

PROPOSED AMENDMENT

Adopted TR-P

Multi-Family:	90*	
Twin Homes:	6	(3 lots)
Alley Single Family:	33	37 x 95
	47	45 x 95
Conventional Single Family:	<u>12</u>	<u>59 x 100</u>
Total Units:	188	

Proposed TR-P

Multi-Family:	90*	
Twin Homes:	6	(3 lots)
Alley Single Family:	26	31 x 95
	61	37 x 95
	52	45 x 95
Conventional Single Family:	<u>12</u>	<u>59 x 100</u>
Total Units:	247	

* Note: Total Multi-family lots for the multi-family and mixed-use district are set at 186 units, shared between the CC-T and TR-P lots, per the adopted Acacia Ridge Neighborhood.

All proposed units would meet the architectural standards of the adopted Acacia Ridge TR-P (October 31, 2017) and lot requirements of the City of Madison Zoning Code.

EXHIBIT A: PARCELS TO BE REPLATTED

Lot Number	Address	Parcel Number
122	804 SEVEN WINDS TRL	070828426019
123	808 SEVEN WINDS TRL	070828426027
124	812 SEVEN WINDS TRL	070828426035
125	816 SEVEN WINDS TRL	070828426043
126	820 SEVEN WINDS TRL	070828426051
127	824 SEVEN WINDS TRL	070828426069
128	828 SEVEN WINDS TRL	070828426077
129	832 SEVEN WINDS TRL	070828426085
130	836 SEVEN WINDS TRL	070828426093
140	540 REDAN DR	070828428015
141	542 REDAN DR	070828428023
142	544 REDAN DR	070828428031
143	546 REDAN DR	070828428049
144	548 REDAN DR	070828428057
145	550 REDAN DR	070828428065
146	837 SEVEN WINDS TRL	070828427083
147	833 SEVEN WINDS TRL	070828427075
148	829 SEVEN WINDS TRL	070828427067
149	825 SEVEN WINDS TRL	070828427059
150	821 SEVEN WINDS TRL	070828427041
151	817 SEVEN WINDS TRL	070828427033
152	813 SEVEN WINDS TRL	070828427025
153	809 SEVEN WINDS TRL	070828427017
154	9419 CLEAR RISE BLVD	070828431018
155	9415 CLEAR RISE BLVD	070828431026
156	9411 CLEAR RISE BLVD	070828431034
157	9407 CLEAR RISE BLVD	070828431042
158	9403 CLEAR RISE BLVD	070828431050
159	9402 TAWNY ACORN DR	070828431068
160	9406 TAWNY ACORN DR	070828431076
161	9410 TAWNY ACORN DR	070828431084
162	9414 TAWNY ACORN DR	070828431092
163	9418 TAWNY ACORN DR	070828431109
164	9321 CLEAR RISE BLVD	070828432016
165	9317 CLEAR RISE BLVD	070828432024
166	9313 CLEAR RISE BLVD	070828432032
167	9309 CLEAR RISE BLVD	070828432040
168	9305 CLEAR RISE BLVD	070828432058
169	9301 CLEAR RISE BLVD	070828432066

LOT TYPE	UNITS	%
MU	80	13%
MF	106	18%
MF TOTAL	186	31%
TWINS	6	1%
COTTAGE - 37	93	15%
VILLAGE - 45	106	18%
TERRACE - 59	105	17%
MANOR - 65	63	10%
ESTATE - 69	45	8%
SF TOTAL	418	69%
TOTAL	604	100%

PARK DEDICATION	ACRES
ORDINANCE REQUIRES	13.2
PROPOSED DEDICATION	
NEIGHBORHOOD PARK	10.2
POCKET PARK 1	0.9
POCKET PARK 2	0.4
TRAILS/TRAILHEAD	1.4
TOTAL	12.9
PROPOSED SCHOOL	8.0



Note: Roadways on This Property illustrate potential street configuration and subject to change.



