls for a total of 11.5 acres of land to be redeveloped with a variety of housing types and styles in place of the 11 blighted buildings that previously occupied the site. Specific details of the buildings to be constructed on the proposed lots will be finalized as part of a subsequent amendment to the existing PUD zoning. Approval of this PUD amendment will be required prior to the issuance of building permits for home construction on the proposed lots.

Staff Recommendations, Conditions of Approval & General Ordinance Requirements

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission forward the final plat of the Mosaic Ridge to the Common Council with a recommendation of **approval** subject to input at the public hearing and the following conditions:

1. That the applicability of the inclusionary zoning provisions of the Zoning Ordinance shall be addressed through the approval of future amendments to the general development and specific implementation plans for the project.
2. If Outlot 3 is to be owned by private entity and not the Community Development Authority, two copies of private subdivision covenants, conditions and restrictions to govern the organizational structure, use, maintenance and continued protection of the development and any common services, open areas or other facilities to serve the proposed subdivision shall be submitted for approval by the Planning Division and City Attorney's Office prior to final approval of the plat for recording.
3. Per a condition of the 2008 PUD zoning approval, that an amended specific implementation plan be submitted for approval by the Common Council prior to the issuance of building permits related to the Phase II development area (including Mosaic Ridge) that includes final details on building architecture, materials and landscaping.

The following conditions of approval have been submitted by reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

4. Prior to final approval, establish the alignment of the existing 54-inch storm sewer pipe to determine if the existing pipe would encroach onto Lots 19-23.
 5. Show location of existing storm sewer in Dunn's Marsh Terrace to determine if the existing pipe encroaches onto Lot 23.
 6. "Gene Parks Alley" will have to either be designated as "Public Alley" or remain a continuation of "Gene Parks Place".
 7. Engineering-Mapping suggests inclusion of the Circuit Court Order Vacation Document No. 4668739 in the Subdivision Plat legal description header similar to how this was included in the Surveyor's Certificate legal description for clarification purposes.
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8. Prior to the issuance of building permits, the developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The Developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage. The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane

coordinate system – NAD 27. No building permits shall be issued prior to City Engineering's approval of this plan.

The following note shall accompany the master storm water drainage plan:

"For purposes of this plan, it is assumed that grading shall be a straight line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows."

9. A minimum of two working days prior to requesting City Engineering Division signoff on the plat, the applicant shall contact Janet Dailey to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
10. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. Note: Land tie to two PLS corners required.
11. The applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat to the Mapping/GIS Section of the Engineering Division. The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums in either Auto CAD Version 2001 or older, MicroStation Version J or older or Universal DXF Formats and contain the minimum of the following, each on a separate layer name/level number: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes.

*New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.

Traffic Engineering Division (Contact Bryan Walker, 267-8754)

12. The developer will need to demonstrate/ provide how private streetlights will be installed and maintained in the public alleys. The plat shall provide the following note on the face of the plat: "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. Such private light(s) to be operated and maintained by private interests."
13. Prior to approval, the applicant shall prepare and provide a master ped-bike plan for the plat that is consistent with the City's area wide plans and the plat's specific provisions, to be reviewed and

approved by the Traffic Engineer. The applicant may need to modify the right of way to accommodate the ped-bike plan.

14. The applicant shall execute and return declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
15. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Pat Anderson, 266-5978)

This agency did not submit comments for this request.

Parks Division (Contact Tom Maglio, 266-6518) and

16. Park dedication and development fees will be determined when the final specific implementation plan is submitted for this project. Park impact fees will be due prior to signoff of the SIP and/or the issuance of building permits.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.

Fire Department (Contact Scott Strassburg, 261-9843)

This agency submitted a response with no comments or conditions for this request.

Water Utility (Contact Dennis Cawley, 261-9243)

17. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.