



1000 OAKS NEIGHBORHOOD Zoning Renewal Application

April 2, 2008

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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 renewal and approval pursuant to the City of Madison's Zoning Code.

Zoning Renewal 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 Neighborhood

Project Subdivider

1000 Oaks Land, LLC.

Contacts

Applicants:

1000 Oaks Land, LLC.
6801 South Towne Drive
Madison, WI 53713
Tel: (608) 266-3100

jrosenberg@veridianhomes.com

Jeff Rosenberg
David Simon
Don Esposito

Pellett Development, LLC.
702 South Point Road
Verona, Wisconsin 53593
Tel: (608)833-0482

Josh Pellett
Joanie Pellett

Design Team:

VANDEWALLE & ASSOCIATES
120 East Lakeside Street
Madison, WI 53715
Tel: (608) 255-3988

bmunson@vandewalle.com
clanderud@vandewalle.com

Brian Munson
Chris Landerud

D'ONOFRIO KOTTKE & ASSOCIATES
7530 Westward Way
Madison, WI 53717
Tel: (608) 833-7530
dday@donofrio.cc

Dan Day

Development Schedule

Construction on Phase I public improvements are to begin on a date to be determined. The overall neighborhood will be developed in 9 phases spanning approximately 8-12 years.

Total Parcel Size

The parcel is approximately 124.7 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:

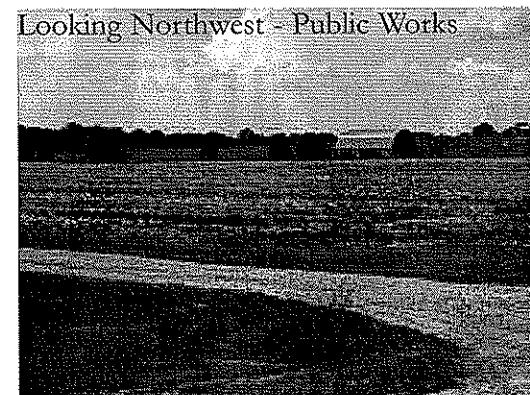
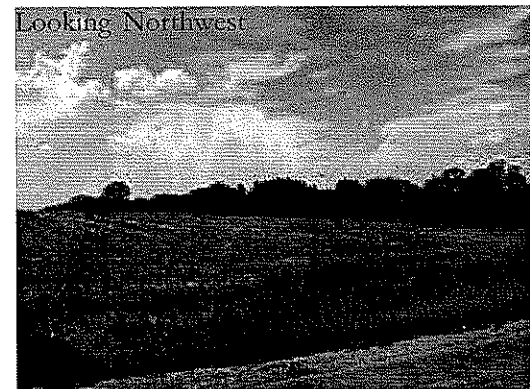
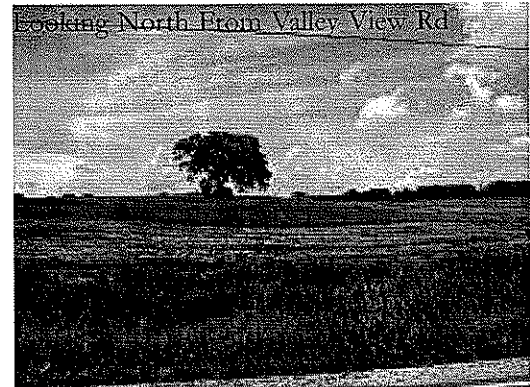
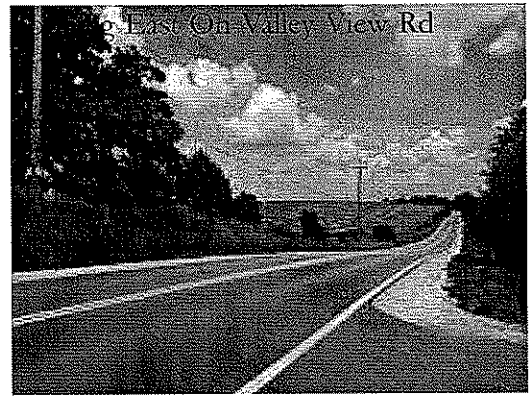
- Existing: Rural Residential
Agricultural
- Future: Pioneer Neighborhood Plan
Medium & Low density Residential
Residential/Commercial Mix
Institutional
Public Park

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 renewal request are included as Exhibit A Legal Descriptions, attached hereto.

