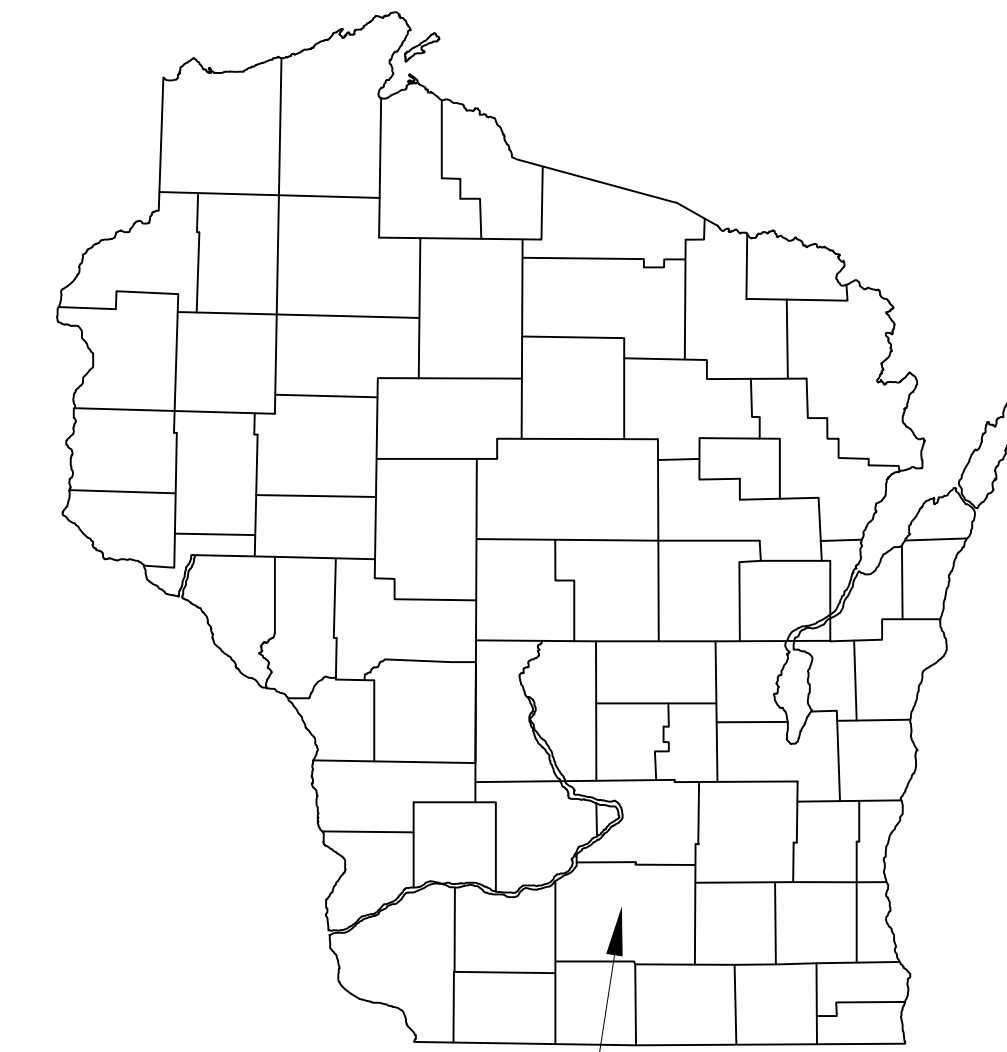
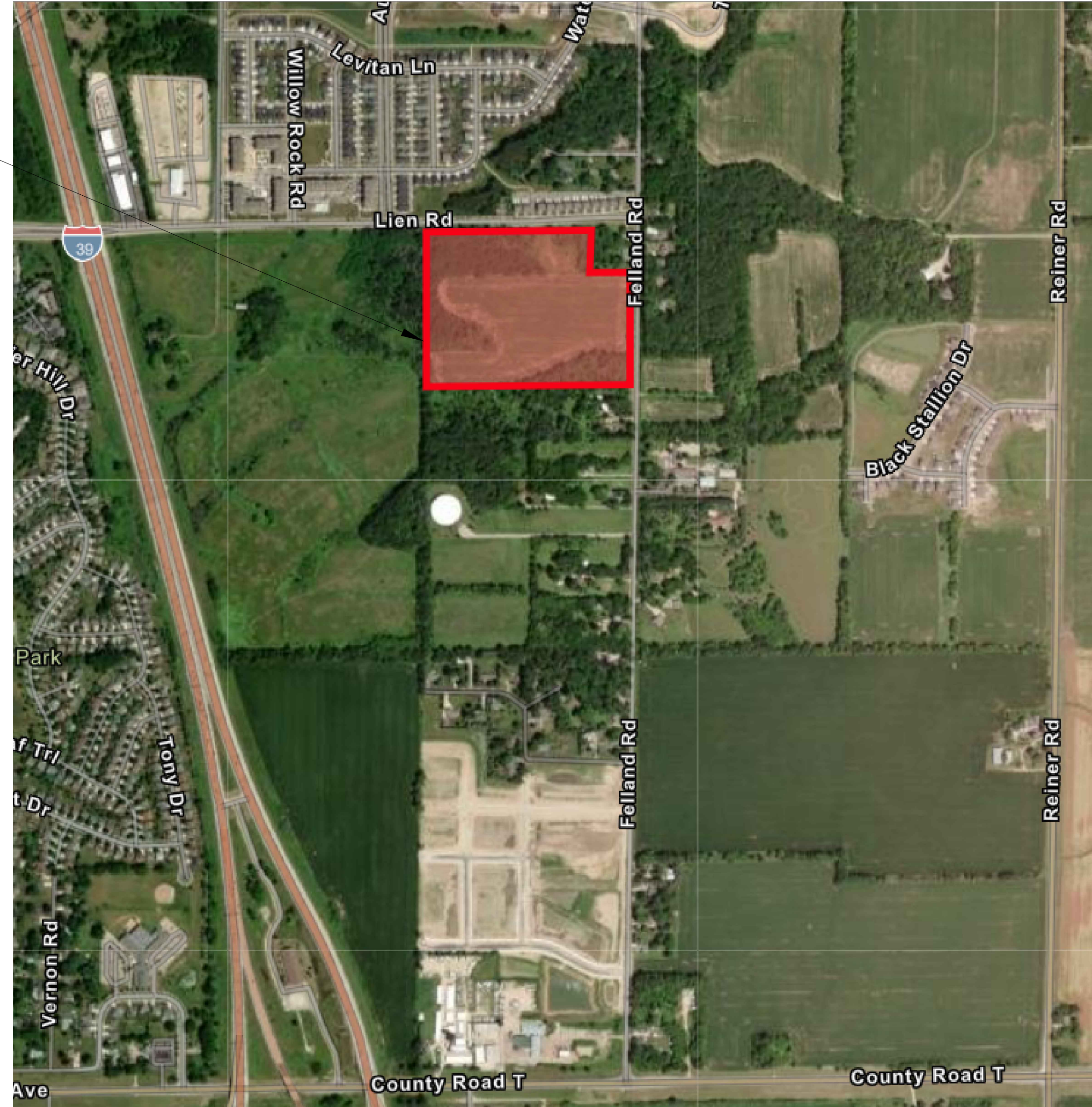


