

May 18, 2016

Mr. Timothy Krueger  
 Village of Maple Bluff  
 18 Oxford Place  
 Madison, WI 53704

RE: Arcadia - Maple Bluff Townhomes: Petition for Rezoning to Planned Unit Development (PUD) District and draft General Development Plan (GDP) approval. Rezoning from existing Business District 'A' to a Planned Unit Development.

Dear Mr. Krueger:

We are pleased to submit this Petition for Rezoning for the property located at the southwest corner of Roxbury Road and North Sherman Avenue. This submittal additionally includes information regarding the proposed general development of the site, as required by the Village of Maple Bluff zoning application.

**Section 1: Site Development Data:**

Lot Area	39,269 gross square feet (GSF) = (0.90 acres)
Dwelling Units (DU):	
Townhomes (2-story)	(15) 2 bedroom units
Condominium Homes (2-levels)	(4) 3 bedroom units; (8) 1 bedroom units
TOTAL	27 dwelling units
Residential Density	30 DU / acre
Floor Area Ratio (FAR)	0.85 (33,496 GSF [all levels above grade] / 39,269 Site GSF)
Lot Coverage, Building 1 <sup>st</sup> Level	16,750 GSF (43 %)
Lot Coverage, Usable Open Space	11,345 GSF (28%)
Lot Coverage, Surface Parking/Drives	5,470 GSF (14%)
Lot Coverage, Misc. Landscape/Steps	5,704 GSF (15%)

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**Section 2: Off-street Parking Provided**

Surface/Guest Parking	10 Stalls
Underground Parking (calculated):	
(15) Townhome X2 stalls	30 Stalls
(4) 3 bedroom Condominiums X2 stalls	8 stalls
(8) 1 bedroom Condominiums X1 stalls	<u>8 stalls</u>
TOTAL PROVIDED	56 stalls
Parking Ratio:	2.07 stalls / DU

**Section 3: Applicant**

Applicant:

Blake Griffin, Urban Specialties, LLC  
1402 Pankratz Street, Suite 103  
Madison WI 53704  
(608) 449-5629

Architect:

Jerry Bourquin, Dimension IV Madison LLC  
6515 Grand Teton Plaza, Suite 120  
Madison, WI 53719  
(608) 829-4452

**Section 4: Legal Description**

1. Parcel No. 151/0709-0140-6841-3  
Lots 1, 2, 3, 4, 5 and 6 Block 6, Replat of Lakewood, in the Village of Maple Bluff, Dane County, WI: Also the east five feet of that part of the alley (now vacated) lying between the extended North and South lot lines of Lots 1, 2, 3, 4, 5 and 6.
2. Parcel No. 151/0709-014-6867-3  
Lots 7, 8, and 9, Block 6, Replat of Lakewood, In the Village of Maple Bluff, Dane County, WI: Also the East five feet of that part of the alley (now vacated) lying between the extended North and South lot lines of Lots 7, 8, and 9.
3. Parcel No. 151/0709-014-6890-4  
Lots 10, 11, and 12, Block 6, Replat of Lakewood, in the Village of Maple Bluff, Dane County, WI: Also the East five feet of the vacant alley lying adjacent to said property

**Section 5: Current Zoning Comparison**

The following is a comparison of the current zoning for the subject property with the Proposed PUD requested:

<u>Requirement</u>	<u>Business 'A'</u>	<u>Proposed PUD</u>
Land Uses	Multi-family and Commercial	same as current zoning
Conditional Uses	Various-see code	none requested
Building Height	3 stories / 40 feet	2 stories over parking/approx. 32' ht.
Lot Area	1,500 SF per DU	1,455 SF per DU
Lot Coverage	40%	43% (total FAR = 0.85)
Parking – Residential	Approx. 60 stalls	56 stalls @ 2.07 stalls per DU
Chapter 90 – Const. Standard	No setbacks defined	same as current zoning standards
Chapter 115 – Storm Water		development will comply
Chapter 192 – Streets and Sidewalks		development will comply
Chapter 218 – Water and Sewers		development will comply

**Section 6: Additional Items for Compliance with Village Zoning Code Section 225-43(C)(2)**

1. An estimated total of 67 new residents is the expected population growth based on the unit/bedroom count for the 27 total proposed units.
2. The design and demand of municipal water/sewer/storm utilities will be evaluated by civil engineers during the design development of the Specific Implementation Plan (SIP). It appears adequate public services are available in N. Sherman Ave.
3. Additional dimensions have been added to the site plan. Materials have been defined on the new building elevations.
4. The general outline of organizational structure development/management plan has been submitted by Urban Specialties.
5. A sun shadow study has conducted and is included with this submittal.
6. Localized storm water will be managed on site with no cross-property drainage to the adjoining properties to the west. Civil engineering studies will be provided for soils suitability and storm water management during the SIP. See also letter from Quam engineering attached.
7. The projected economic / financial feasibility has been submitted by Urban Specialties. Market studies for the current Madison Condominium market has been evaluated by Urban Specialties.

**Section 7: Plan Commission Review and Basis of Approval:**

The design team coordinated with the requirements of the Village zoning guidelines as defined in Section 225-43.1 (D)

1. Character and Integrity of land-use: 2-story ownership townhomes/condos; high quality materials proposed: brick, stone and decorative siding; underground parking; high quality interior finishes. Lot Coverage and Lot Area per unit proposed are very similar to the current property zoning.
2. Economic Feasibility and Impact: Net gain in local business usage and tax base. Increases village residential home ownership ratios. No significant impact to Village Police and Fire services is anticipated.
3. Engineering Design Standards: compliance with Village development standards is anticipated. Project will utilize high quality materials and comply with local development standards for storm water management.
4. Preservation and Maintenance of Open Space: project provides an enhanced green roof open space and perimeter street scape/screening.

**Section 8: General Considerations for rezoning to the PUD District:**

- Achieves goals of the Village Gateway plan and Master Plan for expanded housing ownership and planning for future housing options for Village residents.
- Enhances and significantly improves an otherwise underutilized parcel. Creates momentum for further development within the Gateway development zone.
- Activates an area of the Village that was original intended / zoned for higher development intensity: even as currently zoned [Business 'A'].
- The development quality control mechanisms contained in the PUD district language is the best means to achieve the highest quality development within a sensible economic Proforma.
- Creates economic energy that will increase business opportunities and the livelihood of local commercial businesses.