



Report to the Plan Commission

October 1, 2012

Legistar I.D. #27437
5922 Lien Road
Re-approving PUD-GDP Zoning

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

Requested Action: Approval of a request to rezone parcels generally addressed as 5922 Lien Road from Planned Unit Development General Development Plan (PUD-GDP) to PUD-GDP to allow the future construction of approximately 726 multi-family units on 29 parcels in the Village at Autumn Lake subdivision, including 3 identified for “town center” mixed residential and commercial development.

Applicable Regulations & Standards: Section 28.12(9) provides the process for zoning map amendments; Section 28.07(6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments.

Summary Recommendation: The Planning Division recommends that the Plan Commission recommend **approval** of Zoning Map Amendment ID 3624, rezoning parcels generally addressed as 5922 Lien Road from PUD-GDP to PUD-GDP, to the Common Council 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: MREC VH Madison, LLC c/o Veridian Homes; 6801 South Towne Drive; Madison; Jeff Rosenberg, representative.

Agent/ Contact: Brian Munson, Vandewalle & Associates; 120 E. Lakeside Street; Madison.

Proposal: The applicant wishes to extend the approval of the existing PUD-GDP for various multi-family residential and mixed-use components in the approved and recorded Village at Autumn Lake subdivision. No specific development plans are forthcoming at this time.

Parcel Location: Approximately 53.4 acres of the approximately 285-acre subdivision are zoned PUD-GDP. The 29 PUD-GDP-zoned lots are located throughout the larger subdivision, which is generally located on both sides of Felland Road north of Lien Road; Aldermanic District 17 (Clausius); Sun Prairie School District.

Existing Conditions: The subject sites are currently undeveloped.

Land Use and Zoning Surrounding the Village at Autumn Lake Subdivision:

North: Wisconsin Southern Railroad; High Crossing commercial subdivision, zoned RPSM (Research Park Specialized Manufacturing District); Fess Quarry, zoned Temp. A (Agriculture District); undeveloped lands in the Town of Burke;

South: Undeveloped lands in the Town of Burke;

East: Undeveloped lands in the Town of Burke;

West: United Brick & Tile, zoned C3 (Highway Commercial District) and M1 (Limited Manufacturing District); Copart Salvage & Auto Auctions, zoned Temp. A.

Adopted Land Use Plan: The Felland Neighborhood Development Plan recommends the various PUD-zoned sites in the Autumn Lake development for medium-density residential uses, neighborhood commercial uses or mixed-use development as more specifically described in the plan.

Environmental Corridor Status: The PUD-zoned sites are generally not located within mapped environmental corridors, although some of the subject sites are located adjacent to mapped corridors.

Public Utilities and Services: This entire Village of Autumn Lakes subdivision is located in the Central Urban Service Area and will be served by a full range of urban services upon build-out of the project.

Zoning Summary: The subject sites are and will be zoned PUD-GDP, which will be reviewed in this report. More detailed zoning analysis will be provided during the review of specific implementation plan applications for individual sites.

Previous Approvals

On August 3, 2004, the Common Council approved a request to rezone approximately 285.2 acres located on both sides of Felland Road north of Lien Road from Temp. A (Agriculture District) to R2T, R2Y and R2Z (Single-Family Residence Districts), PUD-GDP, C2 (General Commercial District) and C (Conservancy District) and the final plat of the Village at Autumn Lake subdivision to allow the development of 489 single-family residences, 12 two-family units, 714 multi-family units, 2 mixed-use town center properties, 1 general commercial property and various public and private outlots for open space, parks, an elementary school, alleys and stormwater management. The final plat was recorded on March 30, 2006.

On July 23, 2007, the Plan Commission granted a 24-month extension for the Village at Autumn Lake Planned Unit Development until August 3, 2009.

On June 16, 2009 the Common Council approved a request to rezone 29 parcels in the Village at Autumn Lake subdivision from PUD-GDP to PUD-GDP to restart the time period for implementing the Planned Unit Development as provided in the Zoning Ordinance.

Project Review, Analysis & Conclusion

The applicant is requesting re-approval of the expired Planned Unit Development zoning for 29 parcels in the Village at Autumn Lake subdivision. Approximately 53.4 acres of the 285-acre subdivision were zoned to the PUD zoning district in 2004 to provide a zoning framework for all of the non-single-family development and most of the commercial/ mixed-use elements of the larger Autumn Lake subdivision. Overall, the Village at Autumn Lake was approved with 1,215 dwelling units, 3 mixed-use town center parcels near the center of the subdivision, and a third C2-zoned commercial parcel to be located on the west side of Felland Road. Approximately 726 of the 1,215 dwelling units approved fall under the PUD, with the remaining units in the R2T, R2Y or R2Z Single-Family Residence districts.

