



# City of Madison

## Proposed Rezoning and Preliminary and Final Plat

### Project Name

Replat of Eastlawn as Northeast Addition  
Grandview Commons

### Location

6202 Driscoll Drive, Generally

### Applicant

Homburg Equipment, Inc. / Brian Munson,  
Vandewalle & Assoc.

### From: PD

To: TR-P and TR-C2

### Proposed Use

Replat of Eastlawn as Northeast Addition  
to Grandview Commons, creating 141  
single-family lots, nine lots for four-unit  
dwellings, and five public outlots

### Public Hearing Date

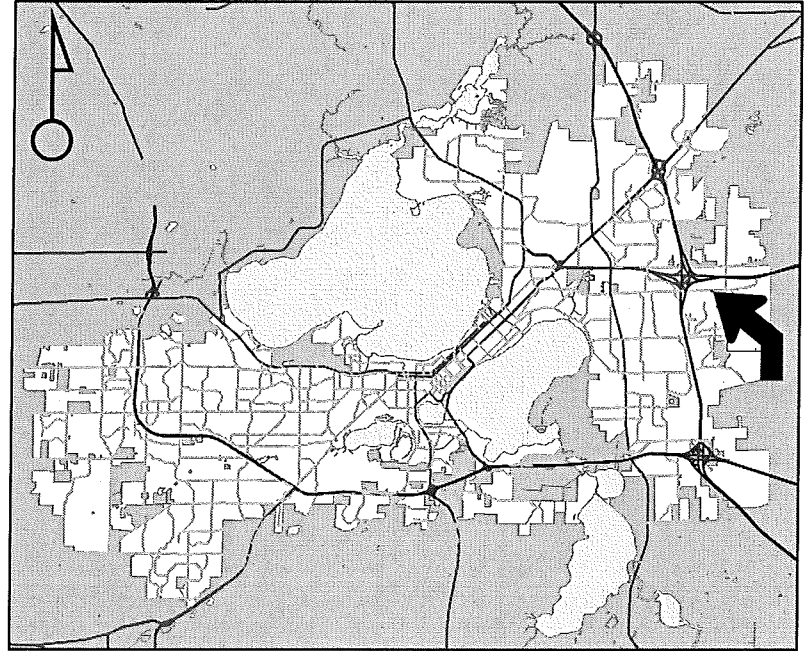
Plan Commission

22 January 2018

### Common Council

06 February 2018

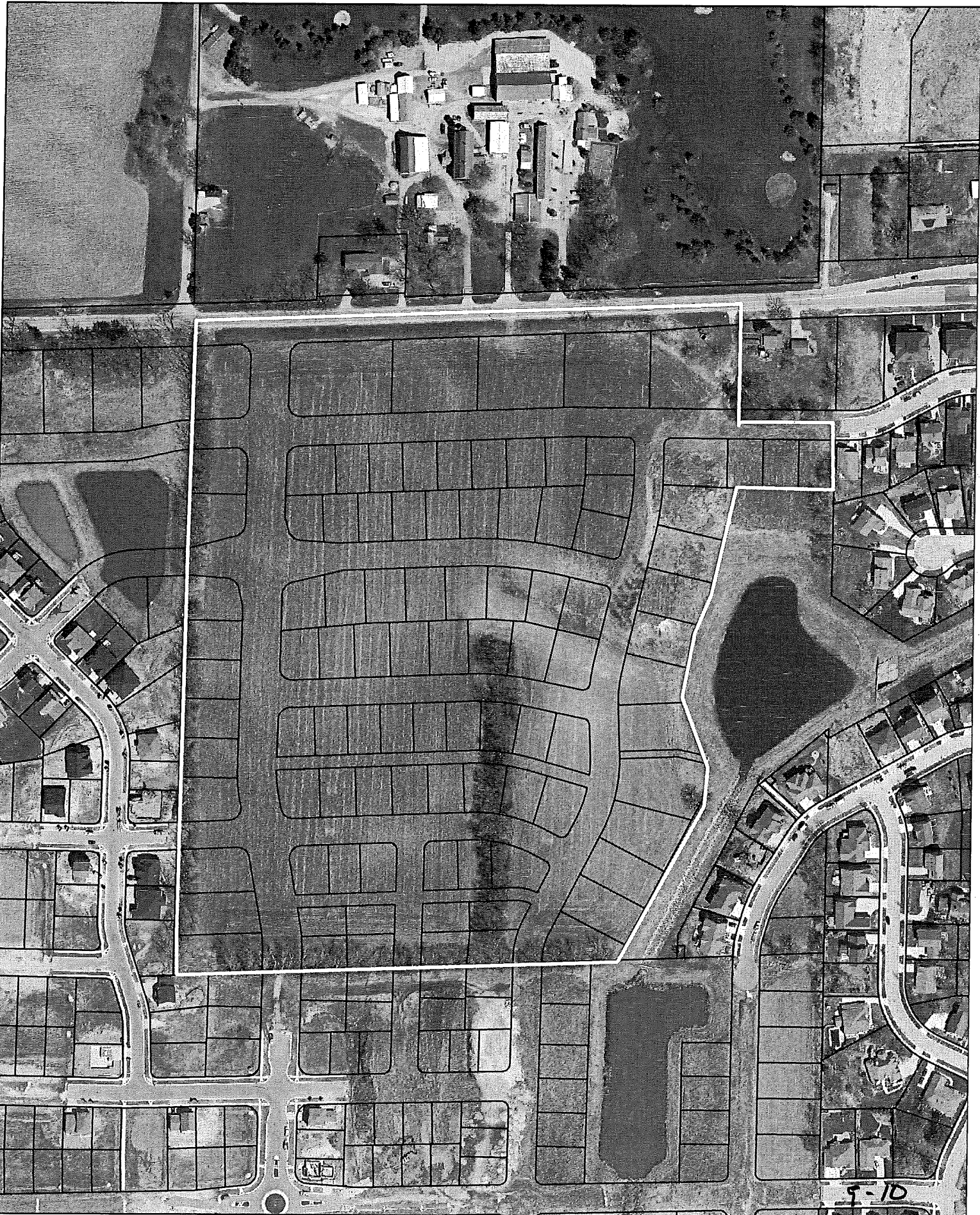
For Questions Contact: Colin Punt at: 243-0455 or cpunt@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 16 January 2018

9-10



5-10

# LAND USE APPLICATION

# LND-B

City of Madison  
Planning Division  
126 S. Hamilton St.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



### FOR OFFICE USE ONLY:

Paid 2850- Receipt # 037589-0003  
Date received 11/20/17  
Received by JSP  
Parcel # ATTACHED  
Aldermanic district 3 HALL  
Zoning district RD  
Special requirements IMP  
Review required by \_\_\_\_\_  
 UDC  PC  
 Common Council  Other \_\_\_\_\_  
Reviewed By \_\_\_\_\_

**All Land Use Applications must be filed with the Zoning Office at the above address.**

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

### 1. Project Information

Address: 6202 Driscoll Drive (See attached address list)  
Title: Northeast Addition to Grandview Commons

### 2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from PD to TR-P, TR-C3
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

### 3. Applicant, Agent and Property Owner Information

**Applicant name** Jeff Rosenberg Company VH Acquisitions, LLC.  
**Street address** 6801 South Town Drive City/State/Zip Madison, WI 53713  
**Telephone** 608.226.3100 Email jrosenberg@veridianhomes.com

**Project contact person** Brian Munson Company Vandewalle & Associates  
**Street address** 120 East Lakeside Street City/State/Zip Madison, WI 53726  
**Telephone** 608.255.3988 Email bmunson@vandewalle.com

**Property owner (if not applicant)** Homburg Equipment, Inc.  
**Street address** 6106 Milwaukee Street City/State/Zip Madison, WI 53718  
**Telephone** \_\_\_\_\_ Email \_\_\_\_\_

4. Project Description

Provide a brief description of the project and all proposed uses of the site:  
Replat of a mixed residential neighborhood

Scheduled start date 2018 Planned completion date 2024

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Filing fee
- Land Use Application
- Letter of intent
- Legal description
- Pre-application notification
- Vicinity map
- Survey or existing conditions site plan
- Development plans
- Land Use Application Checklist (LND-C)
- Supplemental Requirements
- Electronic Submittal\*

\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pccapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udcapplications@cityofmadison.com.