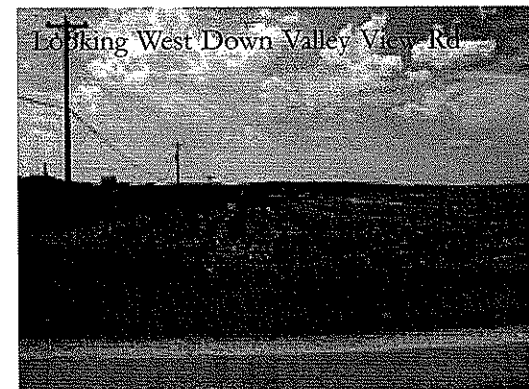
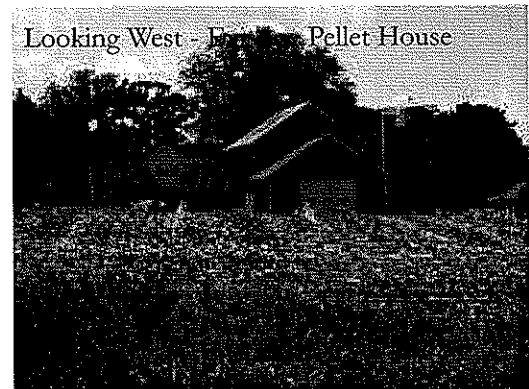
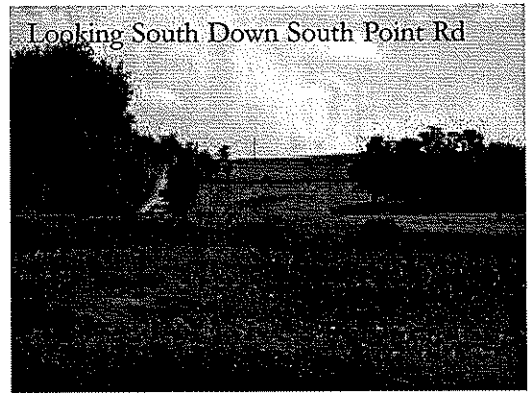
Statement of Purpose:

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.



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.

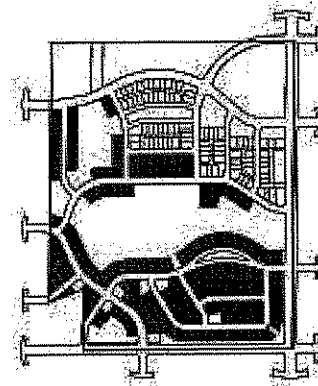
Note: Graphics contained herein are for reference purposes only and do not supercede the text information.

Preliminary Plat numbers are based upon the April 2, 2008 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'
- 65' x 100'
- 69' x 100'
- 80' x 120'



Permitted Uses

Per the City of Madison R2T Zoning District

Lot Requirements

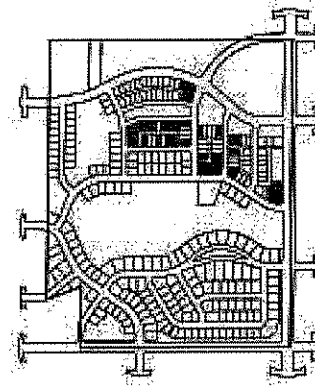
Per the City of Madison R2T Zoning District



R2Y: Single Family Homes (Alley Accessed)

Preliminary Plat Numbers:

P-8, P-9, P-20, P-21, P-29, P-33, P-34, P-38, P-42 thru P-47, P-51 thru P-53, P-77, P-81 thru P-83, P-85, P-88 thru P-94, P-96 thru P-98



Description

Homes within this district offer single family residences with alley 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: 45' x 95'
51' x 95''

