

1000 OAKS NEIGHBORHOOD

Madison, Wisconsin

Master Plan

Single Family (Street Accessed) - 66% 182 Units

R2Y Zoning District

51' x 100'	4 Units
59' x 85'	86 Units
65' x 100'	9 Units
69' x 100'	57 Units
80' x 120'	25 Units
Existing House	1 Unit

Single Family (Alley Loaded) - 34% 92 Units

R2Y Zoning District

45' x 95'	21 Units
51' x 95'	11 Units

R2Z Zoning District

37' x 95'	20 Units
45' x 80'	40 Units

Subtotal 274 Units

Multi Family 420 Units

PUD:GDP District I Duplexes	18 Units
PUD:GDP District II Town Homes	12 Units
R5 Zoning District Mixed Residential	390 Units

Total Units 694 Units

Parks & Open Space 19.6 Acres

Required Park Dedication 13.8 Acres

~ 1100 Sq. Ft. @ 292 SF Units - 7.4 Acres.

~ 700 Sq. Ft. @ 402 MF Units - 6.5 Acres

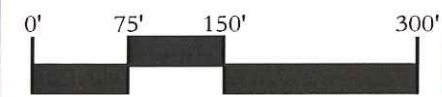
Stormwater 11.8 Acres

NOTE: All lot numbers are preliminary plat lot numbers.



VERIDIAN HOMES





Planning, Creating, Rebuilding
Madison & Milwaukee, Wisconsin
Vandewalle & Associates, Inc.
Created: 5.31.05
Revised: 6.21.05, 6.30.05, 7.28.05, 8.31.05,
9.21.05, 10.13.05, 3.29.06, 4.7.06, 4.2.08

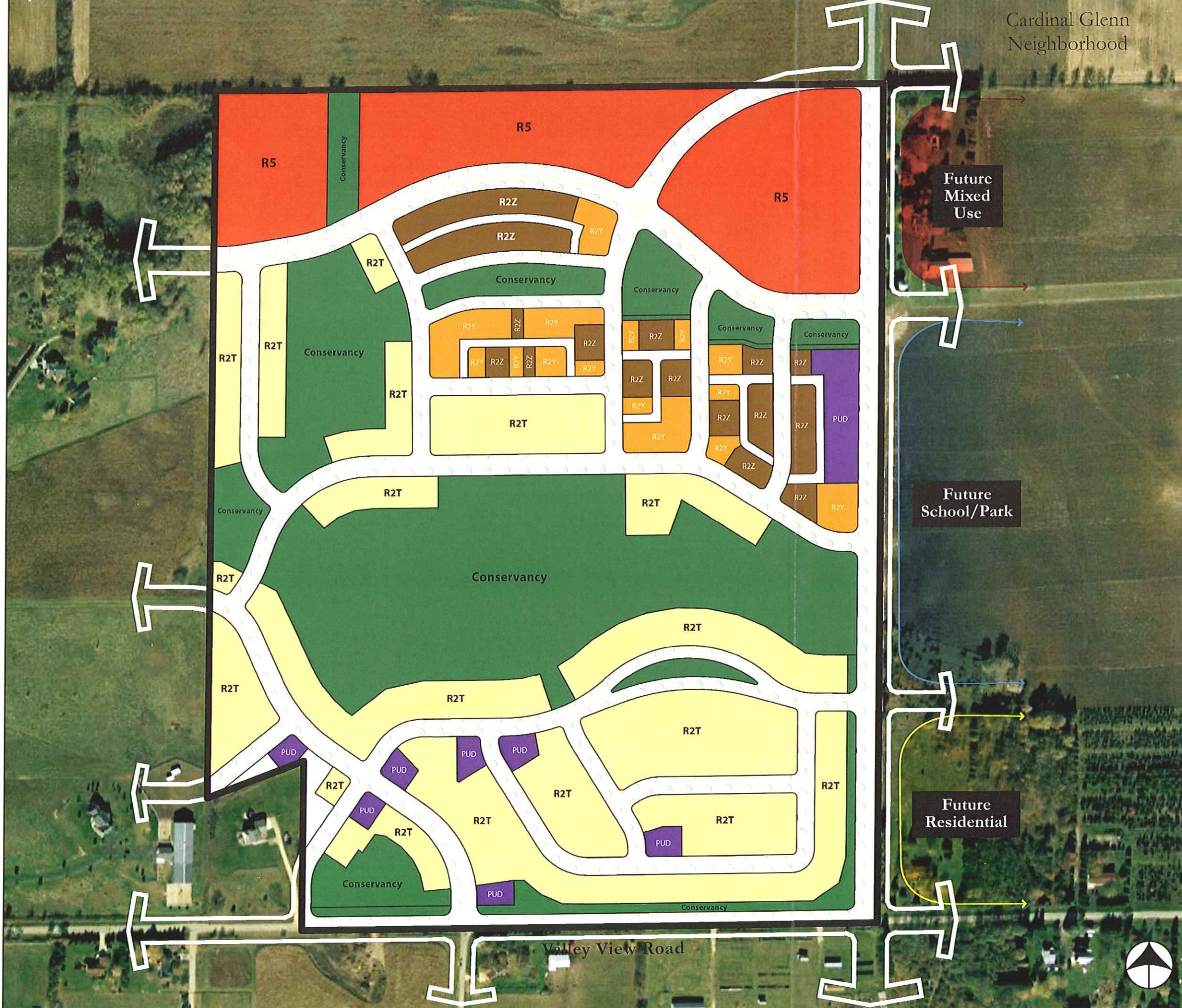


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Zoning Plan

-  R2Z Single Family: Alley Accessed
-  R2Y Single Family: Alley Accessed
-  R2T Single Family: Street Accessed
-  R5 Mixed Residential
-  PUD (Twin Homes and Townhomes)
-  Conservancy