6. Applicant Declarations

- Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff DAT Date 11.2.17

Zoning staff DAT Date 11.2.17

- Demolition Listserv

- Public subsidy is being requested (indicate in letter of intent)
- Pre-application notification:** The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations **in writing** no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:

Alder Hall 10.20.17, McClennan Park Neighborhood Association 10.20.17

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant [Signature] Relationship to property Applicant

Authorizing signature of property owner [Signature] Date 11/17/17



# VANDEWALLE & ASSOCIATES INC.

Wednesday, November 20, 2017

Heather Stouder  
Department of Planning & Development  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53710-2985

RE: 6202 Driscoll Drive  
Northeast Addition to Grandview Commons: Rezoning Application

Dear Heather,

The following document and illustrative graphics outlines the proposed re-plat for the Northeast Addition to Grandview Commons (formerly Eastlawn Property). Veridian Homes requests to rezone the property from PD and TR-C3 to TR-P and TR-C3 in parallel with a separate preliminary/final plat submittal. This rezoning will facilitate the re-platting of the neighborhood to create more housing diversity and lot sizes consistent with the overall Grandview Commons Neighborhood.

We look forward to working with the City on the review and implementation of this neighborhood.

Sincerely,

Brian Munson  
Principal

APPLICANT:

VH Acquisitions, LLC.  
6801 South Town drive  
Madison, WI 53713  
Phone: 608.226.3100  
Fax: 608.226.0600  
Jeff Rosenberg  
[jrosenberg@veridianhomes.com](mailto:jrosenberg@veridianhomes.com)

PROPERTY OWNERS:

Homburg Equipment, Inc.  
6106 Milwaukee Street  
Madison, WI 53718

DESIGN TEAM:

Engineering:  
D'Onofrio Kottke  
7530 Westward Way  
Madison, WI 53717  
Phone: 608.833.7530  
Fax: 608.833.10896  
Dan Day  
[dday@donofrio.cc](mailto:dday@donofrio.cc)

Planning:  
Vandewalle & Associates  
120 East Lakeside Street  
Madison, Wisconsin 53715  
Phone: 608.255.3988  
Fax: 608.255.0814  
Brian Munson  
[bmunson@vandewalle.com](mailto:bmunson@vandewalle.com)

**Existing Conditions:**

Existing Zoning: PD, TR-C3  
Proposed Zoning: TR-P  
TR-C3  
Address: See Exhibit B for full list  
PIN: See Exhibit B for full list  
Aldermanic District: District 3  
Alder Hall  
Neighborhood Association: McClellan Park Neighborhood Association  
Neighborhood Plan: Sprecher Neighborhood  
Plan Designations: Low Density Residential  
(see Exhibit B) Low-Medium Density Residential  
Park, Drainage and Open Space  
Notifications: Alder Hall October 20, 2017  
McClellan Park Neighborhood October 20, 2017  
DAT Presentation November 2, 2017  
Legal Description: See Attached



Lot Area:	31.67 acres
Proposed Use:	141 Single Family Homes 36 Four Unit Homes (9 lots) Stormwater Management

### TR-P Requirements:

- Three residential housing types (Single Family Street Accessed, Single Family Alley Accessed, Four Unit Homes).
- Four-family housing comprise 61% of the units within the TR-P district.
- All units within 1/4 acre of parks & open spaces in adjoining neighborhoods
- Project will consist of multiple phases beginning from the Milwaukee Street frontage expanding south based upon market demand.

### TR-P Site Design Standards

#### *Open Space*

The neighborhood is served by adjoining open spaces in the Grandview Commons and Grandview Commons North Neighborhoods.

#### *Street Layout*

The neighborhood is served by a strong grid of neighborhood scaled streets, sidewalks, and off-street connections, including the extension of all adjoining street connections.

#### *Setbacks*

Building setbacks will be per the TR-P Zoning District standards.

#### *Building Design*

Building design within the neighborhood will go through a review process with a neighborhood Architectural Review Committee (ARC). The ARC is tasked with guiding the creation of diverse architectural approaches throughout the neighborhood. Review criteria include site plan/landscape plan configurations, building massing & composition, building orientation and interaction with adjoining streets & uses, and application of appropriate durable materials.

### **DIMENSIONAL STANDARDS**

Building placement will meet the dimensional standards as described in the TR-P Zoning District for the Single-family detached and Residential Building Complex standards.

### **ARCHITECTURAL STYLE**

Architecture within the neighborhood will be developed with a variety of American vernacular architectural styles.

### **MASSING**

#### *Rhythms*

In architectural composition, rhythm refers to the regular use of recurrence of building elements. These elements consist of features such as, but not limited to, window locations, columns and piers. Rhythm solidifies the building design and ensures that the overall composition of building elements is balanced.

- Bays, porches and stoops are encouraged to enhance the human scale of the streetscape.



- Multi-family buildings are encouraged to have first floor individual unit entrances.

#### *Roofline Articulation*

The roof form establishes the character of a home and terminates the building. Bays and gables are encouraged to break-up the massing of the home into smaller or intimate components. Selection of an appropriate roof form will vary depending on the architectural style.

- Hipped and gabled roofs with a symmetrical pitch shall run between 5:12 and 12:12, as appropriate to architectural style.
- Shed roofs pitched between 5:12 and 7:12 shall be attached to an adjacent building wall and shall not be utilized freestanding buildings. Shed dormers shall have a 3:12 pitch and be utilized only on appropriate styles.
- Hipped and shed porch roofs shall have a pitch between 3:12 and 6:12.
- Roof overhangs may vary from a minimum of 6" to a maximum of 30".

#### **HEIGHT**

- No buildings shall exceed three-stories in height or 35'.
- Exposed basements shall not constitute a story.

#### **APPROPRIATE WALL MATERIALS**

All materials shall be properly utilized based on the precedents of the architectural style of the building.

#### **WALL SIDING/SURFACING**

- *Brick*
- *Clapboard Siding*
- *Cement Board Siding / Composition Siding / Vinyl Siding*
- *Half-Timbering*
- *Cast Stone*
- *Stone*
- *Stucco and Exterior Insulated Finish System (EIFS)*
- *Wood, Composition, vinyl or Cement Shingle Siding*

#### **DECKS**

Decks shall be located only in rear or side yards. Portions of decks visible from the street or projecting in such a manner that it is visible from the front yard, shall be screened with appropriate fencing or landscaping.

#### **PORCHES AND STOOPS**

- Usable front porches are encouraged as both visual and functional design elements. Minimum dimensions for a usable porch are 6'0" deep and 6'0" wide exclusive of access to front entry.





