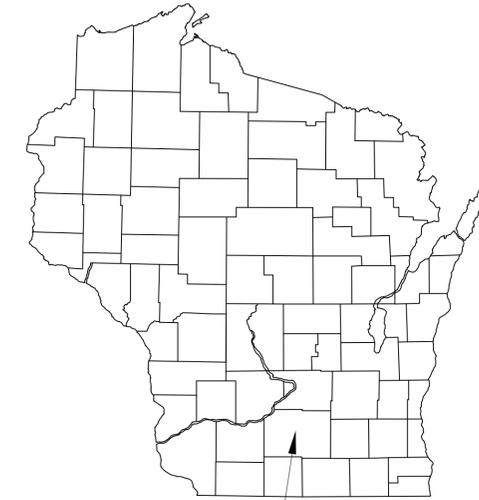
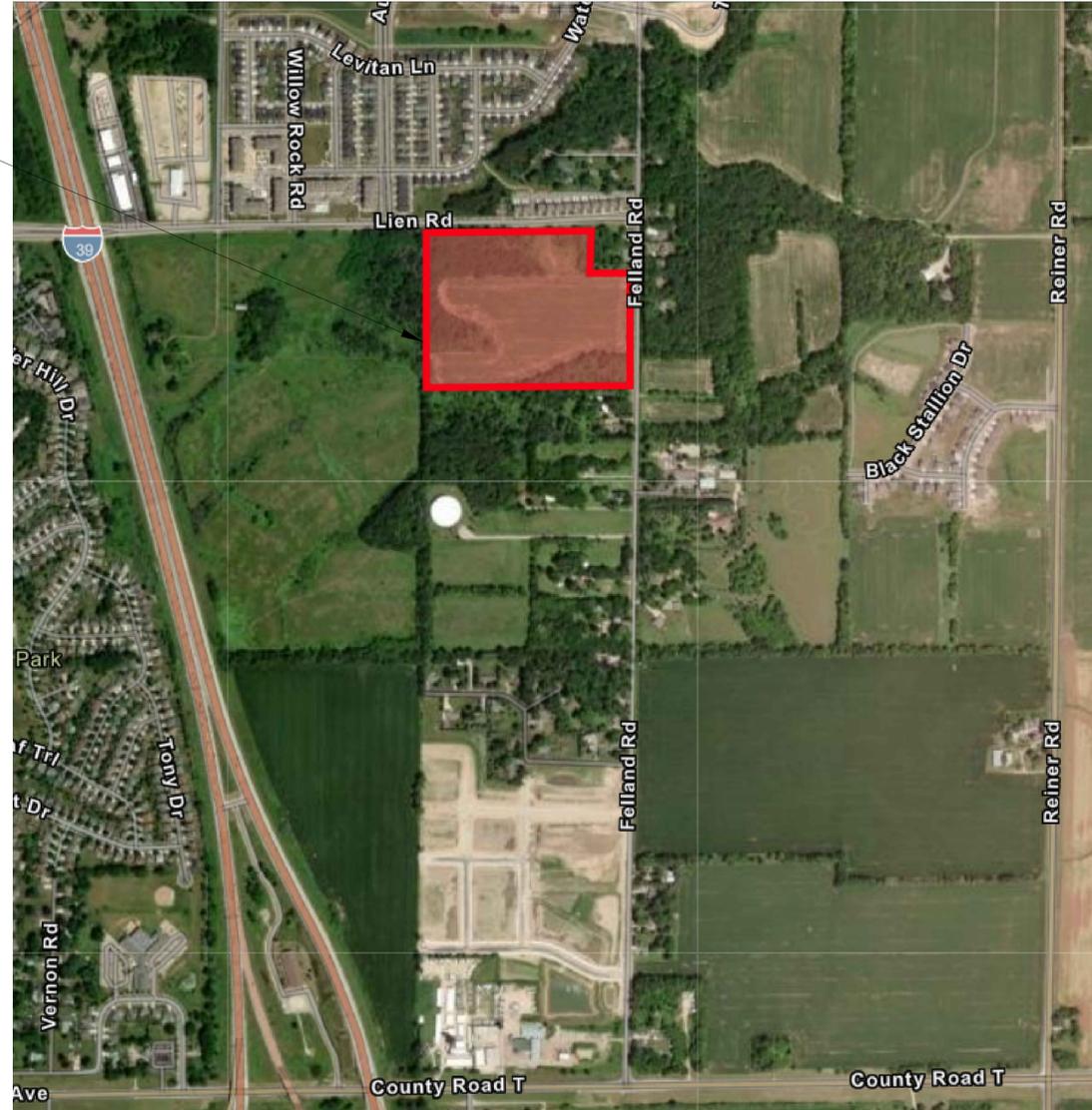


EAST MEADOW ESTATES

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 |



MEMBER
 THE NATIONAL
 CALL SYSTEMS INTERNATIONAL

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.



