



City of Madison

Proposed Rezoning, Demolition and Preliminary and Final Plat

Project Name
Village at Autumn Lake Replat

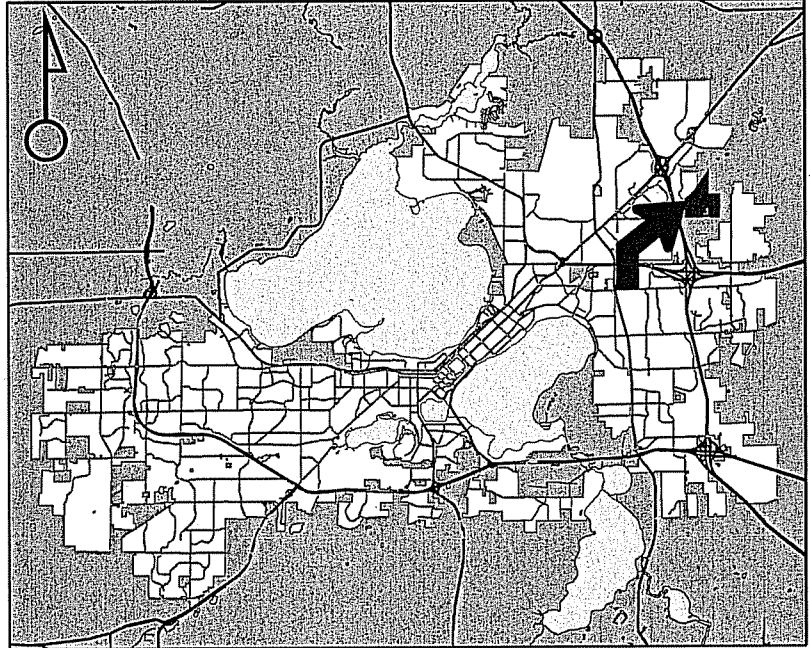
Location
1710 Ariel Spring Trail

Applicant
Jeff Rosenberg - MREC VH Madison Investors/
Brian Munson - Vandewalle & Associates

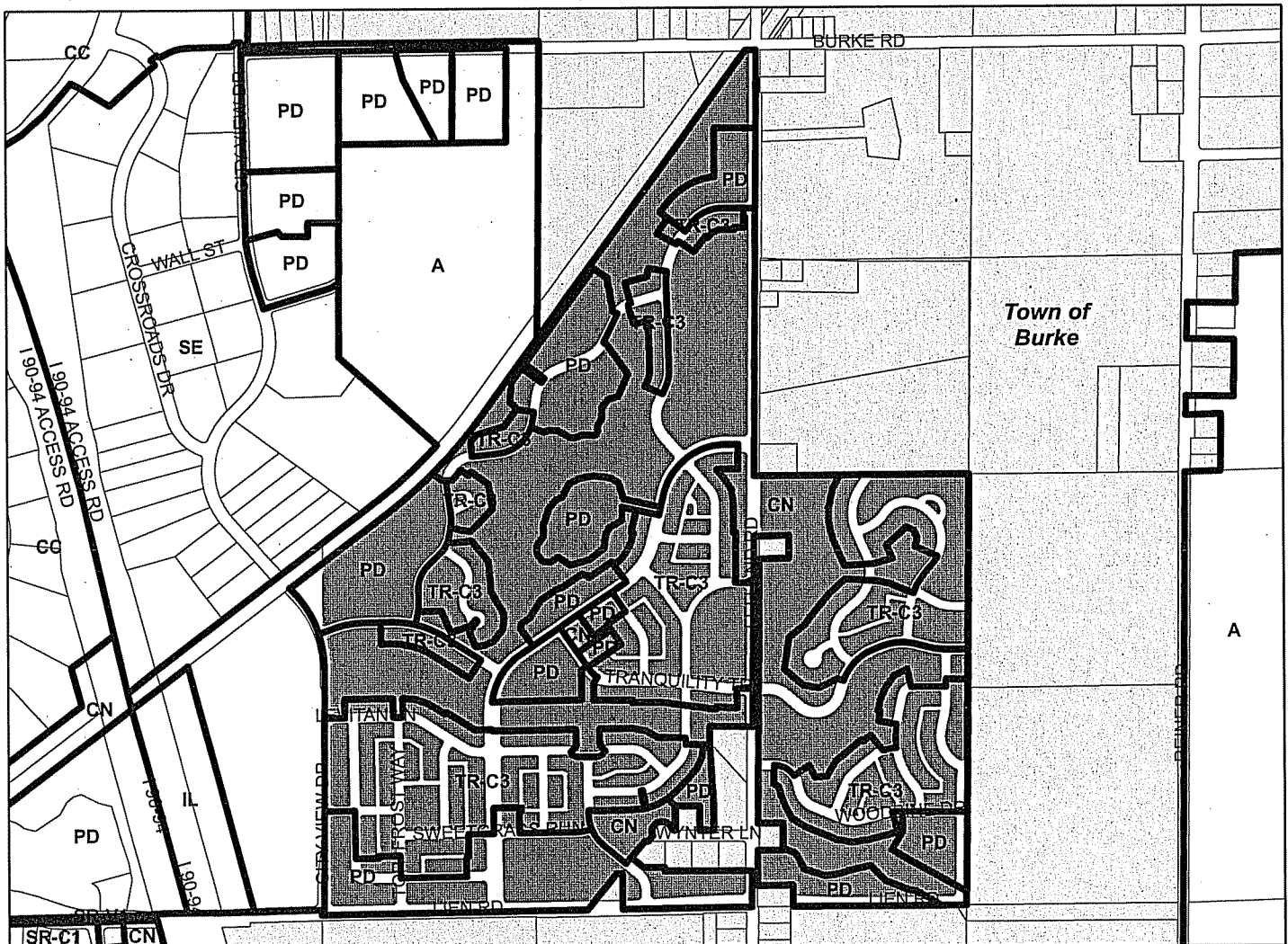
From: TR-C3, PD and CN To: TR-P and TR-C3

Proposed Use
Create lots for 542 single-family units,
22 two-family-twin units, 8 four-unit dwellings,
48 townhouse units and 332 multi-family units;
16 outlots dedicated to the public; and 12
outlots to be maintained privately

Public Hearing Date
Plan Commission
04 May 2015
Common Council
19 May 2015



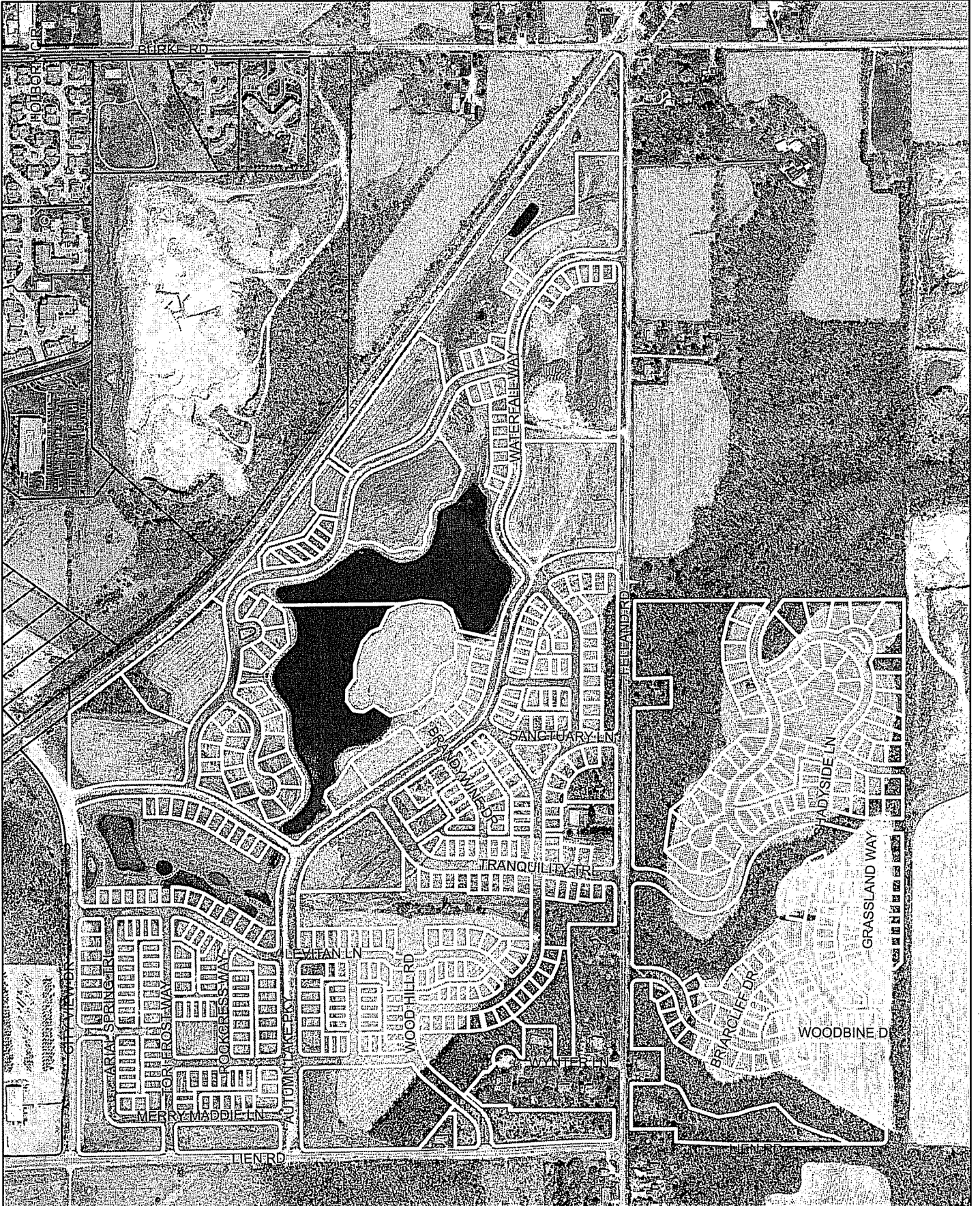
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 1000'

City of Madison, Planning Division : RPJ : Date : 29 April 2015

12-14





VANDEWALLE & ASSOCIATES INC.

