

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>May 28, 2008</u>	Action Requested
UDC MEETING DATE: <u>June 4, 2008</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 6001 Milwaukee Street

ALDERMANIC DISTRICT: 3rd, Lauren Cnare

OWNER/DEVELOPER (Partners and/or Principals) Homburg Equipment, Inc. Andrew Homburg ARCHITECT/DESIGNER/OR AGENT: Vandewalle & Associates, Inc. Chris Landerud
6106 Milwaukee Street 120 East Lakeside Street
Madison, Wisconsin 53718 Madison, Wisconsin 53715

CONTACT PERSON: Chris Landerud or Brian Munson
Address: 120 East Lakeside Street
Madison, Wisconsin 53715
Phone: (608) 255-3988
Fax: _____
E-mail address: clanderud@vandewalle.com or bmunson@vandewalle.com

TYPE OF PROJECT:

(See Section A for:)

- Planned Unit Development (PUD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Community Development (PCD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Residential Development (PRD)
 New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 School, Public Building or Space (Fee may be required)
 New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
 Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

- Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



May 28, 2008

Mr. Al Martin
City of Madison - Department of Planning & Development
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

Re: UDC Submittal – Initial & Final Approval
Eastlawn Neighborhood: Zoning Application

Dear Mr. Martin:

On behalf of Homburg Equipment, Inc., we are pleased to submit the Eastlawn Neighborhood R2T, R2Y, Conservancy, and PUD:GDP zoning application. The Eastlawn Neighborhood, built from the framework of the Sprecher Neighborhood Plan, is a mixed residential neighborhood. The PUD:GDP component includes: 26 duplex units and 8 4-unit homes – 34 total units; roughly 5 acres. The PUD zoning is necessary to facilitate the mixed residential lots and the unique condition of “double fronted” lots onto Milwaukee Street and Driscoll Drive. All proposed PUD sites will require future Specific Implementation Plan submittals with the corresponding reviews and approvals. We are seeking both initial and final approval for the PUD:GDP zoning at the June 4th UDC meeting.

Project Name:
Eastlawn

Development Information:

Address:	6001 Milwaukee Street
Parcel Number:	0710-024-0199-2
Acreage:	35.9
Zoning:	R2T, R2Y, Conservancy, and PUD:GDP (Duplexes & 4-Unit Homes)
Proposed Uses:	SF Residential & Attached Residential
Total Units:	126
Schedule:	Phased development to begin in the fall of 2008

Legal Description:
See attached document.

Vandewalle & Associates

120 East Lakeside Street • Madison, Wisconsin 53715
608 255-3988 • 608 255-0814 Fax • va@vandewalle.com

Shaping Places, Shaping Change

Owner & Developer:

Homburg Equipment, Inc.
6106 Milwaukee Street
Madison, WI 53718
608.244.9266
ahomburg@homburginc.com

Mr. Andrew Homburg
Mr. Chris Homburg

Design Team:

Vandewalle & Associates, Inc.
120 East Lakeside Street
Madison, WI 53715
608.255.3988
clanderud@vandewalle.com

Mr. Chris Landerud
Mr. Brian Munson

D'Onofrio, Kottke & Associates, Inc.
7530 Westward Way
Madison, WI 53717
608.833.7530
bsuick@donofrio.cc

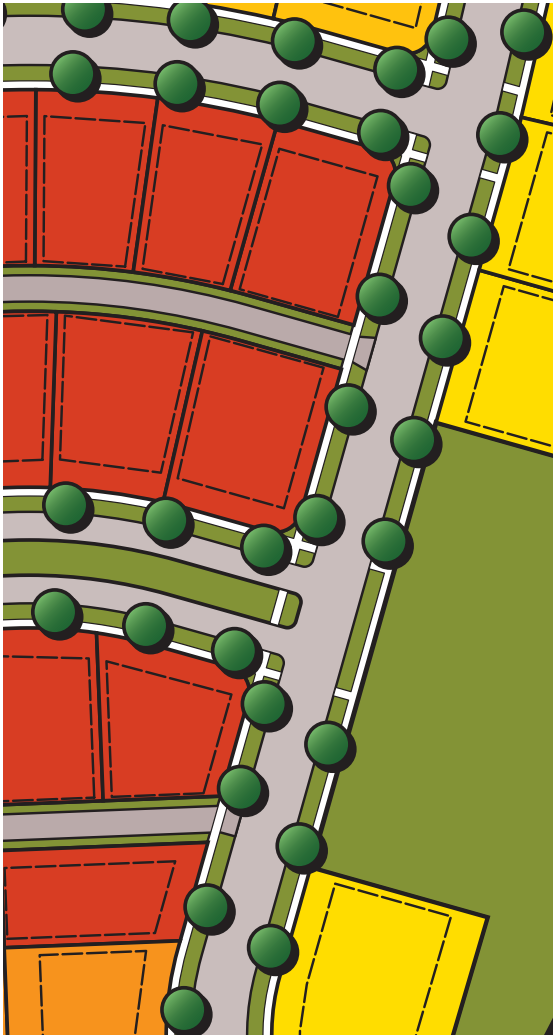
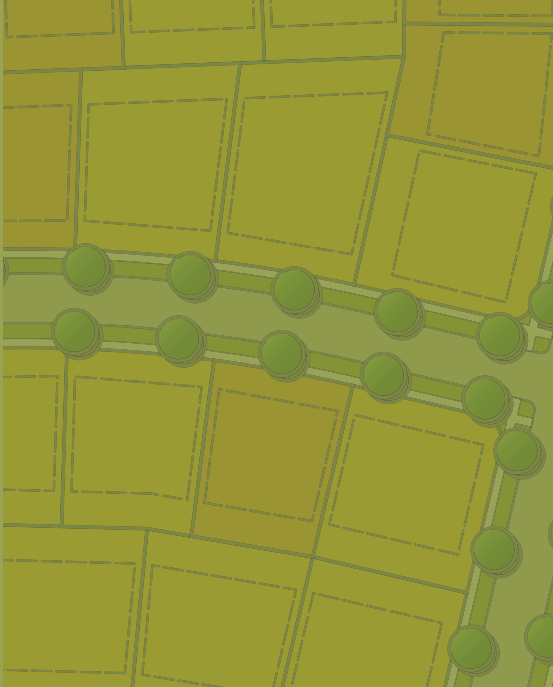
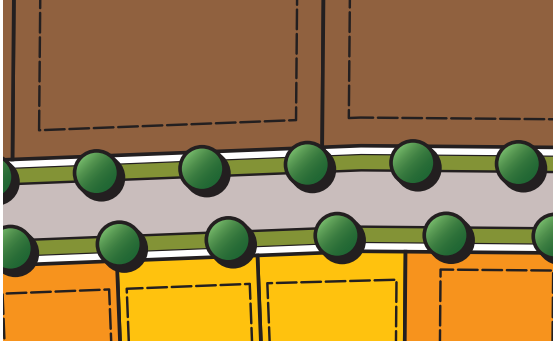
Mr. Bill Suick
Mr. Kevin Pape

Thank you for your time in reviewing this project.

Sincerely,

Chris Landerud
Project Manager

cc: Andrew Homburg



EASTLAWN

6001 Milwaukee Street • Madison, Wisconsin

Zoning Application • May 21, 2008



Planning, Creating, Rebuilding
Madison & Milwaukee, Wisconsin
Vandewalle & Associates, Inc.

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Total Document Pages: 26

PROJECT DESCRIPTION

Intent of Document

This document summarizes the components of the proposed Eastlawn Neighborhood, and requests R2T, R2Y, Conservancy, and PUD-GDP zoning review and approval pursuant the City of Madison’s Zoning Code.

Zoning Request

R2T	Single-Family Residential (Street Accessed)
R2Y	Single-Family Residential (Alley Accessed)
Conservancy	Public Park & Stormwater Management
PUD-GDP	Duplex & 4-Unit Homes

General Project Information

Project Name

Eastlawn Neighborhood

Project Subdivider

Homburg Equipment, Inc.

