

215 FEMRITE DRIVE :: GENERAL DEVELOPMENT PLAN

*Submitted for review July 20th, 2011 by owner/applicant
Raywood Development LLC*

Revised and re-submitted August 02, 2011

This document is submitted as a General Development Plan (GDP) for the proposed Planned Community Development at 215 Femrite Drive in the City of Monona, WI. This General Development Plan is intended to outline the complete vision for the project at a schematic level including the construction of site features, the division of property for fee-simple ownership (according to the Preliminary Plat) and the construction of single-family residences.

The proposed development concept is a **Small-Lot Subdivision** and is comprised of six detached Single-Family homes on fee-simple lots. We feel that this type of development will not only provide a competitive advantage over condominium units in a challenging real estate market, but will also define a useful model for infill development within the City of Monona. It will create greater housing density using existing infrastructure while preserving the single-family homeowner character of Monona's older neighborhoods.

The target market for the project is the young family that has always been attracted to Monona for consistently good schools, beautiful parks, and small-town character just around the lake from downtown Madison. We feel that this young family buyer is seeing fewer options in Monona neighborhoods, especially those looking for energy efficient, low-maintenance new construction.

During the July 25th Planning Commission hearing, we addressed the concerns raised at the previous Pre-Hearing Conference and discussed more detailed site development concerns regarding drainage, utilities, and open space. At the August 3rd Public Works hearing, we will be requesting approval on a schematic utility plan.

At the August 8th Planning Commission hearing, we are requesting recommendation of approval of the General Development Plan and associated Preliminary Plat, as well as approval of the requested rezoning to Community Design District.



An excellent example of small lot homes in Middleton Hills, Middleton, WI

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RAYWOOD
DEVELOPMENT, LLC



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Illustrative Site Plan



Planned Community Development Standards (Sec. 13-1-103 Monona Code of Ordinances)

A. GENERAL

Competant Design and Engineering

Raywood Development has directly applicable design and construction experience through the construction of four homes in Austin, Texas. These homes were completed on-schedule, on budget, and received five-star ratings from the Austin Energy Green Building Program.

Raywood Development self-performs all architectural design and site planning work. Homburg construction has been selected to perform civil engineering and site construction.

Improved environment design

The aesthetic goal of this small-lot subdivision is to draw from a classic urban aesthetic that compliments the single-family character of Monona. The aesthetic is characterized by elements such as lap siding, shingle and metal roofing, wood columns and architectural detailing, and vertically-proportioned windows carefully placed for natural light.

B. HEIGHT AND AREA

Specific lot size

The existing lot at 215 Femrite Drive is .84 acres. The proposed site plan subdivides the parcel into six (6) single-family home lots and one (1) outlot. The single-family lots range in size from 2,900 sf to 5,400 sf. and are a minimum of 36' wide. The outlot is owned in common through a maintenance association and provides common vehicular access and common open space.

Density

The proposed density is 7.1 units per acre. Monona's current Two-Family Residential zoning district permits a maximum density of 8.7 units per acre. The Woodland condominiums across Femrite Drive are constructed at 13.2 units per acre and the adjacent apartments (at the corner of Femrite and Monona Drive) are constructed at 27.8 units per acre.

Open space

The proposed site plan preserves 5,200 sf of contiguous open space shared by the seven residential lots. The open space is adjacent to open space on adjoining parcels.

Building location

The proposed site plan places all buildings along the Femrite or Roselawn frontage, with garages accessed from the rear of the property. The buildings are intended to present a consistent traditional streetscape, complete with a walk and street-appropriate trees and landscaping

Building Height

All proposed buildings are two stories over a basement.

Building Size

Proposed single-family homes are 22' to 24' in width, 65' to 70' in depth, including an attached rear garage.

Building Floor Area

Proposed single-family homes range in size from 1,700 to 2,050 sf of above-grade, conditioned space.

Yard

Each home has a small, private outdoor space on the side of the house intended to be used as a sheltered patio or garden space. Instead of large front or back yards, the homes share a large common open space, maintained in common.

C. PARKING

Parking appropriate to use

All proposed single-family homes have a 2-car garage. Three (3) additional visitor parking spaces shall be provided on-site, accessed from the rear drive. Parking is also currently permitted along Roselawn Avenue and Femrite Drive.



Planned Community Development Standards (Sec. 13-1-103 Monona Code of Ordinances)

D. DESIGN STANDARDS

Storm drainage

A preliminary grading plan has been included in this General Development Plan consistent with our intent to address stormwater. The site has a natural slope from Northwest to Southeast; this slope shall be substantially maintained and all runoff from drive areas and paving will be directed to pervious areas. Water collected from downspouts along the Femrite frontage will be directed to rain gardens between the homes and the sidewalk, following Madison's rain garden design standards. Runoff from the Roselawn units and the driveway will be directed to a landscaped dry detention area along the Roselawn frontage in accordance with Monona stormwater management standards. No Storm Sewer is present on Roselawn Avenue (at the low side of the site), so water will be discharged to the street.

Maintenance agreements shall be executed between the developer and/or maintenance association and the City of Monona for long-term maintenance of these facilities

Subdivision Design Standards

The proposed site plan arranges lots on existing streets; therefore, there are no new streets, street lighting, sidewalks, or other public improvements planned.