April 8, 2015

Katherine Cornwell
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: The Village at Autumn Lake
Revised Rezoning Application/Preliminary & Final Plat Submittal

Dear Katherine,

The following document and illustrative graphics outline the revisions to the Village at Autumn Lake Neighborhood based on Staff feedback. The rezoning request is paired with a separate Preliminary/Final Plat submittal as part of the repositioning request for the overall project. This mixed residential neighborhood revises the 2003 adopted plans to reflect current market conditions and adapt the residential mix to match Veridian's current offerings. Built upon the framework of a walk able mixed residential neighborhood, this plan offers a broad range of housing types coupled with the existing lake, diverse open space systems, integrated local & regional stormwater systems, local pedestrian trails, and a regional off road bicycle network.

TR-P Requirements:

- Six residential housing types (Single Family Street Accessed, Single Family Alley Accessed, Twin Home, Four Units Homes, Townhomes, Interior Hallway Multi-Family)
- All units within 1/4 acre of parks & open spaces
- Multi-Family dispersed throughout the TR-P area
- Project will consist of multiple phases beginning from the Lien Road frontage expanding into the neighborhood based upon market demand (see attached phasing plan)
- Neighborhood mixed use

We look forward to working with the City on the review and implementation of this neighborhood.

Sincerely,

Brian Munson
Principal

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Shaping places, shaping change

APPLICANT:

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DESIGN TEAM:

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Dan Day
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Planning:
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Fax: 608.255.0814
Brian Munson
bmunson@vandewalle.com

Existing Conditions:

Existing Zoning:	TR-C3, PD (expired), Conservancy
Proposed Zoning:	TR-P, TR-C3
Addresses/PIN:	1710 Arial Spring Trail 0810-263-0101-0
	Note: Replat will revise numerous parcels, see plat submittal for chart of re-platted lots.
Aldermanic District:	District 9 Alder Clausius
Neighborhood Association:	Not Applicable
Neighborhood Plan:	Felland Neighborhood Plan Low Density Residential Low-Medium Density Residential Medium Density Residential Mixed Use
Notifications:	Alder Clausius December 17, 2014 DAT Presentation December 18, 2014
Legal Description:	See Attached
Lot Area:	285.2 acres
Filing Fee:	A check in the amount of \$2,850 made out to City of Madison Treasurer is enclosed for the Filing and Notification Fees. Maximum fee for standard Zoning \$2,850

Proposed Use:	Single Family:	542
	Twin Homes:	22
	Four Unit Homes:	8
	Townhomes:	48
	Multi-Family:	296
	<u>Mixed Use</u>	<u>36</u>
	Total:	952

Park Dedication
 Required: 20.47 acres required
 564 single family/twin homes units @1,100 sq.ft./unit: 14.24 acres
 388 multi-family units @700 sq.ft./unit: 6.23 acres

Dedicated: 13.5 acres Public Park/School Site

Private Open Space: 3.86 acres Private Park Space (see description)
 52.4 Private Open Space (see description)

Attached Graphics:
 Master Plan
 TR-P Components: Open Space & Trail System Plan
 TR-P Components: Open Space Ownership Plan
 TR-P Components: Woodland Preservation Area
 TR-P Components: Building Heights/Unit Allocations
 Zoning Plan
 Phasing Plan

CCRs: See Attached

TR-P Site Design Standards

Open Space

The neighborhood is served by a dispersed set of parks as well as diverse natural open spaces and greenway corridors totaling 100.9 acres of neighborhood & regional open space. These facilities offer opportunities for neighborhood play areas, preserves existing mature woods, and creates a regional off road bike path network connecting the project to the rail corridor and adjoining neighborhoods.

Public Park Space: The neighborhood continues the dedication of the acreage along Felland Road for the creation of a neighborhood park and potential Sun Prairie School District (SPSD) Elementary School. This parcel totals 13.5 acres and includes up to 6.04 acres allocated for the potential school. If this site is not utilized for a school it shall be maintained as park space. In the event that SPSP proceeds with the acquisition of the site, the proceeds of the sale would be deposited into the Citywide Parkland Fee fund and designated for parkland acquisition (S132).

Private Park Space: The neighborhood contains two private park spaces which create a network of multi-purpose recreational facilities within 1/4 mile walking distance of all of the neighborhood's residents. These facilities will be privately installed and maintained, but available for public use.

South West Park: 1.34 acres

Multi-use park patterned after Hillington Green, Orton Park, and the pocket parks in Grandview Commons. The adjoining homes will be served by a private sidewalk placed on the lots adjacent to the park.

East Park: 2.52 acres

Multi-use park offering opportunities for playground and recreational open space. This park will be expanded (not part of the credited park space) with the adjoining private open space to create a park space similar in nature to the Glenway Children's Park.

Private Open Space: The neighborhood is also served by a significant open space system of 52.4 acres of private open space that creates an integrated network throughout the neighborhood. This network will be maintained by the Homeowners Association and includes walking trails, woodlots, buffers, open space areas, community gardens, a dog park, and Autumn Lake.

Stormwater: The stormwater system creates both regional conveyance and on site storage as part of the overall open space system. This 31.2 acre system, coupled with the Autumn Lake, creates state of the art stormwater management, filtration, and infiltration opportunities for the entire neighborhood and area. This system also forms key connections in the open space/trails network and includes easements for regional bike connections through the neighborhood.

See attached parks & open space graphics for full locations of public and private open spaces within the neighborhood.

Woodland Preservation Areas

The Woodland Preservation Areas contain a mixture of mature hardwoods, native species, and evergreens. Construction impacts and tree removals within these areas shall be limited to the minimum necessary to construct the neighborhood streets, development lots, sidewalks, stormwater management, and walkways. Construction of streets, sidewalks, and paths should be designed and installed with a goal of minimizing tree removals or impact on the root-zones of remaining trees, whenever feasible.

Homeowners of these lots will be responsible to maintain the tree preservation areas as undisturbed natural landscapes. Tree removals may be undertaken only for cases of dead/diseased trees or for trees that represent safety hazards. No structures or other improvements may be placed or constructed in the Woodland Preservation Areas. Home owners may plant additional trees or landscaping in the Woodland Preservation Areas provided it does not interfere with the existing trees.

The following preservation steps will be undertaken to protect the trees that remain in the non-graded areas during construction:

- 1.) Front yard utility placement will be used for lots with tree preservation areas in the rear yards to avoid utility impacts.
- 2.) Drip line fencing will be installed to protect specimen trees where they are in close proximity to grading areas.
- 3.) Preservation areas will be verified in the field and staked prior to tree removals and grading commencement.
- 4.) The following preservation easements will be noted on the Final Plat:
Lots 646-648 will have a maximum rear yard buildable area of 100' from the front property line.
Lots 653-665 will have a maximum rear yard buildable area of 100' from the front property line.
Lots 910-925 will have a maximum rear yard buildable area of 100' from the front property line.
- 5.) Lot corner marker shall be placed to delineate the outlot property boundary where lots abut private open spaces.
- 6.) Walking paths within OL 60, 62, 63 shall be designed to minimize impact on the existing trees by using limited grading and shall be constructed of gravel, stone, or bark mulch path surfaces.
- 7.) The applicant shall work with the Engineering and Planning Departments to develop a Felland Road cross section that minimizes the impact on the adjoining tree preservation areas, including overall cross section and sidewalk placement.

See TR-P Components: Woodland Preservation Areas for location of tree preservation areas.

Mixed Use

The neighborhood includes a mixed use parcel located at the northeast corner of the future Felland Road/Extended Lien Road intersection. This parcel offers future walk able retail uses in

a location with sufficient traffic counts to allow incorporation of non-residential uses. This site may be used strictly for retail/commercial/office uses or could include upper floor residential use and first floor flex uses, but should not be used for strictly residential uses. Civic or Institutional uses would also be appropriate for this site.