Contacts

Owner & Developer:

Homburg Equipment, Inc.

6106 Milwaukee Street

Madison, WI 53718

608.244.9266

ahomburg@homburginc.com

chomburg@homburginc.com

Mr. Andrew Homburg

Mr. Chris Homburg

Design Team:

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Mr. Bill Suick

Mr. Kevin Pape

Development Schedule

Construction on the Eastlawn Neighborhood will be developed in phases beginning in the fall of 2008. The subsequent phases will be developed in response to market demand.

Total Parcel Size

The parcel is approximately 35.9 acres total.

Parcel Location / PIN

6001 Milwaukee Street / 0710-024-0199-2

Aldermanic District

District 3, Alderperson Lauren Cnare

School District

City of Madison School District

Existing Land Use

Agriculture

Existing Zoning

A-1

Adjacent Land Uses

North:	Existing:	Rural Residential Agriculture
	Future:	Sprecher Neighborhood Plan Low Density Residential Low-Medium Density Residential
East:	Existing:	Low Density Residential (under construction) Low-Medium Density Residential (under construction)
South:	Existing:	Grandview Commons Neighborhood Low Density Residential (under construction) Low-Medium Density Residential (under construction)
West:	Existing:	Agriculture
	Future:	Sprecher Neighborhood Plan Low Density Residential Low-Medium Density Residential

Legal Description

The lands subject to this rezoning are included as Exhibit A: Legal Descriptions, attached hereto.

Statement of Purpose

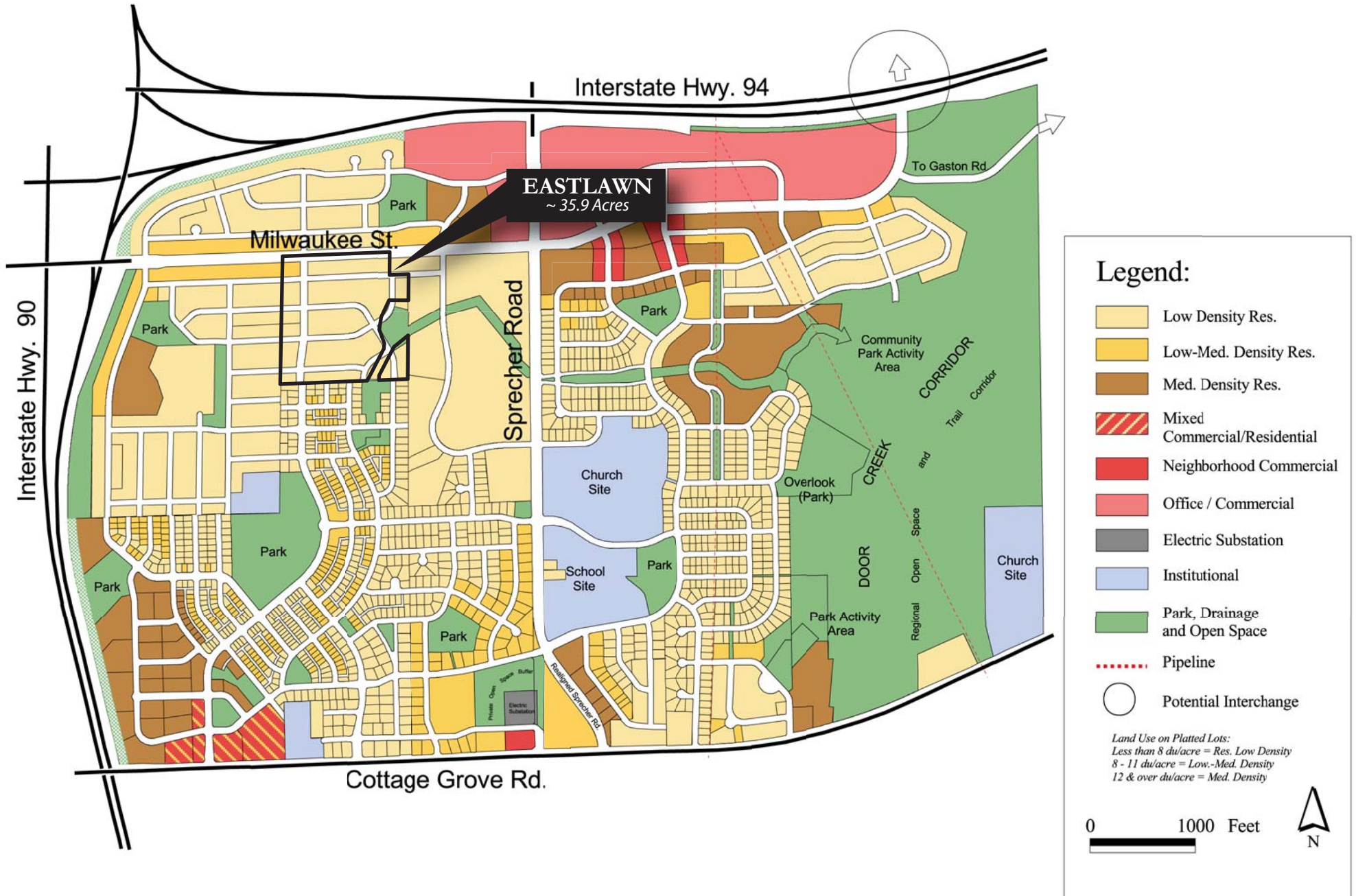
This document outlines the components of the proposed Eastlawn Neighborhood. The Eastlawn Neighborhood, built from the framework of the Sprecher Neighborhood Plan, is a mixed residential neighborhood. The neighborhood provides a range of housing options including 4-unit homes, duplexes, and a mix of alley and street accessed Single-Family homes. This blend of housing options creates a diverse, vibrant walkable neighborhood. Featuring a public park and connecting boulevard, this neighborhood enhances the Sprecher Neighborhood.

Consistency with Neighborhood Plan

The Eastlawn Neighborhood utilizes the Sprecher Neighborhood land uses and general street configuration as the basis of the overall pattern of development and is consistent with the adopted neighborhood plan.

Sprecher Neighborhood Development Plan

As Adopted January 1998, Amended May 1999, May 2001 & November 2001
and implemented through subdivision and zoning approvals.



Lake Mendota

**DOWNTOWN
MADISON**

Lake Monona

Monona Drive

51

151

39

90

94

EASTLAWN

Milwaukee Street

Sprecher/Reiner Rd.

39

90

94

EASTLAWN

6001 Milwaukee Street • Madison, Wisconsin

LOCATION MAP



ZONING DISTRICTS

The following districts detail the uses and yard requirements for the zoning districts within the Eastlawn Neighborhood.

A Summary Chart of district requirements is included as an attachment following this section.

Note: Graphics contained herein are for reference purposes only and do not supersede the text information.

Lot numbers are based upon the May 21, 2008 Final Plat Submittal.

R2T: Single-Family Homes (Street Accessed)



Final Plat Lot Numbers:

10 thru 49, 68, 69, 74, 75, 81, 82, 84 thru 102

Description:

This district forms the street accessed single-family homes within the neighborhood. These sites feature street accessed garages, reduced setbacks, proportioned architecture detailing, and pedestrian focused streetscapes. The following lot configurations are approximate and will vary between lots, within the framework of the minimum lot requirements.

Approximate Lot Configurations:

- 68' x 100'
- 80' x 100'
- 90' x 120'

Permitted Uses:

Per the City of Madison R2T Zoning District

Lot Requirements:

Per the City of Madison R2T Zoning District



R2Y: Single-Family Homes (Alley Accessed)



Final Plat Lot Numbers:

50 thru 66, 70 thru 73, 76 thru 80, 83

Description:

Homes within this district offer single-family residences with alley accessed garages, reduced setbacks, proportioned architecture detailing, and pedestrian focused streetscapes. The following lot configurations are approximate and will vary between lots, within the framework of the minimum lot requirements.

