

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # 11

Project # 2-

03022

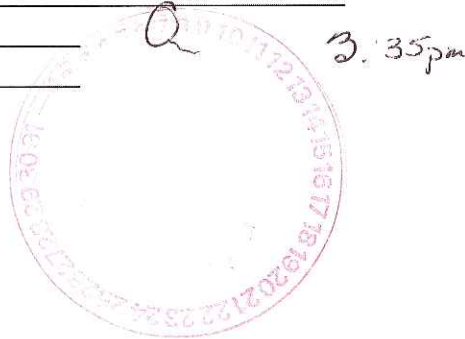
DATE SUBMITTED: <u>February 7, 2006</u>	Action Requested
UDC MEETING DATE: <u>February 22, 2006</u>	<input type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 5901 & 5899 Milwaukee Street

ALDERMANIC DISTRICT: District 9, Ald. Cnare

OWNER/DEVELOPER (Partners and/or Principals) <u>Great Neighborhoods, East, LLC.</u>	ARCHITECT/DESIGNER/OR AGENT: <u>Vandewalle & Associates</u>
<u>East Madison Real Estate V LLC.</u>	<u>120 East Lakeside Street</u>
	<u>Madison, WI 53715</u>

CONTACT PERSON: Brian Munson
Address: 120 East Lakeside Street
Madison, WI 53715
Phone: (608) 255-3988
Fax: (608) 255-0814
E-mail address: bmunson@vandewalle.com



TYPE OF PROJECT:
(See Section A for:)

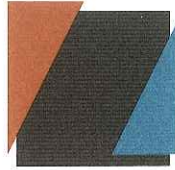
- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)
 New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
 R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
 Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



February 7, 2006

Mr. Al Martin
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

Re: UDC Submittal
Second Addition to Grandview Commons Neighborhood

Dear Mr. Martin:

On behalf of Veridian Homes, Inc., we are pleased to submit the Second Addition to Grandview Commons Neighborhood. The design and development team is excited to continue the development and implementation process of the Sprecher Neighborhood.

Project Name:

Second Addition to Grandview Commons Neighborhood

Development Information:

Address:	5901 & 5899 Milwaukee Street
Parcel Number:	0710-023-0097-0 0710-023-0099-6
Acreage:	69.2
Zoning:	R2T, R2Y, R2Z, Conservancy, and PUD:GDP
Proposed Uses:	SF Residential & Attached Residential
Total Units:	352
Schedule:	2006 Phase One Construction

Vandewalle & Associates

120 East Lakeside Street • Madison, Wisconsin 53715 • 608 255-3988 • 608 255-0814 Fax
611 North Broadway • Suite 410 • Milwaukee, Wisconsin 53202 • 414 441-2001 • 414 732-2035 Fax
va@vandewalle.com

Planning • Creating • Rebuilding

Contacts:

Owners:

Great Neighborhoods East, LLC. Jeff Rosenberg
6801 South Town Drive David Simon
Madison, Wisconsin 53713
Tel: (608)226.3100
Fax: (608)226.0600

East Madison Real Estate V, LLC. John Brigham
131 South Page Street
Stoughton, Wisconsin 53589
Tel: (608)692-0821
Fax: (608)877-0330
jbmw@sbcglobal.net

Design Team:

Vandewalle & Associates Brian Munson
120 East Lakeside Street Chris Landerud
Madison, Wisconsin 53715
Tel: (608) 255-3988
Fax: (608)255-0814

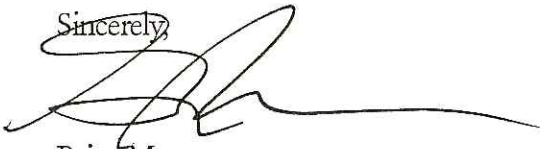
D'Onofrio Kottke Dan Day
7530 Westward Way
Madison, Wisconsin 53717
Tel: (608) 833-7530
Fax: (608) 833-1089

Legal Description:

See attached document.