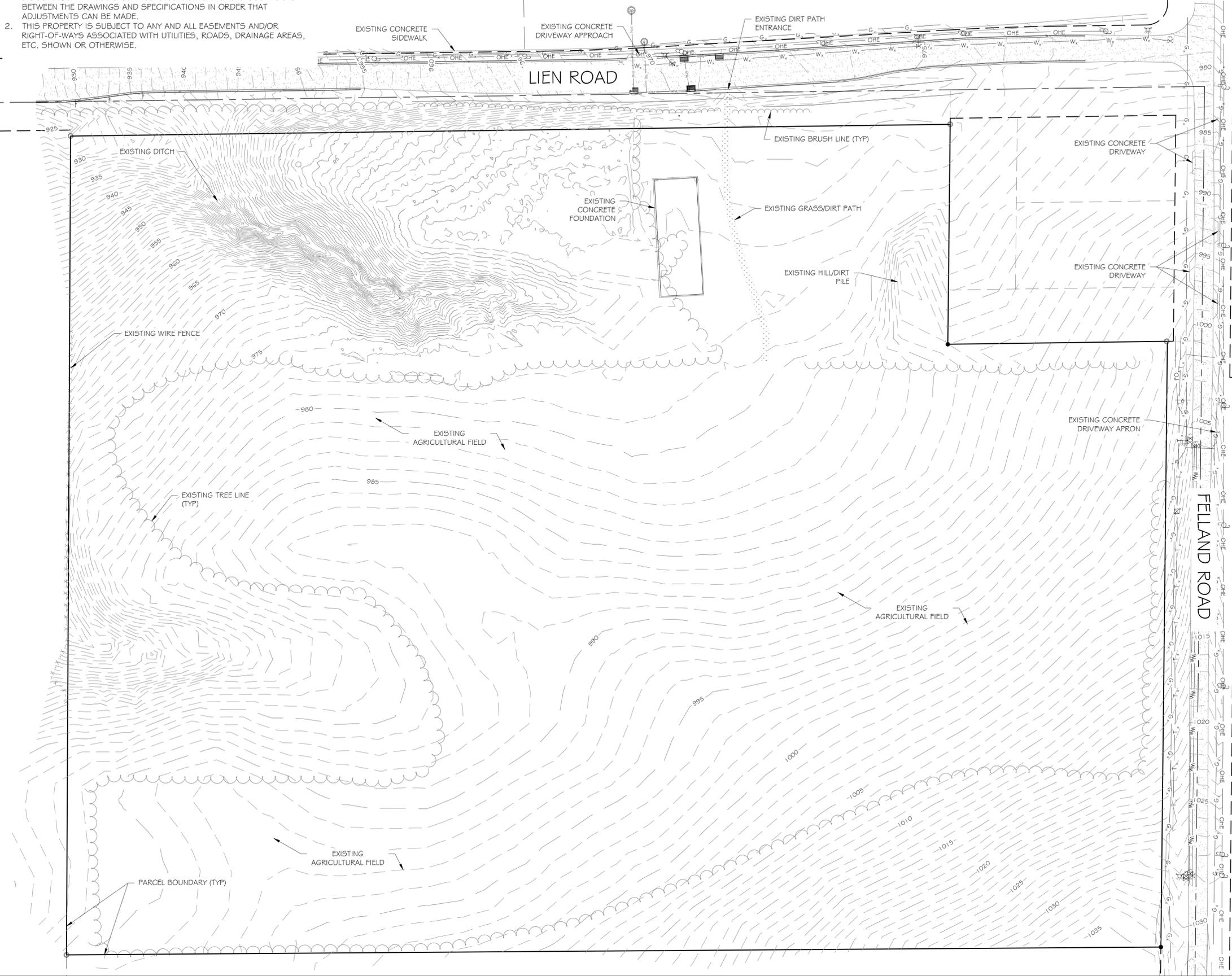
Certification & Seal:

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

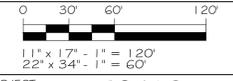
- EXISTING PROPERTY CORNER
- ⬇ EXISTING GUY ANCHOR
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- STM EXISTING STORM SEWER
- SS EXISTING SANITARY SEWER
- W₁ EXISTING WATERMAIN
- E₁ EXISTING BURIED ELECTRIC
- OHE EXISTING OVERHEAD ELECTRIC
- G₁ EXISTING GAS LINE
- T₁ EXISTING TELEPHONE LINE
- FO EXISTING FIBER OPTIC
- EXISTING LOT LINES