# EAST MEADOW ESTATES

## NEIGHBORHOOD DEVELOPMENT

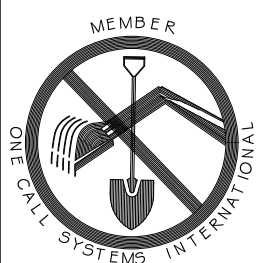
### CITY OF MADISON, WISCONSIN

PROJECT LOCATION



DANE COUNTY

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
T-1	TITLE SHEET
C-1	EXISTING CONDITIONS
C-2	PROPOSED SITE PLAN
C-3	PRELIMINARY GRADING PLAN
C-4	PROPOSED ZONING EXHIBIT
C-5	PROPOSED TRANSPORTATION EXHIBIT
C-6	UTILITY PLAN



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**DIGGERS HOTLINE**  
**811 OR 1-800-242-8511**

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.



Certification & Seal:

**PRELIMINARY**  
**FOR REVIEW**  
**PURPOSES ONLY**

MARK	DATE	DESCRIPTION
DATE ISSUED:	2023-09-18	
ISSUE PHASE:	PLAN COMMISSION SUBMITTAL	
PROJECT TITLE:	EAST MEADOW ESTATES NEIGHBORHOOD DEVELOPMENT	
PROJECT OWNER:	SC SWIDERSKI LLC.	
PROJECT LOCATION:	MADISON, WI	
SHEET TITLE:	TITLE SHEET	
SCALE:	NONE	
PROJECT NUMBER:	50413	
SHEET NUMBER:	T-1	

