VANDEWALLE & ASSOCIATES INC.

November 6, 2013

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

RE: Glacier Crossing Pool
PUD:GDP Amendment

Dear Katherine,

The following document and plans outline the request to amend the PUD:SIP for the Glacier Crossing Pool Site to allow for the redevelopment of the site. This site was built and operated as a pool; however, several years of operation have proven this not financially feasible, resulting in the closure of the pool. Subsequent discussions regarding the potential sale of the site to the adjoining property owners and homeowners association for $1 have not led to the transfer of the property. This leaves Veridian Homes in the position to seek alternative uses for the parcel.

This PUD:GDP amendment requests that the GDP be revised to allow up to 8 townhomes to be built within the site, in addition to or in replacement of the current pool uses. The eventual layout and decision on retention of the pool will be determined by a future SIP submittal to be developed by the eventual purchaser of the site. Attached is are sample concepts for how the units could be configured.

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

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

APPLICANT:
Veridian Homes
6801 South Town Drive
Madison, WI 53713
Phone: 608.226-3100
Fax: 608.226-0600
Jeff Rosenberg
jrosenberg@veridianhomes.com

DESIGN TEAM:
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	
Proposed Zoning:	PD:GDP	
Addresses/PIN:	7102 Discovery Lane	0608-114-1537-7
Aldermanic District:	District 7 Alder King	
Neighborhood Association:	Glacier Ridge Neighborhood Association	
Notifications:	Alder King Glacier Ridge Neighborhood Association	September 16 2013 September 16, 2013

Filing Fee: A check in the amount of $1,950 made out to City of Madison Treasurer is enclosed for the Filing and Notification Fees.

Re-Zoning Fee	$1,900
Notification Fee	$50

Zoning Text

Proposed Use:	Up to 8 Residential Uses Pool and pool support uses
Lot Area:	.78 acres
Floor Area Ratio:	As shown on future PUD:SIP plans.
Height	As shown on future PUD:SIP plans.
Yard Requirements:	As shown on future PUD:SIP plans.
Landscaping:	As shown on future PUD:SIP plans.
Off-Street Parking & Loading:	As shown on future PUD:SIP plans.
Lighting:	As shown on future PUD:SIP plans.
Signage:	As shown on future PUD:SIP plans.
Alterations and Revisions:	No alterations or revisions of this 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 alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Legal Description

Lot 2, Certified Survey Map Number 11419, recorded in Volume 69 of Certified Survey Maps on pages 200-203 as Document Number 4064297, Dane County Registry, located in the NE1/4 and the NW1/4 of the SE1/4 of Section 11, T6N, R8E, City of Madison, Dane County, Wisconsin. Containing 33,763 square feet (0.78 acres).