**Exhibits:**

- Exhibit A: Legal Description
- Exhibit B: Existing Address & Parcel List
- Exhibit C: Alder & Neighborhood Notification
- Exhibit D: Sprecher Neighborhood Plan
- Exhibit E: Proposed Neighborhood Illustrative Plan
- Exhibit F: Grandview Commons Neighborhood Compiled
- Exhibit G: Zoning Map
- Exhibit H: Conceptual Phasing Map
- Exhibit I: TR-P Master Plan



## Exhibit A: Legal Descriptions

### Full Project Legal Description:

Being located in the NW1/4 of the SE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the east quarter corner of said Section 2; thence S87°43'32"W, 1,519.11 feet; thence S00°30'04"W, 47.28 feet to the point of beginning; thence continuing S00°30'04"W, 232.98 feet; thence S89°30'00"E, 199.82 feet; thence S00°30'04"W, 100.00 feet; thence N89°29'56"W, 200.50 feet; thence S13°06'14"W, 86.50 feet to the point of beginning; thence continuing S13°06'14"W, 152.75 feet; thence S24°58'42"W, 72.90 feet; thence S08°39'28"W, 132.37 feet; thence S20°16'57"E, 152.86 feet; thence S05°30'27"W, 56.22 feet; thence S27°22'24"W, 375.97 feet; thence S87°44'23"W, 909.50 feet; thence N01°04'02"E, 1,281.29 feet; thence N87°43'59"E, 938.18 feet; thence N85°38'06"E, 181.85 feet to the point of beginning. Contains 1,379,541 square feet (31.670 acres).

### Lands to be zoned TR-C3

Being located in the NW1/4 of the SE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the east quarter corner of said Section 2; thence S87°43'32"W, 1,519.11 feet; thence S00°30'04"W, 280.28 feet; thence S89°30'00"E, 199.82 feet; thence S00°30'04"W, 100.00 feet; thence N89°29'56"W, 200.50 feet; thence S13°06'14"W, 86.50 feet to the point of beginning; thence continuing S13°06'14"W, 152.75 feet; thence S24°58'42"W, 72.90 feet; thence S08°39'28"W, 132.37 feet; thence S20°16'57"E, 152.86 feet; thence S05°30'27"W, 56.22 feet; thence S27°22'24"W, 375.97 feet; thence S87°44'23"W, 909.50 feet; thence N01°04'02"E, 840.69 feet; thence S86°31'30"E, 160.08 feet; thence N01°03'56"E, 125.21 feet; thence N87°44'23"E, 511.92 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 979.00 feet and a chord which bears S87°43'48"E, 154.66 feet; thence S83°11'58"E, 82.38 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 470.00 feet and a chord which bears S09°06'19"W, 11.81 feet; thence S80°10'29"E, 198.56 feet to the point of beginning. Contains 955,096 square feet (21.926 acres).

### Lands to be zoned TR-P

Being located in the NW1/4 of the SE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the east quarter corner of said Section 2; thence S87°43'32"W, 1,519.11 feet to the point of beginning; thence S00°30'04"W, 280.28 feet; thence S89°29'56"E, 199.81 feet; thence S00°30'04"W, 100.00 feet; thence N89°29'56"W, 200.50 feet; thence S13°06'14"W, 86.50 feet; thence N80°10'29"W, 198.56 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 470.00 feet and a chord which bears N09°06'19"E, 11.81 feet; thence N83°11'58"W, 82.38 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 979.00 feet and a chord which bears N87°43'48"W, 154.66 feet; thence S87°44'23"W, 511.92 feet; thence S01°03'56"W, 125.21 feet; thence N86°31'30"W, 160.08 feet; thence N01°04'02"E, 440.60 feet; thence N00°58'58"E, 53.82 feet; thence N87°43'32"E, 1,119.13 feet to the point of beginning. Contains 484,073 square feet (11.113 acres).



**Exhibit B: Existing Parcel Addresses & PIN Numbers**

Lot Number	PIN	Address
1	071002417048	6202 DRISCOLL DR
2	071002417056	6142 DRISCOLL DR
3	071002417064	6130 DRISCOLL DR
4	071002417072	6118 DRISCOLL DR
5	071002417080	6104 DRISCOLL DR
		101 NORTH STAR DR
6	071002302091	6082 DRISCOLL DR
		102 NORTH STAR DR
7	071002304071	6047 DRISCOLL DR
		128 NORTH STAR DR
8	071002304089	136 NORTH STAR DR
		6046 RAGAN ST
9	071002427013	6103 DRISCOLL DR
		129 NORTH STAR DR
10	071002427021	6111 DRISCOLL DR
11	071002427039	6115 DRISCOLL DR
12	071002427047	6119 DRISCOLL DR
13	071002427055	6123 DRISCOLL DR
14	071002427063	6127 DRISCOLL DR
15	071002427071	6133 DRISCOLL DR
16	071002427089	6139 DRISCOLL DR
17	071002427097	6145 DRISCOLL DR
		102 GALILEO DR
18	071002427104	106 GALILEO DR
19	071002427112	110 GALILEO DR
		6134 RAGAN ST
20	071002427120	6130 RAGAN ST
21	071002427138	6126 RAGAN ST
22	071002427146	6122 RAGAN ST
23	071002427154	6118 RAGAN ST
24	071002427162	6114 RAGAN ST
25	071002427170	6110 RAGAN ST
26	071002427188	6106 RAGAN ST
27	071002427196	137 NORTH STAR DR
		6102 RAGAN ST
28	071002428011	203 NORTH STAR DR
		6101 RAGAN ST
29	071002428029	6105 RAGAN ST



Lot Number	PIN	Address
30	071002428037	6111 RAGAN ST
31	071002428045	6115 RAGAN ST
32	071002428053	6119 RAGAN ST
33	071002428061	6125 RAGAN ST
34	071002428079	6129 RAGAN ST
35	071002428087	114 GALILEO DR
		6133 RAGAN ST
36	071002428095	118 GALILEO DR
		6132 MISTY BRIDGE RD
37	071002428102	6128 MISTY BRIDGE RD
38	071002428110	6124 MISTY BRIDGE RD
39	071002428128	6120 MISTY BRIDGE RD
40	071002428136	6116 MISTY BRIDGE RD
41	071002428144	6112 MISTY BRIDGE RD
42	071002428152	6108 MISTY BRIDGE RD
43	071002428160	6104 MISTY BRIDGE RD
		209 NORTH STAR DR
44	071002305152	204 NORTH STAR DR
		6047 RAGAN ST
45	071002305144	208 NORTH STAR DR
46	071002305136	212 NORTH STAR DR
47	071002305128	216 NORTH STAR DR
48	071002305110	220 NORTH STAR DR
49	071002305102	224 NORTH STAR DR
		6048 STONEY OAK LN
50	071002430016	6103 MISTY BRIDGE RD
		217 NORTH STAR DR
51	071002430024	6107 MISTY BRIDGE RD
52	071002430032	6111 MISTY BRIDGE RD
53	071002430040	6115 MISTY BRIDGE RD
54	071002430058	6119 MISTY BRIDGE RD
55	071002430066	6123 MISTY BRIDGE RD
56	071002430074	6127 MISTY BRIDGE RD
57	071002430082	6131 MISTY BRIDGE RD
58	071002430090	6135 MISTY BRIDGE RD
		202 GALILEO DR
29	071002431014	210 GALILEO DR
		6130 STONEY OAK LN
60	071002431022	6126 STONEY OAK LN
61	071002431030	6122 STONEY OAK LN