E. INTENSITY AND CHARACTER OF LAND USE

Compatibility with the physical nature of the site

The current land use is two-family residential; however the property is vacant. The site has a natural slope of about 4% from Northwest to Southeast. The site is located on an improved street corner with adequate utilities, adjacent to new development.

Achievement of an attractive environment

Effort will be made to preserve existing trees that illustrate *long-term viability*. Many existing trees are damaged, stunted, and poorly maintained; therefore many existing trees will need to be removed for the safety and welfare of future residents. A proposed tree replacement plan has been included in this GDP. Trees will be selected for their durability in an urban street environment and their long-term contribution to the urban forest.

Capacity to be effectively serviced

Utilities adequate to serve the proposed development are available and located in both Femrite Drive and Roselawn Avenue. This includes Water, Sanitary Sewer, Gas and Electric. Storm Sewer is present in Femrite, but not on Roselawn. A utility service

plan has been included in this General Development Plan illustrating standard laterals from existing utilities in Femrite and Roselawn.

Practical functioning of the development (in terms of circulation, parking, emergency services, mail and delivery service, street maintenance and utility service) The proposed site plan arranges lots on existing streets, posing no change to existing services.

F. COMMON OPEN SPACE, PARK OR OTHER AMENITIES

Common open space is proposed at the rear of the project, as illustrated on the site plan. The open space will have common ownership between each of the seven homes proposed and will be maintained by a private maintenance association.

G. ECONOMIC FEASIBILITY AND IMPACT

The land has been purchased by Raywood Development LLC. Construction drawings for pricing will be prepared over the next 30-60 days. Financing shall be pursued when costs and entitlement are secure. Raywood Development is also exploring the option of self-financing the project.

In terms of economic impact to the City of Monona, the project poses the opportunity to increase the ad valorem tax base by 600 to 650 percent for the .8 acres being discussed.

H. IMPLEMENTATION SCHEDULE

Groundbreaking on demolition and site work -- Fall 2011
Construction of Units 1 and 2 -- Fall 2011/Winter 2012
Marketing and sales of Units 1 and 2 -- Spring 2012

Construction of Units 3 and 4 -- Summer 2012
Construction of Units 4 and 6 -- Spring 2013

I. ENFORCEABILITY

Raywood Development understands this General Development Plan to be fully enforceable as law.

Planned Community Development Standards (Sec. 13-1-103 Monona Code of Ordinances)

APPROVAL PROCESS

Several simultaneous reviews and approvals are necessary to obtain proper entitlements through the City of Monona’s Planned Community Development Ordinance (Sec. 13-1-100). The concurrent actions to be executed are:

1. Re-zoning to Community Design District (CDD)
2. Approval of this General Development Plan (GDP); the guiding document for development
3. Approval of the Preliminary Plat; the concept plan for legal land subdivision and one component of the GDP.

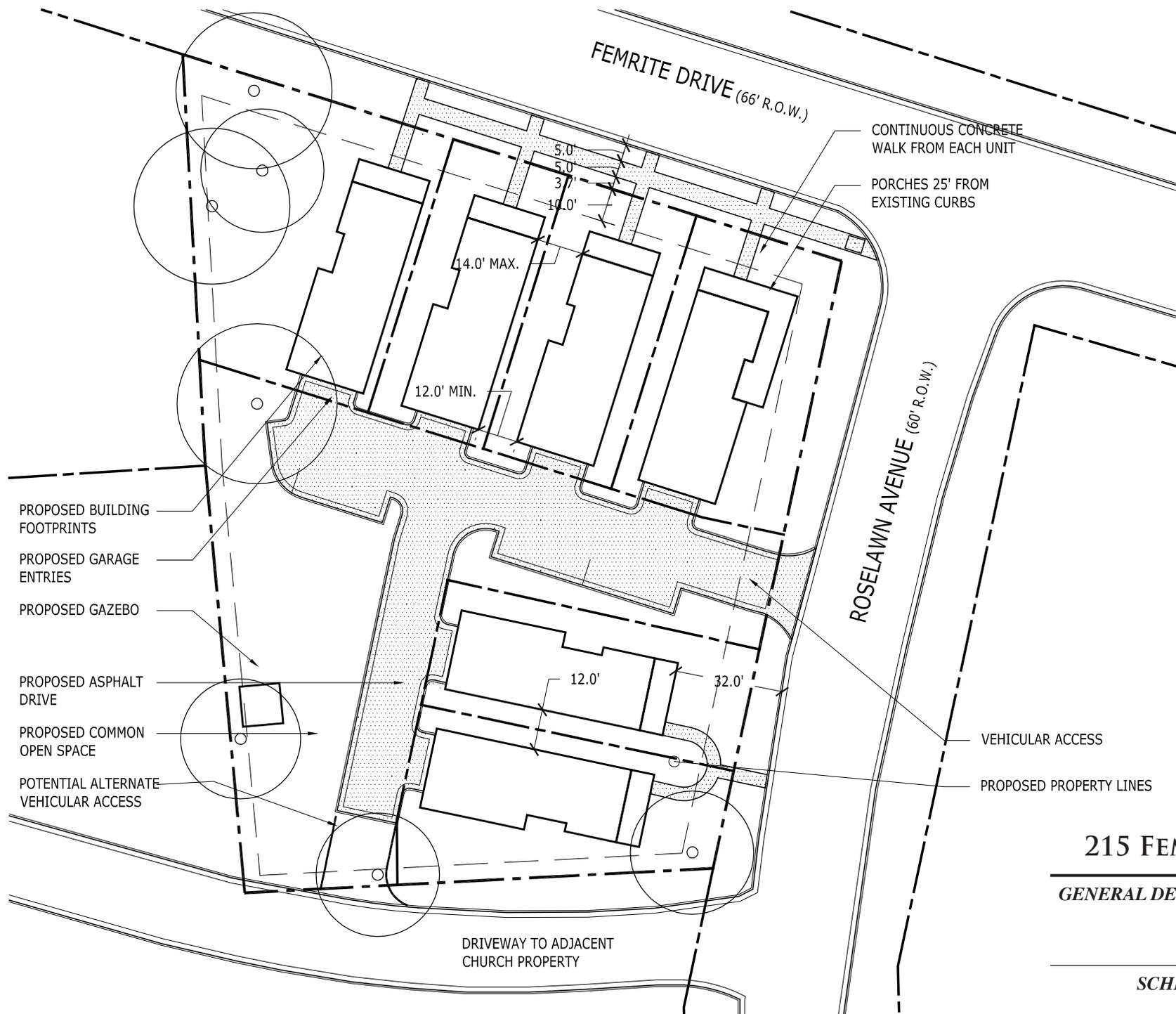
The sequencing of these approvals is as follows, beginning July 25th.