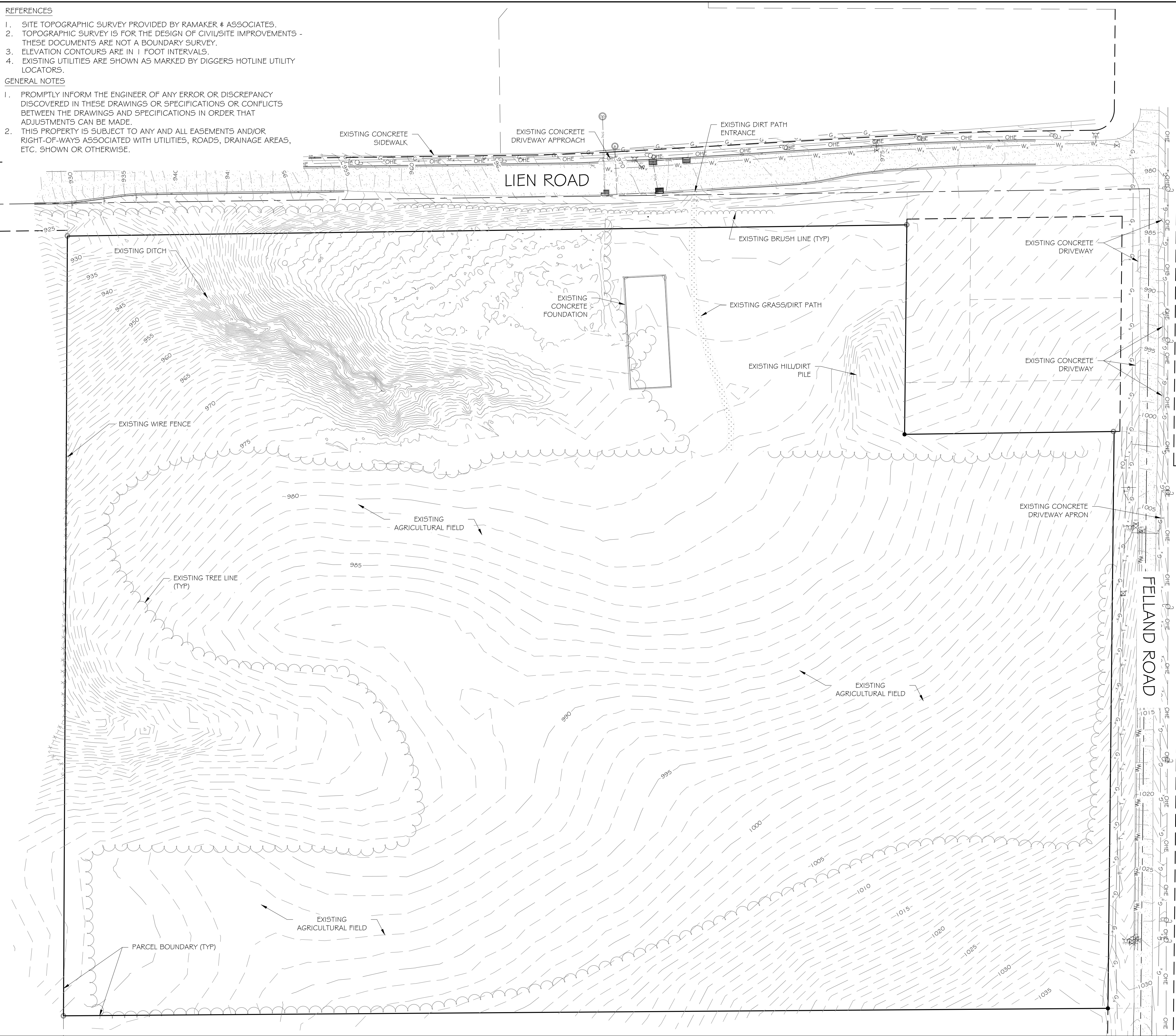


REFERENCES

1. SITE TOPOGRAPHIC SURVEY PROVIDED BY RAMAKER & ASSOCIATES.
2. TOPOGRAPHIC SURVEY IS FOR THE DESIGN OF CIVIL/SITE IMPROVEMENTS - THESE DOCUMENTS ARE NOT A BOUNDARY SURVEY.
3. ELEVATION CONTOURS ARE IN 1 FOOT INTERVALS.
4. EXISTING UTILITIES ARE SHOWN AS MARKED BY DIGGERS HOTLINE UTILITY LOCATORS.

