

CONNECT SHARED USE TRAIL AND GREENWAY CORRIDOR

COLLECTOR STREET ON SWIDERSKI PROPERTIES

DEVELOPMENT AREA 4: HOUSING MIX 3
 · 1, 26 UNIT- 2 LEVEL STACKED FLATS
 · 1.5 :1 PARKING RATIO
 · STORMWATER AREAS

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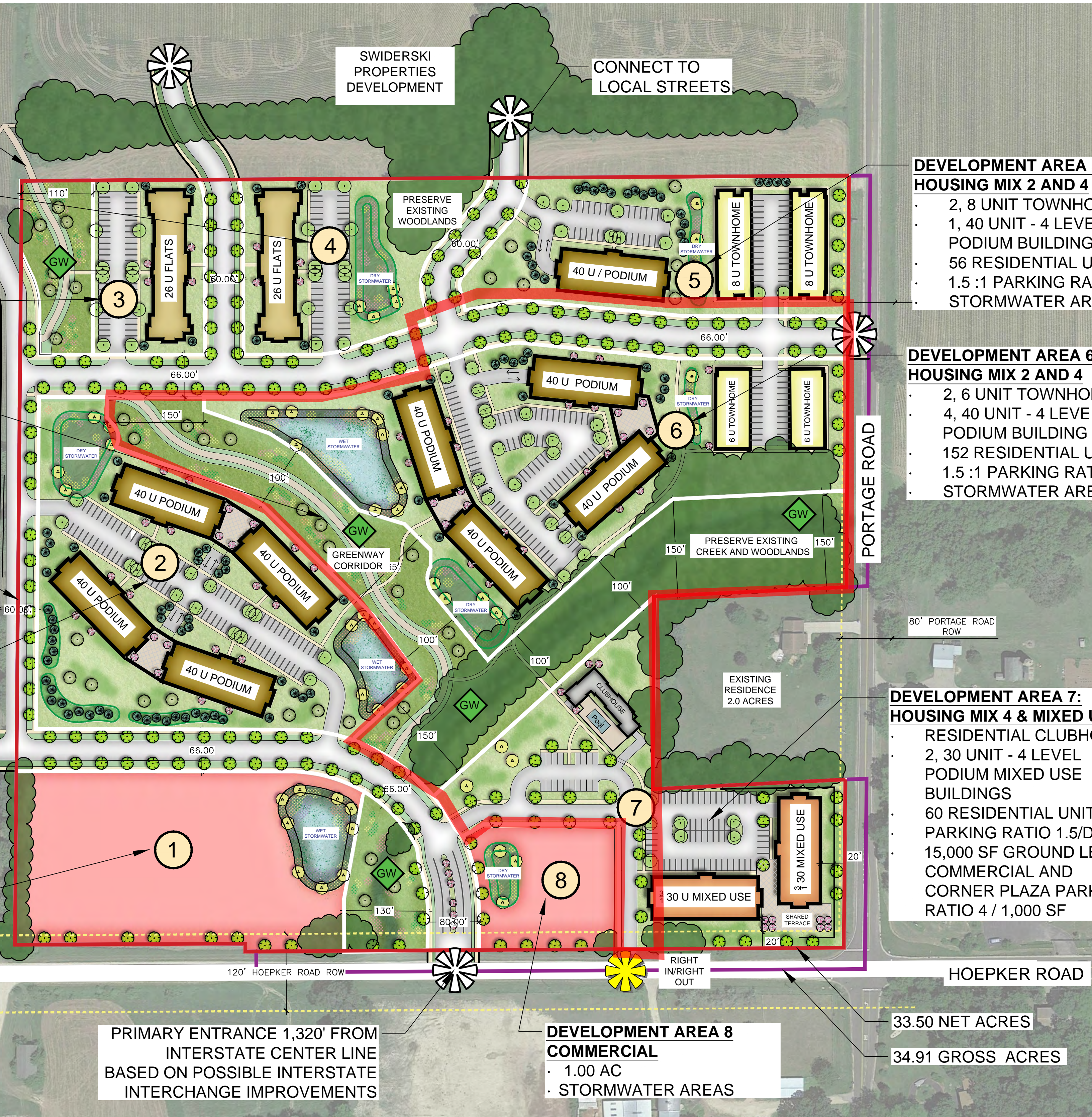
GREENWAY CORRIDOR
 · 5.23 ACRES (COMBINED)
 · NO STORMWATER WITHIN GREENWAY CORRIDOR
 · 150' AVG WIDTH WITH 10' W SHARED USE TRAIL
 · CONNECT TO SWIDERSKI DEVELOPMENT GREENWAY