Street Layout

The neighborhood is served by a strong grid of neighborhood scaled streets, sidewalks, and off street connections.

Building Design

Building design within the neighborhood will go through The Village at Autumn Lake Architectural Control Committee (VALACC), prior to submittal for review by the City of Madison, with the goal of creating diversity of architectural approaches while maintaining a cohesive massing and composition, building orientation onto the adjoining streets, and appropriate durable materials. The VALACC will review all applications against the adopted Covenants, Conditions, and Restrictions for the Village at Autumn Lake Subdivision.

BUILDING FORMS

All residential buildings shall conform with the City of Madison Zoning Code's Building Form Standards for Residential Building Forms (Section 28.172).

All mixed use buildings shall conform with the City of Madison Zoning Code's Building Form Standards for Mixed Use and Non-Residential Building Forms (Section 28.173), specifically Commercial Block Building, Live-Work Building, Flex Building, Free-Standing Commercial Building, and Civic or Institutional Building.

YARDS AND BUILDING SETBACK STANDARDS

Building placement will meet the dimensional standards as described in the TR-P Zoning District.

ARCHITECTURAL STYLE

Architecture within the neighborhood will be developed with a variety of American vernacular architectural styles.

MASSING

Rhythms

In architectural composition, rhythm refers to the regular use of recurrence of building elements. These elements consist of features such as, but not limited to, window locations, columns and piers. Rhythm solidifies the building design and ensures that the overall composition of building elements is balanced.

- Bays, porches and stoops are encouraged to enhance the human scale of the streetscape.
- Windows, doors, or other architectural features shall be provided to articulate the appearance of the street facing façade.

Roofline Articulation

The roof form establishes the character of a home and terminates the building. Bays and gables are encouraged to break-up the massing of the home into smaller or intimate components. Selection of an appropriate roof form will vary depending on the architectural style.

- Hipped and gabled roofs with a symmetrical pitch shall run between 5:12 and 12:12, as appropriate to architectural style.
- Shed roofs pitched between 5:12 and 7:12 shall be attached to an adjacent building wall and shall not be utilized freestanding buildings. Shed dormers shall have a 3:12 pitch and be utilized only on appropriate styles.
- Hipped and shed porch roofs shall have a pitch between 3:12 and 6:12.
- Roof overhangs may vary from a minimum of 6" to a maximum of 30".
- Flat roofs may be utilized for multi-family and mixed use buildings.

HEIGHT

- No single family residence shall exceed three-stories in height or 35'.
- Multi-family buildings shall follow the height requirements shown on the TR-P Components: Building Heights/Unit Allocations map.
- Exposed basements shall not constitute a story.

APPROPRIATE WALL MATERIALS

All materials shall be properly utilized based on the precedents of the architectural style of the building and proposed use.

Primary Facade Materials

- Brick
- Clapboard Siding
- Cement Board Siding / Composition Siding / Vinyl Siding
- Half-Timbering
- Cast Stone
- Stone
- Stucco and Exterior Insulated Finish System (EIFS)
- Wood, Composition, vinyl or Cement Shingle Siding

DECKS

Decks shall be located only in rear or side yards. Portions of decks visible from the street or projecting in such a manner that it is visible from the front yard, shall be screened with appropriate fencing or landscaping.

PORCHES AND STOOPS

- Usable front porches are encouraged as both visual and functional design elements. Minimum dimensions for a usable porch are 6'0" deep and 6'0" wide exclusive of access to front entry.

BUILDING ENTRANCES AND FRONTAGES

- Buildings shall front onto the adjoining street with usable primary entrances and windows
- Multi-Family buildings shall front onto the designated primary building frontages (see TR-P Components: Building Heights/Unit Allocations map) and shall hold a majority of the street frontage with buildings and will meet the requirements of 28.031 (4) and (5) General Provisions for Residential Buildings Parking locations.

Neighborhood Objectives

The goal of the neighborhood is to create a diverse range of housing options, configurations, and price points set within a framework of walkable streets and neighborhood scaled open spaces.

FULL PROJECT LEGAL DESCRIPTION

Lots 1-519, Outlots 1-15 and Outlots 18-39, Village at Autumn Lake and various discontinued roads, located in the NE1/4, SW1/4, SE1/4 OF THE NW1/4, AND THE NE1/4, NW1/4, SW1/4, SE1/4 of the SW1/4, and in the NW1/4 and the SW1/4 of the SE1/4 of Section 26, T8N, R10E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the Southwest corner of said Section 26; thence N89°14'01"E, 79.56 feet along the South line of said SW1/4; thence N00°45'59"W, 54.00 feet to the North right-of-way line of Lein Road also being a point of curve and the point of beginning; thence Northwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N45°12'19.5"W, 35.70 feet to a point on the Easterly right-of-way line of City View Road; thence N00°21'20"E, 1070.21 feet along said Easterly right-of-way line to a point of curve; thence Northeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N44°47'40.5"E, 35.01 feet to a point on the South right-of-way line of Levitan Lane; thence N01°17'24"E, 60.04 feet to a point on the North right-of-way line of said Levitan Lane also being a point of curve; thence Northwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N45°12'19"W, 35.70 feet to a point on the Easterly right-of-way line of said City View Road; thence N00°21'20"E, 245.68 feet along said Easterly right-of-way line to a point of curve; thence Northerly along a curve to the left which has a radius of 680.00 feet and a chord which bears N07°07'19"W, 176.99 feet along said Easterly right-of-way line to a point of reverse curve; thence Northeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N28°02'27.5"E, 33.87 feet to a point on the South right-of-way line of Golden Dusk Parkway; thence N19°19'06"W, 66.00 feet to a point on the North right-of-way line of said Golden Dusk Parkway also being a point of curve; thence Westerly along a curve to the right which has a radius of 25.00 feet and a chord which bears N80°57'01.5"W, 23.76 feet; thence N00°21'20"E, 381.02 feet to a point on the Southeasterly right-of-way line of a Wisconsin and Southern Railroad; thence N52°47'42"E, 482.21 feet along said Southeasterly right-of-way line to a point of curve; thence Northeasterly along a curve to the left which has a radius of 2914.93 feet and a chord which bears N44°21'14.5"E, 855.77 feet; thence N35°54'47"E, 2751.11 feet along said Southeasterly right-of-way line to a point on the Southerly right-of-way line of Burke Road; thence N89°33'55"E, 4.10 feet along said Southerly right-of-way line to a point of curve; thence Southeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S44°59'16.5"E, 35.63 feet to a point on the West right-of-way line of Felland Road; thence S00°27'32"W, 881.96 feet along said West right-of-way line to a point of curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S45°27'32"W, 35.36 feet to a point on the Northerly right-of-way line of Waterfall Way; thence N89°32'28"W, 139.77 feet along said Northerly right-of-way line to a point of curve; thence Southwesterly along the Northwesterly right-of-way line of said Waterfall Way on a curve to the left which has a radius of 261.00 feet and a chord which bears S64°16'52"W, 230.28 feet; thence S38°06'12"W, 104.21 feet along said Northwesterly right-of-way line to a point of curve; thence Southwesterly along the Westerly right-of-way line of said Waterfall Way on a curve to the left which has a radius of 486.00 feet and a chord which bears S18°10'54"W, 331.19 feet to a point on the Westerly right-of-way line of said Waterfall Way; thence S01°44'24"E, 524.17 feet along said Westerly right-of-way line to a point of curve; thence Southerly along said Westerly right-of-way line on a curve to the right which has a radius of 215.00 feet and a chord which bears S10°39'10"W, 92.28 feet; thence S23°02'44"W, 117.49 feet along said Westerly right-of-way line to a point of curve; thence Southerly along said Westerly right-of-way line on a curve to the left which has a radius of 228.00 feet and a chord which bears S08°44'38"E, 240.22 feet; thence S40°32'00"E, 125.52 feet along said Westerly right-of-way line to a point of curve; thence Southerly along a curve to the right which has a radius of 25.00 feet and a chord which bears S00°23'16.5"W, 32.75 feet to a point on the Northerly right-of-way line of Autumn Lake Parkway; thence S47°31'55"E, 87.42 feet to a point on the Southerly right-of-way line of Autumn Lake Parkway also being a point of curve; thence Easterly along said Southerly right-of-way line on a curve to the right which has a radius of 350.00 feet and a chord which bears N67°01'32"E, 278.38 feet; thence S89°32'28"E, 111.09 feet along said Southerly right-of-way line to a point of curve; thence Southeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S44°32'28"E, 35.36 feet to a point on the Westerly right-of-way line of Felland Road; thence S00°27'32"W, 117.67 feet along said Westerly right-of-way line; thence N89°28'02"E, 41.01 feet to the Center of Section 26, T8N, R10E; thence N89°45'04"E, 41.00 feet along the North line of said SE1/4 to the Easterly right-of-way line of Felland Road; thence N89°45'04"E, 1276.86 feet along said North line; thence S00°28'19"W, 2591.45 feet to the Northerly right-of-way line of Lein Road; thence S89°44'34"W, 704.97 feet along said Northerly right-of-way line to a point of curve; thence Westerly along said Northerly right-of-way line on a curve to the right which