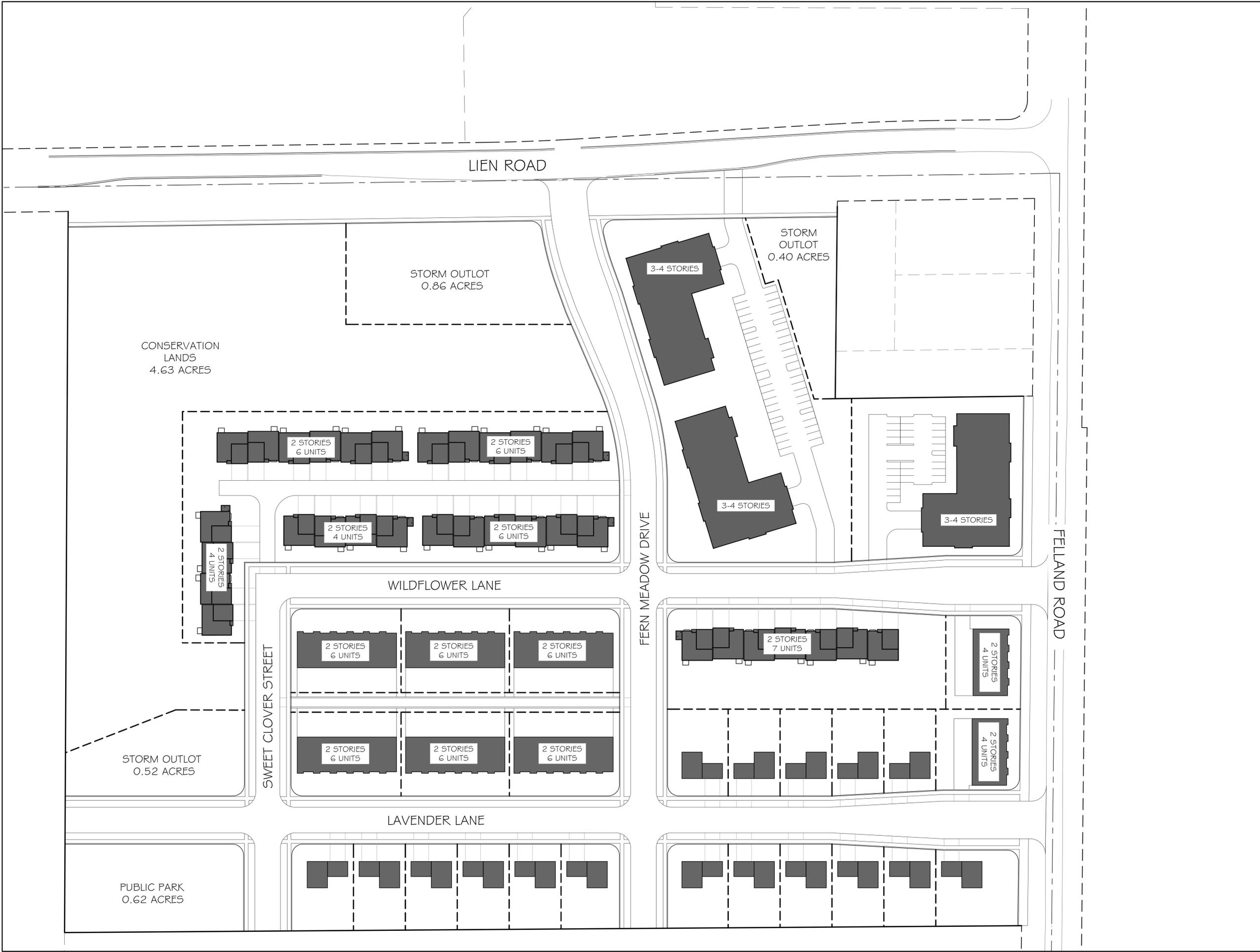
Certification & Seal:

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: | EXISTING CONDITIONS | |
| PROJECT NUMBER: | 50413 | |
| SHEET NUMBER: | C-1 | |



This document contains confidential or proprietary information of Ramaker & Associates, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part, except as authorized by Ramaker and Associates, Inc.



