

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

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: <u>October 24, 2005</u>	Action Requested
UDC MEETING DATE: <u>November 2, 2005</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 702 South Point Road
ALDERMANIC DISTRICT: 9 - Skidmore

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Great Neighborhoods, West LLC. Vandewalle & Associates
Pellet Development, LLC. D'Onofrio Kottke & Associates

CONTACT PERSON: Brian Munson
Address: 120 East Lakeside Street
Madison, WI 53715
Phone: 608-255-3988
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E-mail address: bmunson@vandewalle.com



- TYPE OF PROJECT:
(See Section A for:)
- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Residential Development (PRD)
 - New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 - School, Public Building or Space (Fee may be required)
 - New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
 - Planned Commercial Site

(See Section B for:)

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

(See Section C for:)

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

(See Section D for:)

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

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



1000 OAKS NEIGHBORHOOD
Zoning Application

September 21, 2005

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PROJECT DESCRIPTION

Intent of Document:

This document summarizes components of the proposed 1000 Oaks Neighborhood, and requests R2T, R2Y, R2Z, R5, Conservancy, and PUD-GDP zoning review and approval pursuant to the City of Madison's Zoning Code.

Zoning Request

R2T	Single Family	
R2Y	Single Family	
R2Z	Single Family	
R5	Multi-Family	
Conservancy		
PUD-GDP:	Twin Homes	District I
	Townhomes	District II

GENERAL PROJECT INFORMATION

Project Name

1000 Oaks

Project Subdivider

Great Neighborhoods West, LLC.

Contacts

Applicant:

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 6801 South Town Drive David Simon
 Madison, WI 53713 Don Esposito
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 Tel: (608)833-0482

Design Team:

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 Madison, WI 53717
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 Fax: (608)833-1089
dday@donofrio.cc

Development Schedule

Begin construction on Phase I public improvements in 2006. The overall neighborhood will be developed in phases spanning approximately 8-12 years.

Total Parcel Size

The parcel is approximately 120.4 acres total.

Parcel Location

702 South Point Road

PIN Numbers

0709-238-0101-3

Aldermanic District 9, Ald. Skidmore
Madison School District

Existing Land Use

Rural Residential
Agriculture

Existing Zoning

Agricultural

Adjacent Land Uses

North:

Existing: Public Works Facility
Agricultural
Future: Pioneer Neighborhood Plan
Light Industrial
Stormwater Management

East:

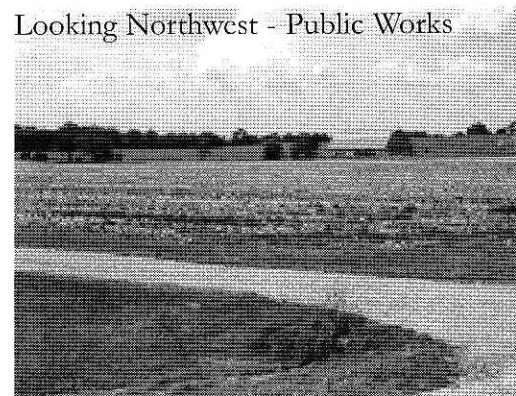
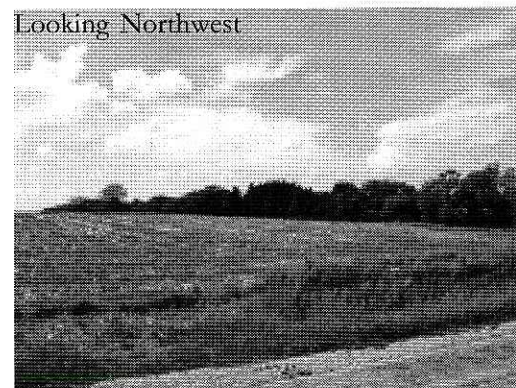
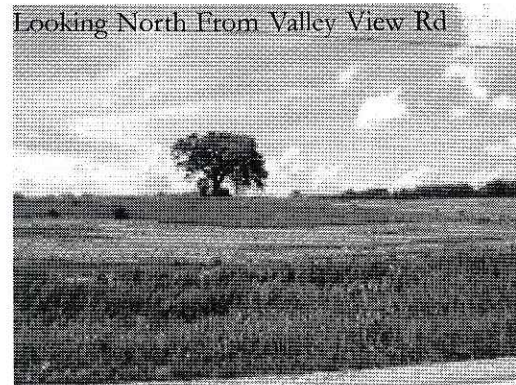
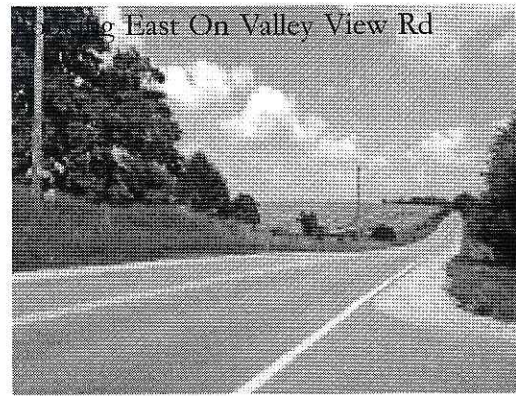
Existing: Rural Residential
Agricultural
Future: Pioneer Neighborhood Plan
Medium & Low density Residential
Residential/Commercial Mix
Institutional
Public Park

South:

Existing: Mid-Town Neighborhood
Mixed Residential
Future: Mixed Residential

West:

Existing: Agricultural
Rural Residential
Future: Low & Low-Medium Residential



Legal Description:

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

Statement of Purpose:

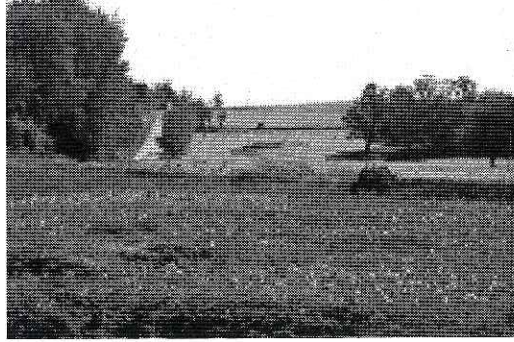
This document outlines the components of the proposed 1000 Oaks Neighborhood. The 1000 Oaks Neighborhood, built from the framework of the Pioneer Neighborhood, is a mixed residential neighborhood. This neighborhood features opportunities for rental and ownership housing ranging from apartments, townhomes, and duplexes, to alley and street accessed single family; blended together to create a vibrant, walkable neighborhood.

The areas within the neighborhood located north of Watts Road will be the second step of development and will be subject to future submittals.

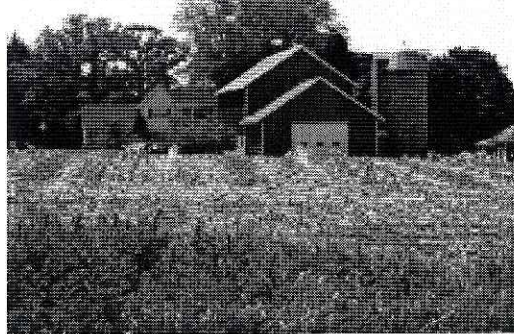
Consistency with Neighborhood Plan:

The 1000 Oaks Neighborhood utilizes the Pioneer Neighborhood land use and general street configuration as the basis of the overall pattern of development and is consistent with the adopted neighborhood plan.

Looking South Down South Point Rd



Looking West - Existing Pellet House



Looking Along North Project Boundary



Looking West Down Valley View Rd



Project Site



ZONING DISTRICTS

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

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

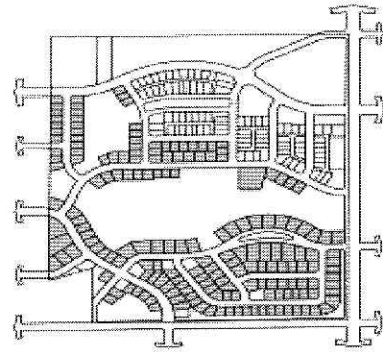
Note: Graphics contained herein are for reference purposes only and do not supercede the text information.

Preliminary Plat numbers are based upon the September 21, 2005 Preliminary Plat submittal, and may be subject to change.