has a radius of 2500.00 feet and a chord which bears N88°49'48.5"W, 124.52 feet; thence N87°24'11"W, 234.18 feet along said Northerly right-of-way line; thence N00°29'52"E, 61.23 feet; thence S89°44'34"W, 214.50 feet to the Easterly right-of-way line of Felland Road; thence N00°29'52"E, 215.81 feet along said Easterly right-of-way line to a point on the Southerly line of Lot 1, Certified Survey Map No. 3085; thence N89°44'12"E, 149.00 feet along said Southerly line to the Southeast corner of said Lot 1; thence N00°29'52"E, 165.00 feet along the Easterly line and to the Northeast corner of said Lot 1; thence S89°44'12"W, 149.00 feet along the Northerly line of said Lot 1 to the Easterly line of Felland Road; thence N00°29'52"E, 302.00 feet along said Easterly right-of-way line to a point of curve; thence Northeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N45°29'52"E, 35.36 feet to a point of the Southerly right-of-way line of Woodbine Drive; thence S89°30'08"E, 66.33 feet along said Southerly right-of-way line to a point of curve; thence Southeasterly on said Southerly right-of-way line on a curve to the right which has a radius of 120.00 feet and a chord which bears S51°06'02"E, 149.08 feet; thence S12°41'56"E, 36.34 feet along said Southerly right-of-way line to a point of curve; thence Southeasterly along said Southerly right-of-way line on a curve to the left which has a radius of 180.00 feet and a chord which bears S40°09'27"E, 166.00 feet; thence S67°36'58"E, 87.79 feet along said Southerly right-of-way line; thence N22°23'02"E, 60.00 feet to the Northerly right-of-way line of Woodbine Drive; thence N67°36'58"W, 87.79 feet along said Northerly right-of-way line to a point of curve; thence Northwesterly along said Northerly right-of-way line on a curve to the right which has a radius of 120.00 feet and a chord which bears N40°09'27"W, 110.67 feet; thence N12°41'56"W, 36.34 feet along said Northerly right-of-way line to a point of curve; thence Northwesterly along said Northerly right-of-way line on a curve to the left which has a radius of 180.00 feet and a chord which bears N51°06'02"W, 223.62 feet; thence N89°30'08"W, 66.33 feet along said Northerly right-of-way line to a point of curve; thence Northwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N44°30'08"W, 35.36 feet to the Easterly right-of-way line of Felland Road; thence N00°29'52"E, 351.50 feet along said Easterly right-of-way line to a point of curve; thence Northeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N45°29'51"E, 35.36 feet to the Southerly right-of-way line of Tranquility Trail; thence S89°30'08"E, 39.05 feet along said Southerly right-of-way line to a point of curve; thence Easterly along said Southerly right-of-way line on a curve the right which has a radius of 113.00 feet and a chord which bears S69°36'36"E, 76.90 feet; thence S49°42'56"E, 114.50 feet along said Southerly right-of-way line to a point of curve; thence Easterly along said Southerly right-of-way line on a curve to the left which has a radius of 187.00 feet and a chord which bears N73°08'09"E, 314.19 feet; thence N15°59'14"E, 63.42 feet along said Southerly right-of-way line to a point of curve; thence Northeasterly along said Southerly right-of-way line on a curve to the right which has a radius of 293.00 feet and a chord which bears N42°33'02"E, 262.05 feet; thence N69°06'50"E, 53.48 feet along said Southerly right-of-way line to a point of curve; thence Easterly along said Southerly right-of-way line on a curve to the right which has a radius of 303.00 feet and a chord which bears N86°49'40"E, 184.38 feet; thence S75°27'30"E, 71.77 feet along said Southerly right-of-way line to a point of curve; thence Easterly along said Southerly right-of-way line on a curve to the left which has a radius of 522.00 feet and a chord which bears S82°29'36"E, 127.86 feet; thence S89°31'41"E, 130.23 feet along said Southerly right-of-way line; thence N00°28'19"E, 70.00 feet to the Northerly right-of-way line of Tranquility Trail; thence N89°31'41"W, 130.23 feet along said Northerly right-of-way line to a point of curve; thence Westerly along said Northerly right-of-way on a curve to the right which has a radius of 452.00 feet and a chord which bears N82°29'36"W, 110.72 feet; thence N75°27'30"W, 71.77 feet along said Northerly right-of-way to a point of curve; thence Westerly along said Northerly right-of-way on a curve to the left which has a radius of 373.00 feet and a chord which bears S86°49'40"W, 226.98 feet; thence S69°06'50"W, 53.48 feet along said Northerly right-of-way line to a point of curve; thence Southwesterly along said Northerly right-of-way line on a curve to the left which has a radius of 363.00 feet and a chord which bears S42°33'02"W, 324.66 feet; thence S15°59'14"W, 63.42 feet along said Northerly right-of-way line to a point of curve; thence Westerly along said Northerly right-of-way on a curve to the right which has a radius of 117.00 feet and a chord which bears S73°08'09"W, 196.58 feet; thence N49°42'56"W, 114.50 feet along said Northerly right-of-way line to a point of curve; thence Northwesterly along said Northerly right-of-way line on a curve to the left which has a radius of 183.00 feet and a chord which bears N69°36'32"W, 124.54 feet; thence N89°30'08"W, 39.05 feet along said Northerly right-of-way line to a point of curve; thence Northwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N44°30'08"W, 35.36 feet to the Easterly right-of-way line of Felland Road; thence N00°29'52"E, 739.47 feet along said Easterly right-of-way line; thence N88°18'52"E, 176.97 feet; thence N00°29'52"E, 140.00 feet; thence S88°18'52"W, 176.97 feet to the Easterly right-of-way line of Felland Road; thence N00°29'52"E, 371.85 feet along said Easterly right-of-way line to the North line of said SE1/4; thence S89°45'04"W, 41.00 feet along said North line to the Center of Section 26, T8N, R10E; thence S89°28'02"W, 41.01 feet to the Westerly right-of-way line of Felland Road; thence S00°29'52"W,

