



VANDEWALLE & ASSOCIATES INC.

January 21, 2015

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

RE: The Village at Autumn Lake
Rezoning Application/Preliminary & Final Plat Submittal

Dear Katherine,

The following document and illustrative graphics outline the revisions to the Village at Autumn Lake Neighborhood. The rezoning request is paired with a separate Preliminary/Final Plat submittal as part of the repositioning request for the overall project. This mixed residential neighborhood revises the 2003 adopted plans to reflect current market conditions and adapt the residential mix to match Veridian's current offerings. Built upon the framework of a walk able mixed residential neighborhood, this plan offers a broad range of housing types coupled with the existing lake, diverse open space systems, integrated local & regional stormwater systems, local pedestrian trails, and a regional off road bicycle network.

TR-P Requirements:

- Six residential housing types (Single Family Street Accessed, Single Family Alley Accessed, Twin Home, Four Units Homes, Townhomes, Interior Hallway Multi-Family)
- All units within 1/4 acre of parks & open spaces
- Multi-Family dispersed throughout the TR-P area
- Project will consist of multiple phases beginning from the Lien Road frontage expanding into the neighborhood based upon market demand (see attached phasing plan)

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

Sincerely,

Brian Munson
Principal

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
342 North Water Street • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax
www.vandewalle.com

Shaping places, shaping change

APPLICANT:

MREC VH Madison Investors, 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:	TR-C3, PD (expired), Conservancy
Proposed Zoning:	TR-P, TR-C3
Addresses/PIN:	1710 Arial Spring Trail 0810-263-0101-0
	Note: Replat will revise numerous parcels, see plat submittal for chart of re-platted lots.
Aldermanic District:	District 9 Alder Clausius
Neighborhood Association:	Not Applicable
Neighborhood Plan:	Felland Neighborhood Plan Low Density Residential Low-Medium Density Residential Medium Density Residential Mixed Use
Notifications:	Alder Clausius December 17, 2014 DAT Presentation December 18, 2014
Legal Description:	See Attached
Lot Area:	285.2 acres
Filing Fee:	A check in the amount of \$2,850 made out to City of Madison Treasurer is enclosed for the Filing and Notification Fees. Maximum fee for standard Zoning \$2,850

Proposed Use:	Single Family:	525
	Twin Homes:	36
	Four Unit Homes:	8
	Townhomes:	58
	<u>Multi-Family:</u>	<u>296</u>
	Total:	923

See attached chart for full breakdowns

Park Dedication

Required:	19.98 acres required 561 single family/twin homes units @1,100 sq.ft./unit: 14.17 acres 362 multi-family units @700 sq.ft./unit: 5.8 acres
Dedicated:	16.68 acres Public Park Space (4 parks) 6.04 acres Public Park/School Site 43.65 Public Open Space
Additional:	39.25 Private Open Space (available for public use)
Attached Graphics:	Master Plan Open Space Plan Open Space Dedication Plan NE Neighborhood Plan Context & Trail Connections Zoning Plan Phasing Plan
CCRs:	See Attached

TR-P Site Design Standards

Open Space

The neighborhood is served by a dispersed set of parks as well as diverse natural open spaces and greenway corridors. These facilities offer opportunities for neighborhood play areas, preserves existing mature woods, and creates a regional off road bike path network connecting the project to the rail corridor and adjoining neighborhoods. See attached parks & open space graphics for full description of public and private open spaces within the neighborhood.

Street Layout

The neighborhood is served by a strong grid of neighborhood scaled streets, sidewalks, and off street connections.

Building Design

Building design within the neighborhood will go through a neighborhood architectural control committee with the goal of creating diversity of architectural approaches while maintaining a cohesive massing and composition, building orientation onto the adjoining streets, and appropriate durable materials.

DIMENSIONAL STANDARDS

Building placement will meet the dimensional standards as described in the TR-P Zoning District for the Single-family detached, and Two-family-Twin standards.

ARCHITECTURAL STYLE

Architecture within the neighborhood will be developed with a variety of American vernacular architectural styles.