Permitted Uses

Per the City of Madison R2Y Zoning District

Lot Requirements

Per the City of Madison R2Y Zoning District

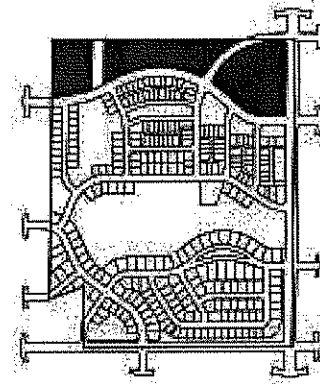


R5: Medium Density Residential

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

Description

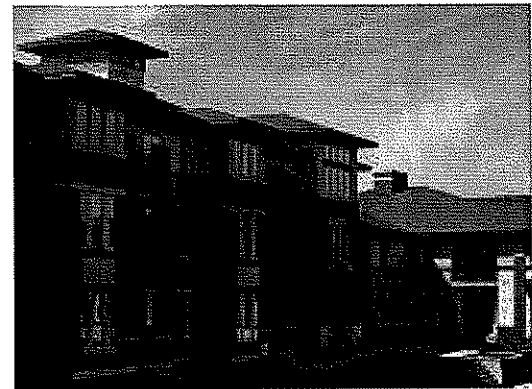
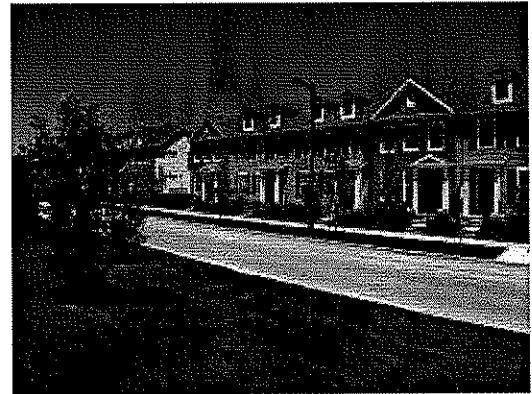
This Multi-Family Residential district completes the housing options within the neighborhood and may include a full range of styles, densities, and configurations of attached housing options. The envisioned multi-family units are three story buildings serviced with underground parking. This community 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 R5 Zoning District

Yard Requirements
Per the City of Madison R5 Zoning District



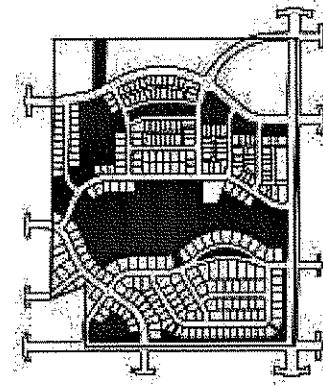
Conservancy

Preliminary Plat Lot Numbers:

OL 1 thru OL 3, OL 5, OL 6, OL 8, OL 9, OL 12, OL 14 thru OL 17, OL 19 thru OL 23

Description

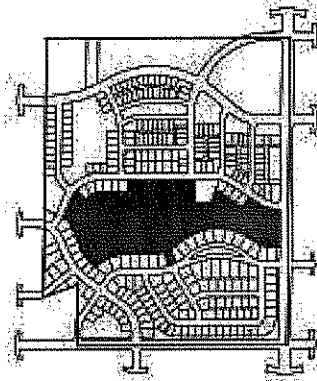
The park and open space component of the neighborhood offer residents the opportunity for passive and active recreation within close proximity of their homes. These spaces also facilitate a regional approach to stormwater management and important neighborhood trail connections.



Parks & Open Space Components

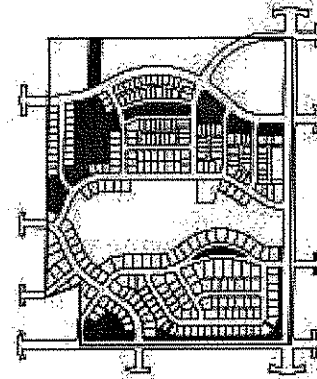
Neighborhood Park

Preliminary Plat Lot Number: OL 16



Open Space Corridor/Stormwater Management

Preliminary Plat Lot Numbers: OL 1 thru OL 3, OL 5, OL 6, OL 8, OL 9, OL 12, OL 14, OL 15, OL 17, OL 19 thru OL 23



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.