ACACIA RIDGE NEIGHBORHOOD

MADISON, WISCONSIN

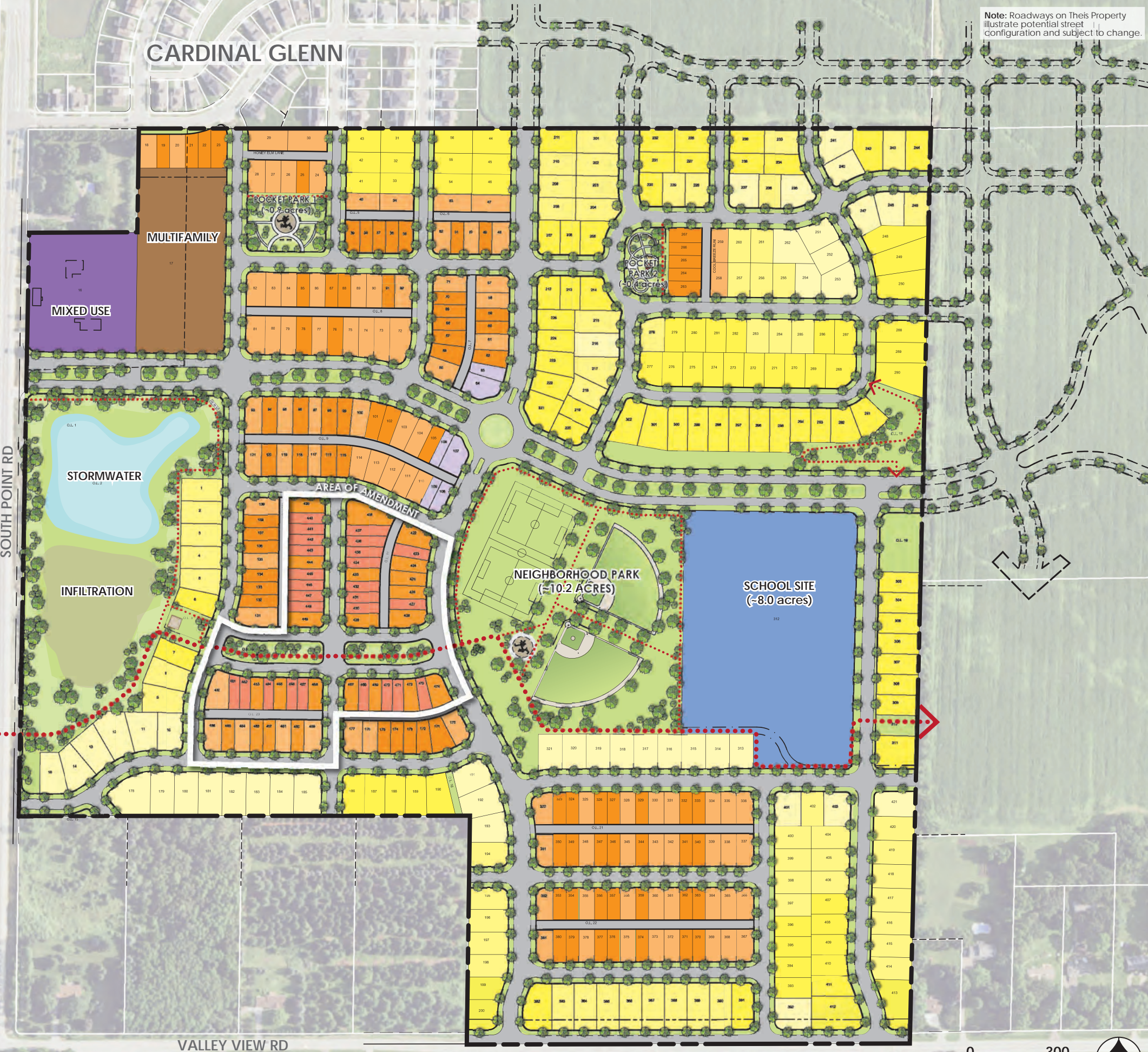
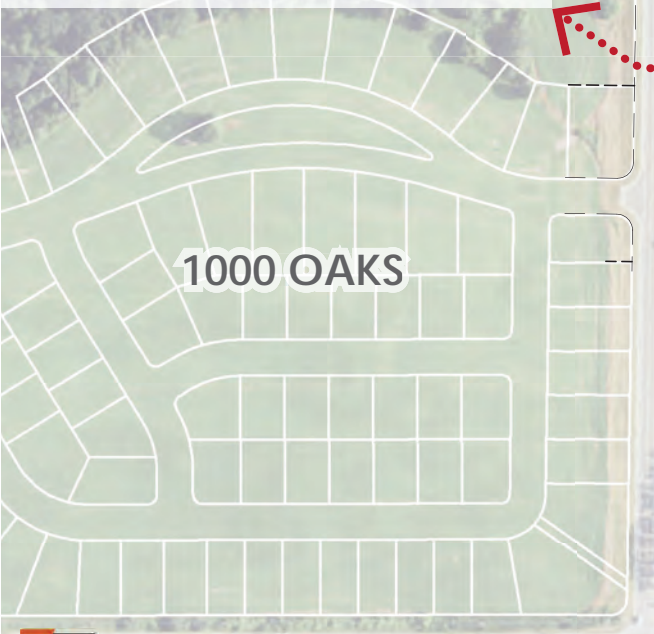
SCALE : 1" = 300'

ADOPTED:
NEIGHBORHOOD
MASTER PLAN



LOT TYPE	UNITS	%
MU	80	13%
MF	106	17%
MF TOTAL	186	30%
TWINS	6	1%
GARDEN - 31	26	4%
COTTAGE - 37	103	17%
VILLAGE - 45	94	15%
TERRACE - 59	100	16%
MANOR - 65	60	10%
ESTATE - 69	42	7%
SF TOTAL	431	70%
TOTAL	617	100%

PARK DEDICATION	ACRES
ORDINANCE REQUIRES	13.2
PROPOSED DEDICATION	
NEIGHBORHOOD PARK	10.2
POCKET PARK 1	0.9
POCKET PARK 2	0.4
TRAILS/TRAILHEAD	1.4
TOTAL	12.9
PROPOSED SCHOOL	8.0



Note: Roadways on This Property illustrate potential street configuration and subject to change.