MASSING

Rhythms

In architectural composition, rhythm refers to the regular use of recurrence of building elements. These elements consist of features such as, but not limited to, window locations, columns and piers. Rhythm solidifies the building design and ensures that the overall composition of building elements is balanced.

- Bays, porches and stoops are encouraged to enhance the human scale of the streetscape.
- Windows, doors, or other architectural features shall be provided to articulate the appearance of the street facing façade.

Roofline Articulation

The roof form establishes the character of a home and terminates the building. Bays and gables are encouraged to break-up the massing of the home into smaller or intimate components. Selection of an appropriate roof form will vary depending on the architectural style.

- Hipped and gabled roofs with a symmetrical pitch shall run between 5:12 and 12:12, as appropriate to architectural style.
- Shed roofs pitched between 5:12 and 7:12 shall be attached to an adjacent building wall and shall not be utilized freestanding buildings. Shed dormers shall have a 3:12 pitch and be utilized only on appropriate styles.
- Hipped and shed porch roofs shall have a pitch between 3:12 and 6:12.
- Roof overhangs may vary from a minimum of 6" to a maximum of 30".

HEIGHT

- No residence shall exceed three-stories in height or 35’.
- Exposed basements shall not constitute a story.

APPROPRIATE WALL MATERIALS

All materials shall be properly utilized based on the precedents of the architectural style of the building.

WALL SIDING/SURFACING

- Brick
- Clapboard Siding
- Cement Board Siding / Composition Siding / Vinyl Siding
- Half-Timbering
- Cast Stone
- Stone
- Stucco and Exterior Insulated Finish System (EIFS)
- Wood, Composition, vinyl or Cement Shingle Siding

DECKS

Decks shall be located only in rear or side yards. Portions of decks visible from the street or projecting in such a manner that it is visible from the front yard, shall be screened with appropriate fencing or landscaping.

PORCHES AND STOOPS

- Usable front porches are encouraged as both visual and functional design elements. Minimum dimensions for a usable porch are 6’0” deep and 6’0” wide exclusive of access to front entry.

Neighborhood Objectives

The goal of the neighborhood is to create a diverse range of housing options, configurations, and price points set within a framework of walkable streets and neighborhood scaled open spaces.

The Village at Autumn Lake Unit Chart

Lot Numbers	Residential Units	Net Acreage	Average Net Density DU/Acre
Single Family	525	93.93	5.6
Single Family: Street Accessed	421	82.41	5.1
Meadow Homes (51' x 100')	4	0.52	
Terrace Homes (59' x 100')	120	19.07	
Manor Homes (65' x 100')	98	17.69	
Estate Homes (69' x 100')	158	34.28	
Mansion Homes (80' x 100')	41	10.85	
Single Family: Alley Accessed	104	11.52	9.0
Cottage Homes (37' x 95')	20	1.76	
Village Homes (45' x 95')	84	9.76	
Multi-Family	398	21	18.6
Twin Homes	36	5	7.8
Villas I	12	0.88	
Villas II	24	3.75	
Four Unit Homes	8	1	9.0
Town Homes	58	5	11.8
Multi-Family	296	11	26.8
Open-Space	-	105.88	-
Public Open Space			
Parks		16.94	
School/Park		6.04	
Public Open Space		43.65	
Private Open Space			
Private Open Space Available for Public Use		39.25	
Right of Way	-	63.94	-
Street Rights of Way	-	64.06	-
Alley Rights of Way	-	2.43	-
Totals	923	285.20	
Total Site Dwelling Units Per Acre	3.2		
Net Dwelling Units Per Acre	4.2		
Net Residential Dwelling Units Per Acre (residential acreage only)	8.0		
Acreage Percentages			
Single Family	32.9%		
Multi-Family	7.5%		
Open Space	37.1%		
Right of Way	22.4%		
	100.0%		
Unit Percentages			
Single Family	56.9%		
Multi-Family	43.1%		
	100.0%		
Park Acreage Requirements			
Single Family/Twin Homes (1100 sq. ft./unit)			14.17
Multi Family (700 sq. ft./unit)			5.82
			19.98