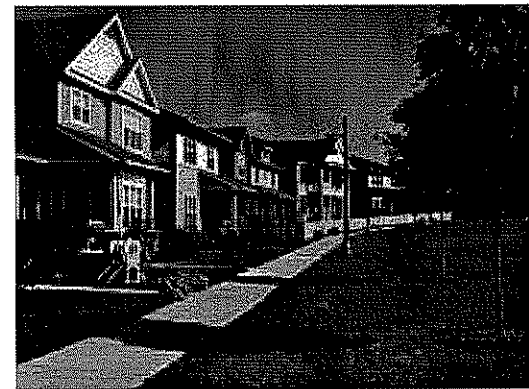
Roof eaves and overhangs may project into any required setback up to 24 inches. Roof eaves and overhangs may not extend over a property line.

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

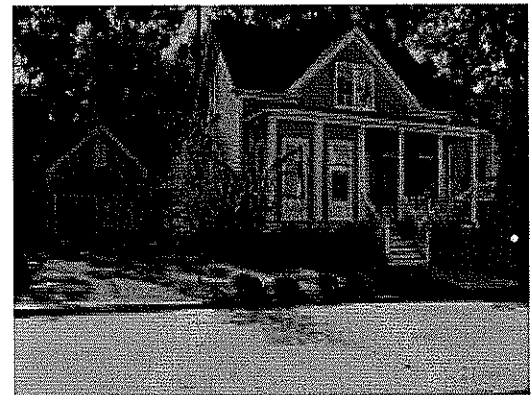
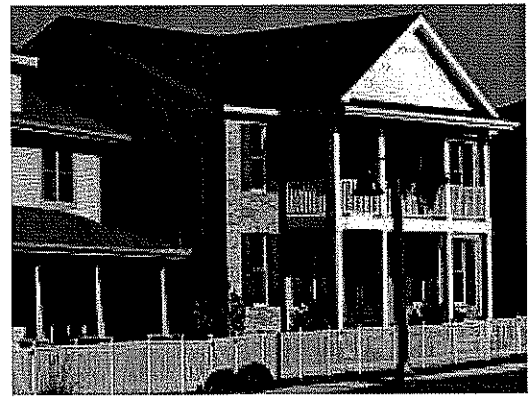
Floor Area Ratios for districts will be set as a component of Specific Implementation Plans.

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

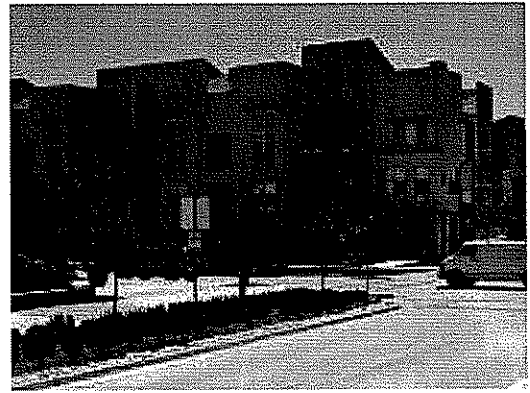
The vision triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

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.



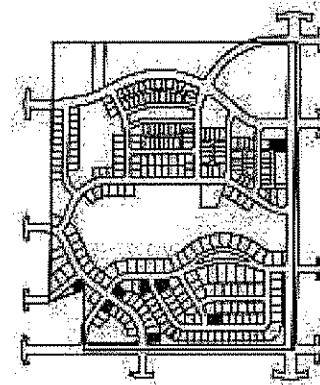
DISTRICT I: TWIN HOMES

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

- Single Family Residential
- 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 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'

