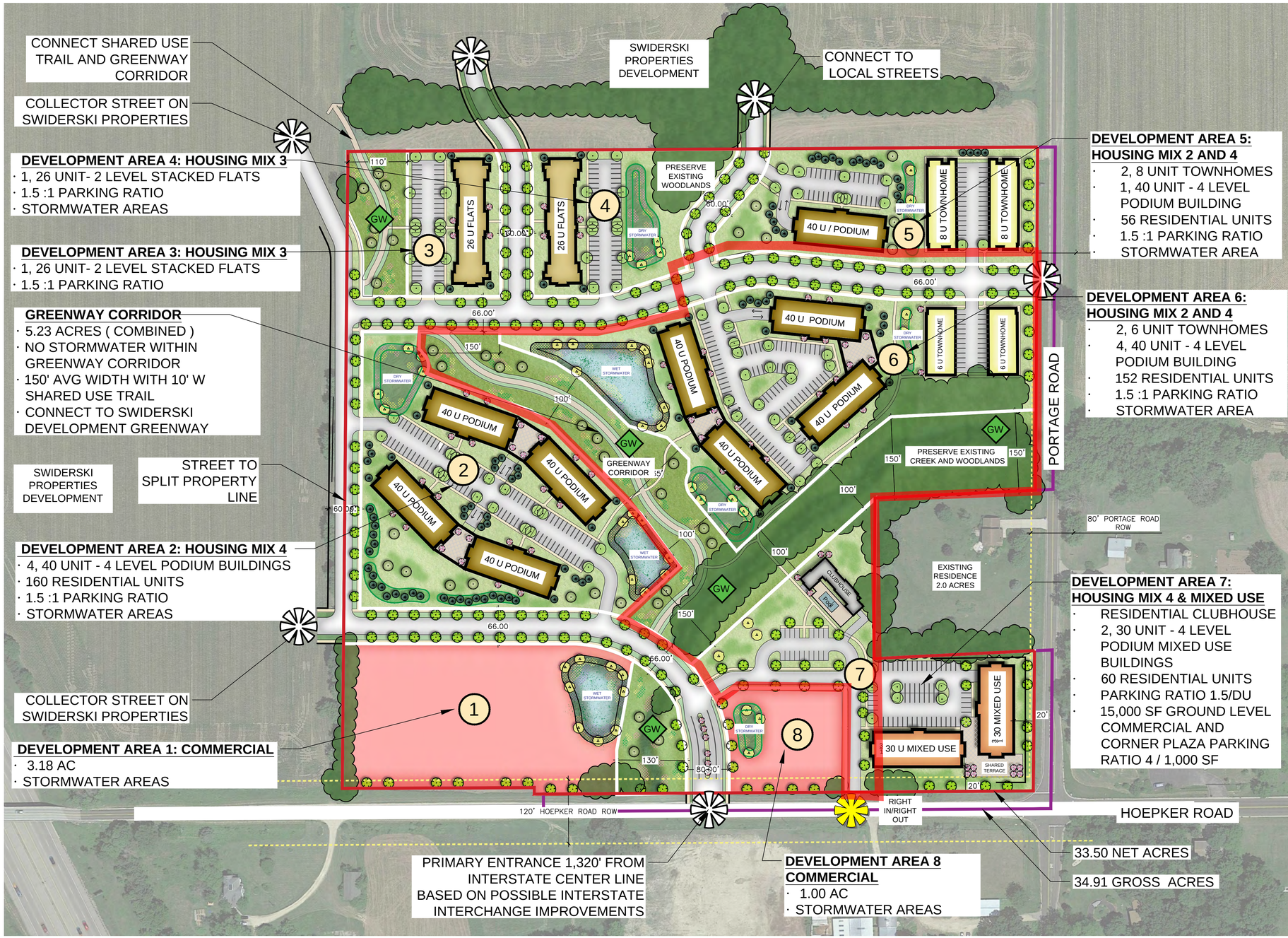

FRAMEWORK PLAN TO FOLLOW TRADITIONAL NEIGHBORHOOD DEVELOPMENT DESIGN PRINCIPLES INCLUDING:

- *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

100 SCALE AT 22X34
200 SCALE AT 11X17

0 100 200 400

2023 07 12

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WANGARD
INVESTMENT REAL ESTATE. SIMPLIFIED.