Lot Number	PIN	Address
62	071002431048	6118 STONEY OAK LN
63	071002431056	6114 STONEY OAK LN
64	071002431064	6110 STONEY OAK LN
65	071002431072	6106 STONEY OAK LN
66	071002431080	223 NORTH STAR DR
		6102 STONEY OAK LN
67	071002309120	302 NORTH STAR DR
		6049 STONEY OAK LN
68	071002309112	304 NORTH STAR DR
69	071002309104	308 NORTH STAR DR
70	071002411082	307 NORTH STAR DR
71	071002411090	305 NORTH STAR DR
72	071002432012	301 NORTH STAR DR
		6101 STONEY OAK LN
73	071002432020	6107 STONEY OAK LN
74	071002432038	302 PETERSON ST
		6111 STONEY OAK LN
75	071002411107	306 PETERSON ST
76	071002411115	308 PETERSON ST
77	071002410084	305 PETERSON ST
78	071002410092	303 PETERSON ST
79	071002433010	301 PETERSON ST
		6119 STONEY OAK LN
80	071002433028	6123 STONEY OAK LN
81	071002433036	302 GALILEO DR
		6127 STONEY OAK LN
82	071002410109	304 GALILEO DR
83	071002410117	306 GALILEO DR
84	071002418301	305 GALILEO DR
85	071002418319	301 GALILEO DR
86	071002418327	215 GALILEO DR
87	071002418335	211 GALILEO DR
88	071002418343	207 GALILEO DR
89	071002418369	125 GALILEO DR
90	071002418377	121 GALILEO DR
91	071002418385	117 GALILEO DR
92	071002418393	113 GALILEO DR
93	071002418400	109 GALILEO DR
94	071002418418	105 GALILEO DR
		101 GALILEO DR



Lot Number	PIN	Address
96	071002418434	6209 DRISCOLL DR
97	071002418442	6217 DRISCOLL DR
98	071002418450	6225 DRISCOLL DR





# VANDEWALLE & ASSOCIATES INC.

Thursday, January 11, 2018

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Department of Planning & Development  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53710-2985

RE: 6202 Driscoll Drive  
Northeast Addition to Grandview Commons: Rezoning Application

Dear Heather,

The following document and illustrative graphics outlines the updated submittal for the re-plat for the Northeast Addition to Grandview Commons (formerly Eastlawn Property), reflecting staff's comments on street alignment and stormwater management. Veridian Homes requests to rezone the property from PD and TR-C3 to TR-P and TR-C3 in parallel with a separate preliminary/final plat submittal. This rezoning will facilitate the re-platting of the neighborhood to create more housing diversity and lot sizes consistent with the overall Grandview Commons Neighborhood.

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Principal

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax  
342 North Water Street • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax  
[www.vandewalle.com](http://www.vandewalle.com)

Shaping places, shaping change

**APPLICANT:**

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Jeff Rosenberg  
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Madison, WI 53718

**DESIGN TEAM:**

Engineering:  
D'Onofrio Kottke  
7530 Westward Way  
Madison, WI 53717  
Phone: 608.833.7530  
Fax: 608.833.10896  
Dan Day  
[dday@donofrio.cc](mailto:dday@donofrio.cc)

Planning:  
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Phone: 608.255.3988  
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Legal Description:	See Attached

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Lot Area:	31.67 acres
Proposed Use:	<u>143</u> Single Family Homes 36 Four Unit Homes (9 lots) Stormwater Management

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- All units within 1/4 acre of parks & open spaces in adjoining neighborhoods
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#### *Roofline Articulation*

The roof form establishes the character of a home and terminates the building. Bays and gables are encouraged to break-up the massing of the home into smaller or intimate components. Selection of an appropriate roof form will vary depending on the architectural style.

- Hipped and gabled roofs with a symmetrical pitch shall run between 5:12 and 12:12, as appropriate to architectural style.
- Shed roofs pitched between 5:12 and 7:12 shall be attached to an adjacent building wall and shall not be utilized freestanding buildings. Shed dormers shall have a 3:12 pitch and be utilized only on appropriate styles.
- Hipped and shed porch roofs shall have a pitch between 3:12 and 6:12.
- Roof overhangs may vary from a minimum of 6" to a maximum of 30".

#### **HEIGHT**

- No buildings shall exceed three-stories in height or 35'.
- Exposed basements shall not constitute a story.

#### **APPROPRIATE WALL MATERIALS**

All materials shall be properly utilized based on the precedents of the architectural style of the building.

#### **WALL SIDING/SURFACING**

- *Brick*
- *Clapboard Siding*
- *Cement Board Siding / Composition Siding / Vinyl Siding*
- *Half-Timbering*
- *Cast Stone*
- *Stone*
- *Stucco and Exterior Insulated Finish System (EIFS)*
- *Wood, Composition, vinyl or Cement Shingle Siding*

#### **DECKS**

Decks shall be located only in rear or side yards. Portions of decks visible from the street or projecting in such a manner that it is visible from the front yard, shall be screened with appropriate fencing or landscaping.

#### **PORCHES AND STOOPS**

- Usable front porches are encouraged as both visual and functional design elements. Minimum dimensions for a usable porch are 6'0" deep and 6'0" wide exclusive of access to front entry.



**Exhibits:**

- Exhibit A: Legal Description
- Exhibit B: Existing Address & Parcel List
- Exhibit C: Alder & Neighborhood Notification
- Exhibit D: Sprecher Neighborhood Plan
- Exhibit E: Proposed Neighborhood Illustrative Plan
- Exhibit F: Grandview Commons Neighborhood Compiled
- Exhibit G: Zoning Map
- Exhibit H: Conceptual Phasing Map
- Exhibit I: TR-P Master Plan



## Exhibit A: Legal Descriptions

### Full Project Legal Description:

Being located in the NW1/4 of the SE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the east quarter corner of said Section 2; thence S87°43'32"W, 1,519.11 feet; thence S00°30'04"W, 47.28 feet to the point of beginning; thence continuing S00°30'04"W, 232.98 feet; thence S89°30'00"E, 199.82 feet; thence S00°30'04"W, 100.00 feet; thence N89°29'56"W, 200.50 feet; thence S13°06'14"W, 86.50 feet to the point of beginning; thence continuing S13°06'14"W, 152.75 feet; thence S24°58'42"W, 72.90 feet; thence S08°39'28"W, 132.37 feet; thence S20°16'57"E, 152.86 feet; thence S05°30'27"W, 56.22 feet; thence S27°22'24"W, 375.97 feet; thence S87°44'23"W, 909.50 feet; thence N01°04'02"E, 1,281.29 feet; thence N87°43'59"E, 938.18 feet; thence N85°38'06"E, 181.85 feet to the point of beginning. Contains 1,379,541 square feet (31.670 acres).

### Lands to be zoned TR-C3

Being located in the NW1/4 of the SE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the east quarter corner of said Section 2; thence S87°43'32"W, 1,519.11 feet; thence S00°30'04"W, 280.28 feet; thence S89°30'00"E, 199.82 feet; thence S00°30'04"W, 100.00 feet; thence N89°29'56"W, 200.50 feet; thence S13°06'14"W, 86.50 feet to the point of beginning; thence continuing S13°06'14"W, 152.75 feet; thence S24°58'42"W, 72.90 feet; thence S08°39'28"W, 132.37 feet; thence S20°16'57"E, 152.86 feet; thence S05°30'27"W, 56.22 feet; thence S27°22'24"W, 375.97 feet; thence S87°44'23"W, 909.50 feet; thence N01°04'02"E, 840.69 feet; thence S86°31'30"E, 160.08 feet; thence N01°03'56"E, 125.21 feet; thence N87°44'23"E, 511.92 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 979.00 feet and a chord which bears S87°43'48"E, 154.66 feet; thence S83°11'58"E, 82.38 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 470.00 feet and a chord which bears S09°06'19"W, 11.81 feet; thence S80°10'29"E, 198.56 feet to the point of beginning. Contains 955,096 square feet (21.926 acres).

### Lands to be zoned TR-P

Being located in the NW1/4 of the SE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the east quarter corner of said Section 2; thence S87°43'32"W, 1,519.11 feet to the point of beginning; thence S00°30'04"W, 280.28 feet; thence S89°29'56"E, 199.81 feet; thence S00°30'04"W, 100.00 feet; thence N89°29'56"W, 200.50 feet; thence S13°06'14"W, 86.50 feet; thence N80°10'29"W, 198.56 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 470.00 feet and a chord which bears N09°06'19"E, 11.81 feet; thence N83°11'58"W, 82.38 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 979.00 feet and a chord which bears N87°43'48"W, 154.66 feet; thence S87°44'23"W, 511.92 feet; thence S01°03'56"W, 125.21 feet; thence N86°31'30"W, 160.08 feet; thence N01°04'02"E, 440.60 feet; thence N00°58'58"E, 53.82 feet; thence N87°43'32"E, 1,119.13 feet to the point of beginning. Contains 484,073 square feet (11.113 acres).