R2T: Single Family Homes (Street Accessed)

Preliminary Plat Lot Numbers:

P-99 thru P-193, P-195 thru P-197, P-199 thru P-203, P-205 thru P-211, P-213, P-214, P-216 thru P-267, P-269 thru P-280, P-282 thru P-287, OL 16, OL 17, OL 18



Description

This district forms the street access single family homes within the neighborhood. These sites feature street accessed garages, reduced setbacks, proportioned architectural 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:

- 59' x 85'
- 51' x 100'
- 69' x 100'
- 80' x 120'

R2T Locations



Permitted Uses

Per the City of Madison R2T Zoning District

Lot Requirements

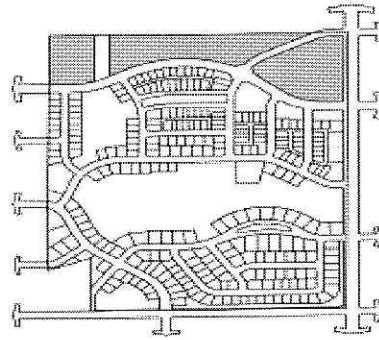
Per the City of Madison R2T Zoning District

R5: Medium Density Residential

Preliminary Plat Lot Numbers:
P-1, P-2, P-3

Description

This Multi-Family Residential district completes the housing options within the neighborhood and may include a full range of styles, densities, and configurations of attached housing options. The envisioned multi-family units are three story buildings serviced with underground parking. This community may offer a wide range of housing options for residents of the neighborhood; as well as condominium and rental units.



Estimated Unit Count

~ 390 Units

Permitted Uses

Per the City of Madison R5Zoning District

Yard Requirements

Per the City of Madison R5 Zoning District

R5 Locations



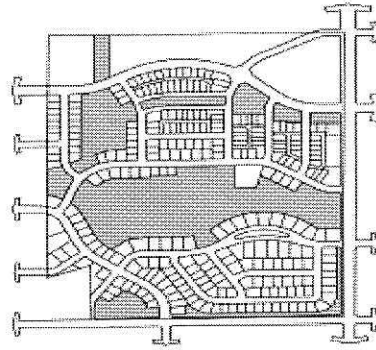
Conservancy

Preliminary Plat Lot Numbers:

OL 1, OL 2, OL 5, OL 7, OL 10, OL 12 thru OL 15, OL 19, OL 20

Description

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

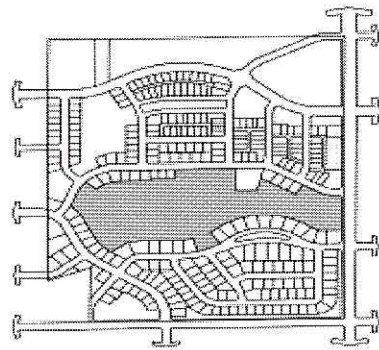


Conservancy Areas

Parks & Open Space Components

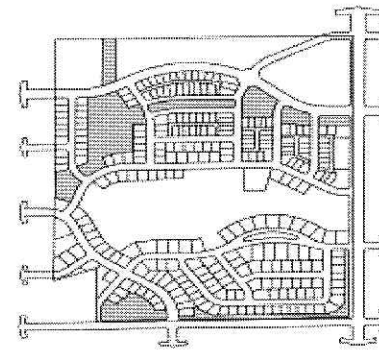
Neighborhood Park

Preliminary Plat Lot Number: OL 14



Open Space Corridor/Stormwater Management

Preliminary Plat Lot Numbers: OL 1, OL 2, OL 5, OL 7, OL 10, OL 12, OL 13, OL 19



PUD:GDP Zoning Text

Preliminary Plat Lot Numbers:

P-5 thru P-7, P-194, P-198, P-204, P-212, P-215, P-268, P-281

The following districts detail the yard requirements and lot characteristics for the Planned Unit Development: General Development Plan (PUD:GDP) sections of the neighborhood

- District I Twin Homes
- District II Townhomes



TERMS AND DEFINITIONS:

Definition of Family

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

Permitted Encroachments

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 (alley access lots excluded).

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.

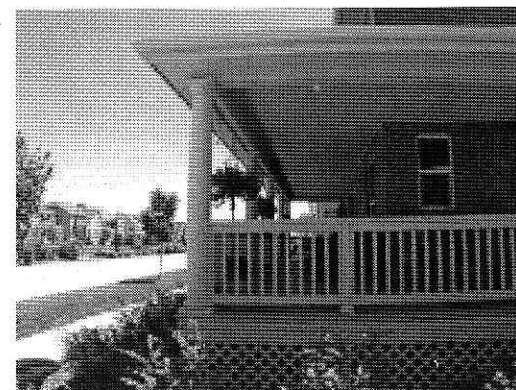
Roof eaves and overhangs may project into any required setback up to 24 inches. Roof eaves and overhangs may not extend over a property line.

Garden walls or fences shall be regulated by a separate fencing guideline packet and will require approval by the Architectural Control Committee. 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. Such fences may span the property line where use easements are in place.

Plantings or fences installed may not block site drainage or impede fire access to the building sides or rear yard.

Trash enclosure fencing shall be no more than 8' in height and will require approval by the Architectural Control Committee.



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 single family homes and duplexes. 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.

**Accessory Building Regulations**

Accessory uses within the townhomes districts will be determined on a case-by-case basis as part of the Specific Implementation Plan submittals.

Building Heights

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

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

**Off-Street Parking**

Two off-street parking stalls per unit will be required for each duplex home within the neighborhood.

Parking requirements for the townhomes will be set as a component of Specific Implementation Plans.

**Floor Area Ratio**

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

Impervious Surface Ratio

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

Usable Outdoor Open Space Requirement

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



Vision Triangles

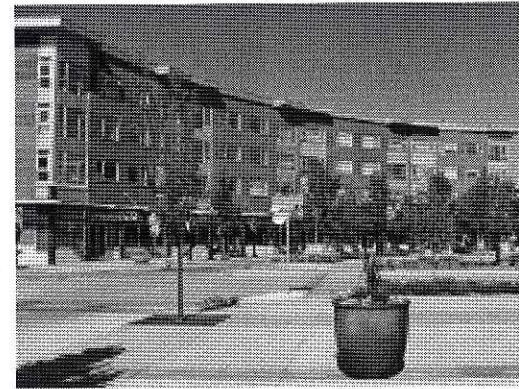
The vision triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Fire Access

Appropriate fire department access for townhomes 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.

Model Center

A temporary model center may be located within the neighborhood that will include temporary sales office. This use will be allowed by right within the single family districts, for the time period when sales are on-going. Upon completion of sales within the neighborhood these uses will revert back to single family homes.



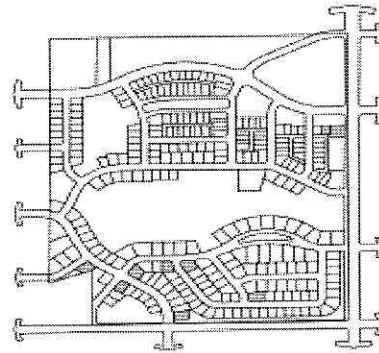
DISTRICT I: TWIN HOMES

Preliminary Plat Lot Numbers:

P-5, P-6, P-194, P-198, P-204, P-212, P-215, P-268, P-281

Description

This two-family residential district features alley loaded units, reduced setbacks, pedestrian focused streetscape elements, and single-family style architecture. These lots may be split in half 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

- Two Family Residential Homes
- Zero Lot Line Attached Residential
- Detached Garages

Lot Area

Minimum Lot Area 3,000 square feet per unit

Yard Requirements

- Minimum Lot Width (two unit lot) 60 feet
- Minimum Lot Width (zero lot line) 30 feet
- Minimum Corner Lot Width 65 feet
- Minimum Corner Lot Width (zero lot line) 32.5 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
- note: zero lot line requires additional fire wall ratings for attached units; to be determined at time of building permit application
- Minimum Corner Lot Side Yard Setback 10 feet from the street side right of way
- Minimum Usable Open Space 500 sq. ft. per unit
- Minimum Building Separation 10 feet between adjoining lots
- Minimum Alley Garage Rear Yard Setback 2 feet
- Minimum Alley Garage Side Yard Setback 3 feet
- Off-Street Parking and Loading Two off-street parking stalls per unit

District I Locations



DISTRICT II: TOWNHOME RESIDENTIAL

Preliminary Plat Lot Numbers:
P-7

Description

The Townhome Residential district forms a medium density attached housing option featuring both alley and street accessed garages. Units within this district are intended to offer a variety of formats each specifically tailored to fit the surrounding uses and housing types.