Approximate Lot Configurations:

55'-72' x 100'

Permitted Uses:

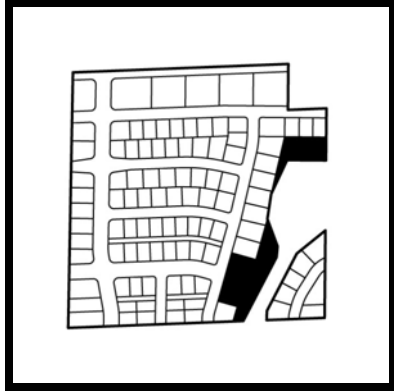
Per the City of Madison R2Y Zoning District

Lot Requirements:

Per the City of Madison R2Y Zoning District



Conservancy



Final Plat Lot Numbers:

OL 4, OL 5

Description:

The park and open space component of the neighborhood offer residents the opportunity for passive and active recreation within close proximity of their homes. These spaces also facilitate a regional approach to stormwater management and provide a link to a regional open space system.

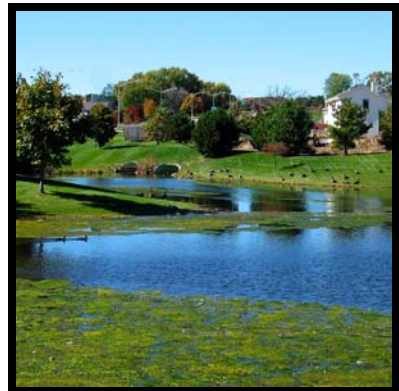
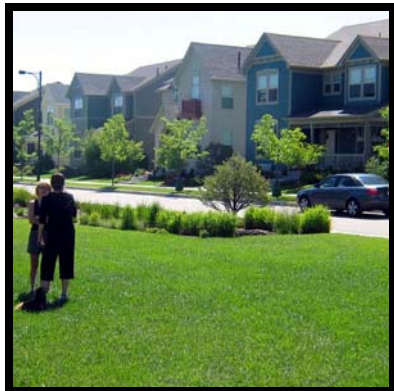
Parks & Open Space Components:

Neighborhood Park

Final Plat Lot Number: OL 4

Public Stormwater Management

Final Plat Lot Number: OL 5



PUD:GDP Zoning Text

Mixed Residential District: Duplex & 4-Unit Buildings



Final Plat Lot Numbers:

1 thru 9, 67

Description:

This duplex and 4-unit residential district provides opportunity for a mix of homes with reduced setbacks, pedestrian focused streetscape elements, and single-family style architecture.

This district allows for the frontage of homes onto Milwaukee Street; creating a pedestrian scaled neighborhood streetscape along this arterial street. All units fronting onto Milwaukee Street will be addressed and accessed from Driscoll Drive.

These lots may be split to create zero lot line condominium units, divided along the common wall. Future lot splits will require additional submittals (CSM, Plat), but are allowed for lots within this district, provided that no additional units are created.

Comparable Zoning District: none

Permitted Uses:

Single-Family Residential Homes

Duplex Residential Homes

4-Unit Residential Homes

Zero Lot Line Attached Residential Homes

Detached Garages

A maximum of one duplex and one 4-unit building per lot (6 total units) is permitted



Lot Area:

Minimum Lot Area 4,800 square feet per unit

Yard Requirements:

Minimum Lot Width	90 feet
Minimum Lot Width (zero lot line)	20 feet
Minimum Corner Lot Width	90 feet
Minimum Corner Lot Width (zero lot line)	30 feet
Minimum Front Yard Setback	16 feet
Maximum Front Yard Setback	25 feet
Minimum Side Yard Setback	5 feet
Minimum Side Yard Setback (zero lot line)	0 feet
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Minimum Building Separation	10 feet between adjoining lots
Minimum Milwaukee Street Setback	30 feet (no encroachments permitted)
Minimum Side Yard Setback for lots 2 thru 6	15 feet

Note: zero lot line requires additional firewall ratings for attached units; to be determined at time of building permit application

Terms & Definitions:**Definition of Family**

The definition of family shall coincide with the definition in Section 28.03(2) Madison General Ordinances as it applies to the R4 District.

Permitted Encroachments

No encroachments are permitted within the 30' Milwaukee Street setback.

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6' into the front yard setback.

Rear yard decks and patios may encroach a maximum of 10' into rear yard setbacks.

Side yard decks and patios may encroach a maximum of 10' into side yard setbacks, but may be no closer than 5' from any property line.

Front yard setbacks greater than 20' must utilize a 6-8' porch encroachment.

Corner lot porches and bay windows may not encroach the vision triangle.

Roof eaves and overhangs may project into any required setback up to 24 inches. Roof eaves and overhangs may not extend over a property line.

Walls and fences located within the vision triangle shall not exceed 30" in height.

Fences located in side yards of less than 20 feet between adjoining buildings (bridging building separations) are required to be perpendicular to the property line, and must include a 46" wide gate for fire accessibility.

Bulk Mass

Residential massing will offer a variety of pedestrian focused street environments and will vary within the neighborhood. Street facing garages shall not exceed 50% of the total structure width for any building. Houses on corner lots with garage configurations such that the primary entrance to the house faces one street while the garage faces the intersecting street (separate facade) are exempt from this clause.

Building placement will be carefully regulated so as to encourage a pedestrian environment and reinforce the street edge through a combination of reduced setbacks and parking placement. Building placements shall also be carefully regulated to maintain a pedestrian streetscape and screened parking areas.

Building Heights

Duplex units within this neighborhood shall not exceed 35' in height.

4-Unit building heights within the neighborhood shall be set as a component of Specific Implementation Plans.

Off-Street Parking

Off-street parking requirements shall be set as a component of Specific Implementation Plans.

One off-street visitor parking stall per unit will be required for each unit fronting onto Milwaukee Street; applies only to lots 2 thru 6.

Floor Area Ratio

Floor Area Ratios will be set as a component of Specific Implementation Plans.

Impervious Surface Ratio

Impervious Surface Ratios will be set as a component of Specific Implementation Plans.

Usable Outdoor Open Space Requirement

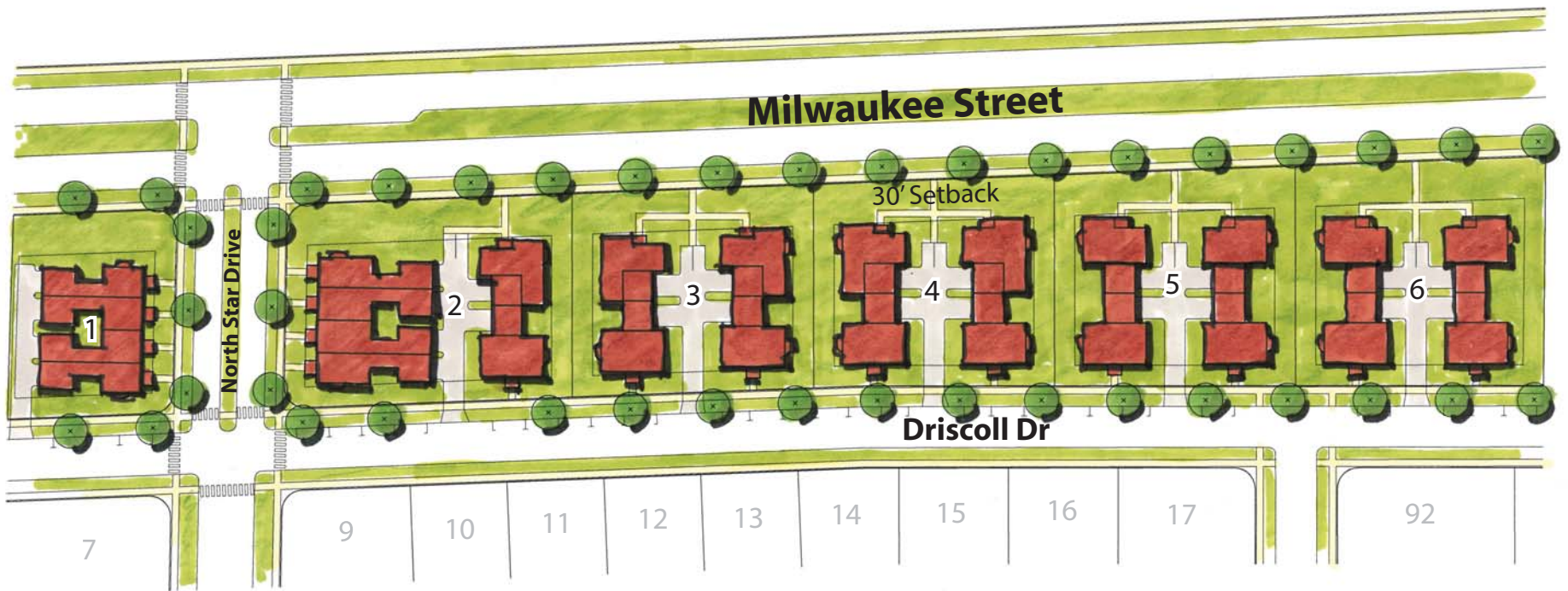
Usable Outdoor Open Space Requirement will be set as a component of Specific Implementation Plans.