The 726 potential dwelling units to be developed in PUD zoning include:

- 12 alley-loaded twin-homes to be located on six lots in the southwestern quadrant of the larger subdivision, which are identified as District III of the PUD; the PUD suggests the 6 twin-home buildings will be designed with single-family-style architecture;
- up to 8 units in “mansion homes” to be located on two lots located along Autumn Hill Parkway, a neighborhood collector street serving the western half of the development west of Felland Road; these residential unit types comprise District IV of the PUD document;
- 206 units to be located in a variety of street- and alley-accessed townhouse buildings on ten parcels to be located near the town center area or on various parcels abutting Lien Road; the development of individual District V townhouse lots will range from 3 units to 48 units per lot;
- up to 424 units to be located in multi-family complexes on eight lots shown as District VI of the PUD, which are generally located along the northwesterly edge of the overall Autumn Lakes development along the Wisconsin Southern Railroad, near the town center area, or in the southeastern corner of the development along a future extension of Lien Road east of Felland Road, and;
- 76 units to be developed on a mixed-use lot (Lot 183) in the town center area identified as District VII of the general development plan.

The two remaining PUD-zoned lots in District VII, Lots 259 and 260, are identified as town center commercial parcels that are not currently envisioned for residential development, though the description of the district suggests that upper floor residential could be considered for these lots in the future, which would require an amendment to the PUD to accommodate the additional density. A list of the permitted uses in this district is included on page 14 of the attached general development plan. The maximum commercial square footage in this district is limited to 60,000 square feet.

The applicant came before the Plan Commission in July 2007 to request a 24-month time extension as provided in Section 28.07 of the Zoning Ordinance, which requires construction to commence in accordance with an approved and recorded specific implementation plan unless an extension of up to 24 months is granted following a public hearing. Regardless of a time extension, an approved but unbuilt PUD shall be null and void unless commenced within a total of 60 months from the date of the original PUD zoning approval. At that time the 24-month extension was granted, the Planning Division and the Plan Commission felt that the development proposed for the PUD-zoned properties in the Village at Autumn Lake subdivision was still relevant with regard to the overall concept for the development and the recommendations for those sites in the Felland Neighborhood Development Plan. Planning staff felt similarly in 2009 when the earlier general development plan re-approval was requested.

Planning staff continues to feel that the types of development anticipated for the 29 PUD-zoned lots is appropriate within the context of the Village at Autumn Lake development, which was originally conceived as a compact, new urban neighborhood. Staff believes that the use of PUD zoning continues to be the most appropriate zoning framework for implementing the developer’s vision for the Autumn Lake development and the recommendations of the Felland Neighborhood Development Plan. Therefore, staff recommends that the PUD zoning for those lots be granted anew as a new zoning map amendment, which will essentially restart the time period for implementing the PUD as provided in the Zoning Ordinance. Approval of specific implementation plans by the Common Council following recommendations by the Urban Design Commission and Plan Commission will be required prior to the issuance of building permits for each of the PUD-zoned lots.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 3624, rezoning parcels generally addressed as 5922 Lien Road from PUD-GDP to PUD-GDP, with a recommendation of **approval** subject to input at the public hearing and the conditions from reviewing agencies:

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

1. The Village at Autumn Lake development has a Future Phase Subdivision Contract that outlines the requirements and commitments that need to be satisfied prior to construction of any improvements associated with the plat.
2. The property will be subject to Madison Metropolitan Sewerage District (MMSD) Sewer Area Charges and City of Madison Impact Fees when it develops (Felland Road Sewer Impact Fee). These fees not required for signoff of this PUD-GDP.

Traffic Engineering Division (Contact Dan McCormick, 267-1969)

This agency submitted a response with no new conditions of approval for this project. All of the same conditions of the 2004 PUD-GDP will need to be applied and reviewed prior to sign off.

Zoning Administrator (Contact Pat Anderson, 266-5978)

This agency submitted a response with no conditions of approval for this request.

Parks Division (Contact Kay Rutledge, 266-4714)

Note: Certain park impact fees were paid as part of the original zoning and subdivision approvals. However, additional park fees may be required as part of the review of future specific implementation plans for any units not previously paid. The developer should work with the Parks Division as part of the submittal and approval of future SIPs to determine the amount of park fees due for each project.

Fire Department (Contact Bill Sullivan, 261-9658)

The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Water Utility (Contact Dennis Cawley, 261-9243)

2. All public water mains and water service laterals shall be installed by a standard City subdivision contract. All operating private wells shall be identified and permitted by the Madison Water Utility in accordance with MGO Sec. 13.21. All unused private wells shall be abandoned in accordance with

MGO Sec. 13.21. The Water Utility will not need to sign off on the final plans, but will need a copy of the approved plans.

Metro Transit (Contact Tim Sobota, 261-4289)
This agency did not submit comments for this request.