- Planning Commission review of General Development Plan (GDP) and recommendation to Public Works for review (July 25th)
- Public Works review and approval (or conditional approval) of Preliminary Plat
- City of Monona Consulting Engineer review of Preliminary Plat
- Planning Commission approval of GDP and Preliminary Plat; simultaneous approval of re-zoning to Community Design District.
- Common Council approval of GDP and Preliminary Plat; simultaneous approval of re-zoning to Community Design District.
- Planning Commission review and approval of Precise Implementation Plan (PIP) and Final Plat
- Common Council review and approval of PIP and Final Plat

PRECISE IMPLEMENTATION PLAN

Following the approval of the General Development Plan, additional detail will be added to this document to create a Precise Implementation Plan (PIP) to be approved with the Final Plat. Added detail will include:

- Building elevations, materials, and color samples
- Dimensioned floorplans
- Digital site model and digital renderings
- Complete engineering for site work including retaining walls, final grading, utilities, and stormwater management
- Erosion control plan
- Final Plat



- PROPOSED BUILDING FOOTPRINTS
- PROPOSED GARAGE ENTRIES
- PROPOSED GAZEBO
- PROPOSED ASPHALT DRIVE
- PROPOSED COMMON OPEN SPACE
- POTENTIAL ALTERNATE VEHICULAR ACCESS