Vision Triangles

The vision triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Fire Access

Appropriate fire department access for 4-unit buildings shall be supplied within this development and may include fire access drives, reduced setbacks, restricted on-street/off-street parking areas, and fire suppression systems. Detailed access plans will be supplied as part of the Specific Implementation Plan review and approval.



Note: This illustration is for reference purposes only and does not supersede the GDP:PUD Zoning Text. See text of the **Eastlawn Zoning Document** for details.

EASTLAWN

6001 Milwaukee Street • Madison, Wisconsin

MILWAUKEE STREET PUD RESIDENTIAL CONFIGURATION ILLUSTRATION

HOMBURG
EQUIPMENT, INC.

Planning, Creating, Rebuilding
Madison & Milwaukee, Wisconsin
Vandewalle & Associates, Inc.

Submittal Date: May 21, 2008

General Development Requirements

Alterations and Revisions

No alteration or revision of the 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 district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the Plan Commission.

Homeowner's Association

Lots described in this Zoning Text may be subject to an association of homeowners as described in the recorded deed restrictions.

Architectural Review Committee

The Architectural Review Committee and Covenants and Restrictions Code will be set up to ensure the continued development of high quality design and architecture throughout the neighborhood.

Architectural and landscape plans for any site within the Eastlawn Neighborhood shall be submitted to the Architectural Review Committee for review and approval prior to the issuance of any Building Permit, or prior to any site improvements.

The Committee will review all submitted plans to ensure the continuation of the distinct architectural character, and landscape quality established within the development. Plans will be reviewed based on the design guidelines established in the Covenants and Restrictions and standards for each zoning district. The Committee will review any future remodeling plans that will change the outward appearance of any structure found within the Eastlawn Neighborhood. The Committee will not review any re-landscaping plans that take place more than one year after the original landscape plan is installed.

The Committee has the right to enforce all design guidelines and standards found within the Covenants and Restrictions, Design Guidelines and zoning text. The Committee also retains the right to grant exceptions to the design guidelines and standards based on the merit of exceptional design that may not fall within or meet the technical requirements of the guidelines and standards, but generally accomplishes the basic principles and intent of the aforementioned documents. Exceptions may also be made on a case-by-case evaluation of individual site context issues that would inhibit the practical implementation of these guidelines and standards.

The Architectural Review Committee shall initially be appointed by the Developer, and references in this Zoning Text to the Architectural Review Committee shall mean the Developer for such period of time as the Developer remains the only member of the Architectural Review Committee as provided in the Association Bylaws. As long as the Developer is the only member of the Architectural Review Committee, the Developer, acting alone, may exercise all of the rights and powers granted to the Architectural Review Committee under this Zoning Text and the Bylaws. After the Developer ceases to be the sole member of the Architectural Review Committee, the Architectural Review Committee shall thereafter consist of such persons as are elected pursuant to the Bylaws. The City will enforce regulations and standards included in the GDP Zoning Text. Changes to the Zoning Text will require City Approval, as outlined in the Alterations and Revisions language of this document.

Yard Requirements

Yard areas requirements for Single-Family Homes will be as provided within the proposed City of Madison Zoning districts. Attached residential, duplex, and 4-unit sites will be required to submit detailed yard requirements as part of the Specific Implementation Plan submittal.

Landscaping

Site landscaping will be provided as part of Specific Implementation Plans.

Lighting

Site Lighting will be provided as a component of Specific Implementation Plans.

Signage

Signage will be submitted as a component of Specific Implementation Plans.

Street Lighting

Street lighting within the project shall be pedestrian scale and of a style appropriate to the neighborhood. Street lighting installation will fall subject to the City of Madison's Land Subdivision Regulations of Section 16.23(9)(d)8. Street lighting plans will be developed with the City Staff and will be submitted as a component of the Subdivision Improvement Agreement submittals.

Sidewalks

Sidewalks shall be installed on both sides of all streets, with exceptions granted as requested by the City Engineering Department and the Bicycle, Pedestrian, Motor Vehicle Committee. The property owner of the adjacent lot will maintain all sidewalks located along a public street.

Street Trees

Street tree plantings shall be installed on both sides of any public street and will fall subject to the City of Madison's Land Subdivision Regulations of Section 16.23(9)(d)7.

Street trees will be placed in the landscape area located between the sidewalk edge and street curbs, unless precluded by utility placements. The design and development of terrace widths and utility placements will be coordinated to preserve the long-term viability of the tree plantings.

Additional tree plantings may be utilized on the outside of the sidewalk, but will be coordinated on a block-by-block basis through the use of planting easements or coordinated landscaping.

Fencing Guidelines

Fences within the neighborhood shall be approved and regulated by the Eastlawn Neighborhood Architectural Control Committee.

Fencing shall not impair the vision clearance requirements for driveways and corners per section 28.04(12) of the Madison General Ordinances.

Traffic Measures

Several streets within the project and plat include special traffic islands and traffic calming measures within the public right-of-way. The Eastlawn Homeowner's Association shall be responsible, at the Association's sole cost and expense, for the maintenance and upkeep of such physical traffic measures. Such maintenance and upkeep shall be performed at the discretion of the Association except to the extent required by the City of Madison and shall include landscaping. If the landscaping is not maintained, the City will give notice to the Eastlawn Neighborhood Homeowner's Association that it is not being maintained. If the Association does not respond to the notice within 60 days, the physical traffic measures will be topped with an asphalt pavement. The Eastlawn Neighborhood Homeowner's Association and persons involved with the maintenance and upkeep of the special traffic measures shall indemnify and hold harmless the City of Madison and its Boards, and Commissions and their officers, agents, and employees from and against all claims, demands, loss of liability of any kind or nature for any possible injury incurred during maintenance and upkeep.

EXHIBIT A: LEGAL DESCRIPTIONS

R2T – DESCRIPTION 1

Being a part of Lot 1, Certified Survey Map No. 814, located in the NW1/4 of the SE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the east quarter corner of said Section 2; thence S87°44'00"W along the north line of the SE1/4 of said Section 2, 1,319.15 feet; thence S00°30'04"W, 260.05 feet to the point of beginning; thence continuing S00°30'04"W, 130.00 feet; thence N89°29'56"W, 215.87 feet; thence S13°06'14"W, 307.23 feet; thence S08°39'28"W, 132.37 feet; thence S15°39'25"W, 220.33 feet; thence N74°14'54"W, 160.87 feet; thence S15°45'06"W, 262.91 feet; thence S74°14'54"E, 134.47 feet; thence S16°24'02"W, 80.59 feet; thence S87°44'23"W, 855.78 feet; thence N01°03'56"E, 151.53 feet; thence N87°44'23"E, 207.45 feet; thence S10°14'21"E, 54.51 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 300.00 feet and a chord which bears S07°37'12"E, 27.42 feet; thence N87°44'23"E, 511.73 feet; thence N15°45'06"E, 481.90 feet; thence N13°06'14"E, 362.09 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 500.00 feet and a chord which bears N06°48'09"E, 109.76 feet; thence N00°30'04"E, 106.10 feet; thence S89°29'56"E, 379.10 feet to the point of beginning. Containing 5.31 acres.

