



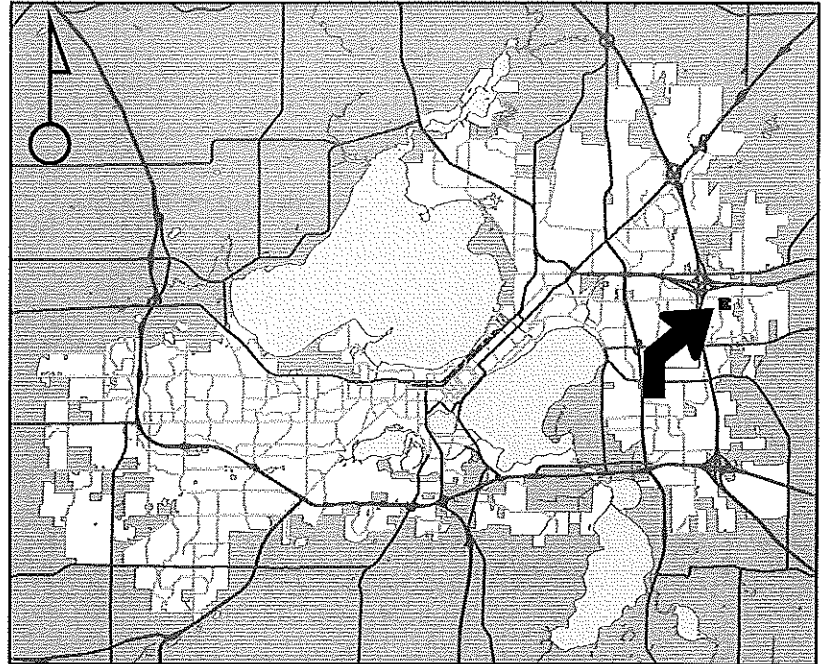
Plat Name
Eastlawn
 Location
6001 Milwaukee Street

Applicant
 Andrew Homburg – Homburg Equipment, Inc/
 Chris Landerud – Vandewalle & Associates

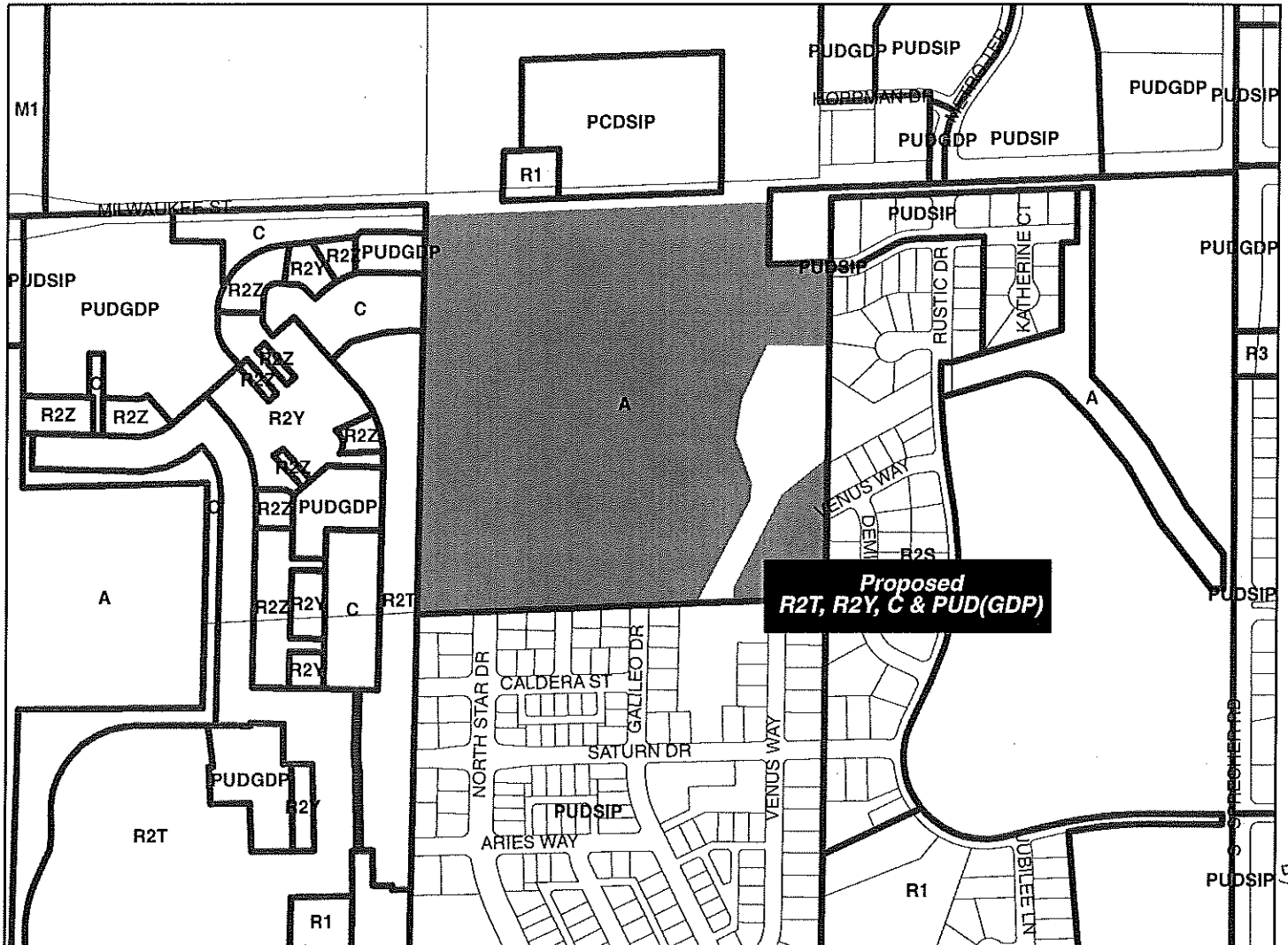
Preliminary Final

From: **TEMP A** To: **R2T, R2Y,
 C & PUD(GDP)**
 Proposed Use
105 Residential Lots and 5 Outlots

Public Hearing Date
 Plan Commission
26 January 2009
 Common Council
03 February 2009