GENERAL NOTES

1. PROMPTLY INFORM THE ENGINEER OF ANY ERROR OR DISCREPANCY DISCOVERED IN THESE DRAWINGS OR SPECIFICATIONS OR CONFLICTS BETWEEN THE DRAWINGS AND SPECIFICATIONS IN ORDER THAT ADJUSTMENTS CAN BE MADE.
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT-OF-WAYS ASSOCIATED WITH UTILITIES, ROADS, DRAINAGE AREAS, ETC. SHOWN OR OTHERWISE.



LEGEND

- EXISTING PROPERTY CORNER
- ⬇ EXISTING GUY ANCHOR
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- STM EXISTING STORM SEWER
- SS EXISTING SANITARY SEWER
- W EXISTING WATERMAIN
- E EXISTING BURIED ELECTRIC
- OHE EXISTING OVERHEAD ELECTRIC
- G EXISTING GAS LINE
- T EXISTING TELEPHONE LINE
- FO EXISTING FIBER OPTIC
- EXISTING LOT LINES

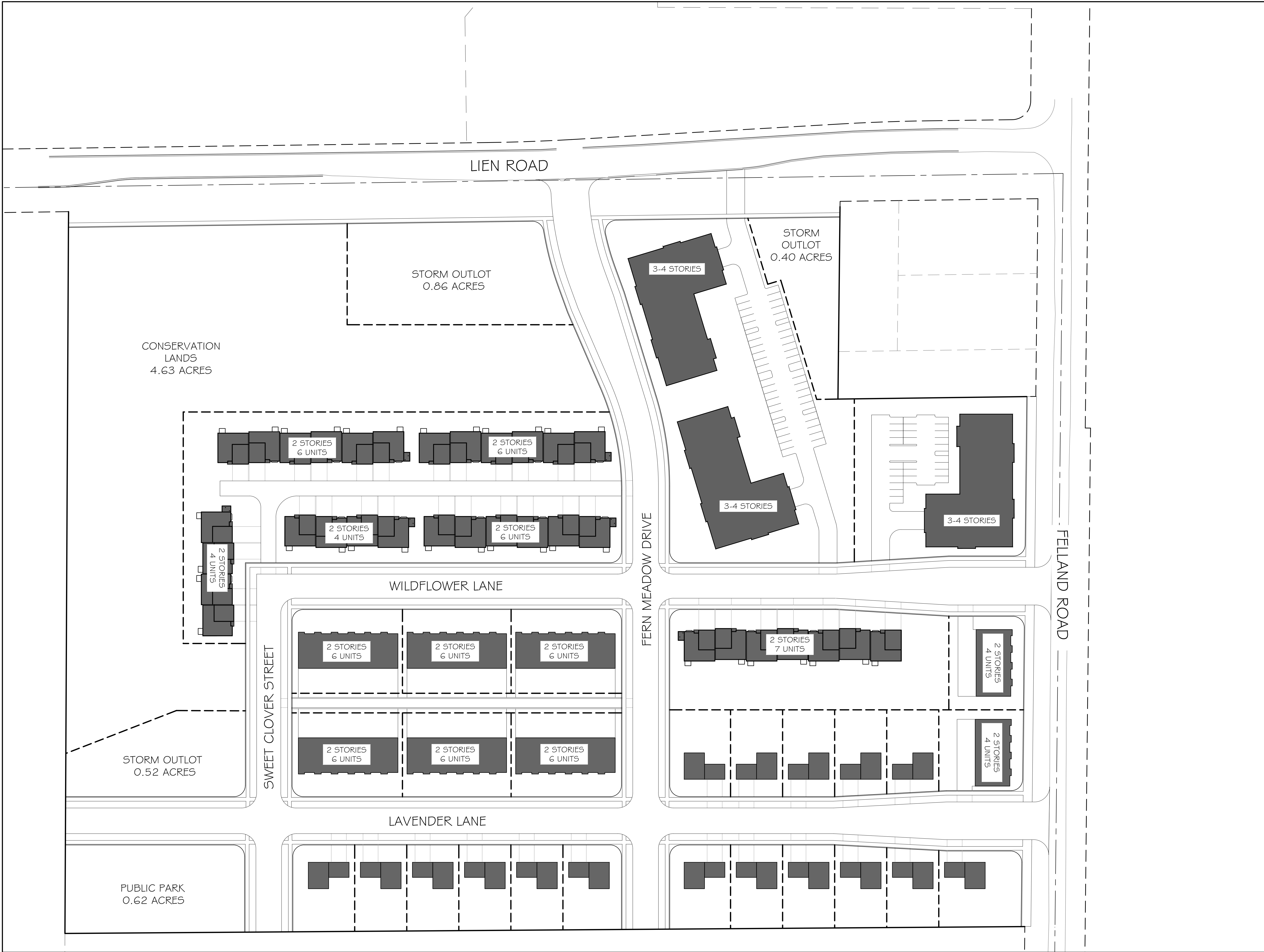


Certification & Seal:  