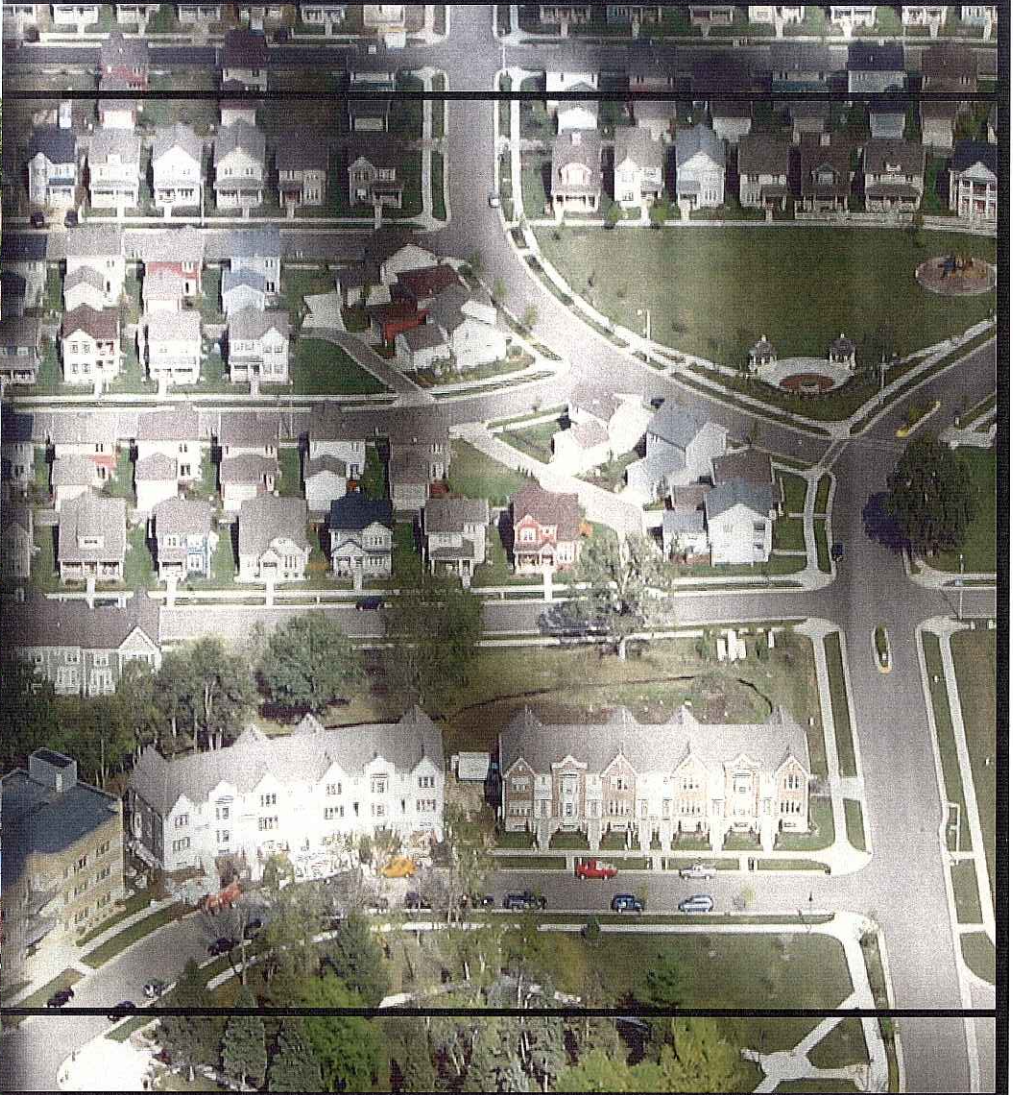
Thank you for your time in reviewing this project.

Sincerely,



Brian Munson
Project Manager

Cc: Don Esposito, Veridian Homes



SECOND ADDITION TO GRANDVIEW COMMONS

Zoning Application

February 3, 2006

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PROJECT DESCRIPTION

Intent of Document:

This document summarizes components of the proposed Second Addition to Grandview Commons Neighborhood, and requests R2T, R2Y, R2Z, Conservancy, and PUD-GDP zoning review and approval pursuant to the City of Madison's Zoning Code.

Zoning Request

R2T	Single Family	
R2Y	Single Family	
R2Z	Single Family	
Conservancy		
PUD-GDP:	Twin Homes (Street Accessed)	District I
	Twin Homes (Alley Accessed)	District II
	4-Unit Homes	District III
	Townhomes	District IV
	Multi-Family Residential	District V

GENERAL PROJECT INFORMATION

Project Name

Second Addition to Grandview Commons

Project Subdivider

Great Neighborhoods East, LLC.