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 January 2009

5-6



5-6

LAND USE APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:	
Amt. Paid	Receipt No.
Date Received	<u>12/17/08</u>
Received By	<u>JLK</u>
Parcel No.	<u>0710 02401992</u>
Aldermanic District	<u>3 Chase</u>
GQ	<u>OK</u>
Zoning District	<u>A</u>
For Complete Submittal	
Application	Letter of Intent
IDUP	Legal Descript.
Plan Sets	Zoning Text
Alder Notification	Waiver
Ngrhd. Assn Not.	Waiver
Date Sign Issued	<u>12/17/08</u>

1. Project Address: 6001 Milwaukee Street **Project Area in Acres:** 35.9 acres
Project Title (if any): Eastlawn

2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input checked="" type="checkbox"/> Rezoning from <u>Ag</u> to <u>R2T & R2Y</u>	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input checked="" type="checkbox"/> Rezoning from <u>Ag</u> to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Andrew Homburg Company: Homburg Equipment, Inc.
 Street Address: 6106 Milwaukee Street City/State: Madison, Wisconsin Zip: 53718
 Telephone: (608) 244-9266 Fax: () Email: ahomburg@homburginc.com

Project Contact Person: Chris Landerud Company: Vandewalle & Associates, Inc.
 Street Address: 120 East Lakeside Street City/State: Madison, Wisconsin Zip: 53715
 Telephone: (608) 255-3988 Fax: () Email: clanderud@vandewalle.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: The project is an extension of the Sprecher Neighborhood including a mix of single family, duplex, and 4-unit homes.

Development Schedule: Commencement Spring 2009 Completion Phasing TBD

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 5,050 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany all Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ *The site is located within the limits of* Sprecher Neighborhood *Plan, which recommends:*

Low Density Residential, Low-Medium Density Residential, Park-Drainage-Open Space *for this property.*

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30 days** prior to filing this request:

→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*

Alderperson Lauren Cnare, 3rd District (Aug. 2, 2007), McClellan Park Neighborhood Association (Aug. 2, 2007)

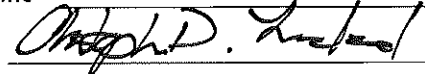
If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

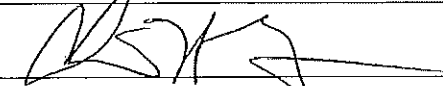
Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Tim Parks *Date* 3.17.08 | *Zoning Staff* Tim Parks & Kevin Firchow *Date* 3.17.08

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Chris Landerud *Date* Dec 17, 2008

Signature  *Relation to Property Owner* Agent

Authorizing Signature of Property Owner  *Date* Dec 17, 2008



SUBDIVISION APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

Date Stamp

**** Please read both pages of the application completely and fill in all required fields****
This application form may also be completed online at www.cityofmadison.com/planning/plan.html

1a. Application Type. (Choose ONE)

- Preliminary Subdivision Plat Final Subdivision Plat Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: EASTLAWN

1b. Review Fees. Make checks payable to "City Treasurer."

- For Preliminary and Final Plats, an application fee of \$200, plus \$35 per lot and outlot contained on the plat drawing.
 For Certified Survey Maps, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey map.

2. Applicant Information.

Name of Property Owner: Homburg Equipment, Inc Representative, if any: Andrew Homburg
 Street Address: 5590 Monona Drive City/State: Monona, WI Zip: 53716
 Telephone: (608) 241-1178 Fax: (608) 244-9113 Email: _____

Firm Preparing Survey: D'onofrio, Kottke & Assoc. Contact: Kevin J. Pape
 Street Address: 7530 Westward Way City/State: Madison, WI Zip: 53717
 Telephone: (608) 833-7530 Fax: (608) 833-1089 Email: kpape@donofrio.cc

Check only ONE – ALL Correspondence on this application should be sent to: Property Owner Survey Firm

3a. Project Information.

Parcel Address: 6001 Milwaukee Street in the City or Town of: Madison
 Tax Parcel Number(s): 0710-024-0199-2 School District: Madison
 Existing Zoning District(s): A Development Schedule: SPRING 2009
 Proposed Zoning District(s) (if any): PUD, R2Y, R2T, CONSERVANCY Provide a Legal Description of Site on Reverse Side

3b. For Surveys Located Outside the Madison City Limits and in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____

In order for an exterritorial request to be accepted, a copy of the approval letters from both the town and Dane County must be submitted.

Is the subject site proposed for annexation? No Yes If YES, approximate timeframe: _____

4. Survey Contents and Description. Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	105		23.93
Retail/Office			
Industrial			
Outlots Dedicated to City		6	1.36
Homeowner Assoc. Outlots			
Other (state use)			
TOTAL	105	6	25.29

Describe the use of the lots and outlots on the survey
RESIDENTIAL
ALLEY, PARK, STORMWATER MGMT

OVER →
5-6

5. Required Submittals. Your application is required to include the following (check all that apply):



Surveys (prepared by a Registered Land Surveyor):

- For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as it pertains to the proposed subdivision as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
- For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
- For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23 (7)(a) and (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed land division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
- All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" case file. In addition, an **8-1/2 X 11 inch reduction of each sheet** must also be submitted.



Report of Title and Supporting Documents: All plats and certified surveys submitted to the City of Madison for approval shall include a Report of Title satisfactory to the Real Estate Division as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of the City of Madison standard 60/30 year Report of Title shall be obtained from a local, reputable title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The owner or applicant must deliver a **third copy** of the Report of Title to the survey firm preparing the plat or CSM. The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.



For Residential Preliminary Plats ONLY: If the proposed project will result in **ten (10) or more dwelling units**, it is required to comply with the City's Inclusionary Zoning requirements under Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY ZONING DWELLING UNIT PLAN APPLICATION** explaining the project's conformance with these ordinance requirements shall be submitted with your application.



For Surveys Creating Residential Lots: The applicant shall include a certified copy of the accepted option or offer, including all terms of the purchase and any other information that may be deemed necessary by the Real Estate Division to assist them in determining Fair Market Value for the purpose of establishing park fees.



For Surveys Outside the Madison City Limits: A copy of the approval letters from both the town in which the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without it first having been approved by the **town and Dane County**.