1540.91 feet along said Westerly right-of-way; thence N89°30'08"W, 223.00 feet; thence S00°29'52"W, 94.00; thence S03°35'40"E, 378.40 feet; thence S00°29'52"W, 165.00 feet to the Northerly right-of-way line of Wynter Lane; thence N89°48'43"W, 86.92 feet along said Northerly right-of-way line; thence N00°29'52"E, 150.00 feet; thence N89°48'43"W, 150.00 feet; thence S00°29'52"W, 150.00 feet to the Northerly right-of-way line of Wynter Lane also being a point of curve; thence Northwesterly along said Northerly right-of-way line along a curve to the right which has a radius of 30.00 feet and a chord which bears N56°38'07"W, 32.83 feet to a point of reverse curve; thence Southwesterly along the said Northerly right-of-way line on a curve to the left which has a radius of 60.00 feet and a chord which bears S65°31'39"W, 119.98 feet; thence S40°26'17"W, 44.43 feet to the Southwest corner of Wynter Lane; thence N89°48'43"W, 20.00 feet; thence S40°06'15"W, 128.50 feet; thence S49°55'16"E, 95.80 feet; thence S89°48'43"E, 130.00 feet to the West line of Lot 1, Certified Survey Map No. 2239; thence S00°11'17"E, 21.50 feet along said West line to the Southwest corner of said Lot 1; thence S89°48'43"E, 495.62 feet along the South line of Lots 1, 2, and 3, Certified Survey Map No. 2239 to the Westerly right-of-way line of Felland Road; thence S00°29'52"W, 122.55 feet along said Westerly right-of-way line to a point of curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S44°51'56"W, 34.96 feet to the Northerly right-of-way line of Lein Road; thence S89°14'01"W, 110.09 feet along said Northerly right-of-way line to a point of curve; thence Westerly along said Northerly right-of-way line on curve to the left which has a radius of 2500.00 feet and a chord which bears S87°57'36"W, 115.94 feet; thence S86°41'11"W, 358.96 feet along said Northerly right-of-way line to a point of curve; thence Westerly along said Northerly right-of-way line on a curve to the right which has a radius of 2500.00 feet and a chord which bears S87°57'36"W, 111.13 feet; thence S89°14'01"W, 30.23 feet along said Northerly right-of-way line; thence N00°45'59"W, 164.00 feet; thence S89°14'01"W, 36.50 feet; thence S38°55'23"W, 213.12 feet to the Northerly right-of-way line of Lein Road; thence S89°14'01"W, 532.64 feet along said Northerly right-of-way line to a point of curve; thence Northwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N45°45'59"W, 35.36 feet to the Easterly right-of-way line of Autumn Lake Parkway; thence N00°45'59"W, 1167.92 feet along said Easterly right-of-way line to a point of curve; thence Northerly along said Easterly right-of-way line on a curve to the right which has a radius of 355.00 feet and a chord which bears N27°24'07"E, 335.17 feet; thence N55°34'13"E, 765.50 feet along said Easterly right-of-way line to a point of curve; thence Northerly along said Easterly right-of-way line on a curve to the left which has a radius of 462.00 feet and a chord which bears N34°15'02.5"E, 335.94 feet; thence N12°55'52"E, 290.10 feet along said Easterly right-of-way line to a point of curve; thence Northerly along said Easterly right-of-way line on a curve to the right which has a radius of 350.00 feet and a chord which bears N28°15'42"E, 185.07 feet; thence N47°31'55"W, 87.42 feet to the Westerly right-of-way line of Autumn Lake Parkway also being a point of curve; thence Southwesterly along said Westerly right-of-way line on a curve to the left which has a radius of 440.00 feet and a chord which bears S27°07'12"W, 215.71 feet; thence S12°55'52"W, 302.55 feet along said Westerly right-of-way to a point of curve; thence Southwesterly along said Westerly right-of-way line on a curve to the right-of-way which has a radius of 382.00 feet and a chord which bears S34°15'02.5"W, 277.77 feet; thence S55°34'13"W, 784.18 feet along said Westerly right-of-way line to a point of curve; thence Southwesterly along said Westerly right-of-way line on a curve to the left which has a radius of 445.00 feet and a chord which bears S48°22'00"W, 111.60 feet to a point of reverse curve; thence Westerly along a curve to the right which has a radius of 25.00 feet and a chord which bears S81°58'12.5"W, 32.68 feet to the Northerly right-of-way line of Golden Dusk Parkway; thence N57°13'22"W, 349.41 feet along said Northerly right-of-way line to a point of curve; thence Westerly along said Northerly right-of-way line on a curve to the left which has a radius of 633.00 feet and a chord which bears N64°53'04"W, 168.79 feet to a point of reverse curve; thence Northerly along a curve to the right which has a radius of 25.00 feet and a chord which bears N29°32'15"W, 20.46 feet to the Easterly right-of-way line of Waters Edge Trail; thence N13°28'18"E, 33.89 feet along said Easterly right-of-way line to a point of curve; thence Northerly along said Easterly right-of-way line on a curve to the left which has a radius of 180.00 feet and a chord which bears N06°08'01"E, 45.98 feet; thence N01°12'16"W, 96.14 feet along said Easterly right-of-way line to a point of curve; thence Northerly along said Easterly right-of-way line on a curve to the right which has a radius of 180.00 feet and a chord which bears N21°56'21"E, 141.49 feet; thence N45°04'58"E, 100.90 feet to a point of curve; thence Northerly along said Easterly right-of-way line on a curve to the left which has a radius 235.00 feet and a chord which bears N44°58'39.5"E, 0.86 feet to a point of reverse curve; thence Easterly along a curve to the right which has a radius of 15.00 feet and a chord of N85°16'08.5"E, 19.44 feet to the Westerly right-of-way line of Madison Iris Circle; thence S54°20'04"E, 83.75 feet along said Westerly right-of-way line to a point of curve; thence Southerly along said Westerly right-of-way lines on a curve to the right which has a radius of 100.00 feet a chord of S15°51'52"E, 124.42 feet thence S22°36'20"W, 45.69 feet along said Westerly right-of-way line to a point of curve; thence Southerly along said Westerly right of way line on a curve to the

left which has a radius of 150.00 feet and a chord which bears S07°29'43.5"E, 150.46 feet to a point of reverse curve; thence Easterly along said Westerly right-of-way line on a curve to the right which has a radius of 95.00 feet and a chord which bears S24°08'00"E, 44.24 feet to a point of reverse curve; thence Easterly on a curve to the left which has a radius of 57.00 feet and a chord which bears N38°49'26.5"E, 86.58 feet to a point on the Easterly right-of-way line of Madison Iris Circle also being a point of reverse curve; thence Northerly along said Easterly right-of-way line on a curve to the right which has a radius of 50.00 feet and a chord which bears N54°11'42.5"W, 60.86 feet to a point of compound curvature; thence Northerly along said Easterly right-of-way line on a curve to the right which has a radius of 100.00 feet and a chord which bears N02°56'54.5"E, 67.28 feet; thence N22°36'20"E, 45.69 feet along said Easterly right-of-way line to a point of curve; thence Northerly along said Easterly right-of-way line on a curve to the left which has a radius of 150.00 feet and a chord which bears N15°51'51"W, 186.63 feet; thence N54°20'04"W, 83.75 feet along said Easterly right-of-way line to a point of curve; thence Northerly along a curve to the right which has a radius of 15.00 feet and a chord which bears N13°56'16.5"W, 19.44 feet to a point on the Easterly right-of-way line of Waters Edge Trail also being a point of reverse curve; thence Northerly along said Easterly right-of-way line on a curve to the left which has a radius of 235.00 feet and a chord which bears N18°14'08.5"E, 67.22 feet; thence N10°00'46"E, 61.72 feet along said Easterly right-of-way line to a point of curve; thence Northerly along said Easterly right-of-way line on a curve to the left which has a radius of 230.00 feet and a chord which bears N01°43'42.5"E, 66.28 feet to a point of reverse curve; Northerly along said Easterly right-of-way line on a curve to the right which has a radius of 15.00 feet and a chord which bears N28°00'57.5"E, 17.02 feet; thence N62°35'16"E, 74.18 feet along said Easterly right-of-way line to a point of curve; thence Northerly along said Easterly right-of-way line on a curve to the left which has a radius of 56.00 feet and a chord which bears N18°50'23.5"W, 110.75 feet; thence S79°43'57"W, 42.58 feet along said Easterly right-of-way line to a point of curve; thence Northwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N53°57'48.5"W, 21.69 feet along said Easterly right-of-way line; thence N07°39'34"W, 17.13 feet along said Easterly right-of-way line to a point of curve; thence Northerly along said Easterly right-of-way line on a curve to the right which has a radius of 140.00 feet and a chord which bears N38°11'34"E, 287.02 feet; thence N05°57'18"W, 60.00 feet to the Westerly right-of-way line of Waters Edge Trail also being a point of curve; thence Southerly along said Westerly right-of-way line on a curve to the left which has a radius of 200.00 feet and a chord which bears S38°11'34"W, 200.91 feet; thence S07°39'34"E, 173.29 feet along said Westerly right-of-way line to a point of curve; thence Southerly along said Westerly right-of-way line on a curve to the right which has a radius of 170.00 feet and a chord which bears S01°10'36"W, 52.23 feet; thence S10°00'46"W, 61.72 feet along said Westerly right-of-way line to a point of curve; thence Southerly along said Westerly right-of-way line on a curve to the right which has a radius of 175.00 feet and a chord which bears S27°32'52"W, 105.45 feet; thence S45°04'58"W, 100.90 feet along said Westerly right-of-way line to a point of curve; thence Southerly along said Westerly right-of-way line on a curve to the left which has a radius of 240.00 feet and a chord which bears S21°56'21"W, 188.66 feet; thence S01°12'16"E, 96.14 feet along said Westerly right-of-way line to a point of curve; thence Southerly along said Westerly right-of-way line on a curve to the right which has a radius of 120.00 feet and a chord which bears S06°08'01"W, 30.65 feet; thence S13°28'18"W, 33.89 feet along said Westerly right-of-way line to a point of curve; thence Southwesterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S56°28'18"W, 20.46 feet to the Northerly right-of-way line of Golden Dusk Parkway also being a point of curve; thence Westerly along said Northerly right-of-way line on a curve to the left which has a radius of 633.00 feet and a chord which bears N85°49'46"W, 117.36 feet; thence S88°51'06"W, 159.20 feet along said Northerly right-of-way line to a point of curve; thence Westerly along said Northerly right-of-way line on a curve to the left which has a radius of 633.00 feet and a chord which bears S79°45'59.5"W, 199.90 feet; thence S70°40'53"W, 40.04 feet along said Northerly right-of-way line; thence S19°19'07"E, 66.00 feet to the Southerly right-of-way line of Golden Dusk Parkway; thence N70°40'53"E, 40.04 feet along said Southerly right-of-way line to a point of curve; thence Easterly along said Southerly right-of-way line on a curve to the right which has a radius of 567.00 feet and a chord which bears N79°45'59.5"E, 179.06 feet; thence N88°51'06"E, 159.20 feet along said Southerly right-of-way line to a point of curve; thence Easterly along said Southerly right-of-way line on a curve to the right which has a radius of 567.00 feet and a chord which bears S74°11'08"E, 330.84 feet; thence S57°13'22"E, 346.79 feet along said Southerly right-of-way line to a point of curve; thence Southeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S15°07'13"E, 33.52 feet to the Westerly right-of-way line of Autumn Lake Parkway also being a point of reverse curve; thence Southerly along said Westerly right-of-way line on a curve to the left which has a radius of 445.00 feet and a chord which bears S13°06'28.5"W, 213.42 feet; thence S00°45'59"E, 194.24 feet along said Westerly right-of-way line to a point of curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S44°14'01"W, 35.36 feet to the Northerly right-