Approximate Unit Configurations: 22' x 80'
 22' x 95'

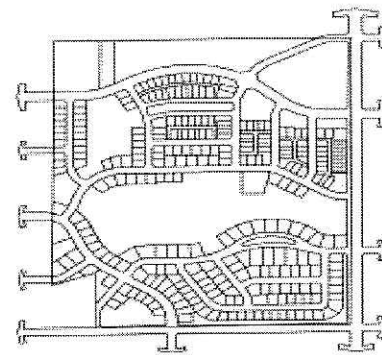
Comparable Zoning District: none

Permitted Uses

Townhome Residential
Detached, Attached, & Underground Parking

Lot Requirements

Minimum Lot Area	varies (will be set in SIP)
Minimum Lot Width	varies (will be set in SIP)
Minimum Corner Lot Width	varies (will be set in SIP)
Minimum Front Yard Setback	10 feet
Minimum Side Yard Setback	varies (will be set in SIP)
Minimum Corner Lot Setback	10 feet from the street side right of way
Sum of Side Yard Setbacks	varies (will be set in SIP)
Minimum Building Separation	varies (will be set in SIP)
Minimum Garage Rear Yard Setback	2 feet
Minimum Paved Surface Setback	varies (will be set in SIP)
Maximum Building Height	45 feet
Maximum Impervious Surface Ratio	varies (will be set in SIP)
Maximum Floor Area Ratio	varies (will be set in SIP)
Off-Street Parking and Loading	varies (will be set in SIP)



District II Locations



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 south of Watts Road extended, shall 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, architecture and building throughout the neighborhood.

Architectural and landscape plans for any site within the 1000 Oaks 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 1000 Oaks 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 regulations and standards included in the GDP Zoning Text will be enforced by the City. Changes to the Zoning Text will require City Approval, as outlined in the Alterations and Revisions language of this document.

Full Association Bylaws will be included as an attachment submittal with the Specific Implementation Plan for the 1000 Oaks Neighborhood and will be available for review and comment prior to full approval for this project.

Yard Requirements

Yard areas requirements for Single Family Homes will be as provided within the proposed City of Madison Zoning districts. Attached residential, multifamily, and mixed-use 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.

Conceptual Grading Plan

Site grading will be supplied as a component of final plat submittal.

Signage

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

Private Open Space Maintenance

The project will be managed by a Homeowners Association which will be a nonprofit membership corporation whose purpose will be to maintain, improve, and preserve certain properties within the project. To that extent, Wis. Stats. § 779.70 provides for the imposition of a Maintenance Lien on all properties in the project. Within the procedures set forth in the Maintenance Lien statute, a Homeowners Association may impose upon each lot the cost of maintenance of common areas and common open space. Under the procedures set forth in the statute, these charges may become liens if not paid and the liens may be enforced by foreclosure or direct action against property owners to collect the amounts at law.

In the event the City of Madison wishes further security for payment of these amounts, we would recommend that the City be named as a third party beneficiary of the liens imposed by the Homeowners Association. In addition, there should be a Declaration of Covenants on all lands within the project. The Declaration will set forth the provisions of the Maintenance Lien outlined above and also provide for the right of the City to enforce these rights as a third party beneficiary. We recommend that the enforcement be preceded by a thirty (30) day written notice allowing the property owner or the association to perform the maintenance required. In the event no correction is made, the City may directly make the repairs or maintenance and charge the costs of those maintenance or repairs as assessments to an individual lot owner or to several lots within the project. It is very important that the declarant for itself and its assignees specifically waive notice and protest of tax or assessments which may be levied by the City for the maintenance or repairs performed by the City.

Street Lighting

Street lighting within the project shall be pedestrian scale and of a style appropriate to the neighborhood surroundings. 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.

All sidewalks located along a public street will be maintained by the property owner of the adjacent lot

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 casements or coordinated landscaping.

Fencing Guidelines

Fences within the neighborhood shall be subject to placement, style, and height restrictions. These restrictions will be detailed in a Fencing Guideline packet and shall approved and regulated by the 1000 Oaks 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 1000 Oaks Neighborhood 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 1000 Oaks 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 1000 Oaks 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.

PUD ZONING – DESCRIPTION 1

Being a part of the NE1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 28; thence N00°47'52"E, 1,402.76 feet; thence N89°12'08"W, 100.50 feet to the point of beginning; thence continuing N89°12'08"W, 85.42 feet; thence N06°15'11"E, 57.04 feet; thence N00°47'52"E, 265.81 feet; thence S89°51'02"W, 42.51 feet; thence N00°08'58"W, 80.00 feet; thence N89°51'02"E, 123.84 feet; thence S00°47'52"W, 403.92 feet to the point of beginning;

PUD ZONING – DESCRIPTION 2

Being a part of the SE1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 28; thence S89°51'06"W, 611.93 feet; thence N00°08'54"W, 221.00 feet to the point of beginning; thence S89°51'06"W, 100.11 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 15.00 feet and a chord which bears N45°08'49"W, 21.21 feet; thence N00°08'54"W, 11.04 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 178.00 feet and a chord which bears N08°13'16"W, 49.99 feet; thence N73°42'24"E, 66.39 feet; thence N89°51'06"E, 58.36 feet; thence S00°08'54"E, 94.00 feet to the point of beginning.

PUD ZONING – DESCRIPTION 3

Being a part of the SE1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 28; thence S89°51'06"W, 1,259.11 feet; thence N00°08'54"W, 71.00 feet to the point of beginning; thence continuing N00°08'54"W, 21.30 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 360.00 feet and a chord which bears N03°42'06"W, 44.63 feet; thence N82°44'41"E, 120.96 feet; thence S00°08'54"E, 80.81 feet; thence S89°51'06"W, 117.27 feet to the point of beginning.

PUD ZONING – DESCRIPTION 4

Being a part of the SW1/4 and SE1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 28; thence S89°51'06"W, 1,318.40 feet; thence N00°08'54"W, 465.88 feet to the point of beginning; thence continuing N00°08'54"W, 139.45 feet; thence N89°51'06"E, 158.15 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 528.00 feet and a chord which bears N84°28'44"E, 87.09 feet; thence S10°15'06"E, 70.35 feet; thence S58°22'26"W, 100.00 feet; thence N31°37'34"W, 47.43 feet to a point of curve; then northwesterly on a curve to the right which has a radius of 117.00 feet and a chord which bears N16°27'52"W, 61.20 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 15.00

feet and a chord which bears N45°08'41"E, 20.10 feet; thence S89°51'06"W, 85.25 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 15.00 feet and a chord which bears S45°50'06"E, 20.96 feet to a point of reverse curve; thence southeasterly on a curve to the left which has a radius of 178.00 feet and a chord which bears S14°05'36"E, 77.49 feet; thence S58°22'26"W, 101.97 feet; thence N57°35'17"W, 6.75 feet to the point of beginning.

PUD ZONING – DESCRIPTION 5

Being a part of the SW1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 28; thence S89°51'06"W, 1,600.50 feet; thence N00°08'54"W, 316.26 feet to the point of beginning; thence N55°05'04"W, 74.00 feet; thence N34°54'56"E, 237.81 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 122.00 feet and a chord which bears N41°00'10"E, 25.88 feet; thence S42°54'33"E, 99.49 feet; thence S34°54'56"W, 76.56 feet; thence N55°05'04"W, 85.00 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 15.00 feet and a chord which bears N10°05'04"W, 21.21 feet; thence S34°54'56"W, 96.00 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 15.00 feet and a chord which bears N79°54'57"E, 21.21 feet; thence S55°05'04"E, 59.00 feet; thence S34°54'56"W, 100.00 feet to the point of beginning.

PUD ZONING – DESCRIPTION 6

Being a part of the SW1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the southwest corner of said Section 28; thence N89°51'06"E, 786.78 feet; thence N00°55'38"E, 533.06 feet; thence S69°20'53"W, 35.00 feet to the point of beginning; thence continuing S69°20'53"W, 41.08 feet; thence N38°45'57"W, 67.98 feet; thence N51°14'02"E, 86.07 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 15.00 feet and a chord which bears S86°00'58"E, 20.36 feet to a point of reverse curve; thence southeasterly on a curve to the left which has a radius of 533.00 feet and a chord which bears S46°12'35"E, 54.74 feet; thence S40°50'49"W, 70.22 feet to the point of beginning.

R5 – DESCRIPTION 1

Being a part of the NE1/4 and NW1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 28; thence N00°47'52"E, 1,986.94 feet to the point of beginning; thence N89°12'08"W, 222.73 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 410.00 feet and a chord which bears N69°12'58"W, 280.27 feet; thence N49°13'47"W, 183.57 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 833.00 feet and a chord which bears N83°26'01"W, 936.54 feet; thence S62°21'42"W, 183.74 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 460.00 feet and a chord which bears S76°38'41"W, 226.97 feet; thence N89°04'22"E, 166.09 feet; thence N00°55'38"E, 460.31 feet; thence N89°56'47"E, 322.61 feet; thence S00°55'30"W, 438.39 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 460.00 feet and a chord which bears N66°42'00"E, 69.59 feet; thence N62°21'42"E, 41.60 feet; thence N00°55'30"E, 391.65 feet; thence N89°56'47"E, 1,682.89 feet; thence S00°47'52"W, 656.83 feet to the point of beginning.