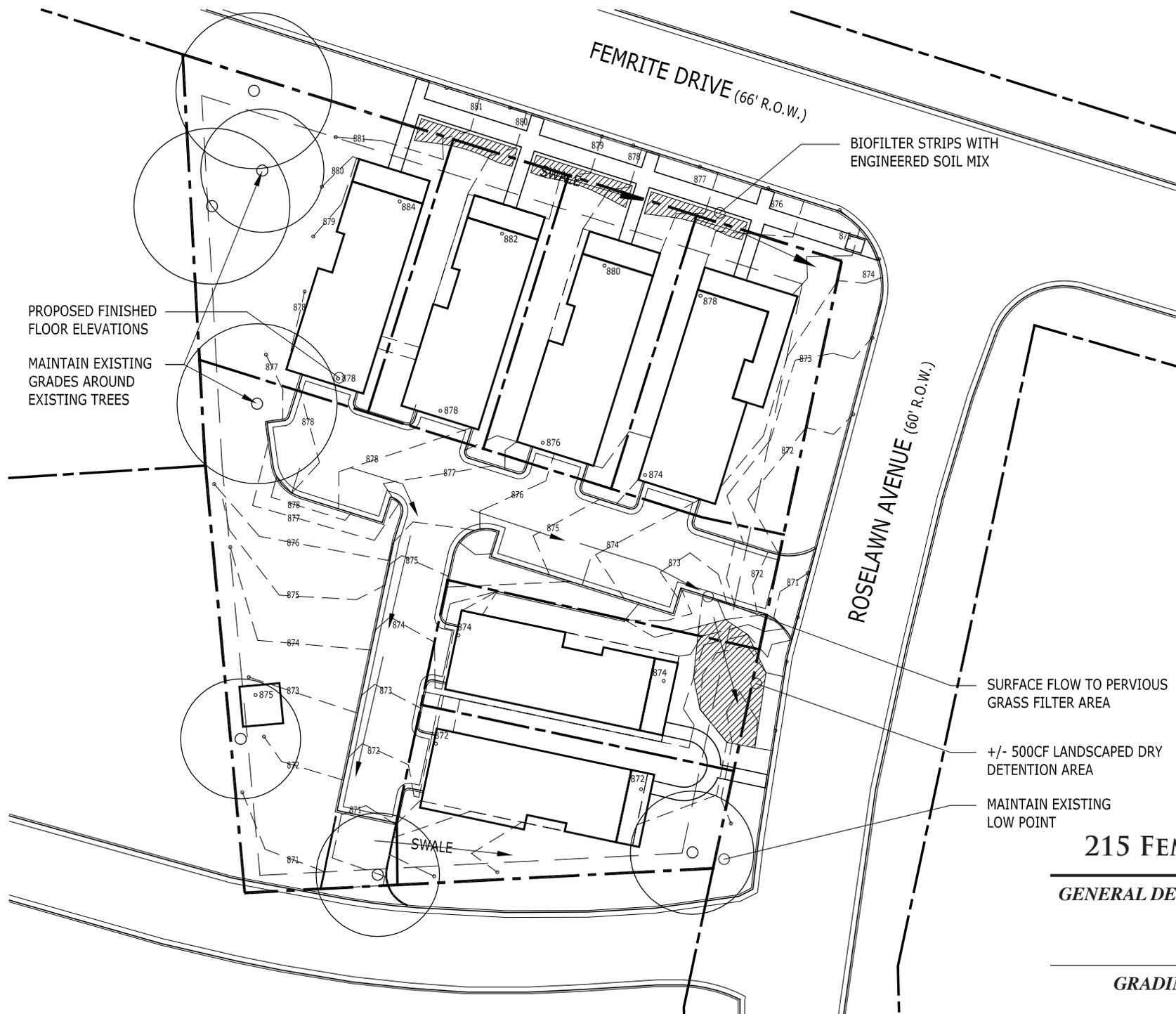
- CONTINUOUS CONCRETE WALK FROM EACH UNIT
- PORCHES 25' FROM EXISTING CURBS

- VEHICULAR ACCESS
- PROPOSED PROPERTY LINES

215 FEMRITE DRIVE

GENERAL DEVELOPMENT PLAN
 JULY 15, 2011
 Revised July __

SCHEMATIC SITE PLAN
 SCALE: 1" = 40'