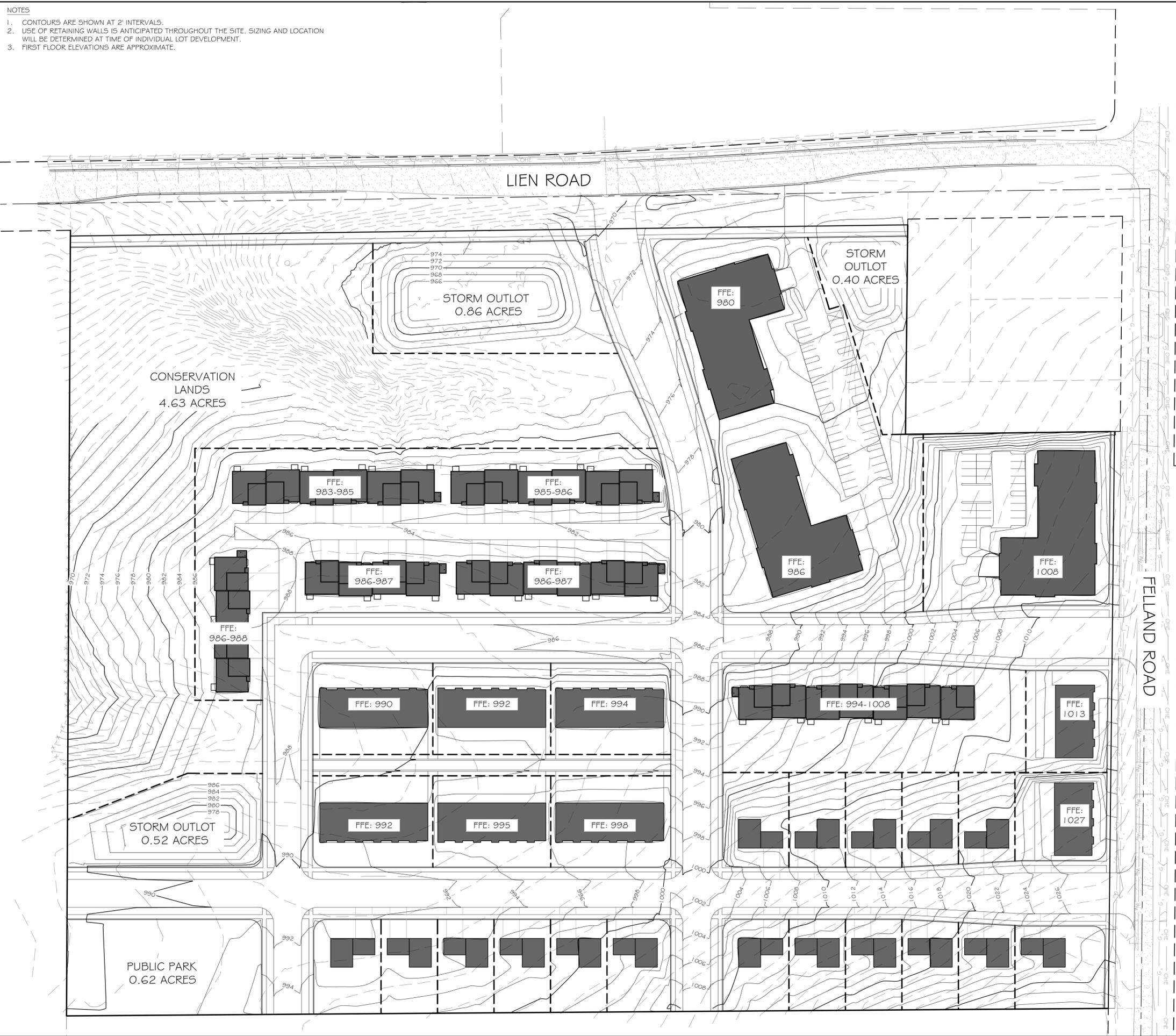
Certification & Seal:

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: | | |
| 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



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: | | |
| PRELIMINARY GRADING PLAN | | |
| | | |
| 1 1/4" x 17" = 120' 22" x 34" = 60' | | |
| PROJECT NUMBER | 50413 | |
| SHEET NUMBER | C-3 | |

This document contains confidential or proprietary information of Ramaker & Associates, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part, except as authorized by Ramaker and Associates, Inc.



| 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
 FOR REVIEW
 PURPOSES ONLY

| 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 |



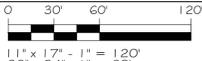
Certification & Seal:

PRELIMINARY
 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:

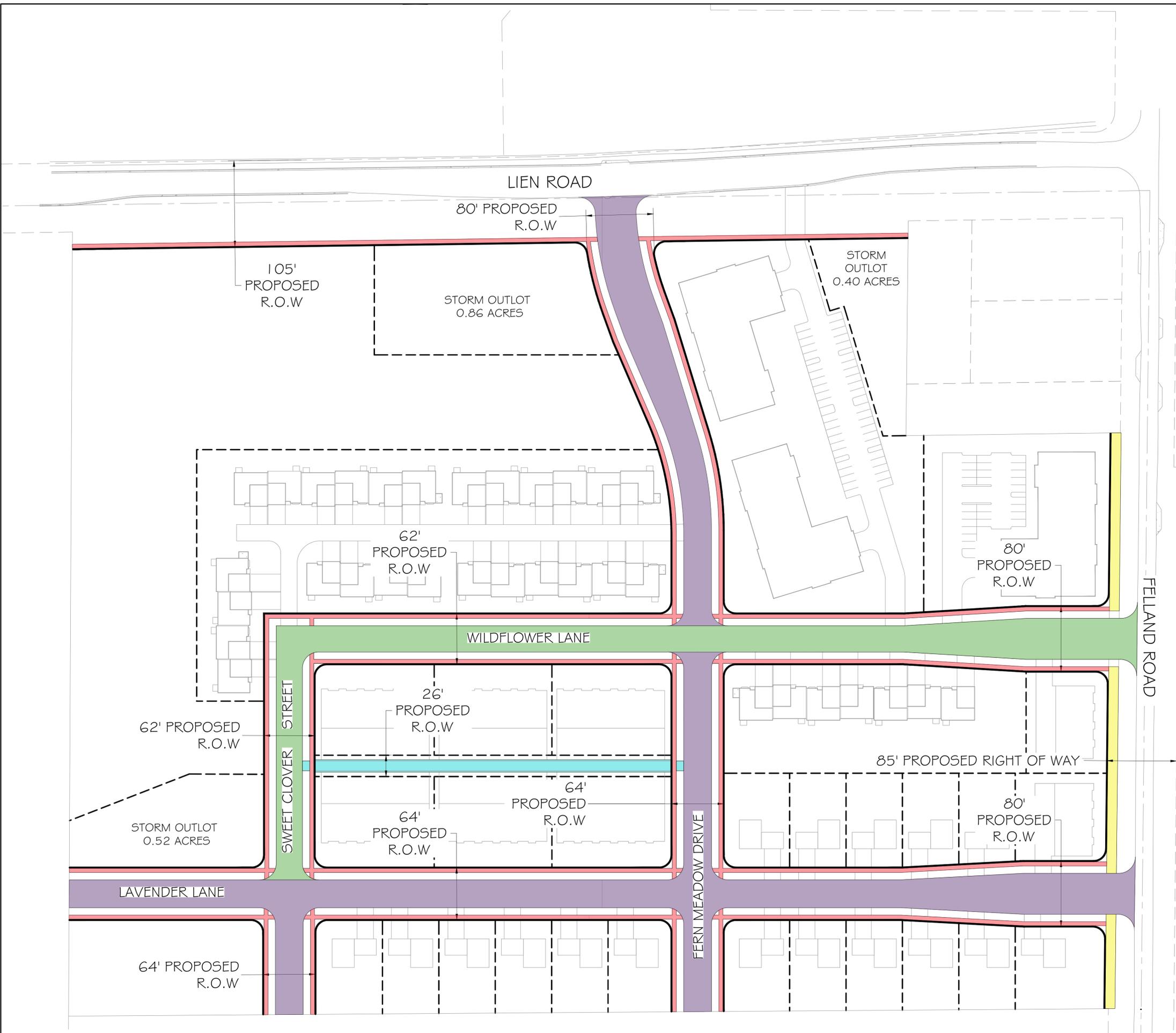
PROPOSED TRANSPORTATION PLAN



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

| | |
|----------------|-------|
| PROJECT NUMBER | 50413 |
| SHEET NUMBER | C-5 |

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



This document contains confidential or proprietary information of Ramaker & Associates, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part, except as authorized by Ramaker and Associates, Inc.



- LEGEND**
- SAN PROPOSED SANITARY SEWER
 - W PROPOSED WATER
 - STM PROPOSED STORM SEWER
 - S₀ EXISTING SANITARY SEWER
 - W₀ EXISTING WATERMAIN
 - S_{TM} EXISTING STORM SEWER



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: | UTILITY PLAN | |

0 30' 60' 120'

1" = 120'
 1" = 60'

PROJECT NUMBER: 50413
 SHEET NUMBER: C-6

This document contains confidential or proprietary information of Ramaker & Associates, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part, except as authorized by Ramaker and Associates, Inc.



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