R2T ZONING – DESCRIPTION 1

Being a part of the NW1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the southwest corner of said Section 28; thence N89°51'06"E, 486.78 feet; thence N00°55'38"E, 1,419.95 feet to the point of beginning; thence continuing N00°55'38"E, 687.10 feet; thence S89°04'22"E, 166.09 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 540.00 feet and a chord which bears N87°36'31"E, 62.52 feet; thence S00°55'38"W, 595.45 feet; thence S84°01'52"W, 84.37 feet; thence S41°37'20"W, 68.50 feet; thence S72°34'08"W, 105.45 feet to the point of beginning.

R2T ZONING – DESCRIPTION 2

Being a part of the NW1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the southwest corner of said Section 28; thence N89°51'06"E, 486.78 feet; thence N00°55'38"E, 2,171.86 feet; thence N89°04'22"W, 422.59 feet to the point of beginning and a point of curve; thence northeasterly on a curve to the left which has a radius of 540.00 feet and a chord which bears N62°27'53"E, 1.94 feet; thence N62°21'42"E, 58.06 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S72°38'18"E, 35.36 feet; thence S27°38'18"E, 120.33 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 472.00 feet and a chord which bears S25°24'38"E, 36.70 feet; thence S62°21'42"W, 83.57 feet; thence N27°38'18"W, 182.00 feet to the point of beginning.

R2T ZONING – DESCRIPTION 3

Being a part of the NW1/4, NE1/4, SE1/4 and SW1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the southwest corner of said Section 28; thence N89°51'06"E, 486.78 feet; thence N00°55'38"E, 1,347.26 feet to the point of beginning and point of curve; thence northeasterly on a curve to the right which has a radius of 320.00 feet and a chord which bears N57°24'17"E, 126.70 feet; thence N21°10'38"W, 146.24 feet; thence N73°00'00"E, 67.92 feet; thence N12°49'22"W, 15.22 feet; thence N81°38'04"E, 82.08 feet; thence N89°51'02"E, 72.90 feet; thence N00°08'58"W, 257.54 feet; thence N89°51'02"E, 85.00 feet; thence S00°08'58"E, 172.00 feet; thence N89°51'02"E, 592.00 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 15.00 feet and a chord which bears S45°08'58"E, 21.21 feet; thence S00°08'58"E, 232.00 feet; thence N89°51'02"E, 220.03 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 220.00 feet and a chord which bears S73°46'42"E, 124.02 feet; thence S57°24'25"E, 220.00 feet; thence S32°35'35"W, 100.00 feet; thence N57°24'25"W, 273.31 feet; thence S20°01'43"W, 116.95 feet; thence S89°51'02"W, 136.72 feet; thence

N00°08'58"W, 200.00 feet; thence S89°51'02"W, 412.51 feet; thence S00°08'58"E, 85.00 feet; thence S89°51'02"W, 177.00 feet; thence S00°08'58"E, 15.00 feet; thence S89°51'02"W, 207.00 feet; thence S83°51'30"W, 59.07 feet; thence S68°41'12"W, 57.94 feet; thence S53°33'12"W, 57.94 feet; thence N44°00'48"W, 100.00 feet to the point of beginning.

R2T ZONING – DESCRIPTION 4

Being a part of the SE1/4 and SW1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the southwest corner of said Section 28; thence N89°51'06"E, 486.78 feet; thence N00°55'38"E, 420.06 feet to the point of beginning; thence continuing N00°55'38"E, 775.81 feet; thence S65°41'56"E, 120.83 feet; thence S41°31'27"E, 64.94 feet; thence S62°04'07"E, 59.44 feet; thence S25°05'05"E, 129.28 feet; thence S23°43'06"E, 69.00 feet; thence S24°21'06"E, 69.00 feet; thence S29°11'25"E, 61.91 feet; thence S38°52'04"E, 61.91 feet; thence S47°15'39"E, 52.98 feet; thence S55°05'04"W, 19.91 feet; thence N52°40'35"E, 135.39 feet; thence N78°17'37"E, 119.42 feet; thence N89°51'06"E, 240.00 feet; thence N86°42'42"E, 70.88 feet; thence S08°42'09"E, 120.00 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 472.00 feet and a chord which bears N66°52'36"E, 235.10 feet; thence N37°32'39"W, 120.00 feet; thence N50°30'46"E, 81.36 feet; thence N59°08'22"E, 95.46 feet; thence N69°59'12"E, 95.46 feet; thence N80°50'03"E, 95.46 feet; thence S88°19'07"E, 95.46 feet; thence S77°28'16"E, 95.46 feet; thence S66°37'26"E, 95.46 feet; thence S56°30'44"E, 95.59 feet; thence S54°44'02"E, 58.53 feet; thence S83°57'17"E, 59.75 feet; thence S89°12'08"E, 104.00 feet; thence S00°47'52"W, 95.00 feet; thence southwesterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S45°47'52"W, 35.36 feet; thence N89°12'08"W, 105.56 feet; thence S42°23'08"W, 83.53 feet; thence S00°47'52"W, 429.18 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 15.00 feet and a chord which bears S45°19'29"W, 21.04 feet; thence S89°51'06"W, 344.29 feet; thence N00°08'54"W, 94.00 feet; thence S89°51'06"W, 58.36 feet; thence S73°42'24"W, 122.39 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 122.00 feet and a chord which bears S08°13'16"W, 34.27 feet; thence S00°08'54"W, 11.04 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 15.00 feet and a chord which bears S44°51'06"W, 21.21 feet; thence S89°51'06"W, 112.48 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 125.00 feet and a chord which bears N60°53'14"W, 122.20 feet; thence N31°37'34"W, 247.74 feet; thence N58°22'26"E, 100.00 feet; thence N61°23'36"W, 99.45 feet; thence S89°51'06"W, 263.86 to a point of curve; thence southwesterly on a curve to the left which has a radius of 178.00 feet and a chord which bears S62°23'01"W, 164.21 feet; thence S34°54'56"W, 56.81 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 15.00 feet and a chord which bears S79°54'56"W, 21.21 feet; thence N55°05'04"W, 59.00 feet; thence S34°54'56"W, 166.00 feet; thence

S55°05'04"E, 74.00 feet; thence S34°54'56"W, 161.17 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 206.00 feet and a chord which bears S33°01'56"W, 13.54 feet; thence N00°55'38"E, 285.32 feet; thence S69°20'53"W, 35.00 feet; thence N40°50'49"E, 70.22 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 533.00 feet and a chord which bears N46°12'35"W, 54.74 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 15.00 feet and a chord which bears N86°00'58"W, 20.36 feet; thence S51°14'02"W, 86.07 feet; thence S38°45'57"E, 67.98 feet; thence S69°20'53"W, 246.47 feet to the point of beginning.

R2T ZONING – DESCRIPTION 5

Being a part of the SE1/4 and SW1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the southwest corner of said Section 28; thence N89°51'06"E, 786.78 feet; thence N00°55'38"E, 247.11 feet; thence S89°04'22"E, 66.58 feet to the point of beginning; thence N34°54'56"E, 138.00 feet; thence S55°05'04"E, 74.00 feet; thence N34°54'56"E, 100.00 feet; thence S55°05'04"E, 158.44 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 288.00 feet and a chord which bears S29°53'31"E, 245.18 feet; thence N83°28'08"E, 78.63 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 360.00 feet and a chord which bears N31°10'11"W, 291.87 feet; thence N55°05'04"W, 87.43 feet; thence N34°54'56"E, 76.56 feet; thence N42°54'33"W, 99.49 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 122.00 feet and a chord which bears N68°28'16"E, 88.95 feet; thence N89°51'06"E, 106.19 feet; thence S00°08'54"E, 139.45 feet; thence S57°35'16"E, 6.75 feet; thence N58°22'26"E, 101.97 feet to a point of curve; thence southeasterly on a curve to the left which has a radius of 178.00 feet and a chord which bears S29°08'44"E, 15.41 feet; thence S31°37'34"E, 293.76 feet to a point of curve; thence southeasterly on a curve to the left which has a radius of 181.00 feet and a chord which bears S60°53'14"E, 176.94 feet; thence N89°51'06"E, 642.88 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 71.00 feet and a chord which bears N45°19'30"E, 99.58 feet; thence N00°47'52"E, 420.66 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 15.00 feet and a chord which bears N45°47'52"E, 21.21 feet; thence N89°12'08"E, 85.00 feet; thence S00°47'52"W, 457.36 feet; thence S15°15'45"W, 85.01 feet; thence S55°53'36"W, 104.78 feet; thence S89°51'06"W, 702.33 feet; thence N86°13'18"W, 81.76 feet; thence N66°15'58"W, 72.02 feet; thence N50°16'25"W, 71.83 feet; thence S89°51'06"W, 30.44 feet; thence S82°44'41"W, 120.96 feet; thence S83°28'08"W, 78.63 feet; thence S85°18'02"W, 85.00 feet; thence N12°18'05"W, 53.71 feet; thence N27°30'18"W, 53.71 feet; thence N41°33'44"W, 52.24 feet; thence N55°05'04"W, 59.00 feet; thence N79°31'41"W, 36.25 feet; thence S34°54'56"W, 69.00 feet; thence N55°05'04"W, 15.00 feet; thence S34°54'56"W, 69.00 feet; thence N55°05'04"W, 85.00 feet to the point of beginning.