of-way line of Levitan Lane; thence S89°14'01"W, 14.75 feet along said Northerly right-of-way line to a point of curve; thence Westerly along said Northerly right-of-way line on a curve to the right which has a radius of 120.00 feet and a chord which bears N74°10'12.5"W, 68.55 feet; thence N57°34'26"W, 306.68 feet along said Northerly right-of-way line to a point of curve; thence Westerly along said Northerly right-of-way line on a curve to the left which has a radius of 230.00 feet and a chord which bears N74°10'12.5"W, 131.39 feet; thence S89°14'01"W, 425.58 feet along said Northerly right-of-way line; thence S01°17'24"W, 60.05 feet to the Southerly right-of-way line of Levitan Lane, thence N89°14'01"E, 427.73 feet along said Southerly right-of-way line to a point of curve; thence Easterly along said Southerly right-of-way line on a curve to the right which has a radius of 170.00 feet and a chord which bears S74°10'12.5"E, 97.11 feet; thence S57°34'26"E, 306.68 feet along said Southerly right-of-way line to a point of curve; thence Easterly along said Southerly right-of-way line on a curve to the left which has a radius of 180.00 feet and a chord which bears S74°10'12.5"E, 102.83 feet; thence N89°14'01"E, 14.75 feet along said Southerly right-of-way line to a point of curve; thence Southeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S45°45'59"E, 35.36 feet to the Westerly right-of-way line of Autumn Lake Parkway; thence S00°45'59"E, 845.00 feet along said Westerly right-of-way line to a point of curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S44°14'01"W, 35.36 feet to the Northerly right-of-way line of Lein Road; thence S89°14'01"W, 911.69 feet to the point of beginning.

LANDS TO BE ZONED TR-C3

LEGAL DESCRIPTION

Lots 374-518, Outlots 30-37, 39, Village of Autumn Lake, located in the NW1/4 and the SW1/4 of the SE1/4 of Section 26, T8N, R10E, City of Madison, Dane County Wisconsin to-wit:

Commencing at the South 1/4 corner of said Section 26; thence N00°29'52"E, 511.35 feet along the West line of said SW1/4; thence S89°30'08"E, 41.00 feet to the point of beginning; thence N00°29'52"E, 1623.00 feet; thence N88°18'52"E, 176.97 feet; thence N00°29'52"E, 140.00 feet; thence S88°18'52"W, 176.97 feet; thence N00°29'52"E, 371.85 feet; thence N89°45'04"E, 1276.86 feet; thence S00°28'19"W, 2591.45 feet; thence S89°44'34"W, 245.23 feet; thence N62°16'07"W, 80.05 feet; thence N82°43'04"W, 37.30 feet; thence N68°35'46"W, 155.11 feet; thence N44°33'43"W, 125.95 feet; thence S88°23'45"W, 13.76 feet; thence S77°23'39"W, 119.79 feet; thence S70°43'51"W, 57.42 feet; thence S81°34'58"W, 94.94 feet; thence N72°06'54"W, 137.40 feet; thence N27°30'06"W, 94.73 feet; thence N40°11'20"W, 22.03 feet; thence N70°32'05"W, 77.46 feet; thence N00°29'52"E, 155.03 feet; thence S89°44'12"W, 149.00 feet to the point of beginning.

LANDS TO BE ZONED TR-P

LEGAL DESCRIPTION

Lots 1-373, 519, Outlots 1 -15, 18-29, 38, Village of Autumn Lake, located in the NE1/4, SW1/4, SE1/4 of the NW1/4, the NW1/4, NE1/4, SW1/4, SE1/4 of the SW1/4 and in the SW1/4 of the SE1/4 of Section 26, T8N, R10E, City of Madison, Dane County Wisconsin to-wit:

Commencing at the Southwest corner of said Section 26; thence N89°14'01"E, 79.56 feet along the South line of said SW1/4; thence N00°45'59"W, 54.00 feet to a point of curve also being the point of beginning; thence Northwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N45°12'20"W, 35.70 feet; thence N00°21'20"E, 1070.21 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 25.00 feet which has a chord which bears N44°47'41"E, 35.01 feet; thence N01°17'24"E, 60.04 feet to a point of curve; thence Northwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N45°12'19"W, 35.70 feet; thence N00°21'20"E, 245.68 feet to a point of curve; thence Northerly along a curve to the left which has a radius 680.00 feet and a chord which bears N07°07'19"W, 176.99 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears chord N28°02'27"E, 33.87 feet; thence N19°19'06"W, 66.00 feet to a point of curve; thence Northwesterly along a curve to the right which has a radius 25.00 feet and a chord which bears N80°57'01"W, 23.76 feet; thence N00°21'20"E, 381.02 feet; thence N52°47'42"E 482.21 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 2914.93 feet and a chord

which bears N44°21'15"E, 855.77 feet; thence N35°54'47"E, 2751.11 feet; thence N89°33'55"E, 4.10 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S44°59'17"E, 35.63 feet; thence S00°27'32"W, 881.96 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S45°27'32"W, 35.36 feet; thence N89°32'28"W, 139.77 feet to a point of curve; thence Southwesterly along a curve left which has a radius of 261.00 feet and a chord which bears S64°16'52"W, 230.28 feet; thence S38°06'12"W, 104.21 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius 486.00 feet and a chord which bears S18°10'54"W, 331.19 feet; thence S01°44'24"E, 524.17 feet to a point of curve; thence Southerly along a curve to the right which has a radius 215.00 feet and a chord which bears S10°39'10"W, 92.28 feet; thence S23°02'44"W, 117.49 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 228.00 feet and a chord which bears S08°44'38"E, 240.22 feet; thence S40°32'00"E, 125.52 feet to a point of curve; thence Southerly along a curve to the right which has a radius of 25.00 feet and a chord which bears S0°23'17"W, 32.75 feet; thence S47°31'55"E, 87.42 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 350.00 feet and a chord which bears N67°01'32"E, 278.38 feet; thence S89°32'28"E, 111.09 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S44°32'28"E, 35.36 feet; thence S00°27'32"W, 117.67 feet; thence S00°29'52"W, 1540.91 feet; thence N89°30'08"W, 223.00 feet; thence S0°29'51"W, 94.00 feet; thence S03°35'40"E, 378.40 feet; thence S00°29'52"W, 165.00 feet; thence N89°48'43"W, 86.92 feet; thence N00°29'52"E, 150.00 feet; thence N89°48'43"W, 150.00 feet; thence S00°29'52"W, 150.00 feet to a point of curve; thence Northwesterly along a curve to the right which has a radius of 30.00 feet and a chord which bears N56°38'07"W, 32.83 feet to a point of curve; thence Westerly along a curve to the left which has a radius of 60.00 feet and a chord which bears S65°31'39"W, 119.98 feet; thence S40°26'17"W, 44.43 feet; thence N89°48'43"W, 20.00 feet; thence S40°06'15"W, 128.50 feet; thence S49°55'16"E, 95.80 feet; thence S89°48'43"E, 130.00 feet; thence S00°11'17"E, 21.50 feet; thence S89°48'43"E, 577.62 feet; thence N0°29'52"E, 124.78 feet; thence N89°44'12"E, 149.00 feet; thence N0°29'52"E, 9.97 feet; thence S70°32'05"E, 77.46 feet; thence S40°11'20"E, 22.03 feet; thence S27°30'06"E, 94.73 feet; thence S72°06'54"E, 137.40 feet; thence N81°34'58"E, 94.94 feet; thence N70°43'51"E, 57.42 feet; thence N77°23'39"E, 119.79 feet; thence N88°23'45"E, 13.76 feet; thence S44°33'43"E, 125.95 feet; thence S68°35'46"E, 155.11 feet; thence S82°43'04"E, 37.30 feet; thence S62°16'07"E, 80.05 feet; thence S89°44'34"W, 459.73 feet; thence Westerly along a curve to the right which has a radius of 2500.00 feet and a chord which bears N88°49'49"W, 124.52 feet; thence N87°24'11"W, 234.18 feet; thence N0°29'52"E, 61.23 feet; thence S89°44'34"W, 214.50 feet; thence N0°29'52"E, 91.03 feet; thence N89°48'43"W, 82.00 feet; thence S00°29'52"W, 122.55 feet; thence Southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S44°51'56"W, 34.96 feet; thence S89°14'01"W, 110.09 feet; thence Westerly along a curve to the left which has a radius 2500.00 feet and a chord which bears S87°57'36"W, 115.94 feet; thence S86°41'11"W, 358.96 feet; thence Westerly along a curve to the right which has a radius of 2500.00 feet and a chord which bear S87°57'36"W, 111.13 feet; thence S89°14'01"W, 30.23 feet; thence N00°45'59"W, 164.00 feet; thence S89°14'01"W, 36.50 feet; thence S38°55'23"W, 213.12 feet; thence S89°14'01"W, 1594.33 feet to the point of beginning.