For Surveys Conveying Land to the Public: A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible. *(ADDITIONAL Fee)*



Completed application and required Fee (from Section 1b on front): \$ 140.00 Make all checks payable to "City Treasurer."



Electronic Application Submittal: All applicants are required to submit a copy of the completed application form, legal description and preliminary and/or final plats or certified survey map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Unit at 266-4635 for assistance.

The signer attests that this application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Kevin Pape

Signature 

Date 12/19/08

Interest In Property On This Date Land Surveyor

For Office Use Only Date Rec'd: _____ PC Date _____ Alder District: _____ Amount Paid: \$ _____



Vandewalle & Associates
INCORPORATED

December 17, 2008

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

Re: Letter of Intent
Eastlawn Neighborhood: Zoning Application

Dear Mr. Murphy:

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 following plan, plat, application, and zoning text are submitted for staff, plan commission, and council consideration for zoning approval.

Submittal Contents:

- Zoning Application Document
- Final Plat

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

120 East Lakeside Street • Madison, Wisconsin 53715 • 608 255-3988 • 608 255-0814 Fax
611 North Broadway • Suite 410 • Milwaukee, Wisconsin 53202 • 414 441-2001 • 414 732-2035 Fax
va@vandewalle.com

Shaping places, shaping change

Development Information:

The Eastlawn Neighborhood is located on the east side of Madison just south of Milwaukee Street within the Sprecher Neighborhood. (See attached document for precise location maps).

Parcel Information

See attached document

Site Breakdown

For a detailed site breakdown between zoning classifications please refer to the attached neighborhood application.

Development Concept:

See attached document

Project Highlights:

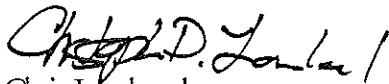
- Varied single-family residential options feature a range of sizes and prices, front porches, recessed or alley loaded garages, reduced setbacks, and strong architectural character
- A range of residential housing options including single-family, duplex, and 4-unit homes
- Integrated network of interconnected streets and carefully placed cross sections, designed to accommodate automotive traffic while remaining focused on the pedestrian level. The plat also, through partnering with the City, creates a mid-block pedestrian connection and bridge across the regional stormwater system.

Project Schedule:

Construction on the Eastlawn Neighborhood will be developed in phases beginning in 2009. The subsequent phases will be developed in response to market demand.

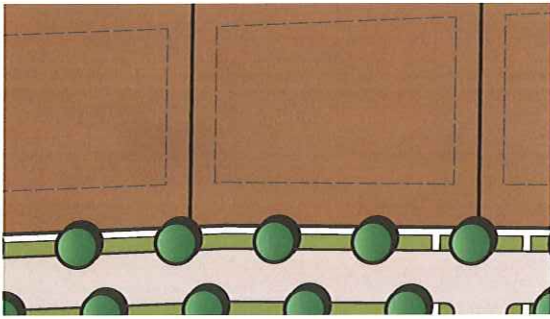
Thank you for your time in reviewing this project.

Sincerely,



Chris Landerud
Project Manager

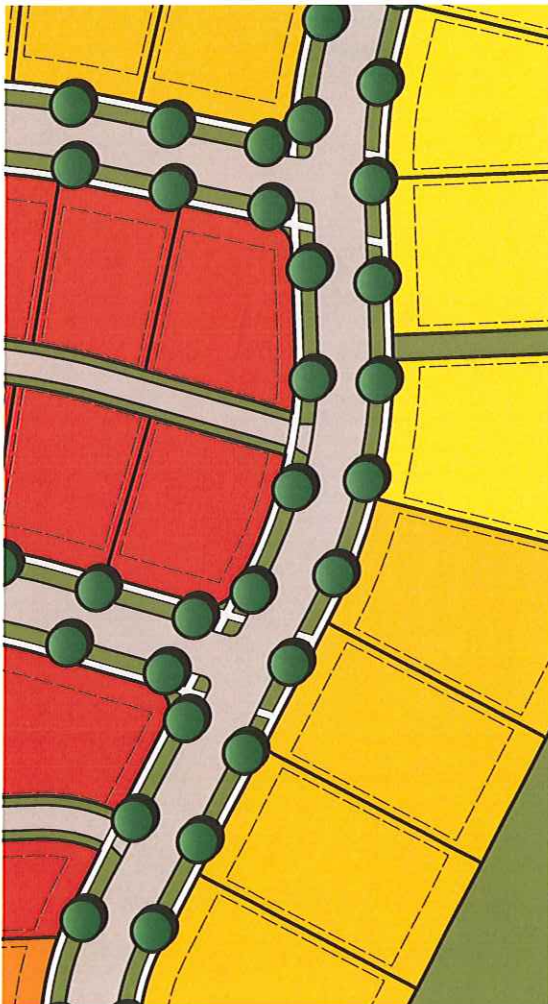
Cc: Andrew Homburg
Chris Homburg
Bill Suick
Brian Munson
Alder Lauren Cnare



EASTLAWN

6001 Milwaukee Street • Madison, Wisconsin

Zoning Application • December 17, 2008



HOMBURG
EQUIPMENT, INC.

Shaping places, shaping change
Madison & Milwaukee, Wisconsin
Vandewalle & Associates, Inc.

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Total Document Pages: 25

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	Stormwater Management & Trail Easements
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:

Vandewalle & Associates, Inc.
 120 East Lakeside Street
 Madison, WI 53715
 608.255.3988
bmunson@vandewalle.com
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
kpape@donofrio.cc

Mr. Bill Suick
 Mr. Kevin Pape

Development Schedule

Construction on the Eastlawn Neighborhood will be developed in phases beginning in the spring of 2009. 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, Alder 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)
	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