BIOFILTER STRIPS WITH
ENGINEERED SOIL MIX

PROPOSED FINISHED
FLOOR ELEVATIONS

MAINTAIN EXISTING
GRADES AROUND
EXISTING TREES

SURFACE FLOW TO PERVIOUS
GRASS FILTER AREA

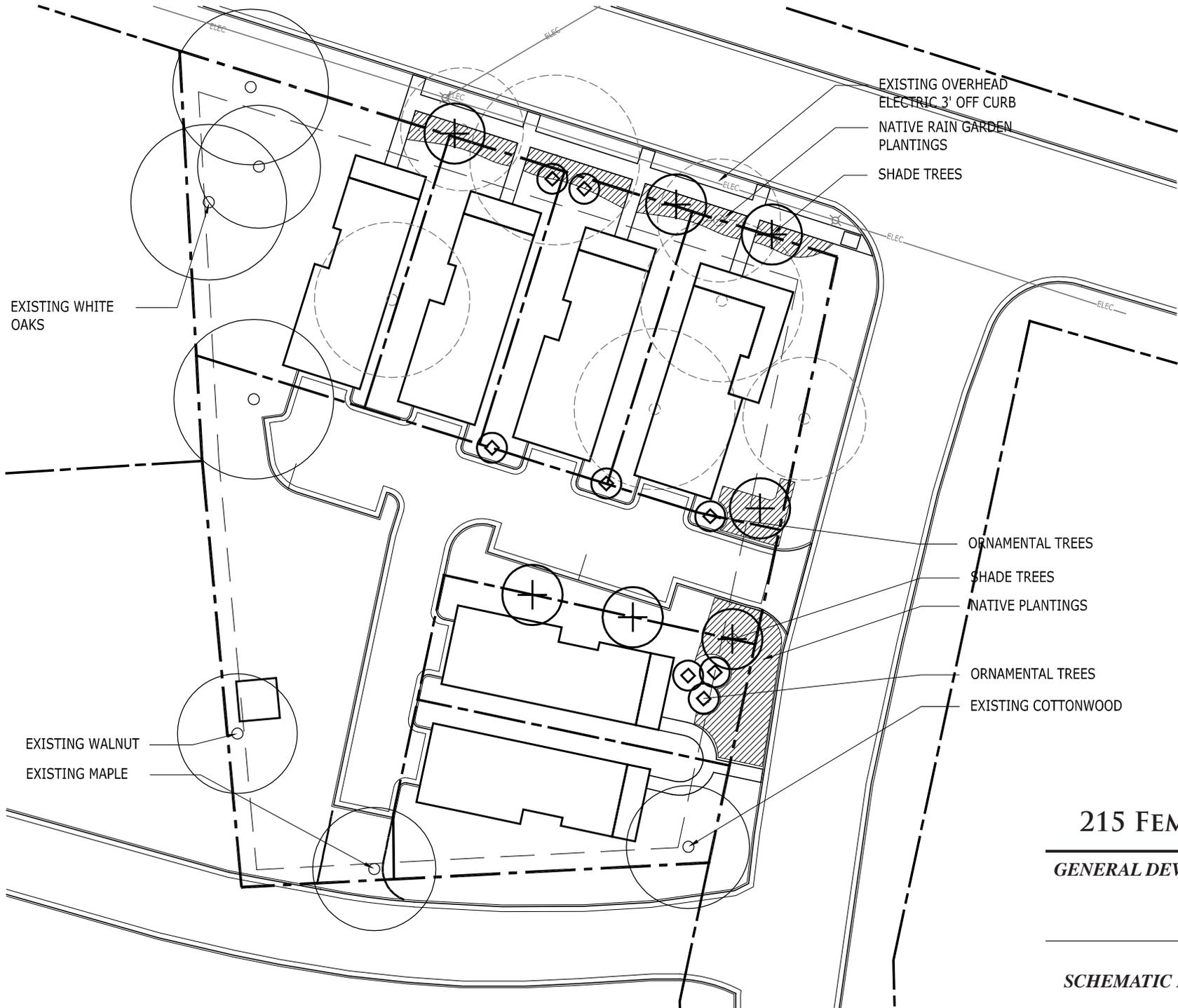
+/- 500CF LANDSCAPED DRY
DETENTION AREA

MAINTAIN EXISTING
LOW POINT

215 FEMRITE DRIVE

GENERAL DEVELOPMENT PLAN
JULY 15, 2011
Revised July __

GRADING AND DRAINAGE
SCALE: 1" = 40'



EXISTING OVERHEAD
ELECTRIC 3' OFF CURB
NATIVE RAIN GARDEN
PLANTINGS
SHADE TREES

EXISTING WHITE
OAKS

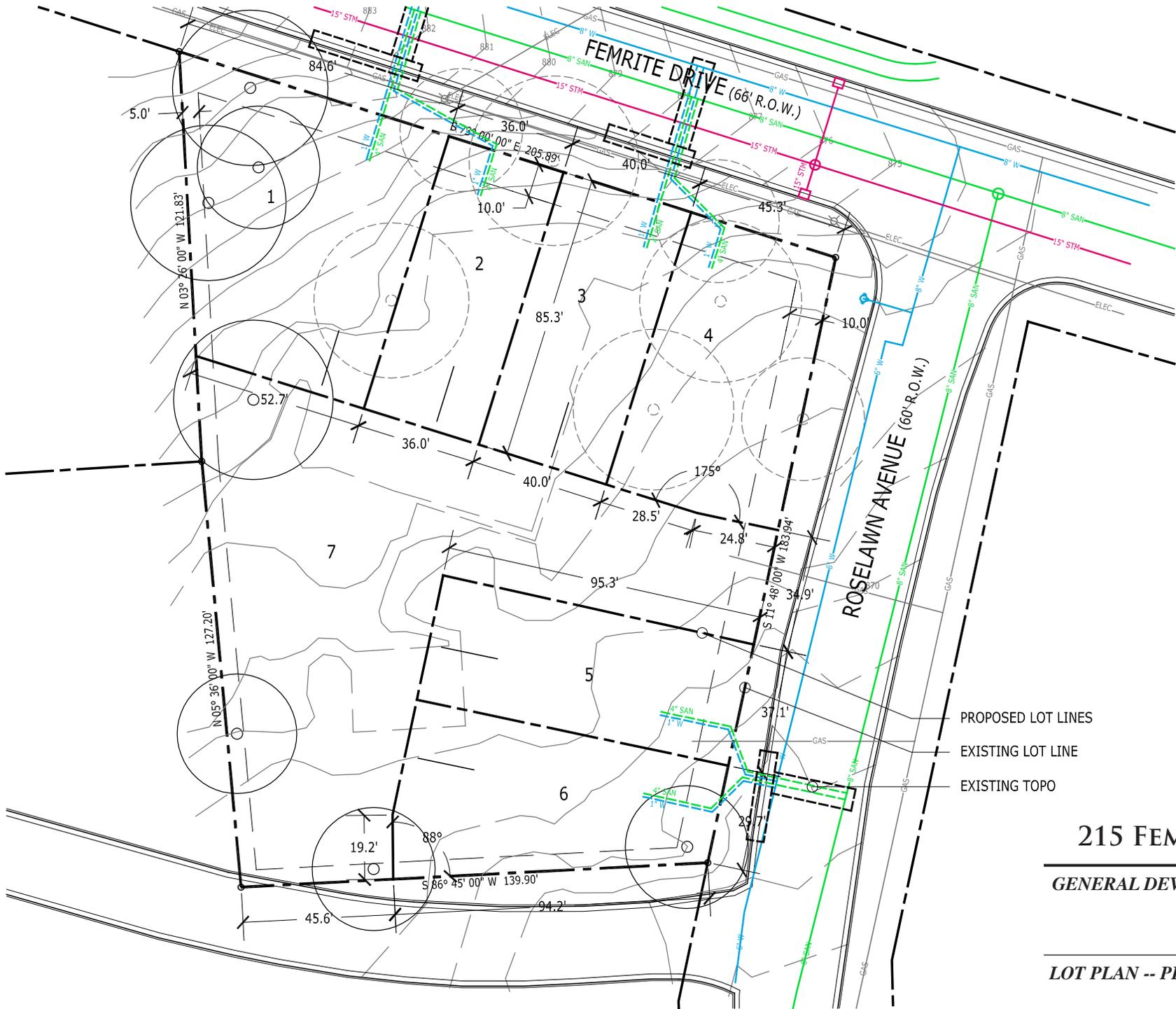
ORNAMENTAL TREES
SHADE TREES
NATIVE PLANTINGS
ORNAMENTAL TREES
EXISTING COTTONWOOD