SWIDERSKI PROPERTIES DEVELOPMENT
 STREET TO SPLIT PROPERTY LINE

DEVELOPMENT AREA 2: HOUSING MIX 4
 · 4, 40 UNIT - 4 LEVEL PODIUM BUILDINGS
 · 160 RESIDENTIAL UNITS
 · 1.5 :1 PARKING RATIO
 · STORMWATER AREAS

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DEVELOPMENT AREA 1: COMMERCIAL
 · 3.18 AC
 · STORMWATER AREAS



FRAMEWORK PLAN TO FOLLOW TRADITIONAL NEIGHBORHOOD DEVELOPMENT DESIGN PRINCIPLES INCLUDING:

- MIX OF LAND USES
- VARIETY OF HOUSING CHOICES
- INTERCONNECTED "GRID LIKE" STREET PATTERN
- LAND USE TRANSITIONS
- LIMITED VISUAL EXPOSURE OF GARAGES AND PARKING AREAS
- ARCHITECTURAL CHARACTER
- PRESERVING NATURAL DRAINAGE CORRIDORS AND NATURAL FEATURES

HOUSING MIX DENSITIES
 HOUSING MIX ONE- 6 DU/AC
 HOUSING MIX TWO- 12 DU/AC
 HOUSING MIX THREE- 21 DU/AC
 HOUSING MIX FOUR- 33 DU/AC

RESIDENTIAL UNIT TABLE				
TYPE	BUILDINGS	UNITS PER BUILDING	LEVELS	TOTAL UNITS
TOWNHOMES	4	8 AND 6	2 & 3	28
STACKED FLATS	2	26	2	52
PODIUM	9	40	4	360
PODIUM MIXED USE	2	30	4	60
TOTAL				500

GROSS AREA PER SURVEY (INCLUDING PURPLE LINE TO THE CENTER LINE OF HOEPKER ROAD AND PORTAGE ROAD)
 = 34.91 ACRES

NET AREA PER SURVEY (EXCLUDING ROW ALONG HOEPKER AND PORTAGE ROW)
 = 33.50 ACRES

TOTAL RESIDENTIAL UNITS
 = 500 UNITS

TOTAL GROSS DENSITY
 = 14.32 DU/AC (500U / 34.91 GROSS AC)

NET DEVELOPMENT AREA
 = 23.75 AC (33.50 NET AC - 4.52 ROW AC. - 5.23 GREENWAY AC)

TOTAL NET DEVELOPMENT DENSITY (EXCLUDING ROW AND GREENWAY)
 = 21.05 DU/ NET DEVELOPMENT ACRES (500U / 23.75 AC NET DEVELOPMENT AREA)

RESIDENTIAL PARKING RATIO = 1.5/DU TYP

TOTAL COMMERCIAL AREA = +/- 30,000 SF COMBINED

COMMERCIAL PARKING RATIO: 4 / 1,000 SF MIN

NEW RIGHT-OF WAY WITHIN DEVELOPMENT = 4.52 ACRES

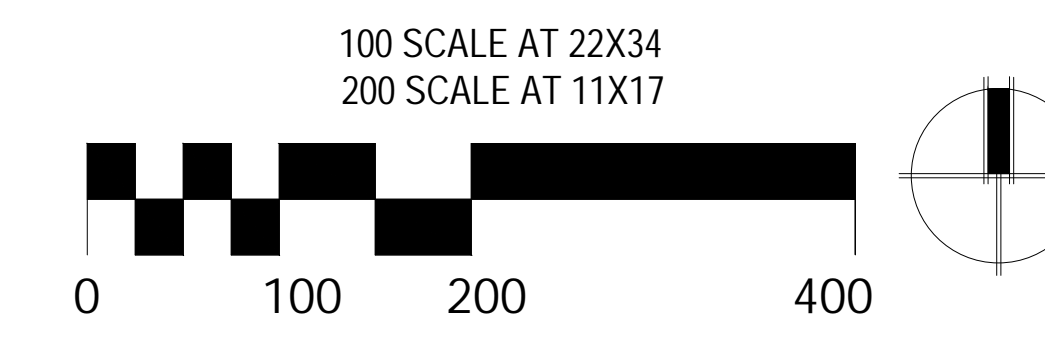
3,560 LN.FT. COMBINED DEVELOPMENT ROAD LENGTH

2.04 AC. COMBINED STORMWATER = 6% (2.04 AC/33.50 NET AREA)

ALL CALCULATIONS FOR DISCUSSION PURPOSES ONLY

CONCEPT FRAMEWORK PLAN PUMPKIN HOLLOW NORTH

HOEPKER & PORTAGE ROAD, MADISON WISCONSIN



2023 07 12