The Village at Autumn Lake

Master Plan

Madison, Wisconsin



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The Village at Autumn Lake

TR-P Components : Open Space & Trail System Plan Madison, Wisconsin

Trail System Legend

- Public Bike Paths
- Private Walking Paths
(Available for public use)
- Public Sidewalk
(Connections)

13.5 Acres	Public Parks
3.86 Acres	Private Parks
52.4 Acres	Private Open Space
31.2 Acres	Public Stormwater Management
100.96	Total Acres



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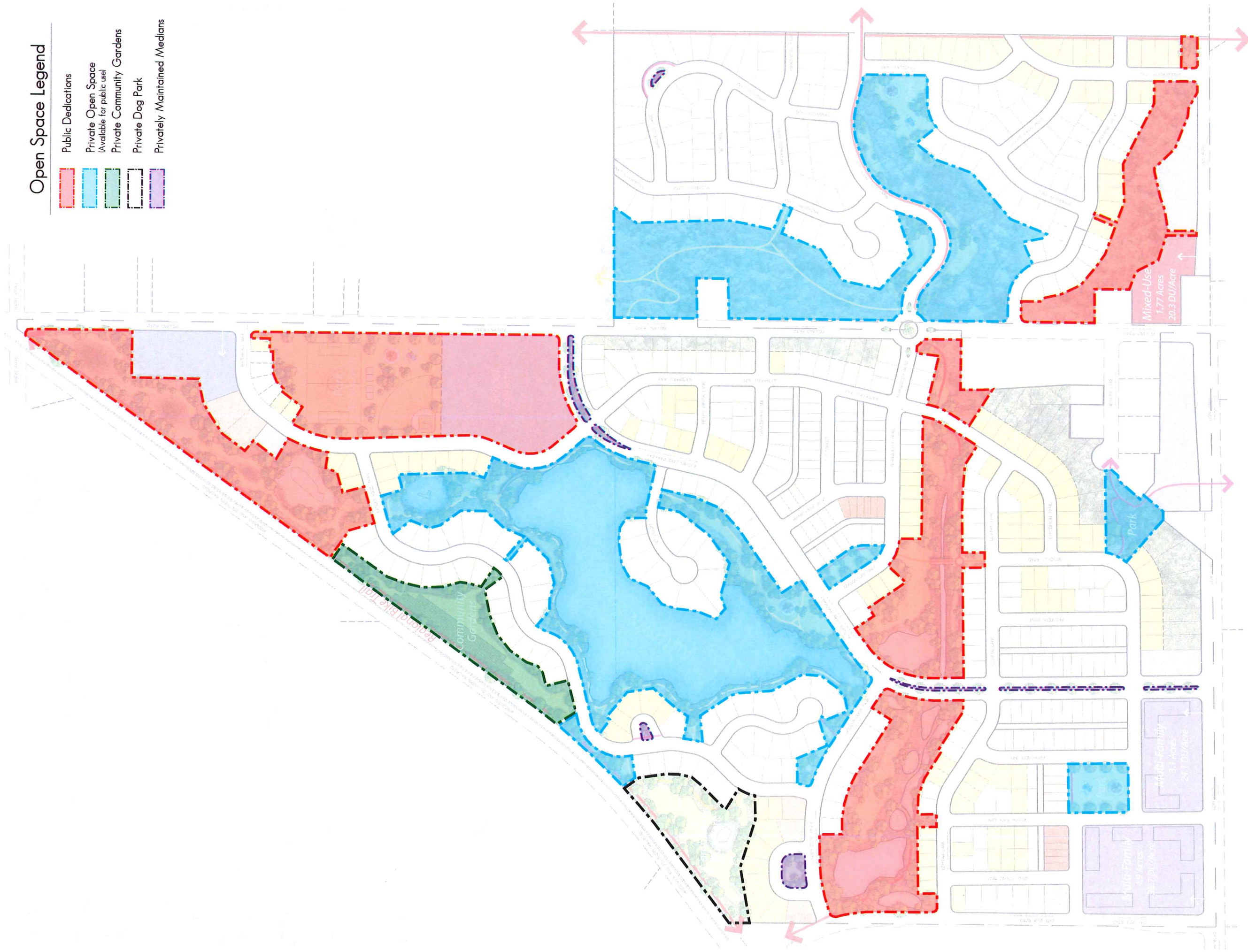
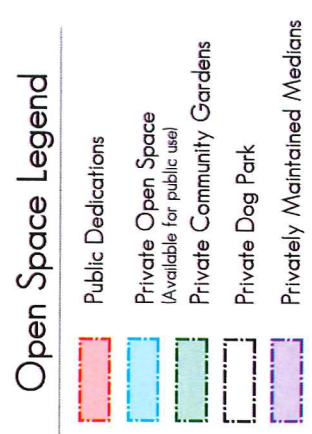




The Village at Autumn Lake

TR-P Components : Open Space Ownership

Madison, Wisconsin



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The Village at Autumn Lake

TR-P Components : Woodland Preservation Areas Madison, Wisconsin





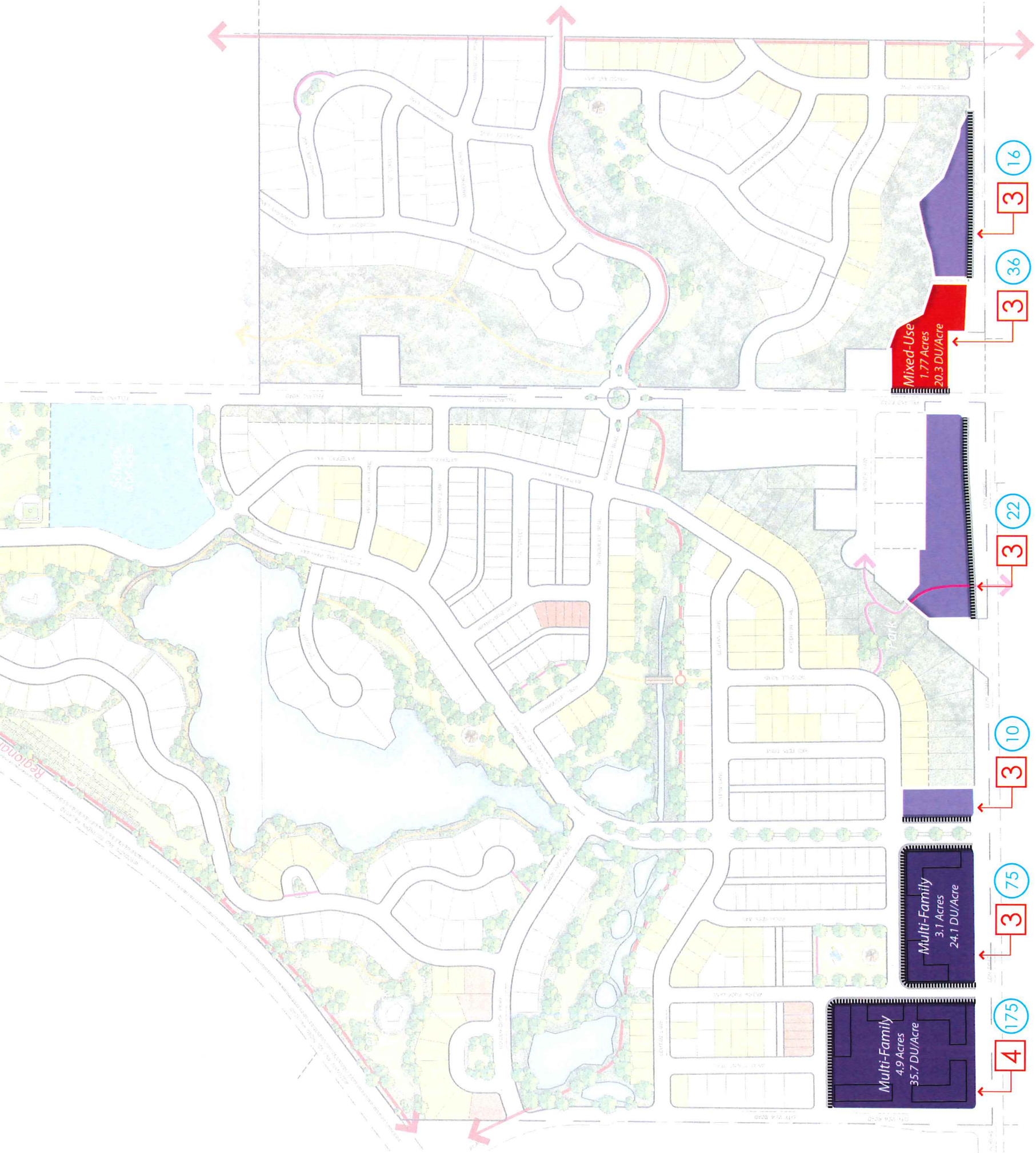
The Village at Autumn Lake

TR-P Components : Building Heights/Unit Allocations Madison, Wisconsin

Legend		Units
	Cottage Lots	12
	Village Lots	93
	Terrace Lots	138
	Meadow Lots	4
	Manor Lots	106
	Estate Lots	148
	Mansion Lots	41
	Villas I	12
	Villas II	10
	Four Units	8
	Town Homes	48
	Multi-Family	296
	Mixed-Use	36
Total		952