EXISTING WALNUT
EXISTING MAPLE

215 FEMRITE DRIVE

GENERAL DEVELOPMENT PLAN
 JULY 15, 2011
 Revised July ____

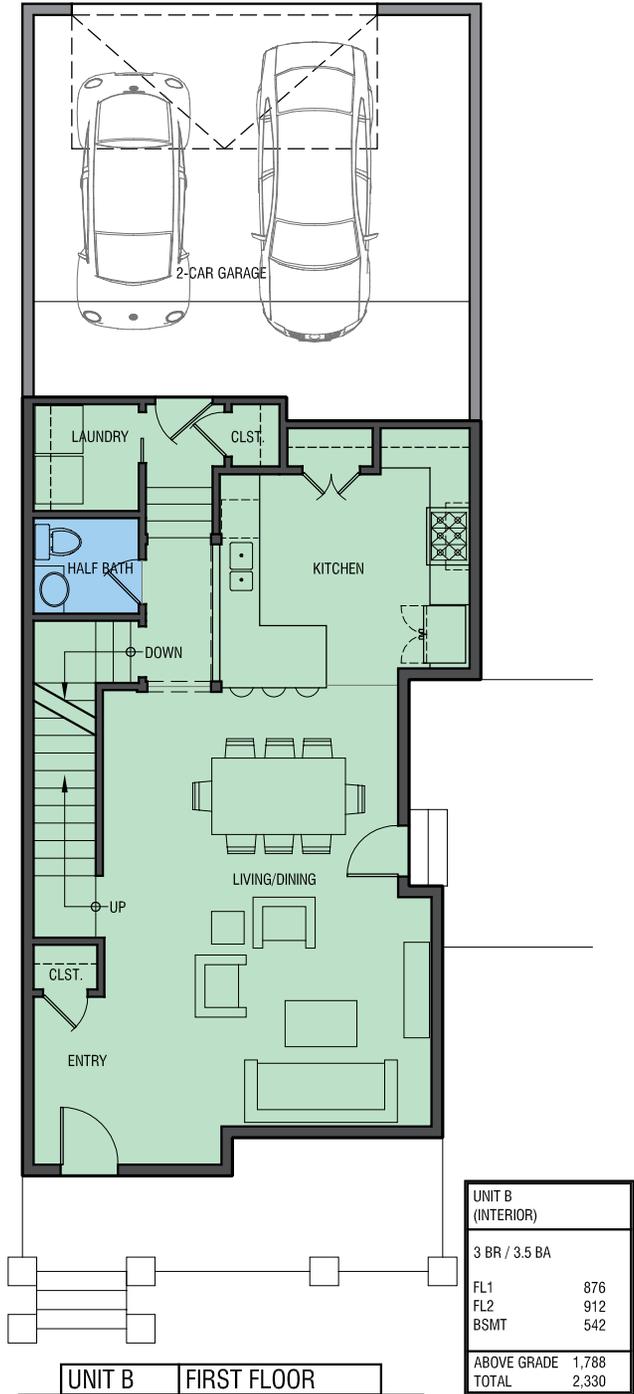
SCHEMATIC LANDSCAPE PLAN
 SCALE: 1" = 40'