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MARK	DATE	DESCRIPTION
DATE ISSUED:	2023-09-18	
ISSUE PHASE:	PLAN COMMISSION SUBMITTAL	
PROJECT TITLE:		
<b>EAST MEADOW ESTATES NEIGHBORHOOD DEVELOPMENT</b>		
PROJECT OWNER:		
SC SWIDERSKI LLC.		
PROJECT LOCATION:		
MADISON, WI		
SHEET TITLE:		
<b>EXISTING CONDITIONS</b>		
 1" = 30' - 1" = 120' 22" x 34" - 1" = 60'		
PROJECT NUMBER	50413	
SHEET NUMBER	C-1	

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 PURPOSES ONLY

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ISSUE PHASE:	PLAN COMMISSION SUBMITTAL	
PROJECT TITLE:		
EAST MEADOW ESTATES NEIGHBORHOOD DEVELOPMENT		
PROJECT OWNER:		
SC SWIDERSKI LLC.		
PROJECT LOCATION:		
MADISON, WI		
SHEET TITLE:		
PROPOSED SITE PLAN		



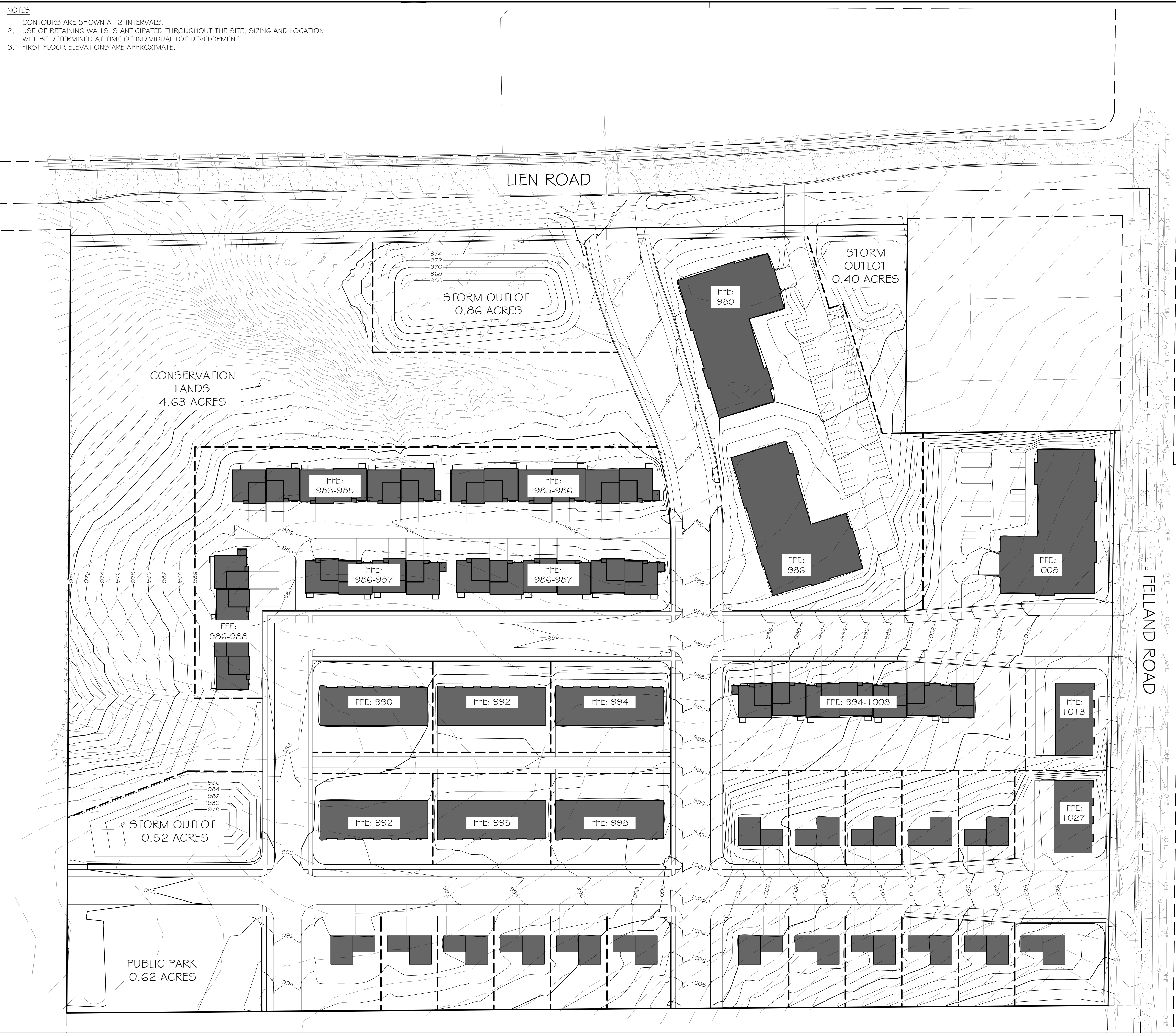
1" = 120'  
 22" x 34" = 1" = 60'