CONSERVANCY – DESCRIPTION 1

Being a part of the SW1/4, NW1/4 and NE1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the southwest corner of said Section 28; thence N89°51'06"E, 486.78 feet; thence N00°55'38"E, 1,195.87 feet to the point of beginning; thence N00°55'38"E, 224.08 feet; thence N72°34'08"E, 105.45 feet; thence N41°37'21"E, 68.50 feet; thence N84°01'52"E, 84.37 feet; thence N00°55'38"E, 595.45 feet to a point of curve; thence northeasterly along a curve to the left which has a radius of 540.00 feet and a chord which bears N79°11'07"E, 96.09 feet; thence N00°55'30"E 522.65 feet; thence N89°56'47"E, 100.01 feet; thence S00°55'30"W, 391.65 feet; thence S00°55'18"W, 91.08 feet; thence S27°38'18"E, 182.00 feet; thence N62°21'42"E, 83.57 feet to a point of curve; thence southeasterly along a curve to the right which has a radius of 472.00 feet and a chord which bears S21°42'46"E, 24.21 feet; thence N74°37'05"E, 125.42 feet to a point of curve; thence northeasterly along a curve to the right which has a radius of 540.00 feet and a chord which bears N82°14'04"E, 143.14 feet; thence N89°51'02"E, 438.27 feet to a point of curve; thence northeasterly along a curve to the right which has a radius of 300.00 feet and a chord which bears N17°43'23"E, 36.31 feet; thence N21°11'33"E, 85.23 feet along a curve to the right which has a radius of 25.00 feet and a chord which bears N73°12'13"E, 39.41 feet to a point of curve; thence southeasterly along a curve to the right which has a radius of 753.00 feet and a chord which bears S52°00'23"E, 72.96 feet; thence S49°13'47"E, 183.57 feet to a point of curve; thence southeasterly along a curve to the left which has a radius of 490.00 feet and a chord which bears S69°12'58"E, 334.96 feet; thence S89°12'08"E, 127.23 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°12'08"E, 35.36 feet; thence S00°47'52"W, 74.81 feet; thence S89°51'02"W, 370.84 feet; thence N00°08'58"W, 15.00 feet; thence S89°51'02"W, 106.00 feet; thence N00°08'58"W, 80.06 feet; thence S89°51'02"W, 272.00 feet; thence N00°08'58"W, 87.00 feet; thence S89°51'02"W, 428.84 feet to a point of curve; thence southwesterly along a curve to the left which has a radius of 460.00 feet and a chord which bears S82°14'04"W, 121.93 feet; thence S74°37'05"W, 125.42 feet to a point of curve; thence southeasterly along a curve to the right which has a radius of 472.00 feet and a chord which bears S05°20'05"E, 85.32 feet; thence S00°08'58"E, 5.91 feet; thence S89°51'02"W, 85.00 feet; thence S00°08'58"E, 257.54 feet; thence S89°51'02"W, 72.90 feet; thence S81°38'04"W, 82.08 feet; thence S12°49'22"E, 15.22 feet; thence S73°00'00"W, 67.92 feet; thence S21°10'38"E, 86.24 feet to a point of curve; thence southwesterly along a curve to the left which has a radius of 380.00 feet and a chord which bears S44°29'58"W, 313.04 feet; thence S20°10'32"W, 83.63 feet to a point of curve; thence southwesterly along a curve to the right which has a radius of 320.00 feet and a chord which bears S22°00'41"W, 20.50 feet; thence N65°41'56"W, 120.83 feet to the point of beginning.

CONSERVANCY – DESCRIPTION 2

Being a part of the NE1/4, NW1/4, SE1/4 and SW1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 28; thence N00°47'52"E, 843.20; thence N89°12'08"W, 70.50 feet to the point of beginning; thence N89°12'08"W, 104.00 feet; thence N83°57'17"W, 59.75 feet; thence N54°44'02"W, 58.53 feet; thence N56°30'44"W, 95.59 feet; thence N66°37'26"W, 95.46 feet; thence N77°28'16"W, 95.46 feet; thence N88°19'07"W, 95.46 feet; thence S80°50'03"W, 95.46 feet; thence S69°59'12"W, 95.46 feet; thence S59°08'22"W, 95.46 feet; thence S50°30'46"W, 81.36 feet; thence S37°32'39"E, 120.00 feet to a point of curve; thence southwesterly along a curve to the right which has a radius of 472.00 feet and a chord which bears S66°52'36"W, 235.10 feet; thence N08°42'09"W, 120.00 feet; thence S86°42'42"W, 70.88 feet; thence S89°51'06"W, 240.00 feet; thence S78°17'37"W, 119.42 feet; thence S52°40'35"W, 135.39 feet; thence N55°05'04"W, 19.91 feet; thence N47°15'39"W, 52.98 feet; thence N38°52'04"W, 61.91 feet; thence N29°11'25"W, 61.91 feet; thence N24°21'06"W, 69.00 feet; thence N23°43'06"W, 69.00 feet; thence N25°05'05"W, 129.28 feet; thence N62°04'07"W, 59.44 feet to a point of curve; thence northeasterly along a curve to the left which has a radius of 380.00 feet and a chord which bears N24°03'13"E, 51.40 feet; thence N20°10'32"E, 83.63 feet to a point of curve; thence northeasterly along a curve to the right which has a radius of 320.00 feet and a chord which bears N33°04'52"E, 142.94 feet; thence S44°00'48"E, 100.00 feet; thence N53°33'12"E, 57.94 feet; thence N68°41'12"E, 57.94 feet; thence N83°51'30"E, 59.07 feet; thence N89°51'02"E, 207.00 feet; thence N00°08'58"W, 15.00 feet; thence N89°51'02"E, 177.00 feet; thence N00°08'58"W, 85.00 feet; thence N89°51'02"E, 412.51 feet; thence S00°08'58"E, 200.00 feet; thence N89°51'02"E, 136.72 feet; thence N20°01'43"E, 116.95 feet; thence S57°24'25"E, 273.31 feet; thence N32°35'35"E, 100.00 feet; thence S57°24'25"E, 129.67 feet to a point of curve; thence southeasterly along a curve to the left which has a radius of 230.00 feet and a chord which bears S73°18'17"E, 126.00 feet; thence S89°12'08"E, 15.58 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°12'11"E, 35.35 feet; thence S00°47'52"W, 300.63 feet to the point of beginning;

CONSERVANCY – DESCRIPTION 3

Being a part of the SW1/4 and SE1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 28; thence S89°51'05"W, 94.42 feet; thence N00°08'55"W, 41.00 feet to the point of beginning; thence S89°51'06"W, 1662.88 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 N44°36'41"W, 35.69 feet; thence N00°55'38"E, 77.04 feet to a point of curve; thence northeasterly along a curve to the right which has a radius of 150.00 feet

and a chord which bears N17°55'17"E, 87.68 feet; thence N34°54'56"E, 23.17 feet; thence S55°05'04"E, 85.00 feet; thence N34°54'56"E, 69.00 feet; thence S55°05'04"E, 15.00 feet; thence N34°54'56"E, 69.00 feet; thence S79°31'44"E, 36.25 feet; thence S55°05'02"E, 59.00 feet; thence S41°33'45"E, 52.24 feet; thence S27°30'18"E, 53.71 feet; thence S12°18'05"E, 53.71 feet; thence N85°18'02"E, 85.00 feet to a point of curve; thence southeasterly along a curve to the right which has a radius of 288.00 feet and a chord which bears S02°25'26"E, 22.87 feet; thence S00°08'54"E, 34.25 feet; thence N89°51'06"E, 197.27 feet; thence N00°08'54"W, 80.81 feet; thence N89°51'06"E, 30.44 feet; thence S50°16'25"E, 71.83 feet; thence S66°15'58"E, 72.02 feet; thence S86°13'18"E, 81.76 feet; thence N89°51'06"E, 702.33 feet; thence N55°53'36"E, 104.78 feet; thence N15°15'45"E, 85.01 feet; thence N00°47'52"E, 457.36 feet; thence S89°12'08"E, 5.00 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°12'08"E, 35.36 feet; thence S00°47'52"W, 577.77 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°9'29"W, 35.06 feet; to the point of beginning.