Contacts

Applicant:s:

Great Neighborhoods, East, LLC.	Jeff Rosenberg
6801 South Town Drive	David Simon
Madison, WI 53713	Don Esposito
Tel: (608) 226-3100	
Fax: (608) 226-0600	
jrosenberg@veridianhomes.com	

East Madison Real Estate V LLC.	John Brigham
131 South Page Street	
Stoughton, Wisconsin 53589	
Tel: 692-0821	
Fax: 877-0330	
jbmw@sbcglobal.net	

Design Team:

VANDEWALLE & ASSOCIATES	Brian Munson	D'Onofrio Kottke	Dan Day
120 East Lakeside Street	Chris Landerud	7530 Westward Way	
Madison, WI 53715		Madison, WI 53717	
Tel: (608) 255-3988		Tel: (608) 833-7530	
Fax: (608)255-0814		Fax: (608)833-1089	
bmunson@vandewalle.com		dday@donofrio.cc	

Development Schedule

Begin construction on Phase I public improvements in 2006. The overall neighborhood will be developed in phases spanning approximately 8-12 years.

Total Parcel Size

The parcel is approximately 69.2 acres total.

Parcel Location

5901 Milwaukee Street
5899 Milwaukee Street

PIN Numbers

0710-023-0097-0
0710-023-0099-6

Aldermanic District 9, Ald. Cnare
Madison School District

Existing Land Use

Agriculture

Existing Zoning

Agricultural

Adjacent Land Uses

North:

Existing: Agricultural
Future: Sprecher Neighborhood Plan
Mixed Residential

East:

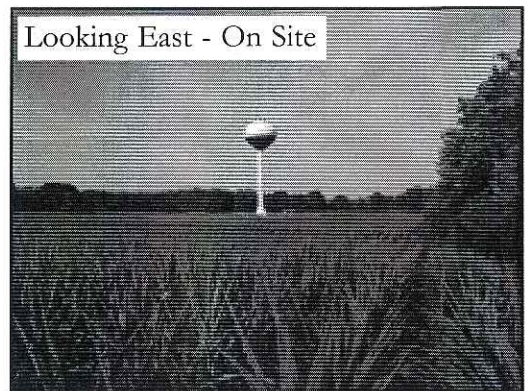
Existing: Agricultural
Future: Sprecher Neighborhood Plan
Low & Low-Medium Residential

South:

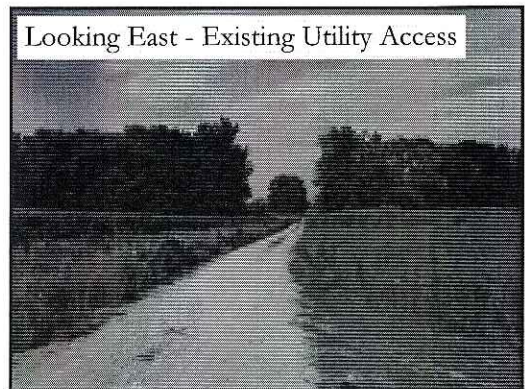
Existing: Sprecher Neighborhood Plan
Mixed Residential
Future: Mixed Residential

West:

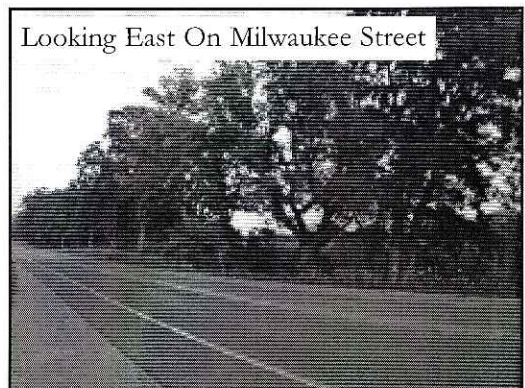
Existing: Homberg Quarry
Future: Medium & Low density Residential
Public Park



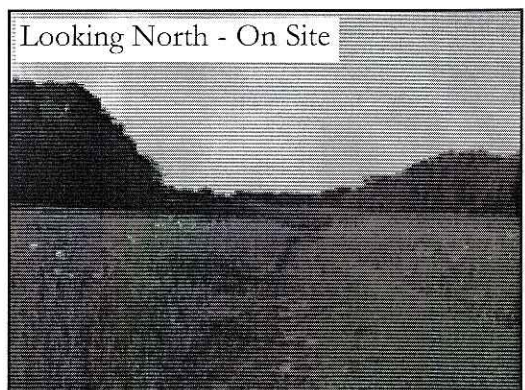
Looking East - On Site



Looking East - Existing Utility Access



Looking East On Milwaukee Street



Looking North - On Site

Legal Description:

The lands subject to this rezoning request are included as Exhibit A Legal Descriptions, attached hereto.