R2T - DESCRIPTION 2

Being a part of Lot 1, Certified Survey Map No. 814, located in the NW1/4 of the SE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the east quarter corner of said Section 2; thence S87°44'00"W along the north line of the SE1/4 of said Section 2, 1,319.15 feet; thence S00°30'04"W, 878.21 feet to the point of beginning; thence continuing S00°30'04"W, 456.62 feet; thence S87°44'23"W, 301.22 feet; thence N01°46'12"E, 48.21 feet; thence N27°21'27"E, 337.48 feet; thence N50°54'32"E, 191.20 feet to the point of beginning. Containing 2.03 acres.

R2T – DESCRIPTION 3

Being a part of Lot 1, Certified Survey Map No. 814, located in the NW1/4 of the SE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the east quarter corner of said Section 2; thence S87°44'00"W along the north line of the SE1/4 of said Section 2, 1,319.15 feet; thence S00°30'04"W, 260.05 feet; thence N89°29'56"W, 379.10 feet to the point of beginning; thence S00°30'04"W, 106.10 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 500.00 feet and a chord which bears S06°48'09"W, 109.76 feet; thence S13°06'14"W, 362.09 feet; thence N74°14'54"W, 90.16 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 594.00 feet and a chord which bears N83°15'16"W, 185.97 feet; thence S87°44'23"W, 423.41 feet; thence S01°03'56"W, 166.67 feet to a point of curve; thence southeasterly on a curve to the left which has a radius of 300.00 feet and a chord which bears S04°35'12"E, 59.10 feet; thence S10°14'21"E, 69.24 feet; thence S87°44'23"W, 179.70 feet; thence N01°03'56"E, 550.93 feet; thence N87°44'23"E, 160.27 feet; thence N01°03'56"E, 128.21 feet; thence N87°44'23"E, 144.51 feet; thence N02°15'37"W, 130.00 feet; thence N87°44'23"E, 489.31 feet; thence S89°29'56"E, 155.21 feet to the point of beginning. Containing 10.69 acres.

R2Y ZONING

Being a part of Lot 1, Certified Survey Map No. 814, located in the NW1/4 of the SE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the east quarter corner of said Section 2; thence S87°44'00"W along the north line of the SE1/4 of said Section 2, 1,319.15 feet; thence S00°30'04"W, 828.61 feet; thence N89°29'56"W, 470.15 feet to the point of beginning; thence S15°45'06"W, 481.90 feet; thence S87°44'23"W, 511.73 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 300.00 feet and a chord which bears N07°37'12"W, 27.42 feet; thence N10°14'21"W, 265.11 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 300.00 feet and a chord which bears N04°35'12"W, 59.10 feet; thence N01°03'56"E, 166.67 feet; thence N87°44'23"E, 423.41 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 594.00 feet and a chord which bears S83°15'16"E, 185.97 feet; thence S74°14'54"E, 90.16 feet to the point of beginning. Containing 7.23 acres.

CONSERVANCY

Being a part of Lot 1, Certified Survey Map No. 814, located in the NW1/4 of the SE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the east quarter corner of said Section 2; thence S87°44'00"W along the north line of the SE1/4 of said Section 2, 1,319.15 feet; thence S00°30'04"W, 390.05 feet to the point of beginning; thence continuing S00°30'04"W, 121.94 feet; thence N89°35'41"W, 202.08 feet; thence S24°58'42"W, 195.08 feet; thence S08°39'28"W, 132.37 feet; thence S20°16'57"E, 152.86 feet; thence S05°30'27"W, 56.22 feet; thence S27°22'24"W, 375.97 feet; thence S87°44'23"W, 53.76 feet; thence N16°24'02"E, 80.59 feet; thence N74°14'54"W, 134.47 feet; thence N15°45'06"E, 262.91 feet; thence S74°14'54"E, 160.87 feet; thence N15°39'25"E, 220.33 feet; thence N08°39'28"E, 132.37 feet; thence N13°06'14"E, 307.23 feet; thence S89°29'56"E, 215.87 feet to the point of beginning. Containing 2.52 acres.




PUD ZONING

Being a part of Lot 1, Certified Survey Map No. 814, located in the NW1/4 of the SE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the east quarter corner of said Section 2; thence S87°44'00"W along the north line of the SE1/4 of said Section 2, 1,519.19 feet; thence S00°30'04"W, 40.04 feet to the point of beginning; thence continuing S00°30'04"W, 210.34 feet; thence N89°29'56"W, 334.49 feet; thence S87°44'23"W, 489.31 feet; thence S02°15'37"E, 130.00 feet; thence S87°44'23"W, 144.51 feet; thence S01°03'56"W, 128.22 feet; thence S87°44'23"W, 160.27 feet; thence S01°03'56"W, 550.93 feet; thence N87°44'23"E, 179.70 feet; thence S10°14'21"E, 141.37 feet; thence S87°44'23"W, 207.45 feet; thence N01°03'56"E, 1,143.78 feet; thence N87°44'00"E, 1,119.51 feet to the point of beginning. Containing 7.04 acres.



EASTLAWN

6001 Milwaukee Street • Madison, Wisconsin

MASTER PLAN

R2T Zoning: Single Family (Street Accessed)	65 Units
 68' x 100'	29 Units
 80' x 100'	27 Units
 90' x 120'	9 Units

R2Y Zoning: Single Family (Alley Accessed)	27 Units
 55'-72' x 100'	27 Units

PUD Zoning: Mixed Residential	34 Units
 Duplex	26 Units
 4-Units	8 Units

Total Units **126 Units**

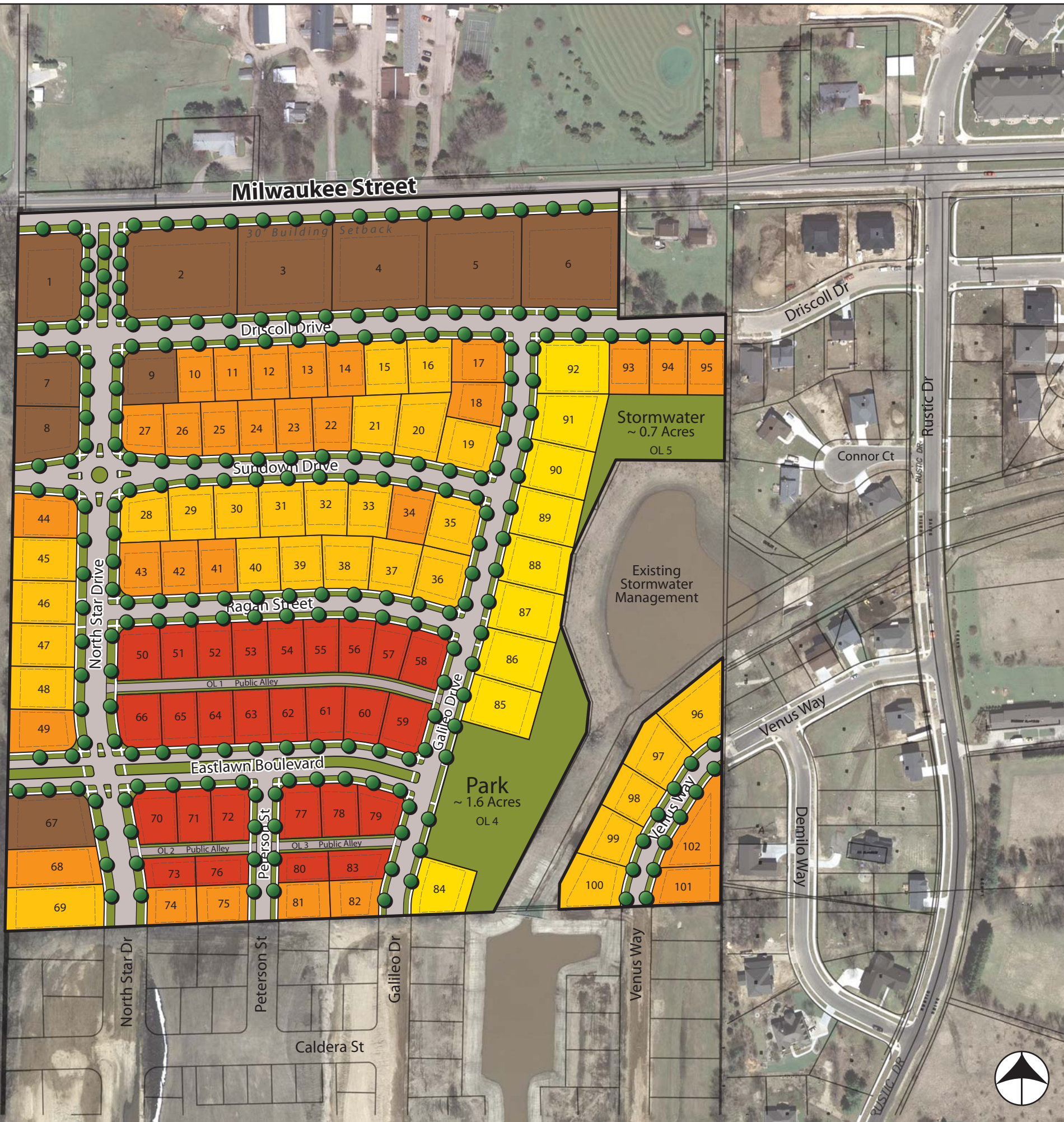
 Conservancy	
Required Park Dedication	3.1 Acres
<small>~ 1100 Sq. Ft. @ 118 SF & Duplex Units - 129,800 Sq. Ft.</small>	
<small>~ 700 Sq. Ft. @ 8 MF Units - 5,600 Sq. Ft.</small>	