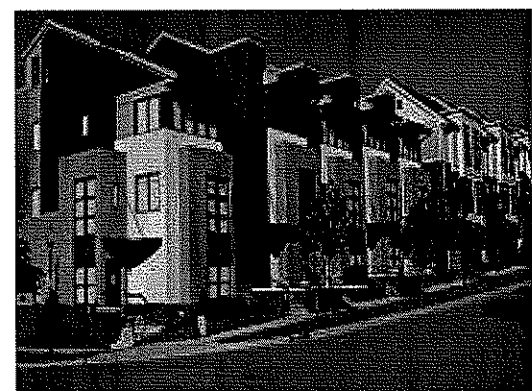
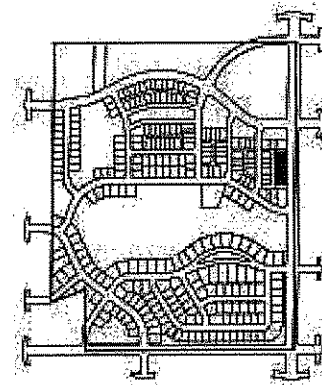
Comparable Zoning District: none

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) |



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 easements 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 extend 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.

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 | | 60 | 4.91 | 12.2 |
| 45' x 80' | P-4, P-11 thru P-19, P-22 thru P-28, P-54 thru P-76 | 40 | | |
| 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-78 thru P-80, P-84, P-86, P-87, P-95 | 20 | | |
| R2Y Single Family: Alley Accessed | | 32 | 4.78 | 6.7 |
| 45' x 95' | P-9, P-20, P-29, P-33, P-34, P-38, P-42, P-47, P-51 thru P-53, P-77, P-81 thru P-83, P-85, P-88, P-94, P-96 thru P-98 | 21 | | |
| 51' x 95' | P-8, P-21, P-43 thru P-46, P-89 thru P-93 | 11 | | |
| R2T Single Family: Street Accessed | | 182 | 30.51 | 6.0 |
| 59' x 85' | P-99 thru P-102, P-107 thru P-111, P-116 thru P-147, P-180, P-181, P-196, P-199 thru P-203, P-206 thru P-209, P-211, P-216 thru P-221, P-224 thru P-236, P-269 thru P-279, P-286, P-287 | 86 | | |
| 51' x 100' | P-205, P-210, P-222, P-223 | 4 | | |
| 65' x 100' | P-103 thru P-106, P-112 thru P-115, P-237 | 9 | | |
| 69' x 100' | P-148 thru P-154, P-156 thru P-160, P-171, P-172, P-179, P-182 thru P-191, P-195, P-197, P-213, P-214, P-238 thru P-243, P-251 thru P-267, P-280, P-282 thru P-285 | 57 | | |
| 80' x 120' | P-161 thru P-170, P-173 thru P-178, P-192, P-193, P-244 thru P-250 | 25 | | |
| Existing House | P-155 | 1 | | |
| R: Multi-Family | | 390 | 16.99 | 23.0 |
| R5 Mixed Residential | P-1, P-2, P-3 | 390 | 16.99 | |
| PUD:GDP | | 30 | 2.27 | 13.2 |
| District I Twin Homes | P-5, P-6, P-194, P-198, P-204, P-212, P-215, P-268, P-281 | 18 | 1.72 | |
| District II Townhomes | P-7 | 12 | 0.55 | |
| C: Conservancy | | - | 33.43 | - |
| Public Park | OL 16 | | 19.64 | |
| Open Space Areas | | - | | - |
| Private Open Space | OL 3, OL 6, OL 9, OL 17, OL 19, OL 20, OL 22, OL 23 | - | 1.97 | - |
| Storm Water Management | OL 1, OL 2, OL 5, OL 8, OL 12, OL 14, OL 15, OL 21 | - | 11.82 | - |
| Right of Way | | - | 30.82 | - |
| Street Rights of Way | | - | 29.18 | - |
| Alley Rights of Way | OL 4, OL 6, OL 8, OL 9, OL 11 | - | 1.64 | - |
| 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 | 8.6% |
| R2Y: Single Family | 4.6% |
| 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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D'Onofrio Kottke & Associates
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