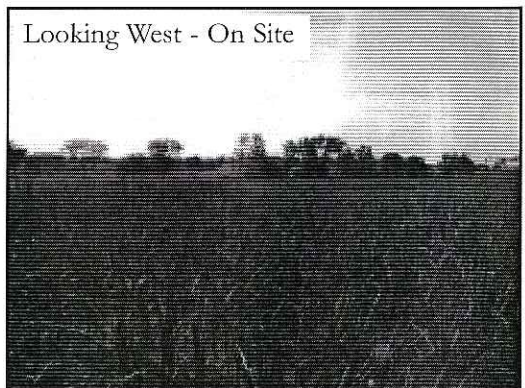
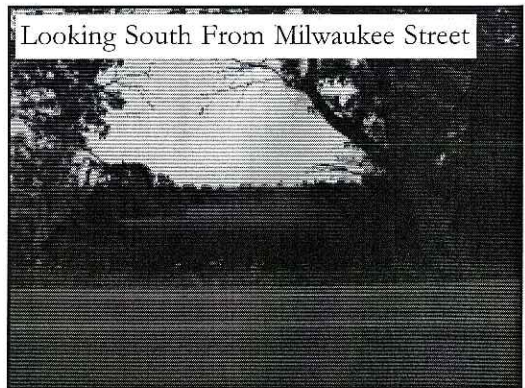
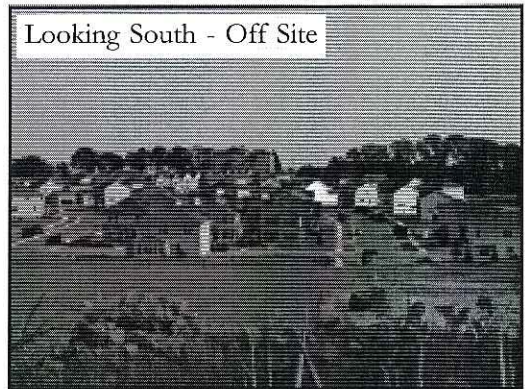
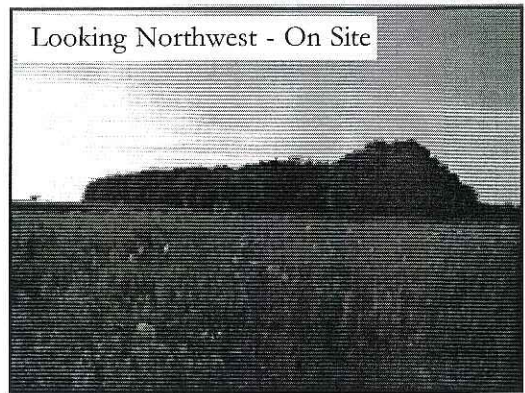
Statement of Purpose:

This document outlines the components of the proposed Second Addition to Grandview Commons. The Second Addition to Grandview Commons Neighborhood, built from the framework of the Sprecher 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 just south of Milwaukee Street will be the second step of development and will be subject to future submittals.

Consistency with Neighborhood Plan:

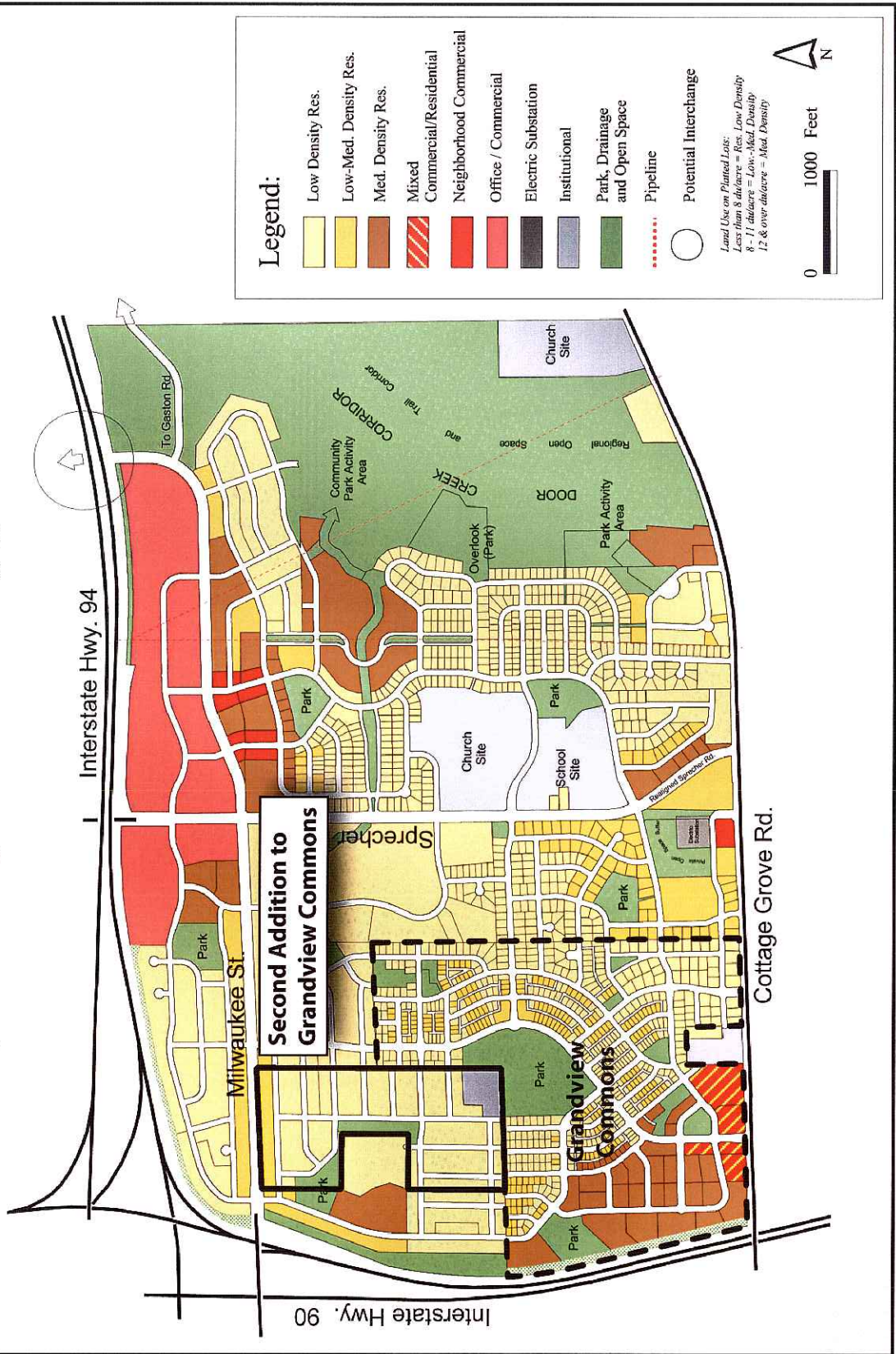
The Second Addition to Grandview Commons utilizes the Sprecher Neighborhood land use and general street configuration as the basis of the overall pattern of development and is consistent with the adopted neighborhood plan.