R2Y ZONING – DESCRIPTION 1

Being a part of the NE1/4 and SE1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 28; thence N00°47'52"E, 1,228.83 feet; thence N89°12'08"W, 100.50 feet to the point of beginning; thence continuing N89°12'08"W, 10.57 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 170.00 feet and a chord which bears N73°18'17"W, 93.13 feet; thence N57°24'25"W, 349.67 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 280.00 feet and a chord which bears N62°41'00"W, 51.50 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 15.00 feet and a chord which bears N27°09'02"W, 19.61 feet; thence N13°39'32"E, 25.07 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 178.00 feet and a chord which bears N06°45'17"E, 42.79 feet; thence N00°08'58"W, 268.38 feet; thence N89°51'02"E, 106.00 feet; thence S00°08'58"E, 95.00 feet; thence S89°51'02"W, 11.00 feet; thence S00°08'58"E, 76.00 feet; thence S89°51'02"W, 95.00 feet; thence S00°08'58"E, 97.38 feet; to a point of curve; thence southwesterly on a curve to the right which has a radius of 178.00 feet and a chord which bears S02°02'42"W, 13.63 feet; thence N89°51'02"E, 95.52 feet; thence S00°08'58"E, 11.16 feet to a point of curve; thence southeasterly on a curve to the left which has a radius of 39.00 feet and a chord which bears S15°06'44"E, 20.14 feet; thence S59°55'29"W, 25.00 feet; thence S32°35'35"W, 62.14 feet; thence S57°24'25"E, 289.00 feet; thence N32°35'35"E, 81.42 feet; thence N13°13'46"E, 25.00 feet; thence S76°46'14"E, 10.73 feet; thence N14°56'09"E, 9.80 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 300.00 feet and a chord which bears N13°19'19"E, 16.90 feet; thence S89°12'08"E, 85.42 feet; thence S00°47'52"W, 173.87 feet to the point of beginning.

R2Y ZONING – DESCRIPTION 2

Being a part of the NE1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 28; thence N00°47'52"E, 1,903.36 feet; thence S89°51'02"W, 604.93 feet to the point of beginning; thence continuing S89°51'02"W, 216.00 feet; thence S00°08'52"E, 95.00 feet; thence N89°51'02"E, 52.50 feet; thence N00°08'58"W, 95.00 feet; thence N89°51'02"E, 111.00 feet; thence S00°08'58"E, 95.00 feet; thence N89°51'02"E, 52.50 feet; thence S00°08'58"E, 142.00 feet; thence S89°51'02"W, 216.00 feet; thence S00°08'58"E, 160.00 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 15.00 feet and a chord which bears S45°08'58"E, 21.21 feet; thence N89°51'02"E, 149.03 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 280.00 feet and a chord which bears S87°26'10"E, 26.51 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 15.00 feet and a chord which bears N54°28'05"E, 19.61 feet; thence N13°39'32"E, 25.07 feet to a

point of curve; thence northeasterly on a curve to the left which has a radius of 122.00 feet and a chord which bears N06°45'17"E, 29.33 feet; thence N00°08'58"W, 348.44 feet to the point of beginning.

R2Y ZONING – DESCRIPTION 3

Being a part of the NE1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 28; thence N00°47'52"E, 2,110.39 feet; thence S89°51'02"W, 880.08 feet to the point of beginning; thence continuing S89°51'02"W, 373.10 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 580.00 feet and a chord which bears S87°03'57"W, 56.36 feet; thence N05°42'39"W, 104.08 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 647.00 feet and a chord which bears N80°58'07"E, 99.43 feet; thence S00°08'58"E, 116.21 feet; thence N89°51'02"E, 81.88 feet; thence N00°08'58"W, 117.42 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 647.00 feet and a chord which bears S81°06'07"E, 141.23 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 13.00 feet and a chord which bears S29°14'54"E, 18.57 feet; thence S16°20'20"W, 6.37 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 163.00 feet and a chord which bears S08°05'41"W, 46.75 feet; thence S00°08'58"E, 26.62 feet; thence N89°51'02"E, 26.00 feet; thence N00°08'58"W, 26.62 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 137.00 feet and a chord which bears N08°05'41"E, 39.29 feet; thence N16°20'20"E, 9.15 feet; thence S74°52'00"E, 110.57 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 550.00 feet and a chord which bears N15°55'14"E, 51.00 feet; thence N74°52'00"W, 110.20 feet; thence S16°20'20"W, 15.16 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 673.00 feet and a chord which bears N72°33'14"W, 26.00 feet; thence N16°20'20"E, 80.00 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 753.00 feet and a chord which bears S69°11'47"E, 117.23 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S21°40'00"E, 34.14 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 550.00 feet and a chord which bears S15°35'22"W, 111.29 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 15.00 feet and a chord which bears S49°49'00"W, 19.30 feet to the point of beginning.

R2Y ZONING – DESCRIPTION 4

Being a part of the NE1/4 and NW1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 28; thence N00°47'52"E, 1,734.34 feet; thence S89°51'02"W, 889.13 feet to the point of beginning; thence continuing S89°51'02"W, 521.00 feet to a point of curve;

thence northwesterly on a curve to the right which has a radius of 15.00 feet and a chord which bears N45°08'58"W, 21.21 feet; thence N00°08'58"W, 106.92 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 528.00 feet and a chord which bears N02°43'40"W, 47.50 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 15.00 feet and a chord which bears N34°39'22"E, 19.27 feet; thence N74°37'05"E, 61.10 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 420.00 feet and a chord which bears N82°14'04"E, 111.33 feet; thence N89°51'02"E, 357.84 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 15.00 feet and a chord which bears S45°08'58"E, 21.21 feet; thence S00°08'58"E, 40.00 feet; thence S89°51'02"W, 95.00 feet; thence S00°08'58"E, 40.00 feet; thence S89°51'02"W, 201.00 feet; thence N00°08'58"W, 95.00 feet; thence S89°51'02"W, 37.00 feet; thence S00°08'58"E, 95.00 feet; thence S89°51'02"W, 163.00 feet; thence S00°08'58"E, 121.00 feet; thence N89°51'02"E, 26.00 feet; thence N00°08'58"W, 82.00 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 13.00 feet and a chord which bears N44°51'02"E, 18.38 feet; thence N89°51'02"E, 41.00 feet; thence S00°08'58"E, 95.00 feet; thence N89°51'02"E, 74.00 feet; thence N00°08'58"W, 95.00 feet; thence N89°51'02"E, 45.00 feet; thence S00°08'58"E, 95.00 feet; thence N89°51'02"E, 37.00 feet; thence N00°08'58"W, 95.00 feet; thence N89°51'02"E, 86.00 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 13.00 feet and a chord which bears S45°08'58"E, 18.38 feet; thence S00°08'58"E, 32.00 feet; thence N89°51'02"E, 121.00 feet; thence S00°08'58"E, 35.00 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 15.00 feet and a chord which bears S44°51'02"W, 21.21 feet to the point of beginning.

R2Z ZONING – DESCRIPTION 1

Being a part of the NE1/4 and SE1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 28; thence N00°47'52"E, 1,285.40 feet; thence S89°12'08"W, 250.74 feet to the point of beginning; thence N57°24'25"W, 289.00 feet; thence N32°35'35"E, 62.14 feet; thence N59°55'29"E, 25.00 feet to a point of curve; thence northwesterly along a curve to the right which has a radius of 39.00 feet and a chord which bears N15°06'44"W, 20.14 feet; thence N00°08'58"W, 11.16 feet; thence S89°51'02"W, 95.52 feet to a point of curve; thence northeasterly along a curve to the left which has a radius of 178.00 feet and a chord which bears N02°02'42"E, 13.63 feet; thence N00°08'58"W, 97.38 feet; thence N89°51'02"E, 95.00 feet; thence N00°08'58"W, 76.00 feet; thence N89°51'02"E, 11.00 feet; thence N00°08'58"W, 80.00 feet; thence N89°51'02"E, 217.00 feet; thence S00°08'58"E, 80.00 feet; thence N89°51'02"E, 16.50 feet; thence S00°47'52"W, 265.38 feet to a point of curve; thence southwesterly along a curve to the right which has a radius of 274.00 feet and a chord which bears S08°58'25"W, 77.93 feet; thence S76°46'14"E, 15.48 feet; thence S13°13'46"W, 25.00 feet; thence S32°35'35"W, 81.42 feet to the point of beginning.