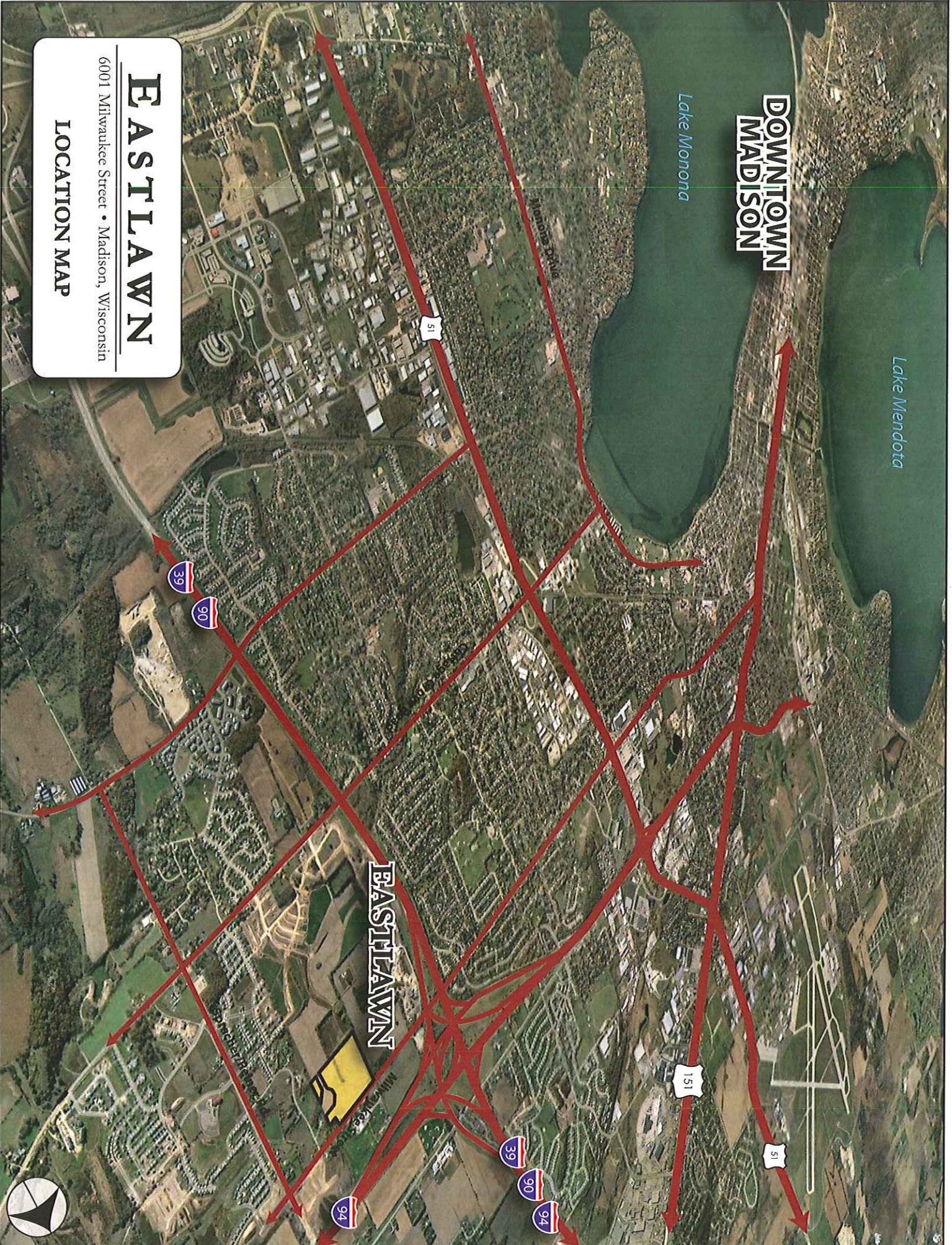
The lands subject to this rezoning are included as Exhibit A: Legal Descriptions, attached hereto.

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.

Consistency with Neighborhood Plan

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



**DOWNTOWN
MADISON**

Lake Monona

Lake Mendota

EASTLAWN

EASTLAWN

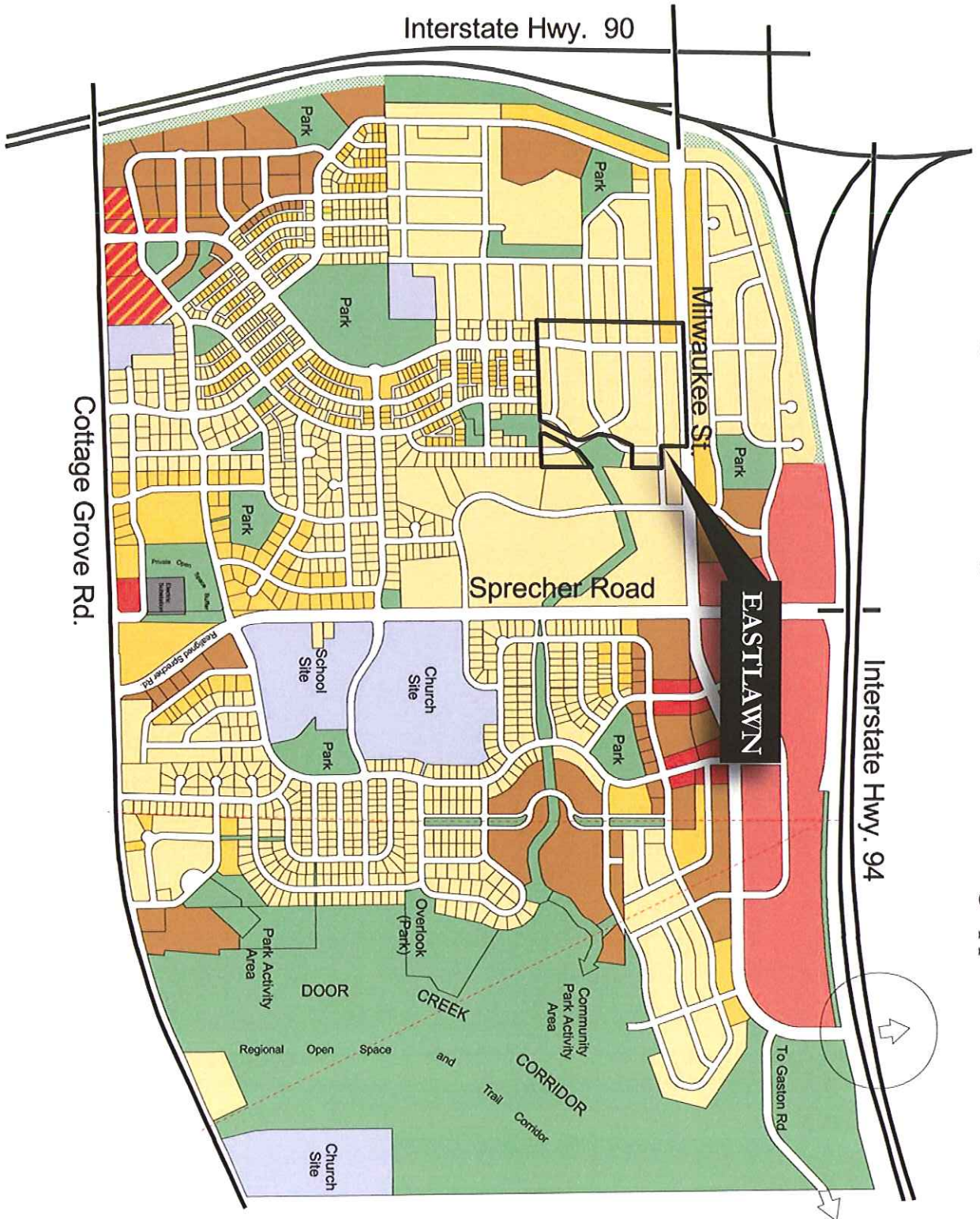
6001 Milwaukee Street • Madison, Wisconsin