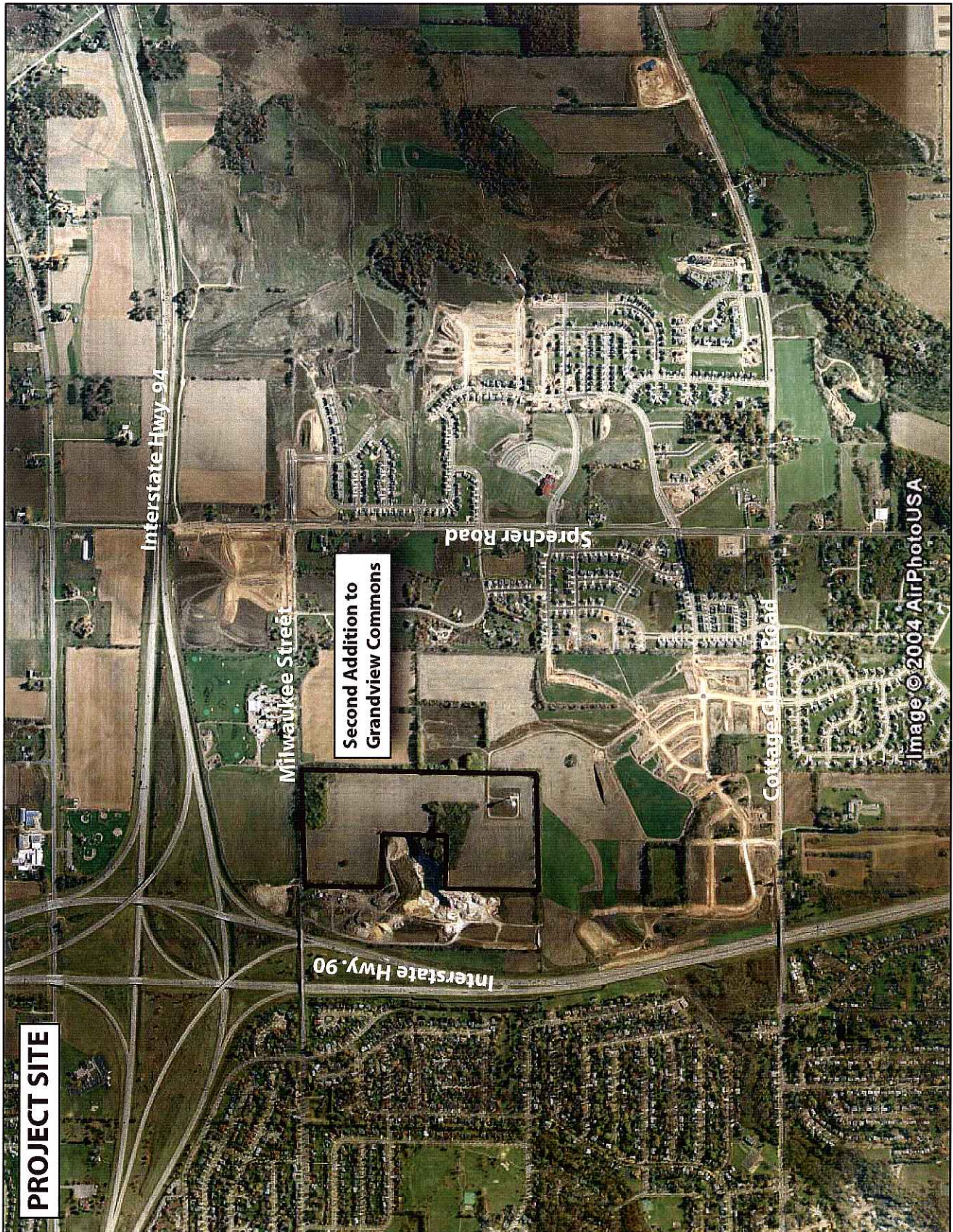
Sprecher Neighborhood Plan

Sprecher Neighborhood Development Plan

As Adopted January 1998, Amended May 1999, May 2001 & November 2001 and implemented through subdivision and zoning approvals.



Project Site



Site Conditions



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 February 3, 2006 Preliminary Plat submittal, and may be subject to change.

R2T: Single Family Homes (Street Accessed)

Preliminary Plat Lot Numbers:

P-630 thru P-649, P-655 thru P-659, P-661 thru P-721, P-723 thru P-739, P-741 thru P-754, P-775 thru P-783, P-812 thru P-815, P-832 thru P-844

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:

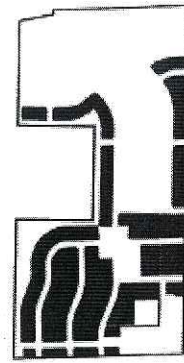
- 59' x 85'
- 51' x 100'
- 69' x 100'
- 80' x 100'

Permitted Uses

Per the City of Madison R2T Zoning District

Lot Requirements

Per the City of Madison R2T Zoning District



R2T Locations



R2Y: Single Family Homes (Alley Accessed)

Preliminary Plat Numbers:

P-650, P-654, P-757 thru P-761, P-763, P-764, P-784, P-787, P-793, P-795 thru P-806, P-808, P-810, P-811, P-820, P-821, P-827, P-828

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.