R2Z ZONING – DESCRIPTION 2

Being a part of the NE1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 28; thence N00°47'52"E, 1,666.33 feet; thence S89°51'02"W, 601.01 feet to the point of beginning; thence N89°51'02"E, 216.00 feet; thence N00°08'58"W, 142.00 feet; thence S89°51'02"W, 52.50 feet; thence N00°08'58"W, 95.00 feet; thence S89°51'02"W, 111.00 feet; thence S00°08'58"E, 95.00 feet; thence S89°51'02"W, 52.50 feet; thence S00°08'58"E, 142.00 feet to the point of beginning.

R2Z ZONING – DESCRIPTION 3

Being a part of the NE1/4 and NW1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 28; thence N00°47'52"E, 2,110.39 feet; thence S89°51'02"W, 1,139.44 feet to the point of beginning; thence S89°51'02"W, 81.88 feet; thence N00°08'58"W, 116.21 feet to a point of curve; thence southwesterly along a curve to the left which has a radius of 647.00 feet and a chord which bears S80°58'07"W, 99.43 feet; thence S05°42'39"E, 104.09 feet to a point of curve; thence southwesterly along a curve to the left which has a radius of 580.00 feet and a chord which bears S79°26'59"W, 97.70 feet; thence S74°37'05"W, 60.70 feet 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 N66°30'45"W, 18.83 feet; thence

N27°38'18"W, 141.07 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 N17°21'42"E, 35.36 feet; thence N62°21'42"E, 19.68 feet to a point of curve; thence northeasterly along a curve to the right which has a radius of 753.00 feet and a chord which bears N84°21'01"E, 563.88 feet; thence S16°20'20"W, 80.00 feet to a point of curve; thence northwesterly along a curve to the left which has a radius of 673.00 feet and a chord which bears N80°34'06"W, 161.87 feet; thence S00°08'58"E, 143.45 feet to the point of beginning.

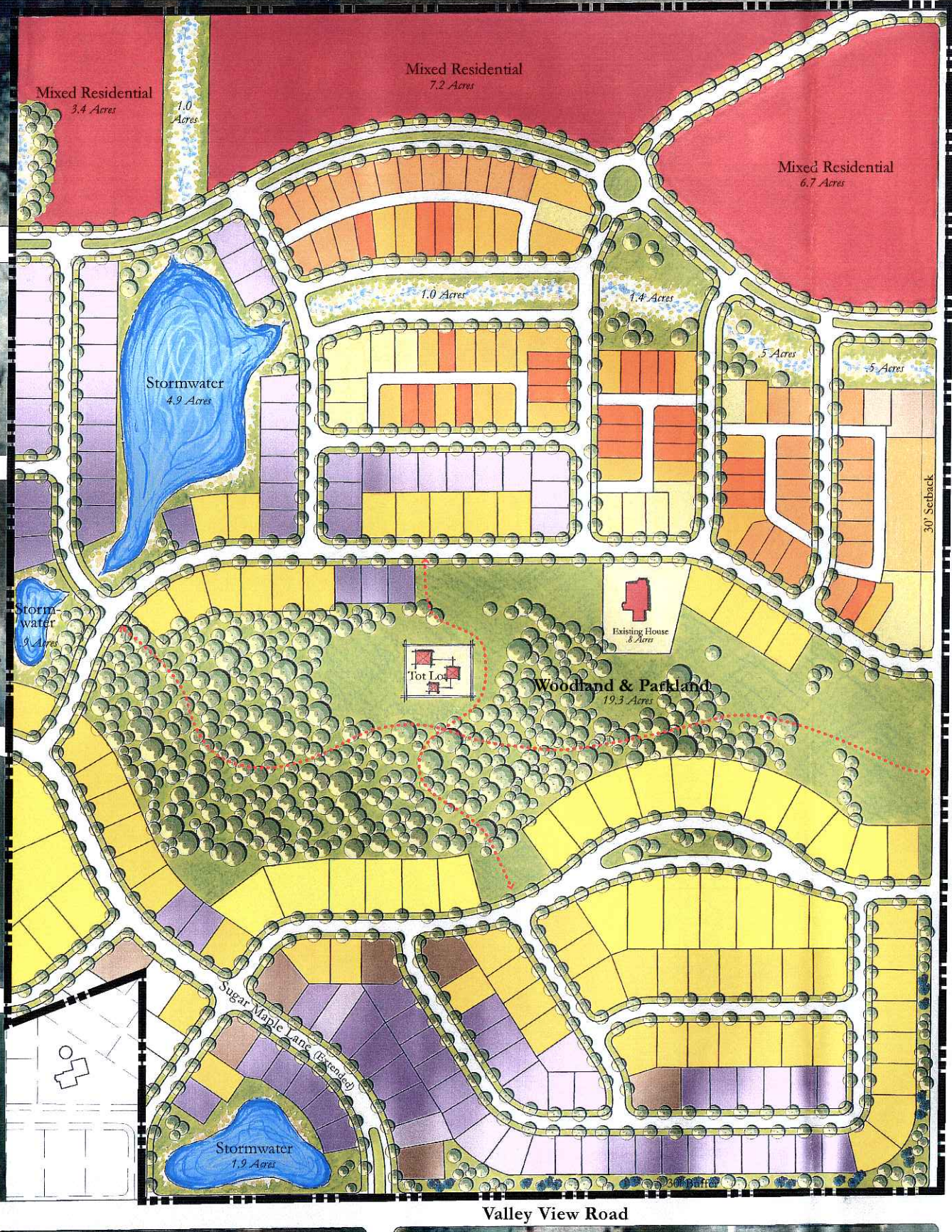
R2Z ZONING – DESCRIPTION 4

Being a part of the NE1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 28; thence N00°47'52"E, 1,784.35 feet; thence S89°51'02"W, 874.96 feet to the point of beginning; thence S89°51'02"W, 121.00 feet; thence N00°08'58"W, 32.00 feet to a point of curve; thence northwesterly along a curve to the left which has a radius of 13.00 feet and a chord which bears N45°08'58"W, 18.38 feet; thence S89°51'02"W, 86.00 feet; thence S00°08'58"E, 95.00 feet; thence S89°51'02"W, 37.00 feet; thence N00°08'58"W, 95.00 feet; thence S89°51'02"W, 45.00 feet; thence S00°08'58"E, 95.00 feet; thence S89°51'02"W, 74.00 feet; thence N00°08'58"W, 121.00 feet; thence N89°51'02"E, 83.00 feet; thence N00°08'58"W, 95.00 feet; thence N89°51'02"E, 37.00 feet; thence S00°08'58"E, 95.00 feet; thence N89°51'02"E, 161.00 feet; thence N00°08'58"W, 40.00 feet; thence N89°51'02"E, 95.00 feet; thence S00°08'58"E, 111.00 feet; to the point of beginning;

1000 OAKS

Madison, Wisconsin

Concept Plan



Future Mixed Use

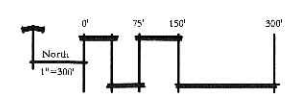
Future School/Park

Future Residential

Single Family (Alley Loaded) - 34%		92 Units
	37' x 95'	3 Units
	45' x 80'	32 Units
	45' x 95'	25 Units
	51' x 95'	12 Units
Single Family (Street Accessed) - 66%		182 Units
	51' x 100'	4 Units
	59' x 85'	89 Units
	69' x 100'	60 Units
	80' x 120'	28 Units
	Existing House	1 Unit

Subtotal		274 Units
Multi Family		420 Units
	Duplexes	18 Units
	Town Homes	12 Units
	Mixed Residential	390 Units
Total Units		694 Units


	Parks & Open Space	19.6 Acres
Required Park Dedication		13.8 Acres
~ 1100 Sq. Ft. @ 292 SF Units - 7.4 Acres.		
~ 700 Sq. Ft. @ 408 MF Units - 6.5 Acres		
	Stormwater	12.1 Acres



1000 OAKS

Madison, Wisconsin

Zoning Plan

-  R2Z Single Family: Alley Accessed
-  R2Y Single Family: Alley Accessed
-  R2T Single Family: Street Accessed
-  R5 Mixed Residential
-  PUD (Twin Homes and Townhomes)
-  Conservancy