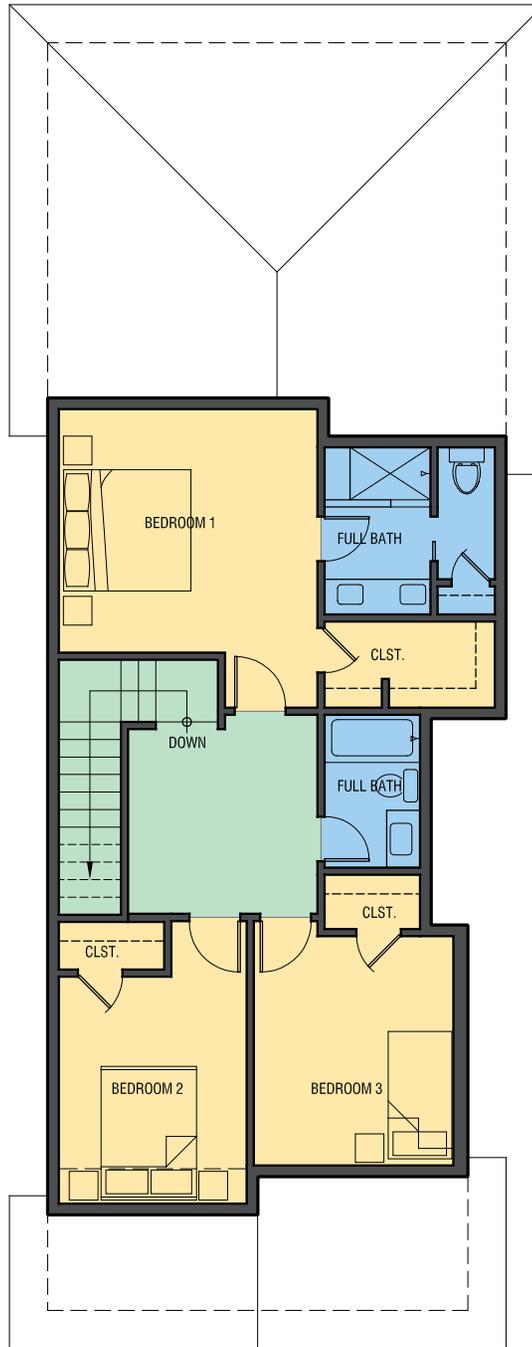
PROPOSED LOT LINES
EXISTING LOT LINE
EXISTING TOPO

215 FEMRITE DRIVE
GENERAL DEVELOPMENT PLAN
JULY 15, 2011
Revised July ____
LOT PLAN -- PRELIMINARY PLAT
SCALE: 1" = 40'

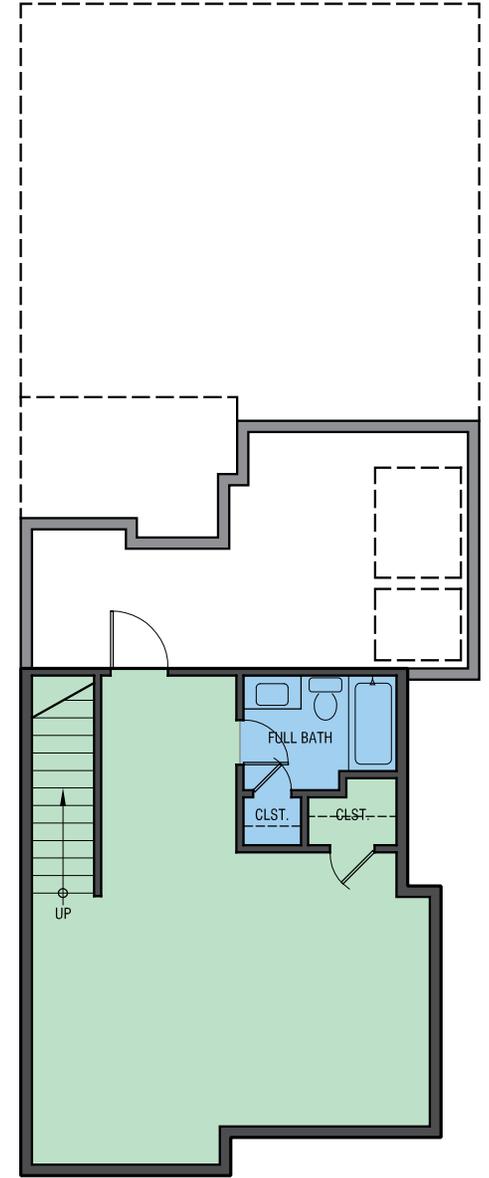
Schematic Floor Plans :: Interior Building (1"=10')