**Exhibit B: Existing Parcel Addresses & PIN Numbers**

Lot Number	PIN	Address
1	071002417048	6202 DRISCOLL DR
2	071002417056	6142 DRISCOLL DR
3	071002417064	6130 DRISCOLL DR
4	071002417072	6118 DRISCOLL DR
5	071002417080	6104 DRISCOLL DR
		101 NORTH STAR DR
6	071002302091	6082 DRISCOLL DR
		102 NORTH STAR DR
7	071002304071	6047 DRISCOLL DR
		128 NORTH STAR DR
8	071002304089	136 NORTH STAR DR
		6046 RAGAN ST
9	071002427013	6103 DRISCOLL DR
		129 NORTH STAR DR
10	071002427021	6111 DRISCOLL DR
11	071002427039	6115 DRISCOLL DR
12	071002427047	6119 DRISCOLL DR
13	071002427055	6123 DRISCOLL DR
14	071002427063	6127 DRISCOLL DR
15	071002427071	6133 DRISCOLL DR
16	071002427089	6139 DRISCOLL DR
17	071002427097	6145 DRISCOLL DR
		102 GALILEO DR
18	071002427104	106 GALILEO DR
19	071002427112	110 GALILEO DR
		6134 RAGAN ST
20	071002427120	6130 RAGAN ST
21	071002427138	6126 RAGAN ST
22	071002427146	6122 RAGAN ST
23	071002427154	6118 RAGAN ST
24	071002427162	6114 RAGAN ST
25	071002427170	6110 RAGAN ST
26	071002427188	6106 RAGAN ST
27	071002427196	137 NORTH STAR DR
		6102 RAGAN ST
28	071002428011	203 NORTH STAR DR
		6101 RAGAN ST
29	071002428029	6105 RAGAN ST



Lot Number	PIN	Address
30	071002428037	6111 RAGAN ST
31	071002428045	6115 RAGAN ST
32	071002428053	6119 RAGAN ST
33	071002428061	6125 RAGAN ST
34	071002428079	6129 RAGAN ST
35	071002428087	114 GALILEO DR
		6133 RAGAN ST
36	071002428095	118 GALILEO DR
		6132 MISTY BRIDGE RD
37	071002428102	6128 MISTY BRIDGE RD
38	071002428110	6124 MISTY BRIDGE RD
39	071002428128	6120 MISTY BRIDGE RD
40	071002428136	6116 MISTY BRIDGE RD
41	071002428144	6112 MISTY BRIDGE RD
42	071002428152	6108 MISTY BRIDGE RD
43	071002428160	6104 MISTY BRIDGE RD
		209 NORTH STAR DR
44	071002305152	204 NORTH STAR DR
		6047 RAGAN ST
45	071002305144	208 NORTH STAR DR
46	071002305136	212 NORTH STAR DR
47	071002305128	216 NORTH STAR DR
48	071002305110	220 NORTH STAR DR
49	071002305102	224 NORTH STAR DR
		6048 STONEY OAK LN
50	071002430016	6103 MISTY BRIDGE RD
		217 NORTH STAR DR
51	071002430024	6107 MISTY BRIDGE RD
52	071002430032	6111 MISTY BRIDGE RD
53	071002430040	6115 MISTY BRIDGE RD
54	071002430058	6119 MISTY BRIDGE RD
55	071002430066	6123 MISTY BRIDGE RD
56	071002430074	6127 MISTY BRIDGE RD
57	071002430082	6131 MISTY BRIDGE RD
58	071002430090	6135 MISTY BRIDGE RD
		202 GALILEO DR
29	071002431014	210 GALILEO DR
		6130 STONEY OAK LN
60	071002431022	6126 STONEY OAK LN
61	071002431030	6122 STONEY OAK LN



Lot Number	PIN	Address
62	071002431048	6118 STONEY OAK LN
63	071002431056	6114 STONEY OAK LN
64	071002431064	6110 STONEY OAK LN
65	071002431072	6106 STONEY OAK LN
66	071002431080	223 NORTH STAR DR
		6102 STONEY OAK LN
67	071002309120	302 NORTH STAR DR
		6049 STONEY OAK LN
68	071002309112	304 NORTH STAR DR
69	071002309104	308 NORTH STAR DR
70	071002411082	307 NORTH STAR DR
71	071002411090	305 NORTH STAR DR
72	071002432012	301 NORTH STAR DR
		6101 STONEY OAK LN
73	071002432020	6107 STONEY OAK LN
74	071002432038	302 PETERSON ST
		6111 STONEY OAK LN
75	071002411107	306 PETERSON ST
76	071002411115	308 PETERSON ST
77	071002410084	305 PETERSON ST
78	071002410092	303 PETERSON ST
79	071002433010	301 PETERSON ST
		6119 STONEY OAK LN
80	071002433028	6123 STONEY OAK LN
81	071002433036	302 GALILEO DR
		6127 STONEY OAK LN
82	071002410109	304 GALILEO DR
83	071002410117	306 GALILEO DR
84	071002418301	305 GALILEO DR
85	071002418319	301 GALILEO DR
86	071002418327	215 GALILEO DR
87	071002418335	211 GALILEO DR
88	071002418343	207 GALILEO DR
89	071002418369	125 GALILEO DR
90	071002418377	121 GALILEO DR
91	071002418385	117 GALILEO DR
92	071002418393	113 GALILEO DR
93	071002418400	109 GALILEO DR
94	071002418418	105 GALILEO DR
		101 GALILEO DR



Lot Number	PIN	Address
96	071002418434	6209 DRISCOLL DR
97	071002418442	6217 DRISCOLL DR
98	071002418450	6225 DRISCOLL DR





**From:** [Brian Munson](#)  
**To:** [board@mympna.org](#); [Alder Hall \(district3@cityofmadison.com\)](#)  
**Cc:** ["Jeff Rosenberg \(jrosenberg@veridianhomes.com\)"](#); ["Dan Day \(dday@donofrio.cc\)"](#); [Todd Wozniak \(twozniak@veridianhomes.com\)](#); ["Tim Parks"](#); [Brian Munson](#)  
**Subject:** Eastlawn Plat: Pending Application Notification  
**Date:** Friday, October 20, 2017 10:23:14 AM  
**Attachments:** [Eastlawn Recorded Final Plat.pdf](#)  
[East Lawn - Concept Plan \(10.19.17\).pdf](#)

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Veridian Homes is working on a replat of the unbuilt portions of the Eastlawn neighborhood (north east of Grandview Commons). The property is being re-designed as an extension of the Grandview Commons Neighborhood and features a blend of single family homes and four-unit apartments along Milwaukee Street, as previously approved. We anticipate that there will need to be a zoning change; however, this concept does not change the adopted land uses and is only focused on revisions to the lot size and housing configuration. Attached is a copy of the adopted plat and the current concept plan.

We are anticipating a formal plat and zoning submittal on November 20<sup>th</sup> which would lead to consideration at the January 22, 2018 Plan Commission and February 6, 2018 Common Council. We will send additional information once the concept is finalized.