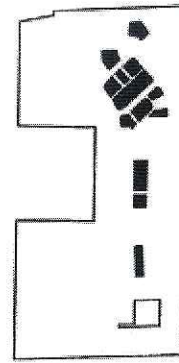
Approximate Lot Configurations: 45' x 95'
51' x 95''

Permitted Uses

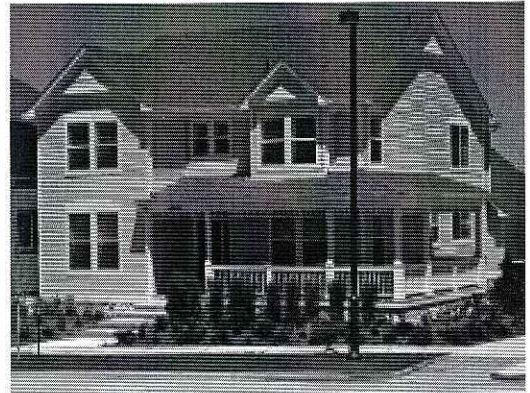
Per the City of Madison R2Y Zoning District

Lot Requirements

Per the City of Madison R2Y Zoning District



R2Y Locations

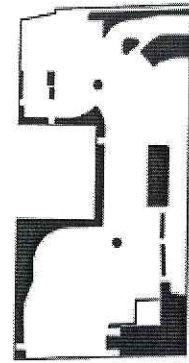


Conservancy

Preliminary Plat Lot Numbers:
OL 32 thru OL 34, OL 37, OL 39, OL 40, OL 45, OL 47, OL 49,
OL 50, OL 55, OL 56

Description

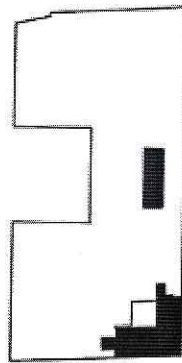
The park and open space component of the neighborhood offer residents the opportunity for passive an active recreation within close proximity of their homes. These spaces also facilitate a regional approach to stormwater management and important neighborhood trail connections.



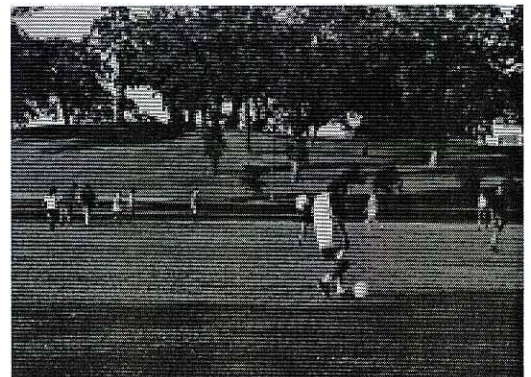
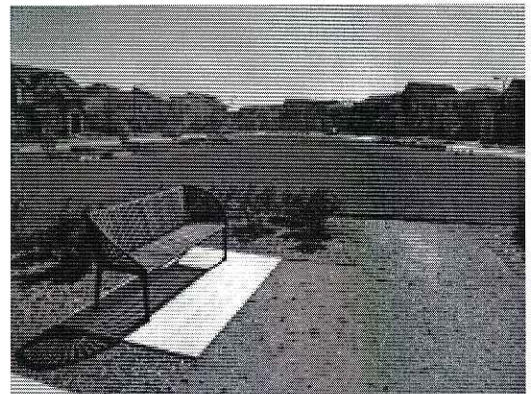
Parks & Open Space Components

Neighborhood Parks

Preliminary Plat Lot Number: OL 32, OL 40

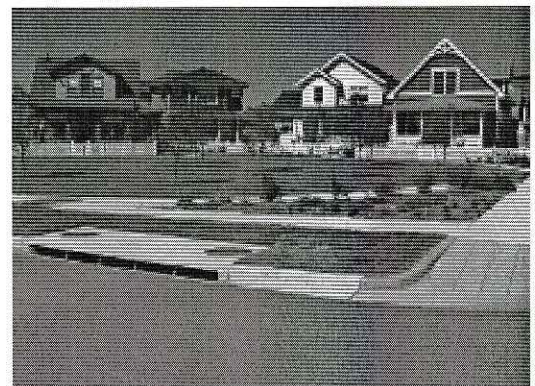
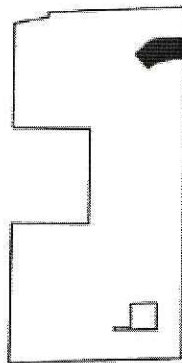