Legend		Maximum Building Height	Unit Counts	Primary Building Frontage
	Maximum Building Height			
	Unit Counts			
	Primary Building Frontage			

Multi-Family 2.6 Acres 18 Dwelling Units/Acre

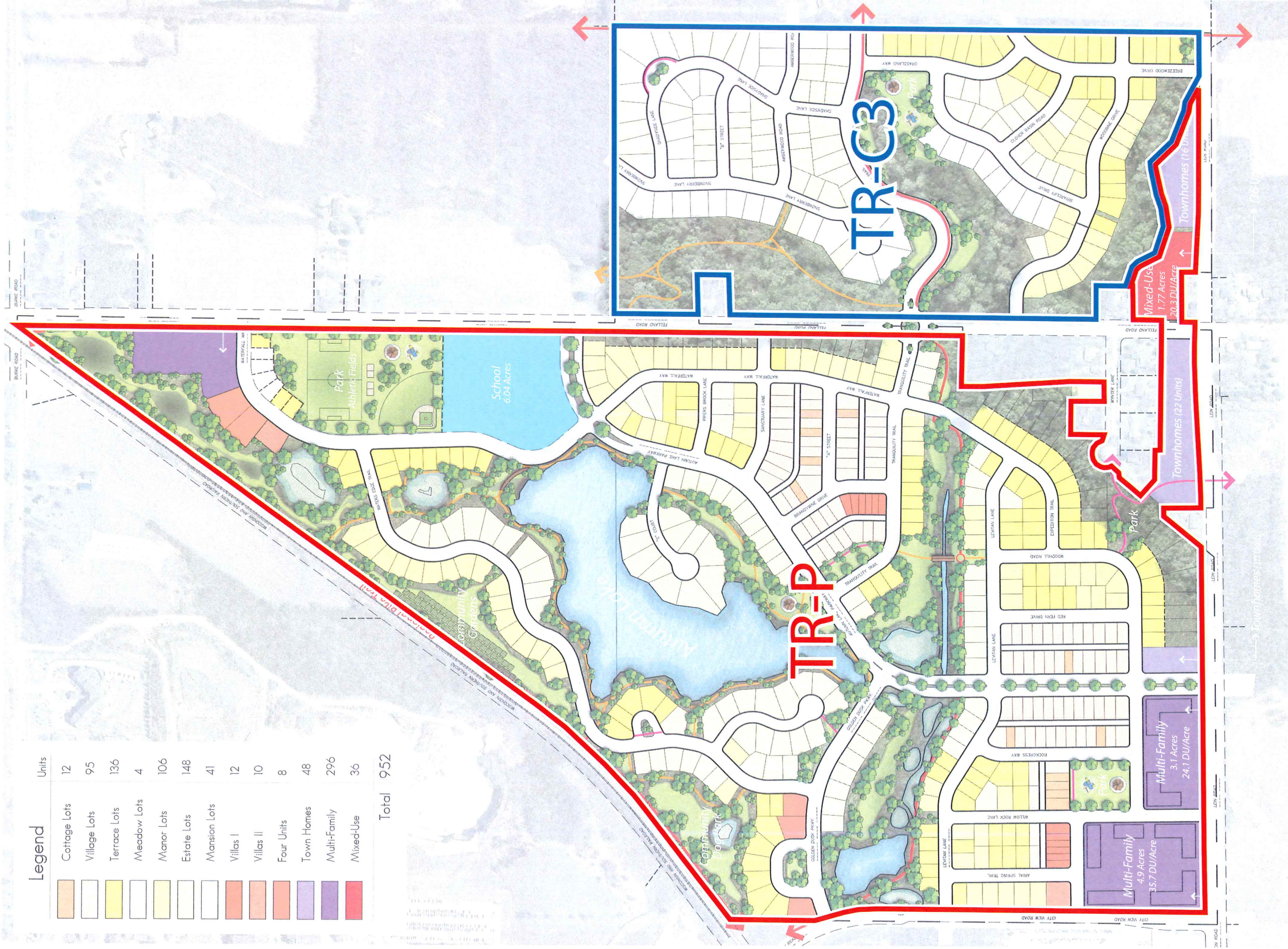




The Village at Autumn Lake

Zoning Plan

Madison, Wisconsin



Legend	Units
Cottage Lots	12
Village Lots	95
Terrace Lots	136
Meadow Lots	4
Manor Lots	106
Estate Lots	148
Mansion Lots	41
Villas I	12
Villas II	10
Four Units	8
Town Homes	48
Multi-Family	296
Mixed-Use	36
Total	952



Edited 4.6.15
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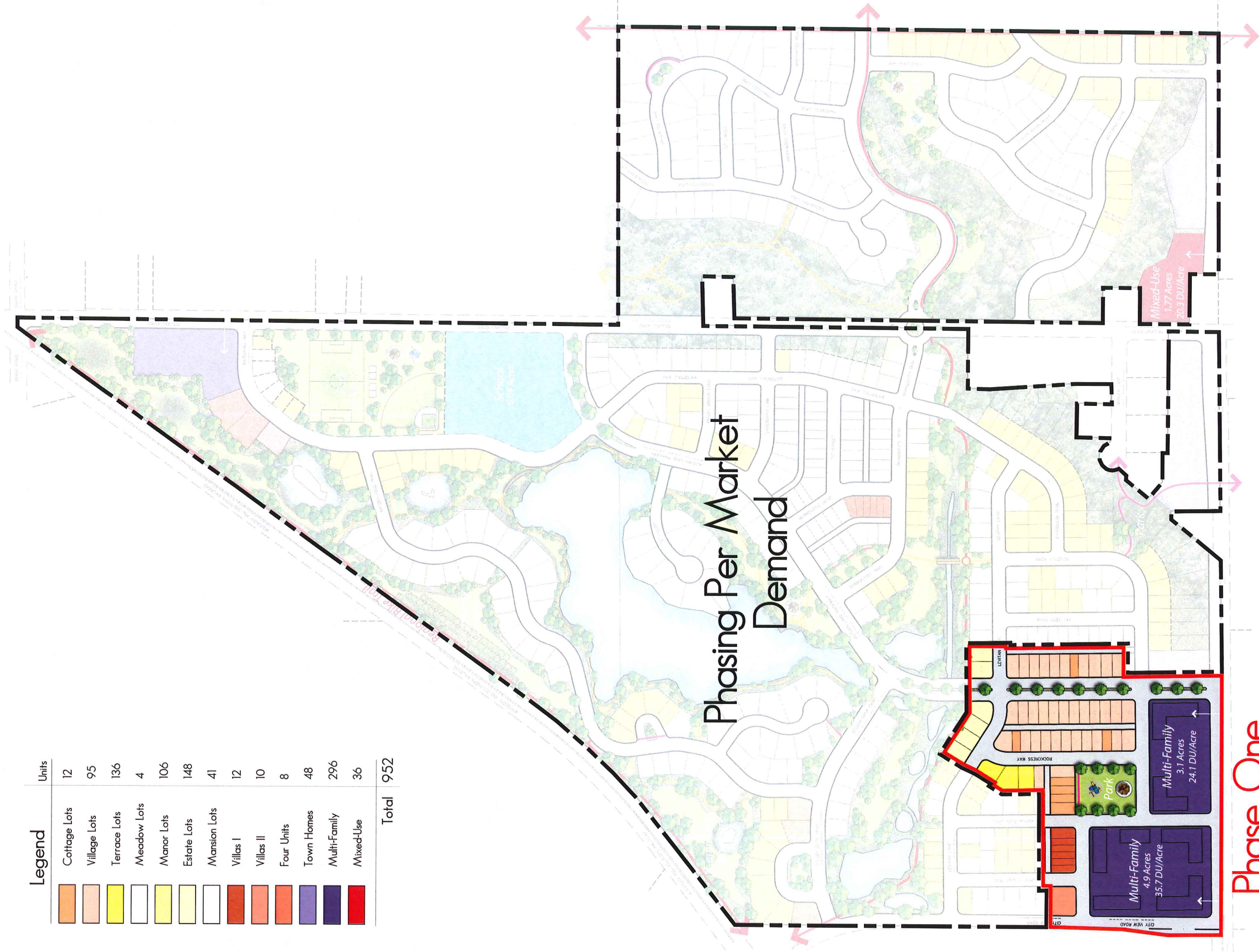


The Village at Autumn Lake

Phasing Plan

Madison, Wisconsin

Legend		Units
	Cottage Lots	12
	Village Lots	95
	Terrace Lots	136
	Meadow Lots	4
	Manor Lots	106
	Estate Lots	148
	Mansion Lots	41
	Villas I	12
	Villas II	10
	Four Units	8
	Town Homes	48
	Multi-Family	296
	Mixed-Use	36
Total		952



Phase One



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