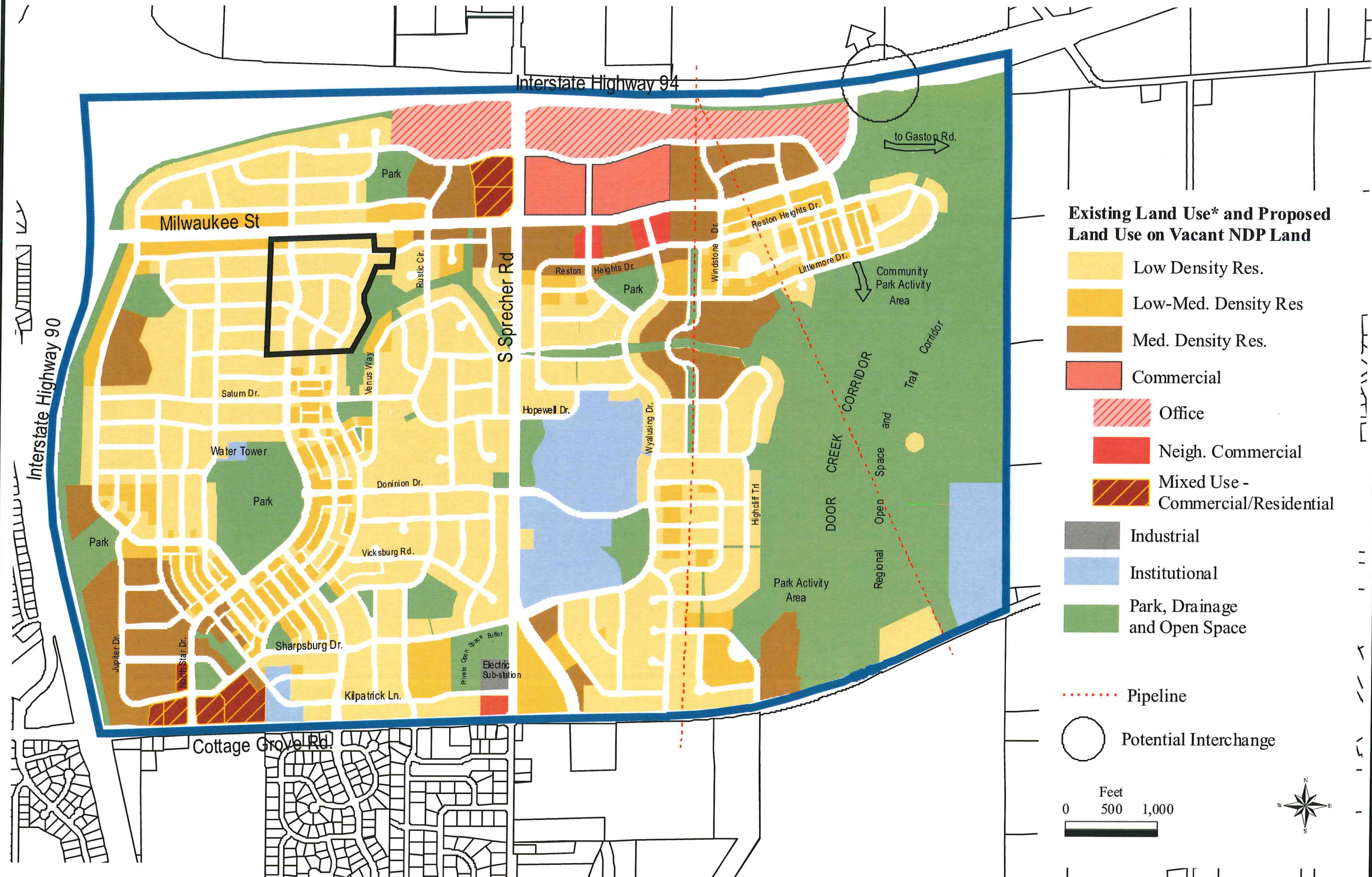
Thank you,

Brian Munson  
*Principal*

VANDEWALLE & ASSOCIATES  
120 East Lakeside Street  
Madison, WI 53715  
608.255.3988

# Sprecher Neighborhood Development Plan

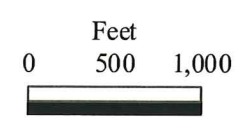
As Adopted January 1998, Amended May 1999, May 2001, November 2001 & March 2005  
and \*implemented through subdivision and zoning approvals



### Existing Land Use\* and Proposed Land Use on Vacant NDP Land

- Low Density Res.
- Low-Med. Density Res.
- Med. Density Res.
- Commercial
- Office
- Neigh. Commercial
- Mixed Use - Commercial/Residential
- Industrial
- Institutional
- Park, Drainage and Open Space

- Pipeline
- Potential Interchange



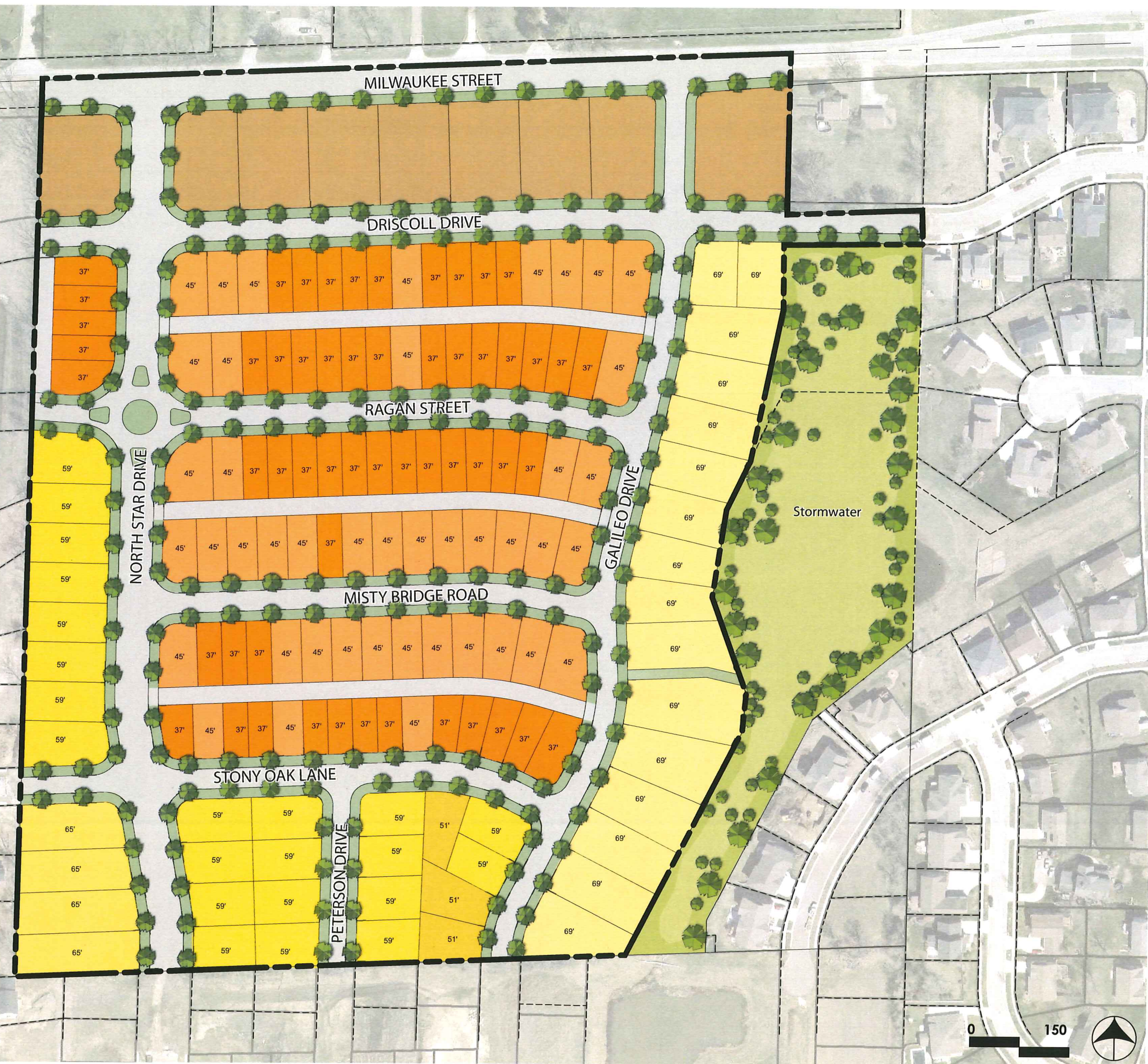
**Northeast Addition to Grandview Commons**  
**MADISON, WISCONSIN**