Land Areas

Single Family	17.3 Acres
Mixed Residential	5.1 Acres
Park Space	1.6 Acres
Stormwater Management	0.7 Acres
Public ROW	10.6 Acres
Public Alleys	0.6 Acres

Total Area **35.9 Acres**

Net Density **5.1 Units Per Acre**



Planning, Creating, Rebuilding
Madison & Milwaukee, Wisconsin
Vandewalle & Associates, Inc.
Submittal Date: May 21, 2008

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

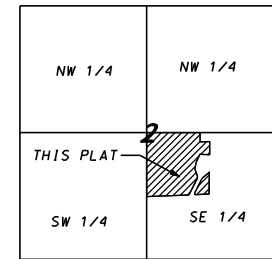
Certified _____, 20__

Department of Administration

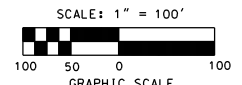


A FINAL PLAT OF EASTLAWN

PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 814, LOCATED IN THE NW1/4 OF THE SE1/4
OF SECTION 2, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



LOCATION MAP
NOT TO SCALE



BEARING REFERENCE: THE NORTH LINE OF THE SE1/4 OF SECTION 2, T7N, R10E, WISCONSIN COUNTY COORDINATE SYSTEM, GRID BEARING N87°44'23"E.

FOUND CITY OF MADISON
CONCRETE MONUMENT W/ BRASS CAP
CENTER 1/4 CORNER
SEC 2, T7N, R10E
WISCONSIN COUNTY COORDINATES:
N: 491,812.21
E: 849,890.21
COORDINATES AS PUBLISHED
BY THE CITY OF MADISON:
N: 491,812.05
E: 849,890.17



LEGEND & NOTES

- FOUND 3/4" REBAR
- PLACED 1 1/4"x18" IRON REBAR, WT=4.30 LB/LF
- ALL OTHER LOT AND OUTLOT CORNERS MARKED WITH 3/4"x18" IRON REBAR, WT=1.50 LB/LF.
- PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE DIMENSIONED). UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- DISTANCES, LENGTHS AND WIDTHS ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- THIS INSTRUMENT WAS DRAFTED BY D'ONOFRIO, KOTTKE & ASSOCIATES, INC.
- FN: 08-07-110

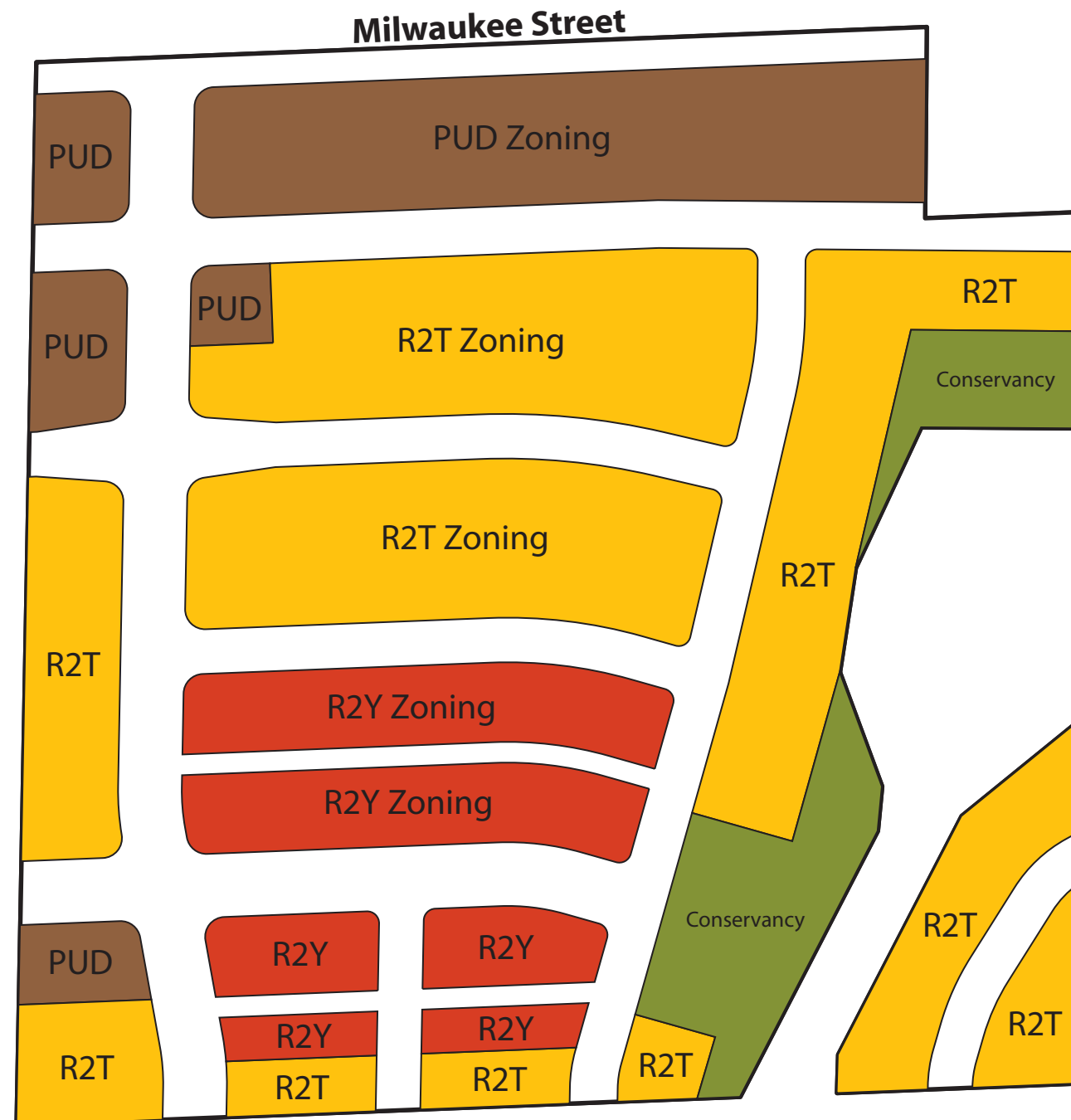
LINE TABLE

LINE	BEARING & DISTANCE
L1	N01°02'45"E - 20.68'
L2	N01°02'45"E - 17.21'
L3	S61°07'56"W - 17.87'
L4	S00°32'38"W - 2.74'





D'ONOFRIO KOTTKE & ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

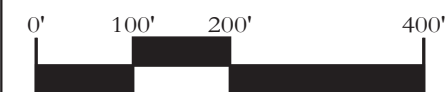
EASTLAWN

6001 Milwaukee Street • Madison, Wisconsin



ZONING PLAN

	R2T Zoning	13.2 Acres
	R2Y Zoning	4.2 Acres
	PUD Zoning	5.1 Acres
	Conservancy	2.3 Acres



HOMBURG
EQUIPMENT, INC.