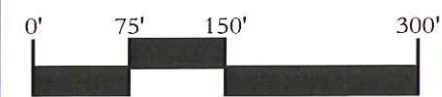
Cardinal Glenn Neighborhood

Future Mixed Use

Future School/Park

Future Residential

Valley View Road



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Inclusionary Zoning Plan ("Shift" Distribution)

54 — Lot Number
 ③ — Number of Bedrooms
 — AMI Percentage

Single Family IZ Units: 26 Units
 ④ 80% AMI Four Bedroom 7 Units
 ③ 80% AMI Three Bedroom 9 Units
 ④ 70% AMI Four Bedroom 10 Units

Multi-Family IZ Units (PUD-GDP): 20 Units
Twin Homes
 ④ 80% AMI Four Bedroom 5 Unit
 ③ 80% AMI Three Bedroom 7 Unit
 ④ 70% AMI Four Bedroom 6 Unit

Townhomes
 ④ 80% AMI Four Bedroom 2 Units

Mixed Residential (Future Submittal): TBD
 80% AMI TBD
 70% AMI TBD
 60% AMI TBD
 50% AMI TBD

Total IZ Units: 46 Units

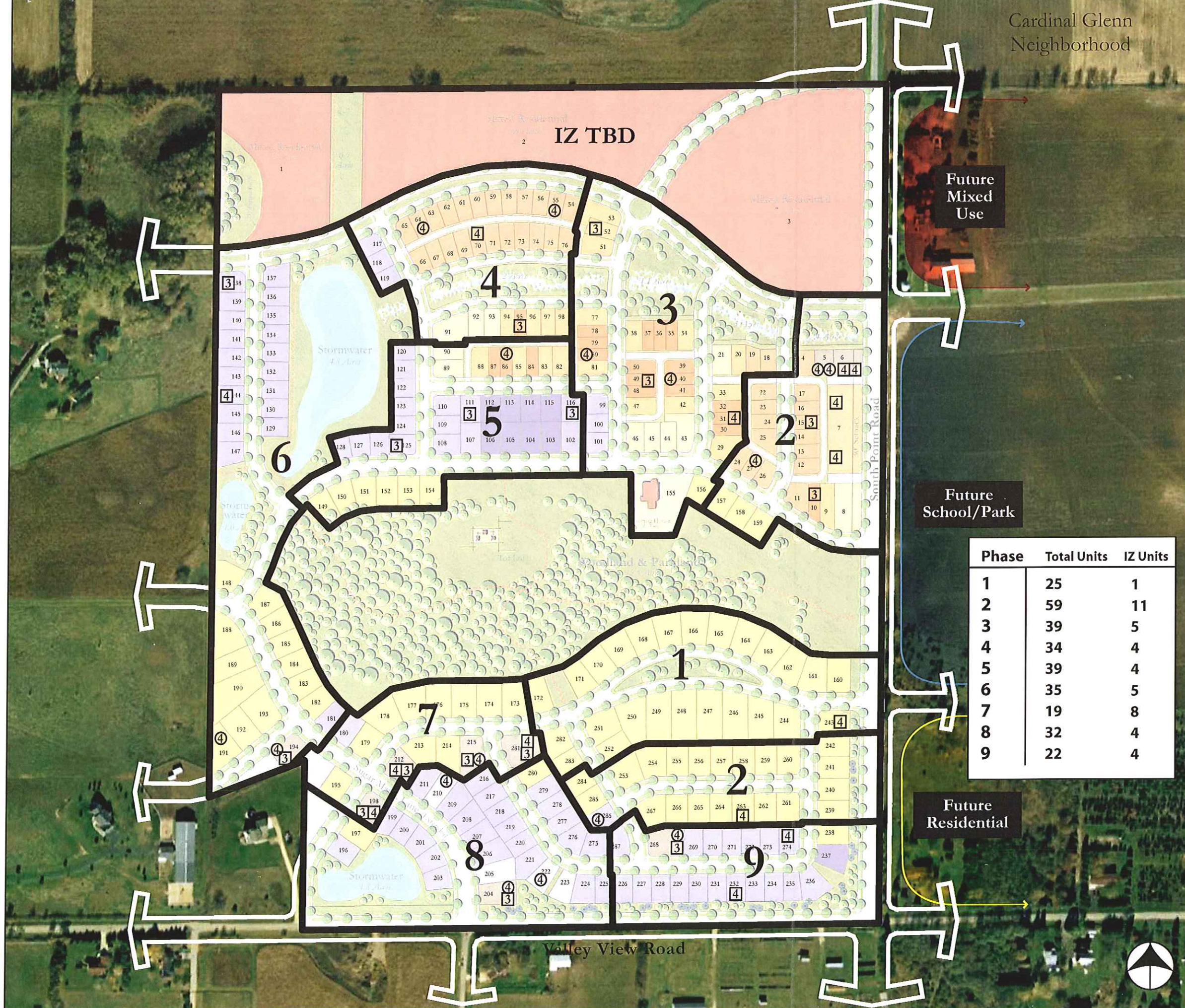
Total Units at 80% AMI 30 Units

Total Units at 70% AMI 16 Units

Total 4-Bedroom Units 30 Units

Total 3-Bedroom Units 16 Units

Phase	Total Units	IZ Units
1	25	1
2	59	11
3	39	5
4	34	4
5	39	4
6	35	5
7	19	8
8	32	4
9	22	4



Cardinal Glenn Neighborhood

Future Mixed Use

Future School/Park

Future Residential

Valley View Road

South Point Road