PROJECT NUMBER: 50413  
 SHEET NUMBER: C-2



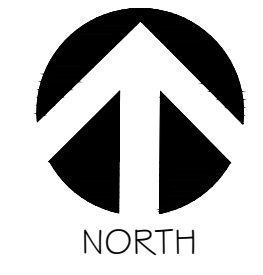
NOTES

1. CONTOURS ARE SHOWN AT 2' INTERVALS.
2. USE OF RETAINING WALLS IS ANTICIPATED THROUGHOUT THE SITE. SIZING AND LOCATION WILL BE DETERMINED AT TIME OF INDIVIDUAL LOT DEVELOPMENT.
3. FIRST FLOOR ELEVATIONS ARE APPROXIMATE.



**LEGEND**

- EXISTING PROPERTY CORNER
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- EXISTING LOT LINES



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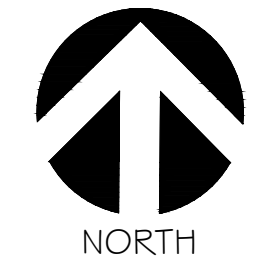
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DATE ISSUED:	2023-09-18	
ISSUE PHASE:	PLAN COMMISSION SUBMITTAL	
PROJECT TITLE:		
EAST MEADOW ESTATES NEIGHBORHOOD DEVELOPMENT		
PROJECT OWNER:		
SC SWIDERSKI LLC.		
PROJECT LOCATION:		
MADISON, WI		
SHEET TITLE:		
PRELIMINARY GRADING PLAN		
1" = 17' - 1" = 120' 22" x 34" - 1" = 60'		
PROJECT NUMBER	50413	
SHEET NUMBER	C-3	

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Lot	Zoning	Area (SF)	Dwelling Units	Area (SF)/DU	Lot Coverage	
					SF	%
1	TR-P	124272	26	4780	72043	58%
2	TR-P	102605	90	1140	51998	51%
3	TR-P	48123	47	1024	28985	60%
4	TR-P	16186	6	2698	10533	65%
5	TR-P	15984	6	2664	10533	66%
6	TR-P	16186	6	2698	10533	65%
7	TR-P	48444	7	6921	16073	33%
8	TR-P	12280	4	3070	6617	54%
9	TR-P	16186	6	2698	10533	65%
10	TR-P	15984	6	2664	10533	66%
11	TR-P	16186	6	2698	10533	65%
12	TR-P	9229	1	9229	1945	21%
13	TR-P	7941	1	7941	1945	24%
14	TR-P	7941	1	7941	1945	24%
15	TR-P	7806	1	7806	1920	25%
16	TR-P	7552	1	7552	1847	24%
17	TR-P	11901	4	2975	6386	54%
18	TR-P	9368	1	9368	1945	21%
19	TR-P	7889	1	7889	1945	25%
20	TR-P	7855	1	7855	1945	25%
21	TR-P	7821	1	7821	1945	25%
22	TR-P	7787	1	7787	1945	25%
23	TR-P	8661	1	8661	1945	22%
24	TR-P	8925	1	8925	1945	22%
25	TR-P	7644	1	7644	1945	25%
26	TR-P	7610	1	7610	1945	26%
27	TR-P	7441	1	7441	1920	26%
28	TR-P	7153	1	7153	1847	26%



PRELIMINARY  
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MARK	DATE	DESCRIPTION
	2023-09-18	DATE ISSUED:
	PLAN COMMISSION SUBMITTAL	ISSUE PHASE:
PROJECT TITLE:		
EAST MEADOW ESTATES NEIGHBORHOOD DEVELOPMENT		
PROJECT OWNER:		
SC SWIDERSKI LLC.		
PROJECT LOCATION:		
MADISON, WI		
SHEET TITLE:		
PROPOSED ZONING EXHIBIT		
PROJECT NUMBER:		
50413		
SHEET NUMBER:		
C-4		