LOCATION MAP



Sprecher Neighborhood Development Plan

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



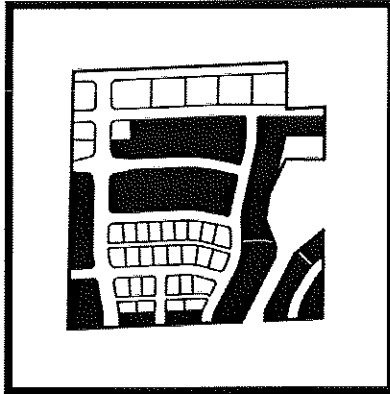
Legend:

- Low Density Res.
- Low-Med. Density Res.
- Med. Density Res.
- Mixed Commercial/Residential
- Neighborhood Commercial
- Office / Commercial
- Electric Substation
- Institutional
- Park, Drainage and Open Space
- Pipeline
- Potential Interchange

Land Use on Platted Lots:
 Less than 8 acre = Res. Low Density
 8 - 11 acre = Low-Med. Density
 12 & over acre = Med. Density

0 1000 Feet

R2T: Single-Family Homes (Street Accessed)



Final Plat Lot Numbers:

10 thru 49, 67, 68, 69, 74, 75, 81, 82, 84 thru 105

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'

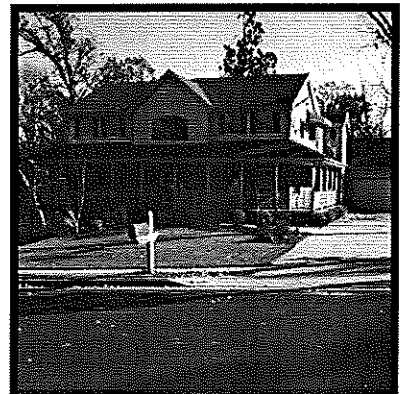
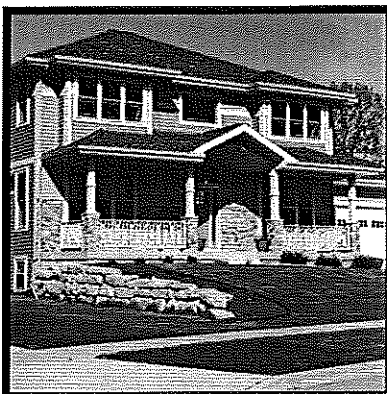
90' x 120'

Permitted Uses:

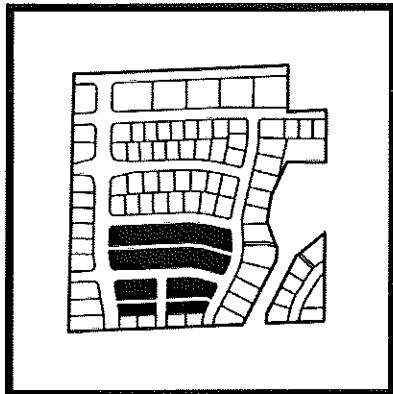
Per the City of Madison R2T Zoning District

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:

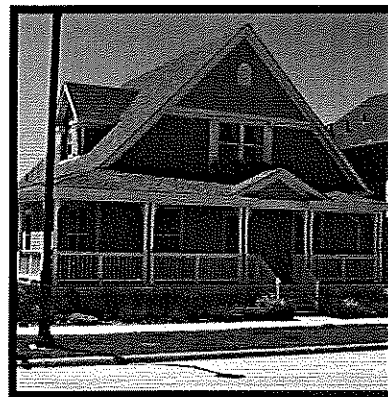
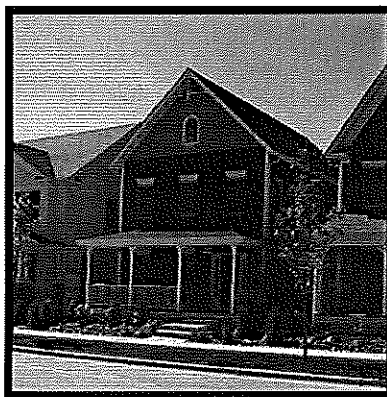
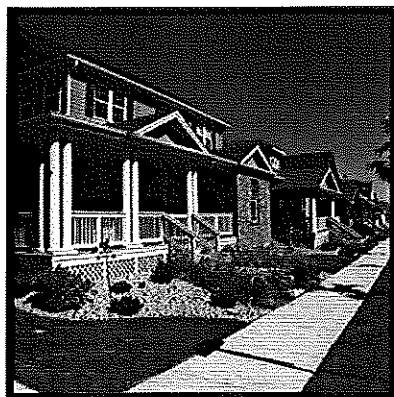
65'-73' x 100'

Permitted Uses:

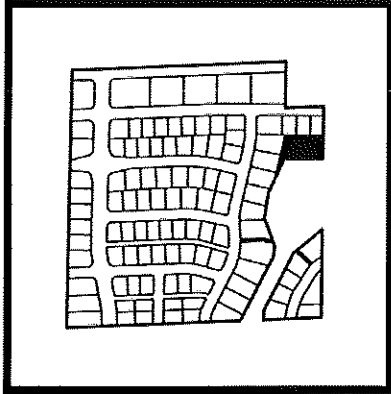
Per the City of Madison R2Y Zoning District

Lot Requirements:

Per the City of Madison R2Y Zoning District



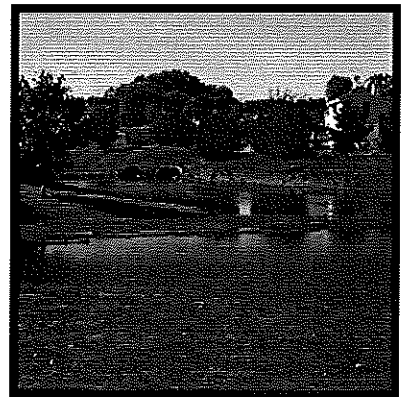
Conservancy



Final Plat Lot Numbers:
OL 4, OL 5, OL 6

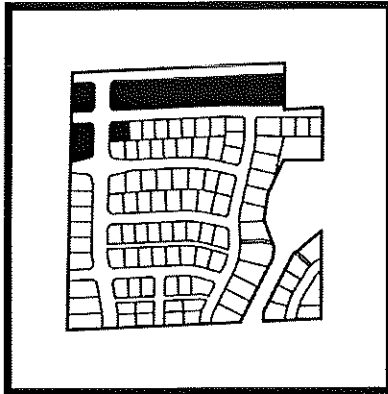
Description:

The conservancy areas facilitate a regional approach to stormwater management, both retaining and infiltrating stormwater. Pedestrian easements provide access to the stormwater facility and allow for a neighborhood trail connection.



PUD:GDP Zoning Text

Mixed Residential District: Duplex & 4-Unit Buildings



Final Plat Lot Numbers:

1 thru 9

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.

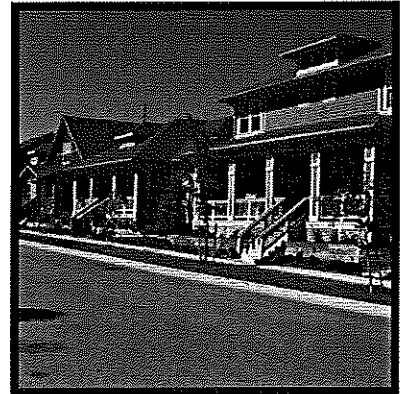
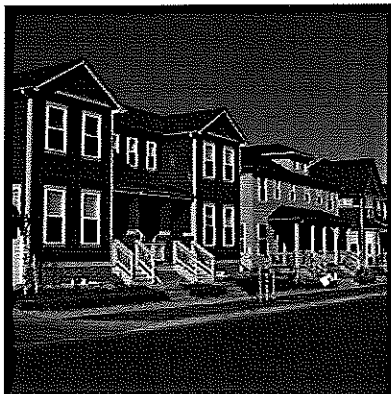
These lots may be split to create zero lot line condominium units, divided along the common wall. Future lot splits will require additional submittals (CSM, Plat), but are allowed for lots within this district, provided that no additional units are created.

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



5-6

Minimum Lot Area 4,400 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.

5-6

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 1 thru 4.

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

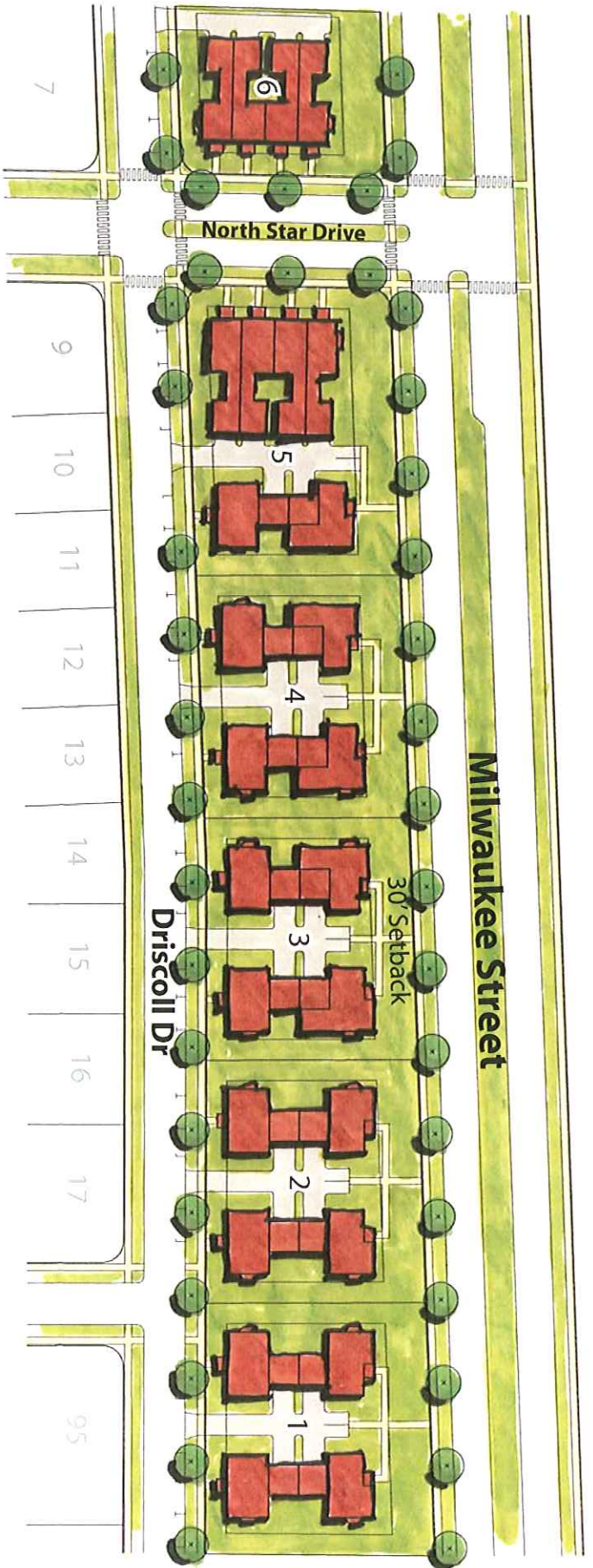
Usable Outdoor Open Space Requirement will be set as a component of Specific Implementation Plans.