ACACIA RIDGE NEIGHBORHOOD

MADISON, WISCONSIN

REVISED : 7.28.20

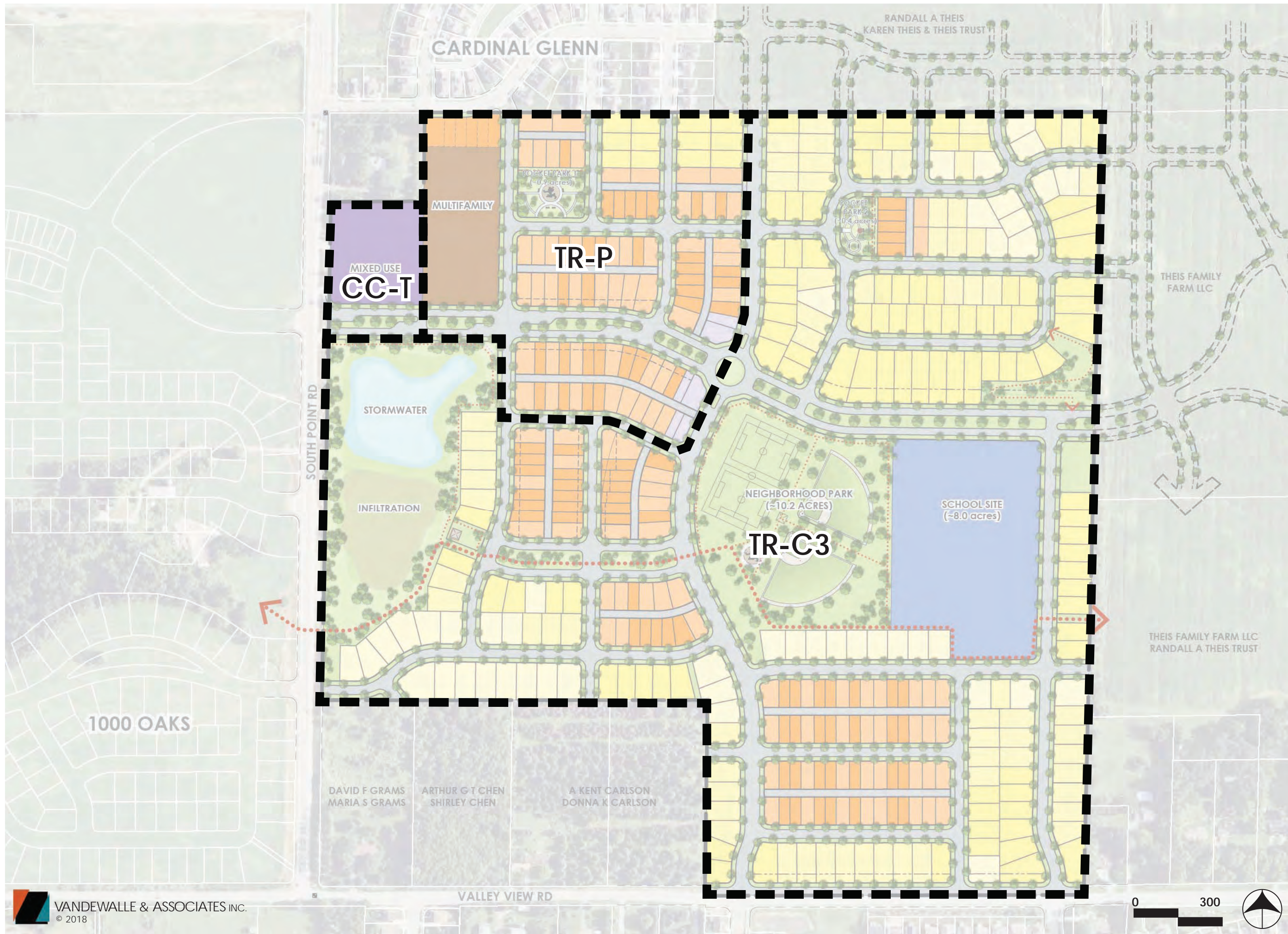
SCALE : 1" = 300'