Future Mixed Use

Future School/Park

Future Residential



1000 OAKS

Madison, Wisconsin

Phasing Plan/Inclusionary Zoning Plan

54 - Lot Number

⊙ Number of Bedrooms

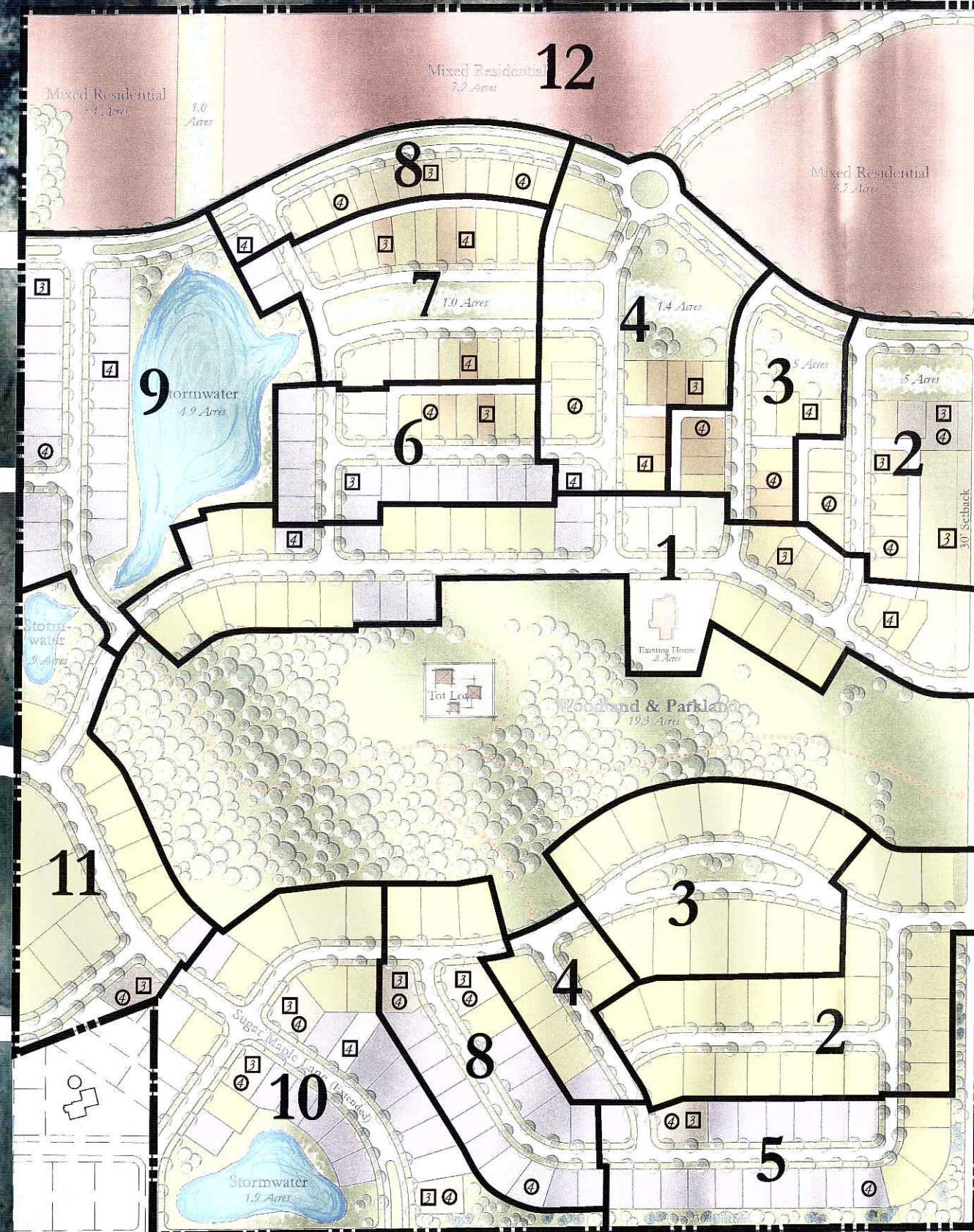
— AMI Percentage

Single Family IZ Units:

□	80% AMI	18 Units
○	70% AMI	11 Units
Mansion Duplex :		
□	70% AMI	8 Units
□	80% AMI	8 Units
4	Four Bedroom Units	29 Units
3	Three Bedroom Units	16 Units

Multi-Family IZ Units (PUD-GDP):

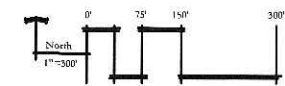
Townhomes:		
□	80% AMI	1 Units
Mixed Residential:		
	80% AMI	59 Units
	70% AMI	TBD
	60% AMI	TBD
	50% AMI	TBD



Future Mixed Use

Future School/Park

Future Residential



1000 OAKS Unit Chart

	Preliminary Plat Lot Numbers	GDP Residential Units	Pre Plat Net Acreage	Pre Plat Average Net Density DU/Acre*
R: Single Family		274	40.20	6.8
R2Z Single Family: Alley Accessed		55	4.91	11.2
45' x 80'	P-4, P-11 thru P-19, P-22 thru P-28, P-54 thru P-68	32		
37' x 95'	P-10, P-30 thru P-32, P-35 thru P-37, P-39 thru P-41, P-48 thru P-50, P-69, P-72, P-73, P-78 thru P-80, P-84, P-86, P-87, P-95	23		
R2Y Single Family: Alley Accessed		37	4.78	7.7
45' x 95'	P-9, P-20, P-29, P-33, P-34, P-38, P-42, P-47, P-51, P-53, P-70, P-71, P-74 thru P-77, P-81 thru P-83, P-85, P-88, P-94, P-96 thru P-98	25		
51' x 95'	P-8, P-21, P-43 thru P-46, P-52, P-89 thru P-93	12		
R2T Single Family: Street Accessed		182	30.51	6.0
59' x 85'	P-99 thru P-101, P-107 thru P-124, P-127 thru P-147, P-155 thru P-157, P-181, P-182, P-196, P-199 thru P-203, P-206 thru P-209, P-211, P-216 thru P-221, P-224 thru P-235, P-269 thru P-279, P-286, P-287	89		
51' x 100'	P-205, P-210, P-222, P-223	4		
69' x 100'	P-102 thru P-106, P-125, P-126, P-148 thru P-154, P-159 thru P-163, P-180, P-183 thru P-188, P-195, P-197, P-213, P-214, P-236 thru P-243, P-251 thru P-267, P-280, P-282 thru P-285	60		
80' x 120'	P-164 thru P-179, P-189 thru P-193, P-244 thru P-250	28		
Existing House	P-158	1		
R: Multi-Family		390	16.99	23.0
R5 Mixed Residential		390	16.99	
	P-1, P-2, P-3			
PUD:GDP		30	2.27	13.2
District I Twin Homes		18	1.72	
	P-5, P-6, P-194, P-198, P-204, P-212, P-215, P-268, P-281			
District II Townhomes		12	0.55	
	P-7			
C: Conservancy		-	33.43	-
Public Park			19.64	
	OL 14			
Open Space Areas		-	-	-
Private Open Space	OL 3, OL 15, OL 20	-	1.97	-
Storm Water Management	OL 1, OL 2, OL 5, OL 7, OL 10, OL 12, OL 13, OL 19	-	11.82	-
Right of Way		-	30.82	-
Street Rights of Way		-	29.18	-
Alley Rights of Way		-	1.64	-
	OL 4, OL 6, OL 8, OL 9, OL 11			
Totals		694	123.7	5.6

1000 OAKS Unit Chart

Total Site Dwelling Units Per Acre	5.6
Net Dwelling Units Per Acre	7.5
Net Residential Dwelling Units Per Acre (residential acreage only)	11.7

Acreage Percentages	
R: Single Family	32.5%
R2Z: Single Family	4.0%
R2Y: Single Family	3.9%
R2T Single Family	24.7%
R: Multi-Family	13.7%
PUD:GDP	1.8%
District I - Twin Homes	1.4%
District II - Townhomes	0.4%
C: Conservancy	27.0%
Right of Way	24.9%
	100.0%

Unit Percentages	
R: Single Family	39.5%
R2Z: Single Family	7.9%
R2Y: Single Family	5.3%
R2T Single Family	26.2%
R: Multi-Family	56.2%
PUD:GDP	4.3%
District I - Twin Homes	2.6%
District I - Twin Homes	1.7%
	100.0%

School Children Projections	Elementary	Middle	High School
Single-Family Residential (.40/.12/.23)	110	33	63
Twin Home Residential (.19/.05/.11)	3	1	2
Multi-Family Residential (.11/.03/.06)	44	12	24
Totals	157	46	89

Park Acreage Requirements	
Single Family & Duplex (1,100 sq. ft./unit)	7.4
Multi-Family (700 sq. ft./unit)	6.5
	13.8

* Average Net Density is a district wide average, some portions of each district may be above or below this net average.
 *Unit allocations within districts may be slightly adjusted between lots within the district, provided that major increases in unit counts are not created

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