Planning, Creating, Rebuilding
Madison & Milwaukee, Wisconsin
Vandewalle & Associates, Inc.

Submittal Date: May 21, 2008

EASTLAWN Land Use Chart

	Final Plat Lot Numbers	Units	Net Acreage	Net Density
R: Single Family		92	17.34	5.3
R2T Single Family: Street Accessed		65	13.16	4.9
68' x 100'	10 thru 14, 17, 18, 22 thru 27, 34, 41 thru 44, 49, 68, 74, 75, 81, 82, 93, 94, 95, 101, 102	29	5.09	
80' x 100'	15, 16, 19, 20, 21, 28 thru 33, 35 thru 40, 45 thru 48, 69, 96 thru 100	27	5.69	
90' x 120'	84 thru 92	9	2.38	
R2Y Single Family: Alley Accessed		27	4.18	6.5
55'-72' x 100'	50 thru 66, 70 thru 73, 76 thru 80, 83	27	4.18	
PUD:GDP		34	5.09	6.7
Duplex	7, 8, 9, 67	8	1.12	
2 Duplexes	3, 4, 5, 6	16	2.73	
4-Unit	1	4	0.46	
4-Unit & Duplex	2	6	0.78	
C: Conservancy			2.34	
Public Park	OL 4	-	1.61	-
Public Stormwater Management	OL 5	-	0.73	-
Right of Way			11.15	
Public Streets Rights of Way	-	-	10.55	-
Public Alley Rights of Way	OL 1, OL 2, OL 3	-	0.60	-
Totals		126	35.92	3.5

Total Site Dwelling Units Per Acre	3.5
Net Dwelling Units Per Acre	5.1
Net Residential Dwelling Units Per Acre (residential acreage only)	5.6

Acreege Percentages

R2T Single Family: Street Accessed	36.6%
R2Y Single Family: Alley Accessed	11.6%
C: Conservancy	6.5%
PUD:GDP	14.2%
Right of Way	31.0%
	100.0%

Unit Percentages

R: Single Family	73.0%
R2T Single Family: Street Accessed	51.6%
R2Y Single Family: Alley Accessed	21.4%
PUD:GDP	27.0%
Duplex	6.3%
2 Duplexes	12.7%
4-Unit	3.2%
4-Unit & Duplex	4.8%
	100.0%

Park Acreage Requirements

Single Family & Duplex (1,100 sq. ft./unit)	2.98
Multi-Family (700 sq. ft./unit)	0.13
	3.11

