



# VANDEWALLE & ASSOCIATES INC.

Monday, April 18, 2011

Brad Murphy  
Planning Department  
215 Martin Luther King Jr. Blvd.  
Suite 100  
Madison, WI 53710

Dear Mr. Murphy:

The market conditions for development of the 1000 Oaks Neighborhood have resulted in the need to formally request a 24 month extension of the General Development Plan sections of the neighborhood, as adopted by the Common Council on June 3, 2008. This project has been the focus of significant effort by both the City and Development Team; however, existing market conditions have not been conducive to project commencement and the project is approaching the 36 month GDP sunset clause. The development team believes that there have not been any major alterations to the neighborhood plan and that the project meets the guidelines for the two year extension.

Sincerely,

Brian Munson  
Principal

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Shaping places, shaping change

# 1000 OAKS NEIGHBORHOOD

Madison, Wisconsin

## Master Plan

Single Family (Street Accessed) - 66%

R2T Zoning District		182 Units
	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%

R2Y Zoning District		92 Units
	45' x 95'	21 Units
	51' x 95'	11 Units
	37' x 95'	20 Units
	45' x 80'	40 Units

Subtotal

274 Units

Multi Family

	PUD-GDP District I	420 Units
	Duplexes	18 Units
	PUD-GDP District II	12 Units
	Town Homes	12 Units
	R5 Zoning District	390 Units
	Mixed Residential	390 Units

Total Units

694 Units

	Parks & Open Space	19.6 Acres
	Required Parks Dedication	13.8 Acres
	Stormwater	11.8 Acres

NOTE: All lot numbers are preliminary plot lot numbers.



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 Planning, Creative Solutions,  
 and Quality Construction.  
 Created by Veridian Homes & Associates, Inc.  
 Created: 5.31.05  
 Revised: 5.10.05, 5.16.05, 6.2.05, 6.23.05,  
 9.1.05, 10.1.05, 10.20.05, 12.05, 12.08



Cardinal Glenn Neighborhood

Future Mixed Use

Future School/Park

Future Residential

Mixed Residential 7.2 Acres

Mixed Residential 6.6 Acres

Mixed Residential 2.7 Acres

South Point Road

Woodland & Parkland

Valley View Road

Stormwater 4.8 Acres

Stormwater 1.8 Acres