

M E M O R A N D U M

TO: Plan Commission

FROM: Technical Review Committee

PREPARED BY: Scott Kugler, AICP
Community Development Director

DATE DISTRIBUTED: June 2, 2015

MEETING DATE: June 9, 2015 CASE NUMBER: PC15-2274

SUBJECT: **CONSERVANCY POINTE, LLC:** requesting approval of an amendment to an approved General Development Plan (PC0112-14) and approval of a Precise Implementation Plan (PIP) to allow a 60-unit apartment building at 1270 O’Keeffe Avenue, further described as ALL OF LOT 585, FIRST ADDITION TO SMITH’S CROSSING, AS RECORDED IN VOLUME 58-097A OF PLATS, ON PAGES 501-521, AS DOCUMENT NUMBER 4143211, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12 AND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, ALL IN TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN.

Background Information:

Owner/Applicant: Conservancy Pointe, LLC
6417 Odana Road
Madison, WI 53719

Location: 1270 O’Keeffe Avenue

Request: Approval of an amendment to the Smith’s Crossing GDP to increase the density allowed on Lot 585 from 42 units to 60 units, and a PIP for approval of a 60-unit apartment building.

Site Area: 2.62 acres

Existing Zoning: Planned Development (PD)

Existing Land Use: Vacant

Adjacent Land Uses/Zoning: North: Vacant, PD (planned residential)
East: Creekside Elementary School and open space, PD
South: SF homes, PD
West: Open space, PD

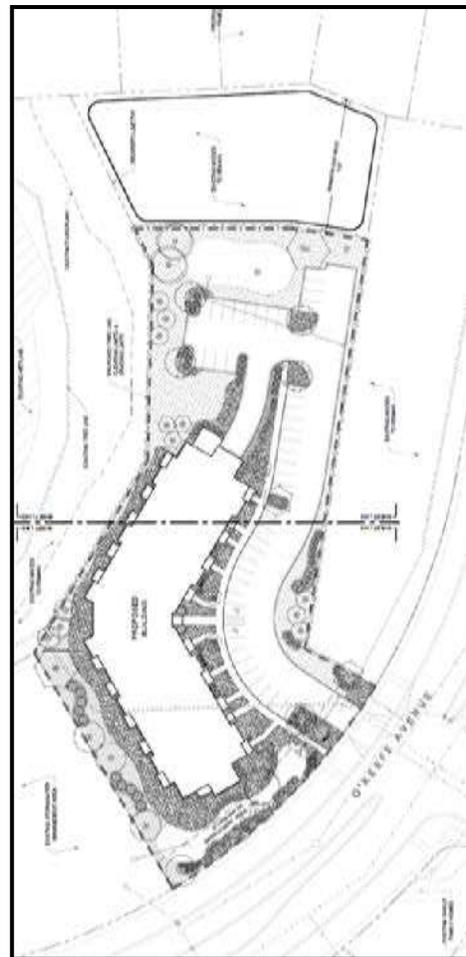
Overview:

The applicant is requesting approval of an amendment to the Smith's Crossing general development plan (GDP) to increase the density on Lot 585 of the Smith's Crossing subdivision from 48 units to 60 units, as well as the approval of a precise implementation plan (PIP) for the proposed 60-unit building. The existing GDP identifies Lot 585 as an apartment site, and allocates 48 dwelling units to the property with no limitation on the size of the individual units. The proposed development of the site would involve a 60-unit building that would contain all one-bedroom units, with four of those units also containing dens. With the limitation of one-bedroom units, the applicant feels that the impact on the neighborhood would be less than the potential impact of the 48-unit building that could have multiple bedrooms in each unit.



The site would have one access point located along O'Keeffe Avenue at its intersection with Brown Bear Way. Brown Bear Way currently serves as the primary access point for Creekside Elementary School and 58 single family lots located south of the school. Due to preliminary concerns raised about potential traffic issues at this intersection, the applicant funded a traffic analysis that was completed by the City's traffic engineer, MSA Professional Services, to ensure that no changes are needed at this intersection as a result of the increased density. The results of this analysis are summarized under Staff Comments.

The proposed building would be a 3-story building with both underground (60) and surface (45) parking totaling 105 spaces. As proposed, the plan meets the parking standard established for the Smith's Crossing neighborhood of 1.75 parking spaces per one-bedroom unit.