UNIT B FIRST FLOOR

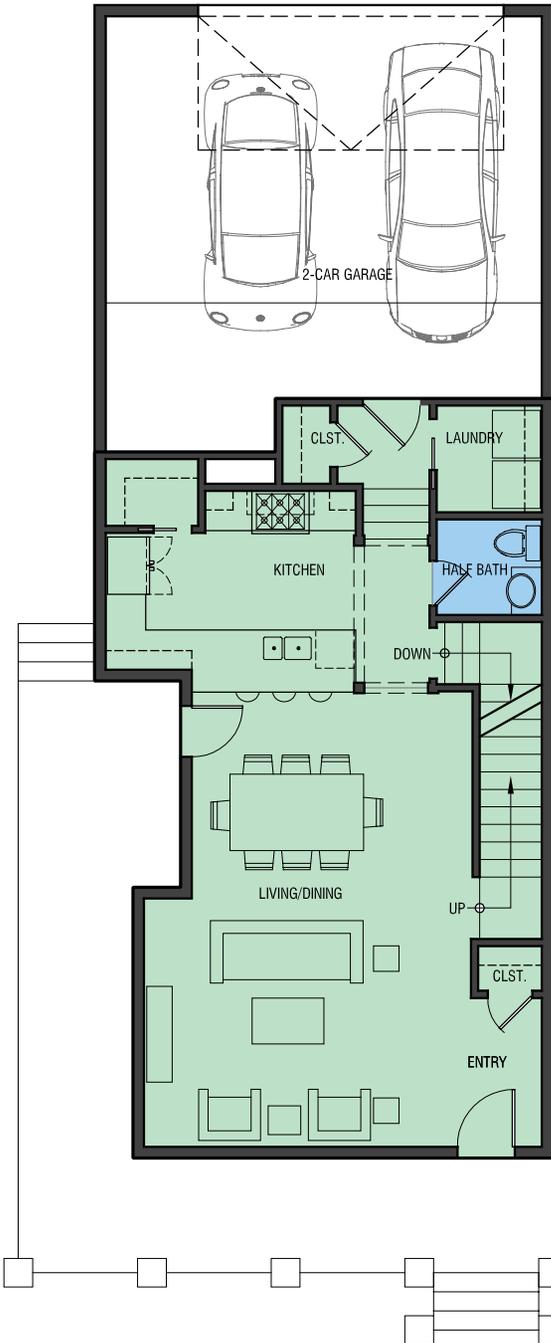


UNIT B SECOND FLOOR



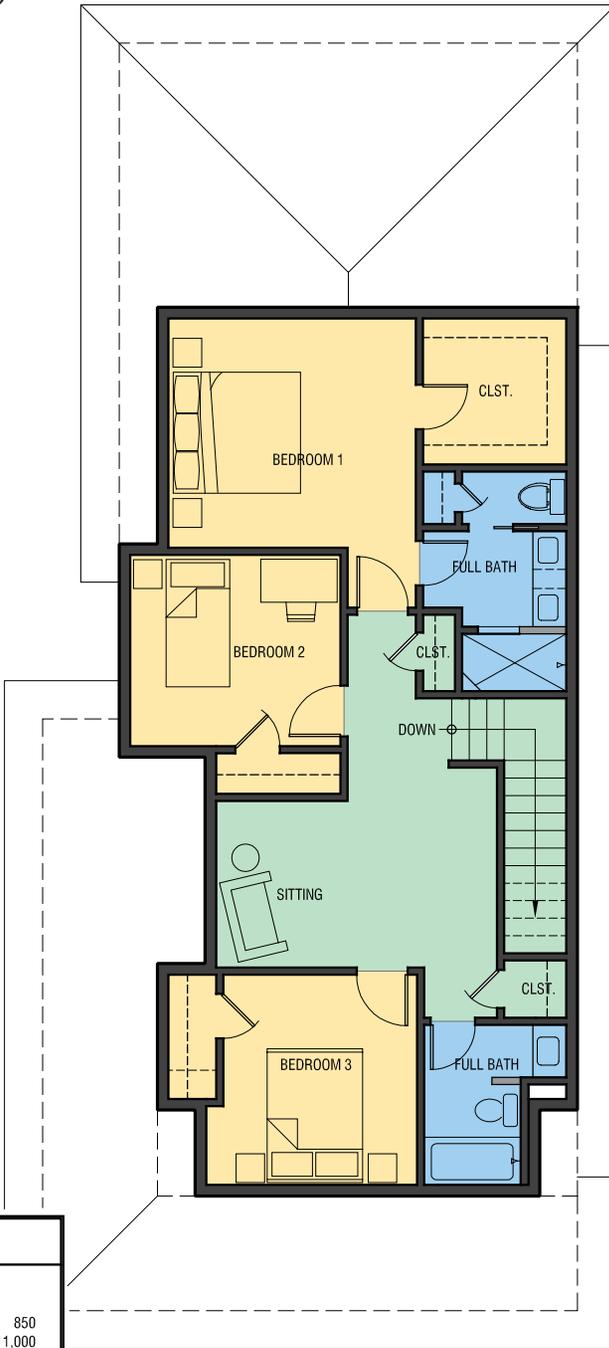
UNIT B BASEMENT

Schematic Floor Plans :: End Building (1"=10')

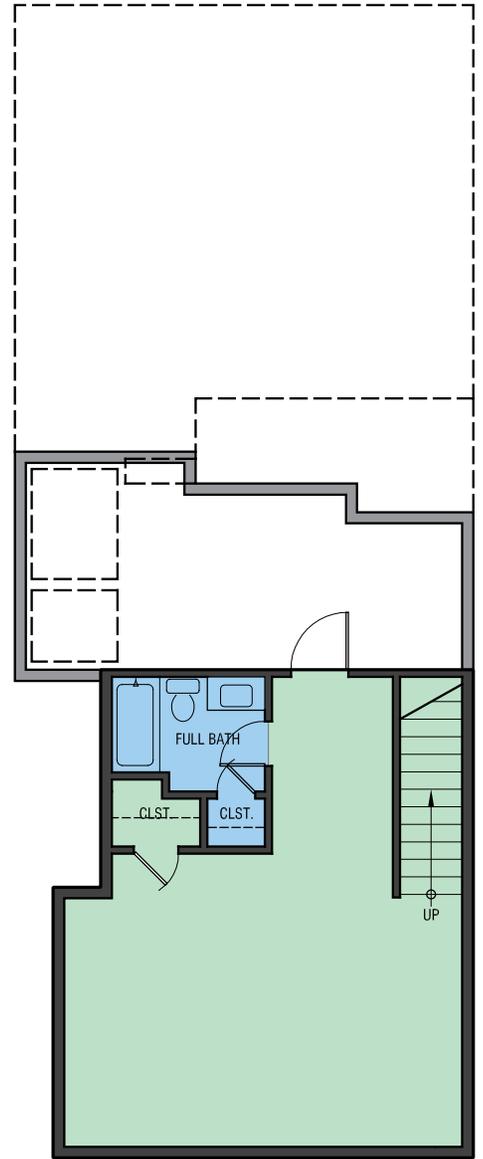


UNIT A FIRST FLOOR

UNIT A (CORNER)	
3 BR / 3.5 BA	
FL1	850
FL2	1,000
BSMT	533
ABOVE GRADE	1,850
TOTAL	2,383



UNIT A SECOND FLOOR



UNIT A BASEMENT