REVISED : 11.16.17

**SPRECHER  
NEIGHBORHOOD  
DEVELOPMENT  
PLAN**

LOT TYPE	UNITS	%
MF	36	20.1%
<b>MF TOTAL</b>	<b>36</b>	<b>20.1%</b>
COTTAGE - 37	55	30.7%
VILLAGE - 45	43	24.0%
Meadow - 51	3	1.7%
TERRACE - 59	22	12.3%
MANOR - 65	4	2.2%
ESTATE - 69	16	8.9%
<b>SF TOTAL</b>	<b>143</b>	<b>79.9%</b>
<b>TOTAL</b>	<b>179</b>	<b>100%</b>

**PARK REQUIREMENT**  
4.15 ACRES

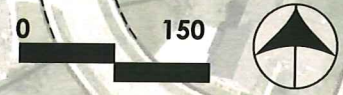


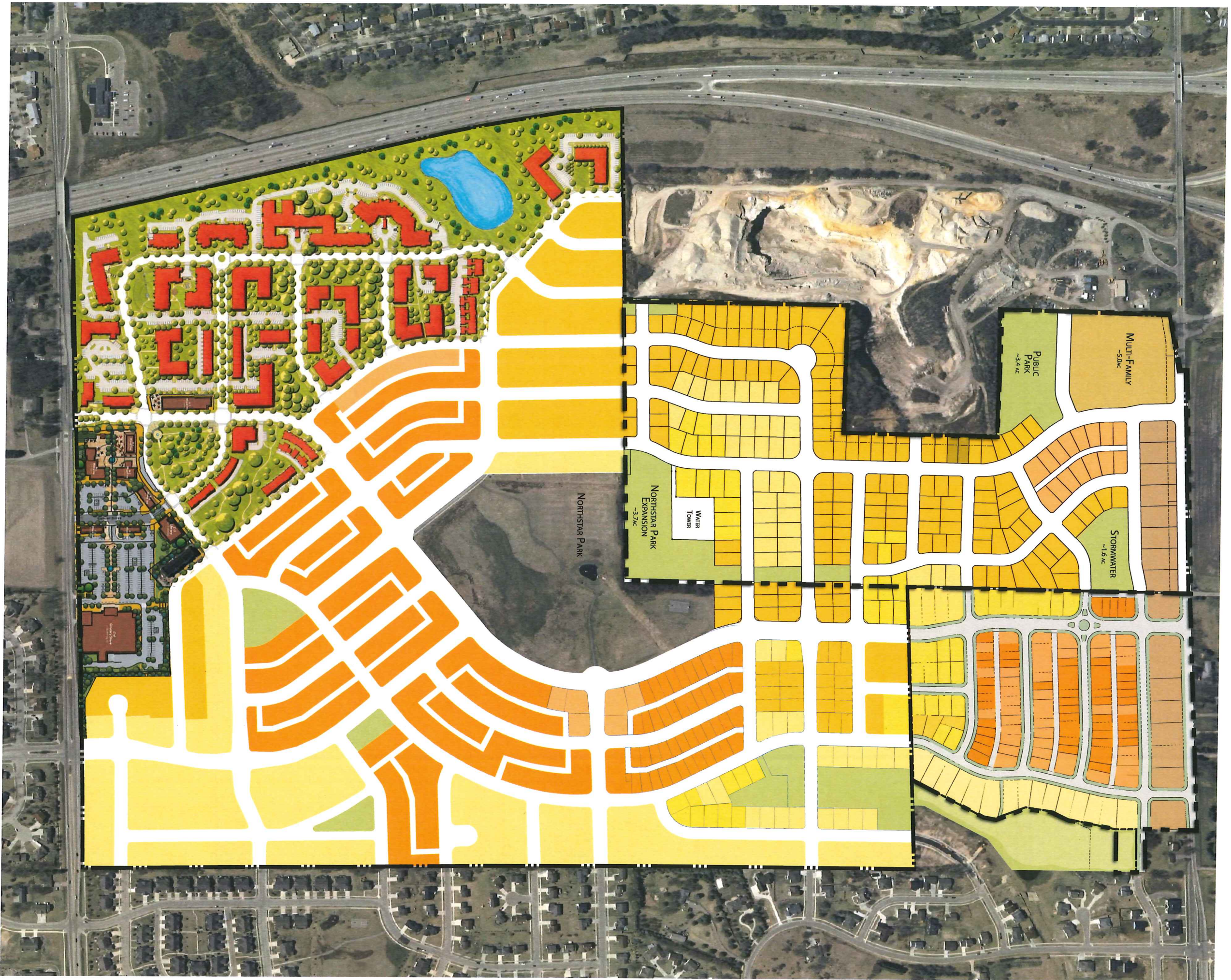
**EAST LAWN PROPERTY**  
MADISON, WISCONSIN

REVISED : 1.11.18

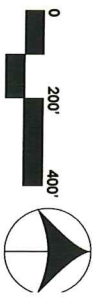
SCALE : 1" = 150'