LEGEND

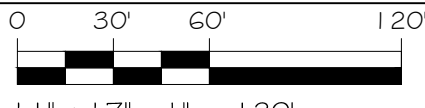
	STORM OUTLOTS (TR-P)
	PR ZONING
	CN ZONING
	TR-P ZONING








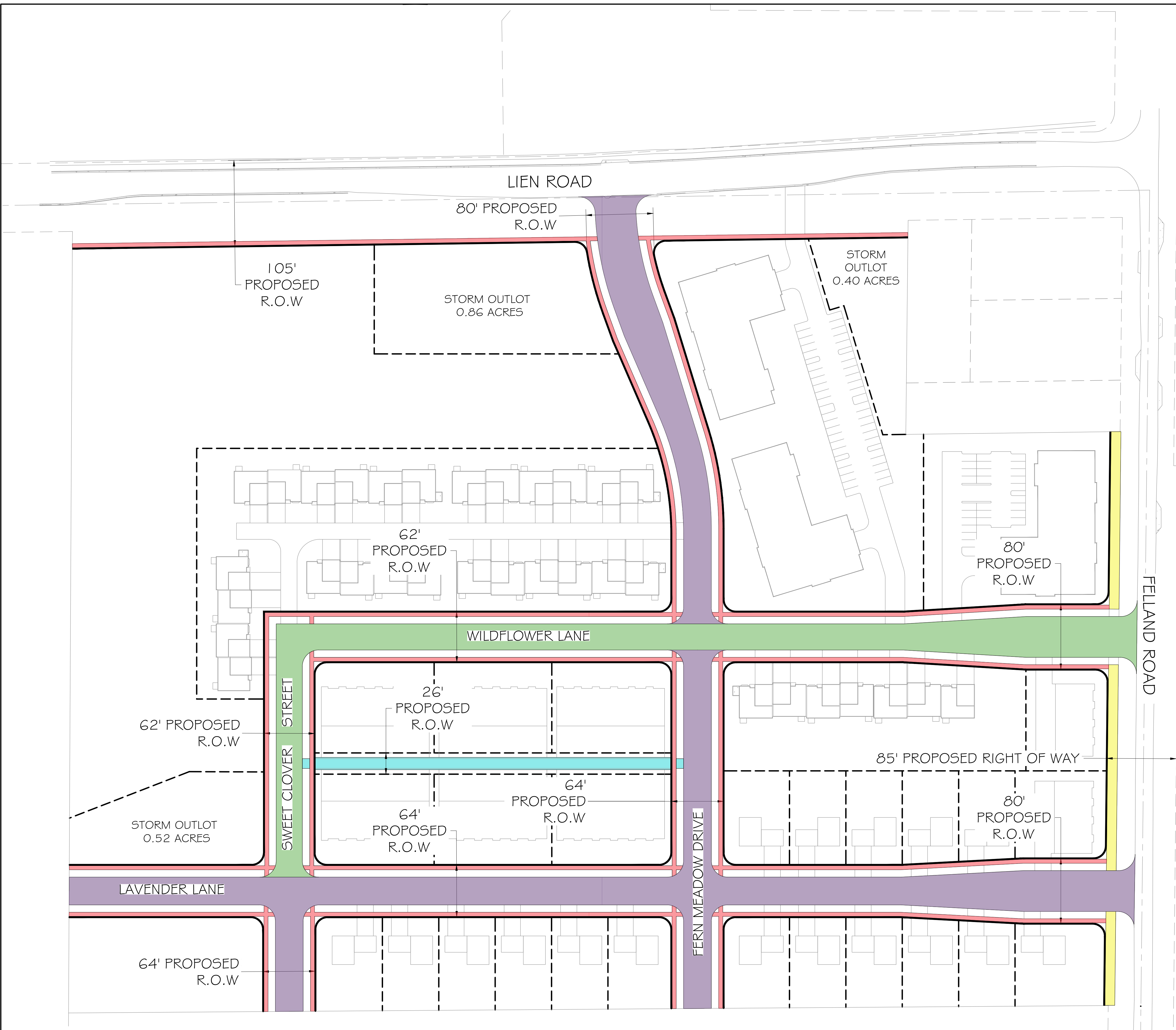
Certification & Seal:

**PRELIMINARY**  
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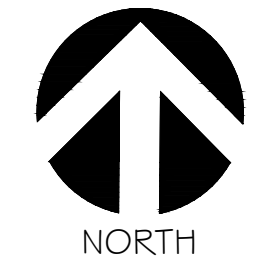
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DATE ISSUED:	2023-09-18	
ISSUE PHASE:	PLAN COMMISSION SUBMITTAL	
PROJECT TITLE:		
EAST MEADOW ESTATES NEIGHBORHOOD DEVELOPMENT		
PROJECT OWNER:		
SC SWIDERSKI LLC.		
PROJECT LOCATION:		
MADISON, WI		

SHEET TITLE:	
PROPOSED TRANSPORTATION PLAN	
	
PROJECT NUMBER	50413
SHEET NUMBER	C-5

- LEGEND**
-  PROPOSED RIGHT OF WAY
  -  ALLEYS
  -  SHARED USE PATH
  -  SIDEWALK
  -  NEIGHBORHOOD YIELD STREETS
  -  NEIGHBORHOOD STREETS







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PROJECT TITLE:	EAST MEADOW ESTATES NEIGHBORHOOD DEVELOPMENT	
PROJECT OWNER:	SC SWIDERSKI LLC.	
PROJECT LOCATION:	MADISON, WI	
SHEET TITLE:	UTILITY PLAN	

- LEGEND**
- SAN PROPOSED SANITARY SEWER
  - W PROPOSED WATER
  - STM PROPOSED STORM SEWER
  - S<sub>0</sub> EXISTING SANITARY SEWER
  - W<sub>0</sub> EXISTING WATERMAIN
  - S<sub>TM</sub> EXISTING STORM SEWER

0 30' 60' 120'  
 1 1/2" x 17" - 1" = 120'  
 22" x 34" - 1" = 60'

PROJECT NUMBER: 50413  
 SHEET NUMBER: C-6



## **TR-P Requirements**

- 3 residential housing types (Single-family Detached and Street Accessed, Single-family Detached and Alley Accessed, Two-family and single-family Attached, Multi-family).
- A minimum of ten percent (10%) of the units on the site shall be in two-family, attached or multi-family residential dwelling types.
- All units within ¼ mile of existing or planned public & open spaces.

## **TR-P Site Design Standards**

### *Open Space*

The neighborhood will be served by a park that will include potential community gardens. The neighborhood is further served by a conservancy parcel along Lien Road.

Public Park Space:	The neighborhood will dedicate 0.62 acres of land to a neighborhood park intended to grow as the surrounding lands develop.
Stormwater:	The stormwater system provides conveyance, storage, and infiltration throughout the neighborhood. The proposed infrastructure mitigates stormwater runoff from the neighborhood development while also addressing stormwater quality requirements.
Conservancy:	Outlot 1 is proposed to be rezoned as Conservancy, adjacent to the overall TR-P zoning of the proposed neighborhood.

### *Street Layout*

The neighborhood is served by a grid of neighborhood scaled streets, sidewalks, and off-street connections, including the extension of a multi-use path network along Felland Road. Street layouts maximize connectivity, except where environmental or physical constraints make this infeasible.

### *Setbacks*

Building setbacks within the neighborhood will adhere to the TR-P Zoning District standards.

### *Building Design*

Building design within the neighborhood will go through a review process with a neighborhood Architectural Review Committee (ARC) or similar review body. The ARC will be responsible for providing guidance that leads to the creation of architectural diversity throughout the neighborhood. Review criteria will include site plan/landscape plan configurations, building massing & composition, orientation of windows and entries, doors and other elements of the façade, and primary façade materials and colors. All residential buildings shall conform with the City of Madison Zoning Code's Building Form Standards for Residential Building Forms (Section 28.172).



### Dimensional Standards

Building placement will meet the dimensional standards as described in the TR-P Zoning District for the Single-family detached, Two-family and single-family attached, and Residential Building Complex standards.

### Height

- No single-family or two-family residence shall exceed three stories in height or 35'.
- Multifamily buildings and buildings within a residential shall not exceed four stories in height or 52'.
- Exposed basements shall not constitute a story.

### Entryways and Frontages

Orientation of entries and windows shall generally front onto adjoining streets. Multifamily buildings 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.

### Materials

Permitted building finish materials for the primary façade include:

- Brick
- Natural stone or simulated cut stone
- Finished (textured and painted) concrete
- Finished (textured) pre-cast concrete panels
- Architectural block (textured) and Exterior Insulated Finish System (EFIS)
- Clapboard siding
- Cement board siding, composition siding, and vinyl siding
- Half-timbering
- Board and batten siding
- Wood, composition, vinyl, or cement shingle siding