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**



Shaping places, shaping change
Madison & Milwaukee, Wisconsin
Vandewalle & Associates, Inc.
December 17, 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.

EASTLAWN Land Use Chart

	Final Plat Lot Numbers	Units	Net Acreage	Net Density
R: Single Family		96	19.55	4.9
R2T Single Family: Street Accessed		69	15.08	4.6
68' x 100'	10 thru 14, 17, 18, 23 thru 27, 34, 41, 42, 43, 70, 76, 77, 83, 96, 97, 98, 104, 105	25	4.26	
80' x 100'	15, 16, 19 thru 22, 28 thru 33, 35 thru 40, 44 thru 49, 67, 68, 69, 84 thru 87, 99 thru 103	36	8.37	
90' x 120'	88 thru 95	8	2.45	
R2Y Single Family: Alley Accessed		27	4.47	6.0
65'-73' x 100'	50 thru 66, 70 thru 73, 76 thru 80, 83	27	4.47	
PUD:GDP		32	4.39	7.3
Duplex	7, 8, 9	6	0.75	
2 Duplexes	1, 2, 3, 4	16	2.51	
4-Unit	6	4	0.41	
4-Unit & Duplex	5	6	0.72	
C: Conservancy			0.73	
Public Stormwater Management	OL 5	-	0.63	-
Pedestrian Access Easements	OL 4, OL 6, OL 7	-	0.10	-
Right of Way			11.26	
Public Streets Rights of Way	-	-	10.62	-
Public Alley Rights of Way	OL 1, OL 2, OL 3	-	0.64	-
Totals		128	35.93	3.6

Total Site Dwelling Units Per Acre	3.6
Net Dwelling Units Per Acre	5.2
Net Residential Dwelling Units Per Acre (residential acreage only)	5.3

Acreage Percentages	
R2T Single Family: Street Accessed	42.0%
R2Y Single Family: Alley Accessed	12.4%
C: Conservancy	2.0%
PUD:GDP	12.2%
Right of Way	31.3%
	100.0%

Unit Percentages	
R: Single Family	75.0%
R2T Single Family: Street Accessed	53.9%
R2Y Single Family: Alley Accessed	21.1%
PUD:GDP	25.0%
Duplex	4.7%
2 Duplexes	12.5%
4-Unit	3.1%
4-Unit & Duplex	4.7%
	100.0%





Park Acreage Requirements	
Single Family & Duplex (1,100 sq. ft./unit)	132,000
Multi-Family (700 sq. ft./unit)	5,600
	3.16

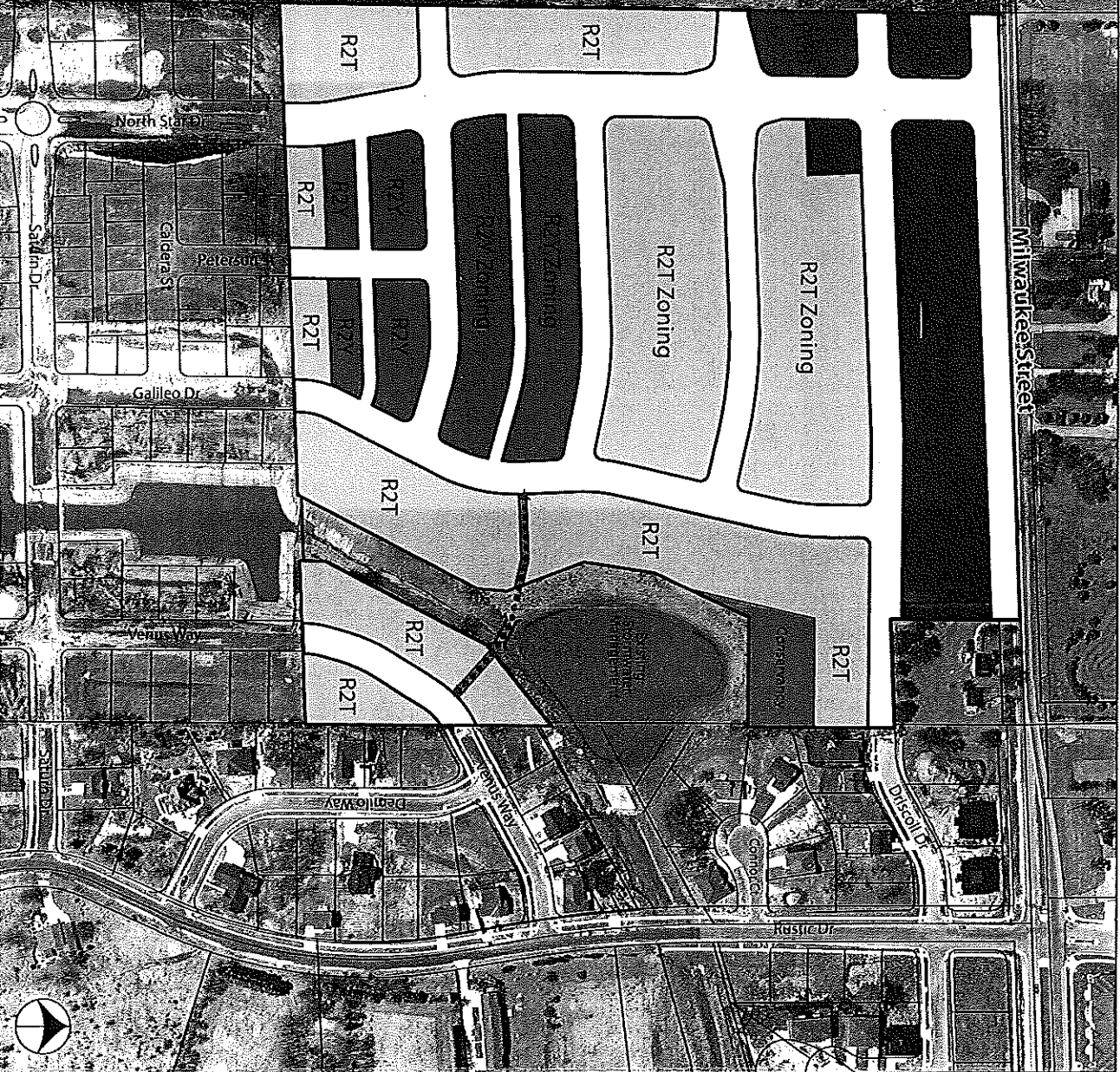
5-6

EASTLAWN

6001 Milwaukee Street • Madison, Wisconsin

ZONING PLAN

	R2T Zoning	15.08 Acres
	R2Y Zoning	4.47 Acres
	PUD Zoning	4.39 Acres
	Conservancy	0.73 Acres



HOMBURG
EQUIPMENT, INC.