**CONCEPT PLAN**





Revised: 1.11.18  
VANDEWALLE & ASSOCIATES INC.  
© 2017



COMPILED  
PLAN

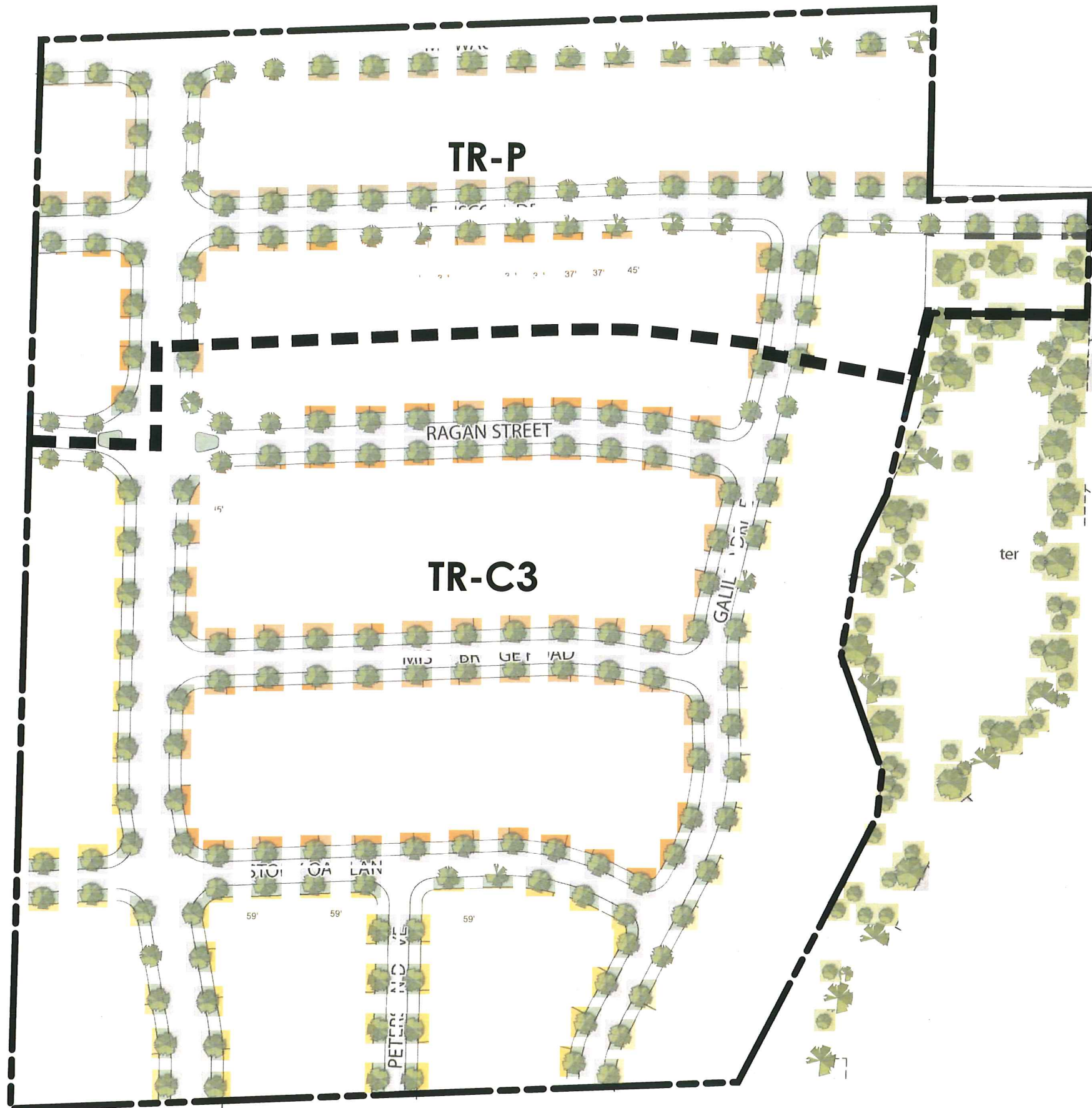
# Grandview Commons

MADISON, WISCONSIN



LOT TYPE	UNITS	%
MF	36	20.1%
MF TOTAL	36	20.1%
COTTAGE - 37	55	30.7%
VILLAGE - 45	43	24.0%
Meadow - 51	3	1.7%
TERRACE - 59	22	12.3%
MANOR - 65	4	2.2%
ESTATE - 69	16	8.9%
SF TOTAL	143	79.9%
TOTAL	179	100%

PARK REQUIREMENT  
4.15 ACRES



**EAST LAWN PROPERTY**  
MADISON, WISCONSIN

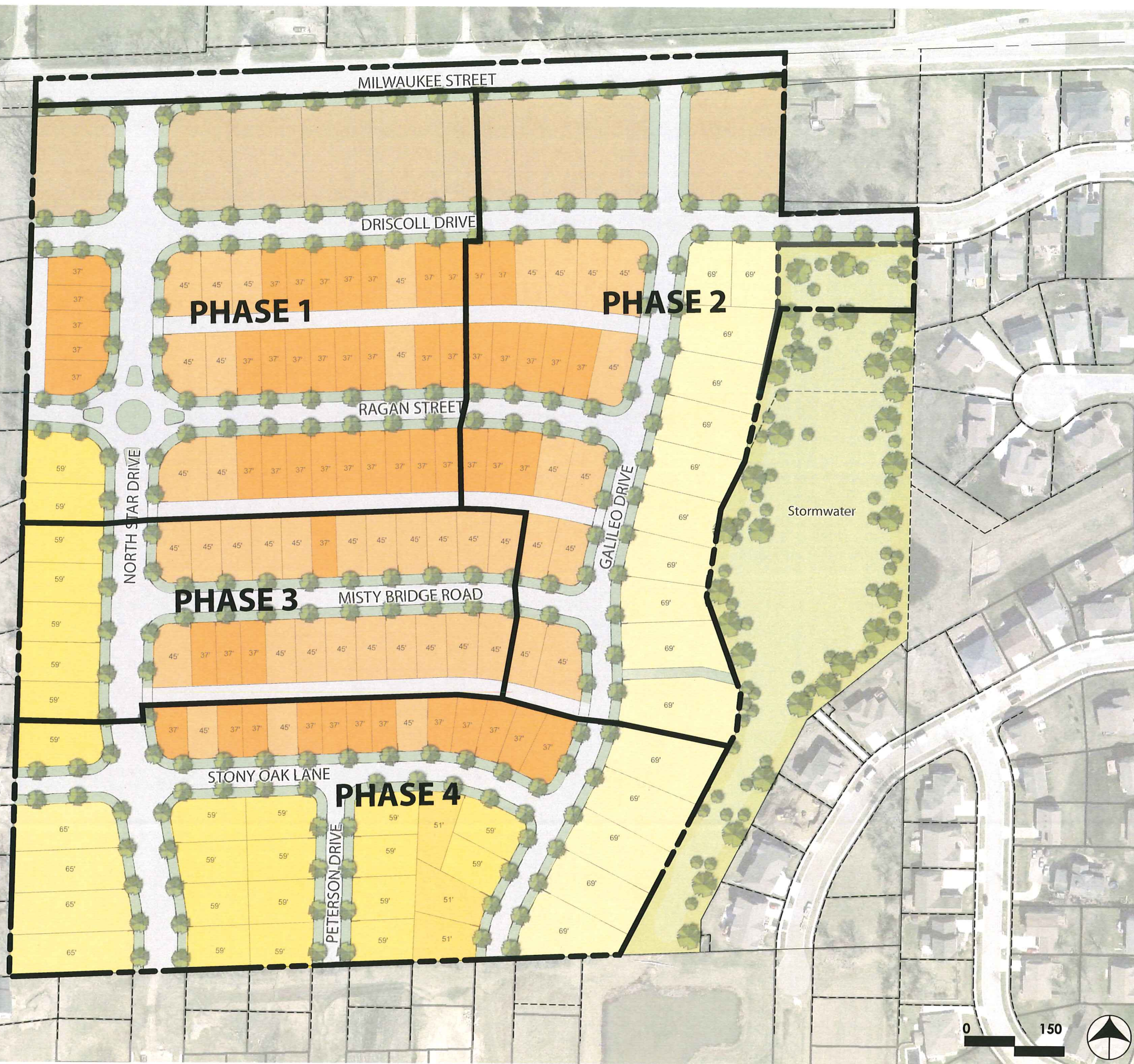
REVISED : 1.11.18  
SCALE : 1"= 150'

**ZONING MAP**

LOT TYPE	UNITS	%
MF	36	20.1%
<b>MF TOTAL</b>	<b>36</b>	<b>20.1%</b>
COTTAGE - 37	55	30.7%
VILLAGE - 45	43	24.0%
Meadow - 51	3	1.7%
TERRACE - 59	22	12.3%
MANOR - 65	4	2.2%
ESTATE - 69	16	8.9%
<b>SF TOTAL</b>	<b>143</b>	<b>79.9%</b>
<b>TOTAL</b>	<b>179</b>	<b>100%</b>

**PARK REQUIREMENT**

4.15 ACRES



**EAST LAWN PROPERTY  
MADISON, WISCONSIN**

REVISED : 1.11.18

SCALE : 1" = 150'

**PHASING  
PLAN**



LOT TYPE	UNITS	%
4	36	59%
<b>MF TOTAL</b>	<b>36</b>	<b>59.0%</b>
COTTAGE - 37	14	23.0%
VILLAGE - 45	8	13.1%
SF ALLEY LOADED	22	36.1%
ESTATE - 69	3	4.9%
SF CONVENTIONAL	3	4.9%
<b>TOTAL</b>	<b>61</b>	<b>100%</b>



VANDEWALLE & ASSOCIATES INC.  
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TR-P MASTER PLAN

CREATED: 1.11.18  
SCALE: 1" = 80'

# EAST LAWN PROPERTY

MADISON, WISCONSIN