Staff Comments:

The Plan Commission provided an informal review of this proposal at its May 2015 meeting, and provided positive feedback to the developer at that time. Although the current application contains more details, the proposal is essentially the same as that reviewed in May.

The amendment to the GDP would be limited to Lot 585 and will not apply to other properties in the neighborhood. In addition to the increase in units from 48 to 60, other components of the request include an increase in maximum building height from 35' to 45' and an increase in the maximum impervious surface ratio from 30% to 40%. The proposed height of the building is 41 feet and the impervious surface ratio will be approximately 38.8%. Overall, staff feels the impact of these changes will be fairly minimal given the limitation of one bedroom per unit and the limited visibility of the overall site due to

surrounding wooded properties that will be maintained as permanent open space. Staff is uncertain that the 30% maximum impervious surface ratio required by the current GDP is realistic. It is far more restrictive than the City's minimum greenspace standard enforced elsewhere for this type of development, which ranges from 0% to 50% (the equivalent of a 50% to 100% maximum impervious surface ratio).

The applicant has funded a traffic study that included traffic counts and an analysis of the proposed development's impacts on the intersection of O'Keeffe Avenue and Brown Bear Way. Although there are some minor delays at this intersection at the beginning and end of each school day, no operational concerns are present currently, and no operational concerns are projected to occur after the proposed 60-unit building is occupied. Although there is some pedestrian activity present at the intersection before and after school, a crossing guard is posted at this intersection to assist with most of these crossings. No geometric or traffic control changes are recommended at this intersection. It is also important to note that as the balance of the Smith's Crossing neighborhood builds out, the street system will provide a second way into and out of the neighborhood to the south, which will likely help disperse traffic and provide another option for motorists in this area. A summary of the results of the traffic study are attached for review.

The proposed architecture strays from the more traditional look of many of the larger buildings in the neighborhood, and instead draws upon the residential buildings to the south for design consistency. The building will be primarily clad with composite wood panels and windows. Most ground level units will have direct access at grade, with all units having access via a central hallway and an elevator to the parking area under the building. Upper floor units have balconies, adding interest to the external appearance of the building. The design was approved by the Architectural Control Committee for the neighborhood. Staff feels that it will fit well on the site and within the neighborhood visually.

Due to the wooded nature of the site and the surrounding parcels, much of the building will have limited visibility from the balance of the neighborhood.

However, staff is concerned about the protection of the remaining wooded area during construction. It is recommended that at a minimum fencing along the drip line of the wooded areas to remain be installed to ensure that impacts from construction activities and the storage of materials are limited, particularly since most of the wooded areas to remain are located on adjacent properties. A tree protection plan identifying measures to be taken to protect these areas should be provided with the final PIP plan set.

An Erosion Control and Storm Water Management Plan will need to be submitted for approval by the City Engineering Department prior to site development. There are several details that will need to be provided before final approval, such as evidence that the underground parking area will be protected from flooding,



information regarding the proposed outlet for the northerly storm water facility, and details regarding the overland flow route for storm water during major rain events.

This property will be subject to the Westside Traffic Impact Fee, which is payable at the time of issuance of a building permit.

Staff Recommendation:

Staff recommends **conditional approval** of the proposed amendment to the Smith's Crossing general development plan and the proposed PIP for the 60-unit apartment building at 1270 O'Keeffe Avenue, subject to the following conditions of approval:

1. **Statement of Purpose:** This General Development Plan Amendment and Precise Implementation Plan (PIP) is established to allow the construction of a 60-unit apartment building consisting of one-bedroom apartments at 1270 O'Keeffe Avenue, further described as ALL OF LOT 585, FIRST ADDITION TO SMITH'S CROSSING, AS RECORDED IN VOLUME 58-097A OF PLATS, ON PAGES 501-521, AS DOCUMENT NUMBER 4143211, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12 AND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, ALL IN TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN. This GDP/PIP shall govern the construction and use of all facilities on said property.
2. **Precise Implementation Plan Components:** The approval of this PIP is based on plans received by the City as part of the application submittal dated April 27, 2015, and any subsequent revisions or additional information provided by the applicant in association with said development application. The above referenced plans, together with any additional information or changes as required through the conditions of approval below, are on file in the Sun Prairie Planning Division under file number PC15-2274. All of the construction on the site shall be done in accordance with the aforementioned plans and details.
3. **Enforcement:** In consideration of the approval of this Planned Development District, this Planned Development District General Development Plan amendment shall be binding upon the owner of Lot 585, Smith's Crossing, and its successors and assigns and enforceable by the City of Sun Prairie in conformity with its ordinances and may be amended only in conformity with the ordinances of the City of Sun Prairie.
4. A tree protection plan shall be included in the final PIP for review and approval by the Planning Division prior to the issuance of a zoning permit
5. An Erosion Control/Stormwater Management Permit must be obtained from the Engineering Department prior to the commencement of land disturbance activities and the construction of the proposed storm water management facilities.
6. A Driveway Permit must be obtained from the City's Engineering Department which addresses the creation of the curb opening that will serve this proposed development.
7. Soil borings within Lot 585 shall be provided to help identify the elevation of the groundwater table.
8. Additional information shall be provided with the submittal of the required storm water plan, including the plan for storm water discharge from the proposed northerly storm water facility, accommodations for handling the overland flow for storm events that exceed the capacity of the underground collection and conveyance system, protection of the underground parking facility from

flooding, the Plumbing Plan that is referenced on the Utility Plan and that is to provide the details related to Storm INL 3, and protection from potential storm water impacts to O'Keefe Avenue.

9. The Rim elevation for INL 5 needs to be corrected, as it currently shows the rim lower than the pipe invert.
10. All utilities proposed as part of this development are to be privately owned and maintained.
11. Applicant/Owner shall allow City representatives to inspect the property at any reasonable time for the purpose of determining compliance with this precise implementation plan.

ATTACHMENTS:

1. Ordinance
2. Application materials
3. Traffic analysis report – MSA.

Cc: Conservancy Pointe, LLC - Applicant
Uljan Kissov - Architect
Daryl Severson, City Engineering

File: PC15-2274

City of Sun Prairie, Wisconsin

Presented:

Adopted:

Publication:

File Number:

Ordinance No:

AN ORDINANCE APPROVING AN AMENDMENT TO AN APPROVED GENERAL DEVELOPMENT PLAN (PC0112-14) AND APPROVAL OF A PRECISE IMPLEMENTATION PLAN (PIP) TO ALLOW A 60-UNIT APARTMENT BUILDING AT 1270 O'KEEFFE AVENUE, FURTHER DESCRIBED AS ALL OF LOT 585, FIRST ADDITION TO SMITH'S CROSSING, AS RECORDED IN VOLUME 58-097A OF PLATS, ON PAGES 501-521, AS DOCUMENT NUMBER 4143211, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12 AND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, ALL IN TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN.

ORDINANCE

WHEREAS, there has been submitted a request by Conservancy Pointe, LLC requesting an amendment to the approved General Development Plan (GDP) for Smith's Crossing and approval of a Precise Implementation Plan (PIP) to allow a 60-unit apartment building at 1270 O'Keeffe Avenue, City of Sun Prairie, Dane County, Wisconsin; and,

WHEREAS, the City of Sun Prairie has adopted a Comprehensive Plan to guide the development and growth of the City, including the implementation of a desired community character; and,

WHEREAS, the City of Sun Prairie has adopted a Zoning Ordinance which is specifically designed to implement the Comprehensive Plan including the implementation of said desired community character; and,

WHEREAS, Section 17.12.080 of the City of Sun Prairie's Zoning Ordinance is designed to permit Planned Developments to accommodate forms of development that promote both the aesthetic and economic development objectives of the City by controlling the site design and appearance, density or intensity of development in terms of more flexible requirements for land uses, density, intensity, bulk, landscaping, and parking requirements;

WHEREAS, on June 9, 2015, the Plan Commission held a public hearing to consider a request by Conservancy Pointe, LLC to amend the Smith's Crossing General Development Plan and to approve a Precise Implementation Plan, and recommended conditional approval; and,

WHEREAS, the City Council has reviewed the staff report for Plan Commission Case No. PC15-2274, dated June 2, 2015, and the Plan Commission recommendation to the City Council dated June 10, 2015, and has found that the proposed amendment of the General Development Plan and the Precise Implementation Plan are in the best interest of the City and should therefore be approved, subject to conditions.