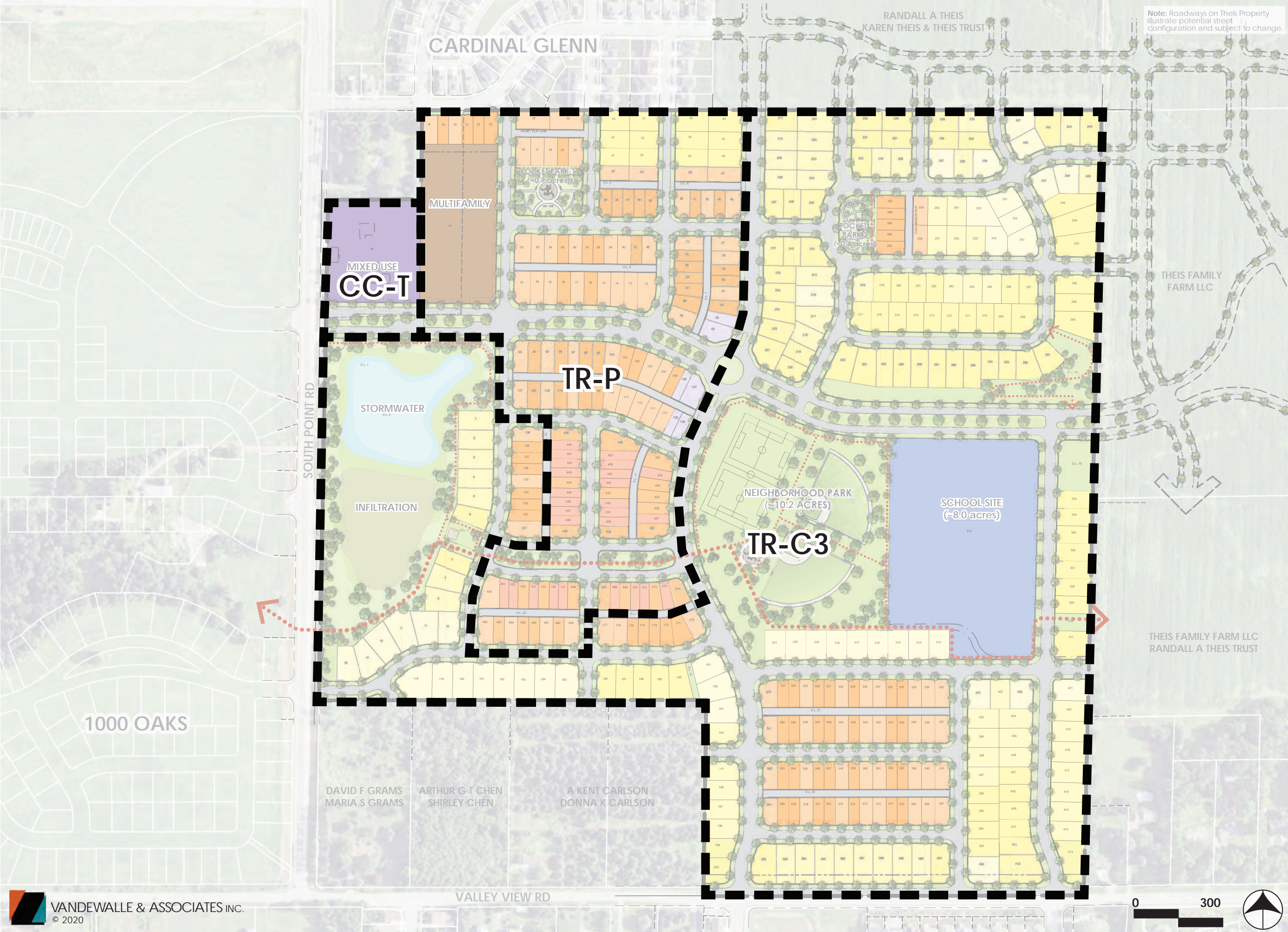
PROPOSED:
NEIGHBORHOOD
MASTER PLAN

ACACIA RIDGE NEIGHBORHOOD
MADISON, WISCONSIN

SCALE : 1" = 300'

ADOPTED:
ZONING PLAN





Note: Roadways on This Property illustrate potential street configuration and subject to change.



ACACIA RIDGE NEIGHBORHOOD
MADISON, WISCONSIN

REVISED : 7.28.20

SCALE : 1"= 300'

PROPOSED:
ZONING PLAN



LOT TYPE	UNITS	%
GARDEN - 31	26	49%
COTTAGE - 37	22	42%
VILLAGE - 45	5	9%
TOTAL	53	100%



GRASSWATER
FILTRATION



ACACIA RIDGE NEIGHBORHOOD
MADISON, WISCONSIN

REVISED : 7.29.20

SCALE : 1"= 100'

PROPOSED:
MASTER PLAN
ZOOM