Shaping plans, shaping change
Madison & Milwaukee, Wisconsin
VanDerweil & Associates, Inc.
December 17, 2008

EASTLAWN

6001 Milwaukee Street • Madison, Wisconsin

MASTER PLAN

R2Y Zoning: Single Family (Street Accessed)

68' x 100'	69 Units
80' x 100'	35 Units
90' x 120'	36 Units
	8 Units

R2Y Zoning: Single Family (Alley/Accessed)

65-73' x 100'	27 Units
	27 Units

PUD Zoning: Mixed Residential

Duplex	32 Units
4-Units	24 Units
	8 Units

Total Units: 128 Units

- Conservancy
- Trail Connection

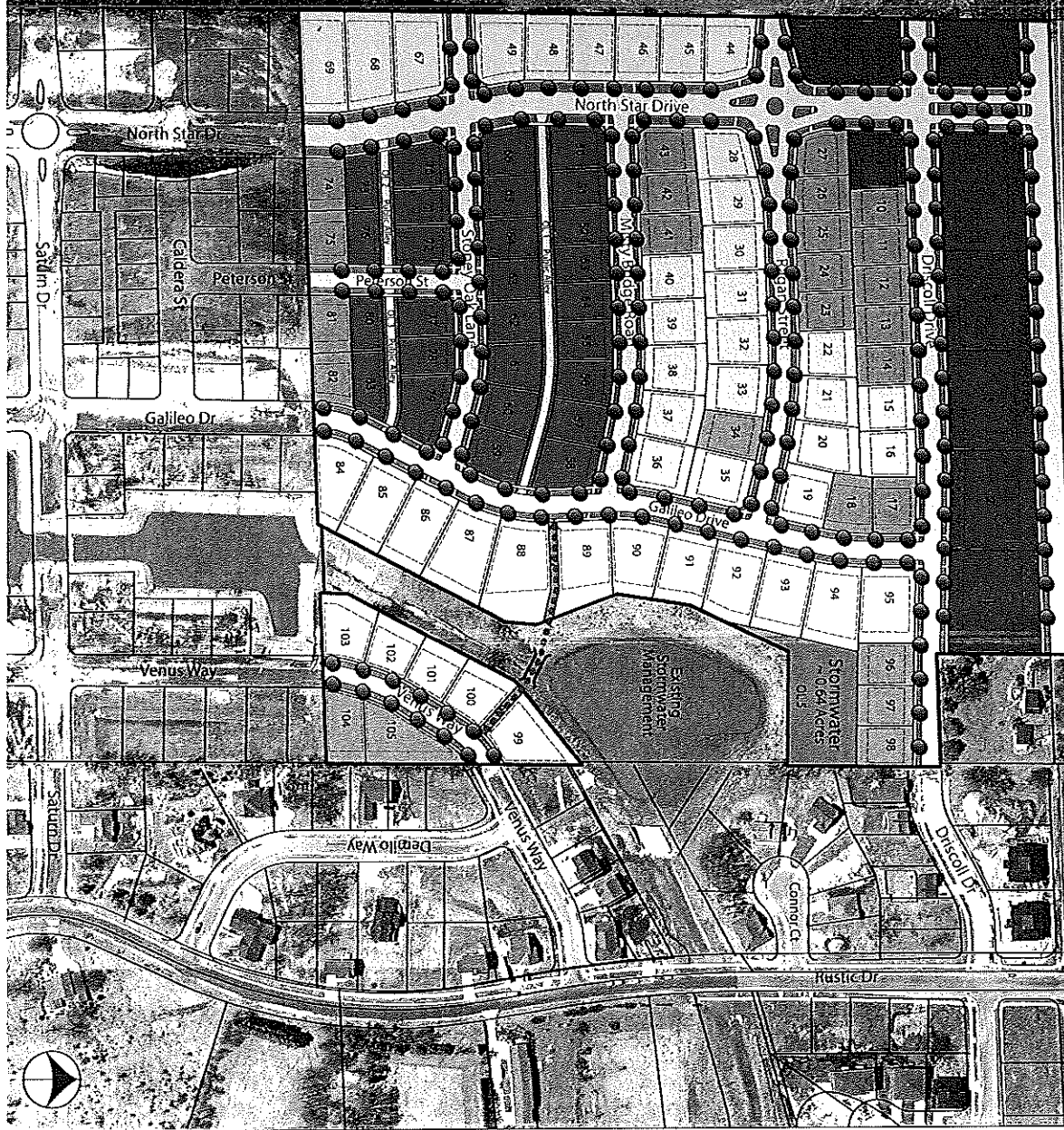
Required Park Dedication
 - 1100 Sq. Ft. for 120 SF & Duplex Units • 11200 Sq. Ft.
 - 700 Sq. Ft. for 40 SF Units • 5600 Sq. Ft.

3.16 Acres

Land Areas

Single Family	19.6 Acres
Mixed Residential	4.4 Acres
Stormwater Management	0.7 Acres
Public ROW	10.6 Acres
Public Alleys	0.6 Acres

Total Area	35.9 Acres
Net Density	5.2 Units Per Acre



HOMBURG
 DEVELOPMENT, INC.
 Strategic planning, site design, engineering, construction management, and real estate services.
 Madison & Milwaukee, Wisconsin
 Vanderkolk & Associates, Inc.
 December 17, 2008