NOW, THEREFORE, the City of Sun Prairie adopts the following ordinance:

SECTION 1: PLANNED DEVELOPMENT REGULATIONS: Pursuant to Section 17.12.090 F. & G. of the City of Sun Prairie Zoning Ordinance, the General Development Plan for Smith's Crossing, as it pertains to Lot 585, and the proposed Precise Implementation Plan for property located at 1270 O'Keeffe Avenue, as detailed in Sun Prairie Planning Division case file #PC15-2274, are hereby approved, subject to the following conditions of approval:

1. Statement of Purpose: This General Development Plan Amendment and Precise Implementation Plan (PIP) is established to allow the construction of a 60-unit apartment building consisting of one-bedroom apartments at 1270 O'Keeffe Avenue, further described as ALL OF LOT 585, FIRST ADDITION TO SMITH'S CROSSING, AS RECORDED IN VOLUME 58-097A OF PLATS, ON PAGES 501-521, AS DOCUMENT NUMBER 4143211, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12 AND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, ALL IN TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN. This GDP/PIP shall govern the construction and use of all facilities on said property.
2. Precise Implementation Plan Components: The approval of this PIP is based on plans received by the City as part of the application submittal dated April 27, 2015, and any subsequent revisions or additional information provided by the applicant in association with said development application. The above referenced plans, together with any additional information or changes as required through the conditions of approval below, are on file in the Sun Prairie Planning Division under file number PC15-2274. All of the construction on the site shall be done in accordance with the aforementioned plans and details.
3. Enforcement: In consideration of the approval of this Planned Development District, this Planned Development District General Development Plan amendment shall be binding upon the owner of Lot 585, Smith's Crossing, and its successors and assigns and enforceable by the City of Sun Prairie in conformity with its ordinances and may be amended only in conformity with the ordinances of the City of Sun Prairie.
4. A tree protection plan shall be included in the final PIP for review and approval by the Planning Division prior to the issuance of a zoning permit
5. An Erosion Control/Stormwater Management Permit must be obtained from the Engineering Department prior to the commencement of land disturbance activities and the construction of the proposed storm water management facilities.
6. A Driveway Permit must be obtained from the City's Engineering Department which addresses the creation of the curb opening that will serve this proposed development.
7. Soil borings within Lot 585 shall be provided to help identify the elevation of the groundwater table.
8. Additional information shall be provided with the submittal of the required storm water plan, including the plan for storm water discharge from the proposed northerly storm water facility, accommodations for handling the overland flow for storm events that exceed the capacity of the underground collection and conveyance system, protection of the underground parking facility from flooding, the Plumbing Plan that is referenced on the Utility Plan and that is to provide the details related to Storm INL 3, and protection from potential storm water impacts to O'Keeffe Avenue.
9. The Rim elevation for INL 5 needs to be corrected, as it currently shows the rim lower than the pipe invert.
10. All utilities proposed as part of this development are to be privately owned and maintained.

11. Applicant/Owner shall allow City representatives to inspect the property at any reasonable time for the purpose of determining compliance with this precise implementation plan.

SECTION 2: PROCEDURAL REQUIREMENTS: The City Council hereby confirms that all procedural requirements of Section 17.44.020 of the Code of Ordinances of the City of Sun Prairie have been complied with.

SECTION 3: DESCRIPTION OF PROPERTY:
The property is described as ALL OF LOT 585, FIRST ADDITION TO SMITH'S CROSSING, AS RECORDED IN VOLUME 58-097A OF PLATS, ON PAGES 501-521, AS DOCUMENT NUMBER 4143211, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12 AND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, ALL IN TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF SUN PRAIRIE, DANE COUNTY, WISCONSIN.

SECTION 4: EFFECTIVE DATE: This ordinance shall become effective upon passage and publication as provided by law.

APPROVED: _____
Paul T. Esser, Mayor

Date Approved: June 16, 2015

Date Signed: June ____, 2015

This is to certify that the foregoing ordinance was approved by the Common Council of the City of Sun Prairie at a meeting held on the 16th day of June, 2015 and was submitted for signatures on the _____ day of June, 2015.

Diane J. Hermann-Brown, City Clerk