EASTLAWN Lot Chart

Lot Number:	Lot Type:	Area:	Dimensions:	Envelope:	Corner:	Zoning:	IZ:	Units:	PIN:	Address:
1	4-Unit	19,426	120' x 164'	124' x 84'	Y	PUD	4	4	-	Driscoll Dr/North Star Dr
2	4-Unit/Duplex	34,140	209' x 164'	178' x 118'	Y	PUD	2	6	-	Driscoll Dr/North Star Dr
3	2 Duplexes	28,882	176' x 164'	146' x 118'		PUD		4	-	Driscoll Dr
4	2 Duplexes	28,886	176' x 164'	146' x 118'		PUD	2	4	-	Driscoll Dr
5	2 Duplexes	29,461	176' x 164'+	146' x 118'+		PUD		4	-	Driscoll Dr
6	2 Duplexes	31,883	181' x 171'+	151' x 126'+		PUD	2	4	-	Driscoll Dr
7	Duplex	11,465	93' x 120'	73' x 84'	Y	PUD		2	-	Driscoll Dr/North Star Dr
8	Duplex	11,670	91' x 120'	69' x 84'	Y	PUD	2	2	-	Sundown Dr/North Star Dr
9	Duplex	10,037	100' x 100'	84' x 64'	Y	PUD		2	-	Driscoll Dr/North Star Dr
10	SF (street) - 68	6,850	68' x 100'	58' x 64'		R2T		1	-	Driscoll Dr
11	SF (street) - 68	6,850	68' x 100'	58' x 64'		R2T		1	-	Driscoll Dr
12	SF (street) - 68	7,061	70' x 100'	60' x 64'		R2T		1	-	Driscoll Dr
13	SF (street) - 68	7,061	70' x 100'	60' x 64'		R2T		1	-	Driscoll Dr
14	SF (street) - 68	7,061	70' x 100'	60' x 64'		R2T		1	-	Driscoll Dr
15	SF (street) - 80	8,000	80' x 100'	70' x 64'		R2T		1	-	Driscoll Dr
16	SF (street) - 80	8,171	80' x 100'	70' x 64'		R2T		1	-	Driscoll Dr
17	SF (street) - 68	7,952	80' x 100'	65' x 64'	Y	R2T		1	-	Galileo Dr/Driscoll Dr
18	SF (street) - 68	7,457	65' x 100'	58' x 64'		R2T		1	-	Galileo Dr
19	SF (street) - 80	9,075	87' x 102'	72' x 66'	Y	R2T		1	-	Galileo Dr/Sundown Dr
20	SF (street) - 80	10,467	80' x 113'+	71' x 77'+		R2T		1	-	Sundown Dr
21	SF (street) - 80	9,108	80' x 103'+	71' x 66'+		R2T		1	-	Sundown Dr
22	SF (street) - 68	7,338	69' x 100'	60' x 64'		R2T		1	-	Sundown Dr
23	SF (street) - 68	6,905	69' x 100'	59' x 64'		R2T	1	1	-	Sundown Dr
24	SF (street) - 68	6,905	69' x 100'	59' x 64'		R2T		1	-	Sundown Dr
25	SF (street) - 68	6,905	69' x 100'	59' x 64'		R2T		1	-	Sundown Dr
26	SF (street) - 68	6,861	69' x 97'+	59' x 63'+		R2T		1	-	Sundown Dr
27	SF (street) - 68	7,180	76' x 90'+	64' x 53'+	Y	R2T		1	-	Sundown Dr/North Star Dr
28	SF (street) - 80	8,374	90' x 90'+	68' x 53'+	Y	R2T		1	-	Sundown Dr/North Star Dr
29	SF (street) - 80	8,366	84' x 100'	74' x 64'		R2T		1	-	Sundown Dr
30	SF (street) - 80	8,396	84' x 100'	74' x 64'		R2T		1	-	Sundown Dr
31	SF (street) - 80	8,396	84' x 100'	74' x 64'		R2T		1	-	Sundown Dr
32	SF (street) - 80	8,093	77' x 100'	67' x 64'		R2T		1	-	Sundown Dr
33	SF (street) - 80	7,939	75' x 101'	65' x 64'		R2T		1	-	Sundown Dr
34	SF (street) - 68	7,581	70' x 100'	60' x 64'		R2T	1	1	-	Sundown Dr
35	SF (street) - 80	8,951	90' x 100'	75' x 64'	Y	R2T		1	-	Sundown Dr/Galileo Dr
36	SF (street) - 80	8,989	99' x 99'	84' x 63'	Y	R2T		1	-	Ragan Street/Galileo Dr
37	SF (street) - 80	8,744	82' x 100'	72' x 64'		R2T		1	-	Ragan Street
38	SF (street) - 80	8,781	82' x 100'	72' x 64'		R2T		1	-	Ragan Street
39	SF (street) - 80	8,000	80' x 100'	70' x 64'		R2T		1	-	Ragan Street
40	SF (street) - 80	8,000	80' x 100'	70' x 64'		R2T		1	-	Ragan Street
41	SF (street) - 68	7,040	70' x 100'	60' x 64'		R2T		1	-	Ragan Street
42	SF (street) - 68	7,040	70' x 100'	60' x 64'		R2T		1	-	Ragan Street
43	SF (street) - 68	7,648	75' x 100'	60' x 64'	Y	R2T	1	1	-	Ragan Street/North Star Dr
44	SF (street) - 68	9,375	77' x 120'	62' x 84'	Y	R2T		1	-	North Star Dr/Sundown Dr
45	SF (street) - 80	9,600	81' x 120'	71' x 84'		R2T		1	-	North Star Dr
46	SF (street) - 80	9,600	81' x 120'	71' x 84'		R2T		1	-	North Star Dr
47	SF (street) - 80	9,600	81' x 120'	71' x 84'		R2T		1	-	North Star Dr
48	SF (street) - 80	9,600	81' x 120'	71' x 84'		R2T		1	-	North Star Dr
49	SF (street) - 68	9,548	75' x 121'+	60' x 83'+	Y	R2T		1	-	North Star Dr/Eastlawn Blvd
50	SF (alley)	7,891	79' x 100'	64' x 83'	Y	R2Y		1	-	Ragan Street
51	SF (alley)	6,675	67' x 100'	57' x 83'		R2Y		1	-	Ragan Street
52	SF (alley)	6,675	67' x 100'	57' x 83'		R2Y		1	-	Ragan Street
53	SF (alley)	6,675	67' x 100'	57' x 83'		R2Y		1	-	Ragan Street
54	SF (alley)	6,675	67' x 100'	57' x 83'		R2Y		1	-	Ragan Street
55	SF (alley)	6,446	62' x 100'	52' x 83'		R2Y		1	-	Ragan Street
56	SF (alley)	6,285	56' x 100'	46' x 83'		R2Y		1	-	Ragan Street
57	SF (alley)	6,285	56' x 100'	46' x 83'		R2Y		1	-	Ragan Street
58	SF (alley)	7,252	73' x 100'	58' x 83'	Y	R2Y		1	-	Ragan Street
59	SF (alley)	7,900	77' x 100'	62' x 83'	Y	R2Y		1	-	Eastlawn Blvd
60	SF (alley)	7,434	65' x 100'	55' x 83'		R2Y		1	-	Eastlawn Blvd
61	SF (alley)	7,072	67' x 100'	57' x 83'		R2Y		1	-	Eastlawn Blvd
62	SF (alley)	6,750	68' x 100'	58' x 83'		R2Y		1	-	Eastlawn Blvd
63	SF (alley)	6,750	68' x 100'	58' x 83'		R2Y		1	-	Eastlawn Blvd
64	SF (alley)	6,750	68' x 100'	58' x 83'		R2Y		1	-	Eastlawn Blvd
65	SF (alley)	6,750	68' x 100'	58' x 83'		R2Y		1	-	Eastlawn Blvd
66	SF (alley)	7,871	78' x 100'	63' x 83'	Y	R2Y		1	-	Eastlawn Blvd
67	Duplex	15,619	100' x 151'+	85' x 113'+	Y	PUD	2	2	-	North Star Dr/Eastlawn Blvd
68	SF (street) - 68	12,295	70' x 167'+	60' x 132'+		R2T		1	-	North Star Dr
69	SF (street) - 80	14,791	81' x 180'+	70' x 146'+		R2T		1	-	North Star Dr
70	SF (alley)	7,664	71' x 97'+	56' x 83'+	Y	R2Y		1	-	Eastlawn Blvd
71	SF (alley)	6,418	64' x 100'	54' x 83'		R2Y		1	-	Eastlawn Blvd
72	SF (alley)	7,054	69' x 99'+	54' x 82'+	Y	R2Y		1	-	Eastlawn Blvd
73	SF (alley)	5,246	55' x 93'+	45' x 76'+		R2Y		1	-	North Star Dr
74	SF (street) - 68	6,467	70' x 93'+	60' x 58'+		R2T		1	-	North Star Dr
75	SF (street) - 68	6,690	70' x 93'+	60' x 58'+		R2T		1	-	Peterson St
76	SF (alley)	5,454	55' x 97'+	45' x 80'+		R2Y		1	-	Peterson St
77	SF (alley)	7,605	74' x 100'+	59' x 83'+	Y	R2Y		1	-	Eastlawn Blvd
78	SF (alley)	6,927	70' x 95'+	60' x 78'+		R2Y		1	-	Eastlawn Blvd
79	SF (alley)	6,594	67' x 72'+	52' x 58'+	Y	R2Y		1	-	Eastlawn Blvd
80	SF (alley)	5,138	55' x 91'+	40' x 76'+		R2Y	1	1	-	Peterson St
81	SF (street) - 68	6,758	70' x 94'+	60' x 59'+		R2T		1	-	Peterson St
82	SF (street) - 68	6,492	70' x 89'+	60' x 54'+		R2T		1	-	Galileo Dr
83	SF (alley)	6,032	55' x 100'+	45' x 83'+		R2Y		1	-	Galileo Dr
84	SF (street) - 90	9,973	87' x 100'+	77' x 64'+		R2T		1	-	Galileo Dr
85	SF (street) - 90	11,771	90' x 131'	80' x 94'		R2T		1	-	Galileo Dr
86	SF (street) - 90	12,170	90' x 131'+	80' x 94'+		R2T		1	-	Galileo Dr
87	SF (street) - 90	11,796	90' x 122'+	80' x 85'+		R2T		1	-	Galileo Dr
88	SF (street) - 90	11,246	90' x 122'+	80' x 86'+		R2T		1	-	Galileo Dr
89	SF (street) - 90	11,021	90' x 122'	80' x 86'		R2T		1	-	Galileo Dr
90	SF (street) - 90	11,150	90' x 122'+	80' x 86'		R2T		1	-	Galileo Dr
91	SF (street) - 90	12,332	85' x 122'+	78' x 85'+		R2T		1	-	Galileo Dr
92	SF (street) - 90	12,278	100' x 133'	85' x 97'	Y	R2T		1	-	Galileo Dr/Driscoll Dr
93	SF (street) - 68	7,487	75' x 100'	65' x 64'		R2T		1	-	Driscoll Dr
94	SF (street) - 68	7,100	71' x 100'	61' x 64'		R2T		1	-	Driscoll Dr
95	SF (street) - 68	7,000	70' x 100'	60' x 64'		R2T		1	-	Driscoll Dr
96	SF (street) - 80	11,903	64' x 103'+	67' x 66'+		R2T		1	-	Venus Way
97	SF (street) - 80	10,287	88' x 97'+	82' x 54'+		R2T		1	-	Venus Way
98	SF (street) - 80	7,776	80' x 90'+	71' x 47'+		R2T		1	-	Venus Way
99	SF (street) - 80	8,477	80' x 91'+	74' x 46'+		R2T		1	-	Venus Way
100	SF (street) - 80	10,308	75' x 100'+	71' x 55'+		R2T		1	-	Venus Way
101	SF (street) - 68	8,721	70' x 115'+	60' x 80'+		R2T		1	-	Venus Way
102	SF (street) - 68	12,030	*	*		R2T	1	1	-	Venus Way
OL 1	Public Alley	15,447	-	-	-	-	-	-	-	-
OL 2	Public Alley	5,233	-	-	-	-	-	-	-	-
OL 3	Public Alley	5,536	-	-	-	-	-	-	-	-
OL 4	Public Park	70,043	-	-	-	Conservancy	-	-	-	-
OL 5	Public Stormwater	31,687	-	-	-	Conservancy	-	-	-	-
Totals:	-	25,364	-	-	24	-	19	126	-	-

* Irregular shaped lot. Reference plat.

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