Conservancy Areas



Open Space Corridor/Stormwater Management

Preliminary Plat Lot Numbers: OL 44

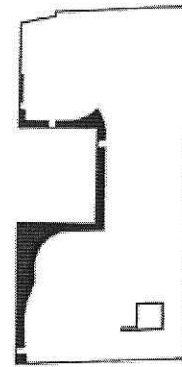


Quarry Buffer

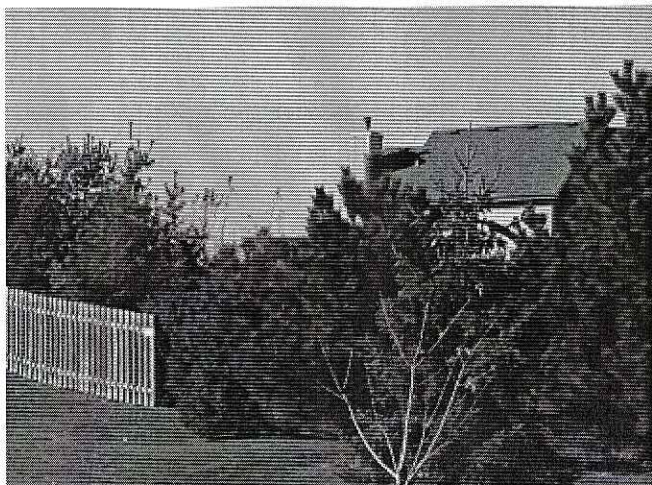
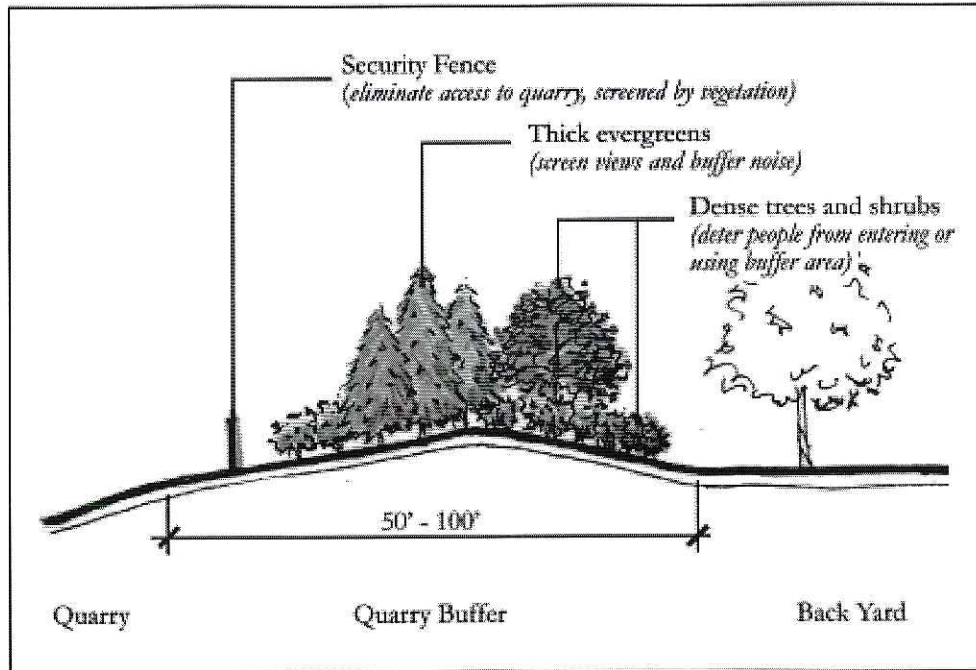
Preliminary Plat Lot Numbers:
OL 36, OL 37, OL 49 thru OL 53

Description

The quarry buffer is designed to provide both a visual and sound screening between the residential homes and the Homburg Quarry. Through the combined uses of fencing, earth berms, and heavy plantings, this buffer will be both a safe and attractive neighborhood feature. Residential lots backing onto this quarry buffer have been given extra depth to provide a greater separation between homes and the quarry. Additionally, the buffer has been designed with greater depth along areas of the quarry that are more active and have a significant change in elevation.



Buffer Areas



PUD:GDP Zoning Text

Preliminary Plat Lot Numbers:

P-651 thru P-653, P-660, P-722, P-740, P-755, P-788 thru P-790, P-816, P-817, P-829 thru P-831, P-852 thru P-856

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 (Street Accessed)
District II	Twin Homes (Alley Accessed)
District III	4-Unit Homes
District IV	Townhomes
District V	Multi-Family

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.

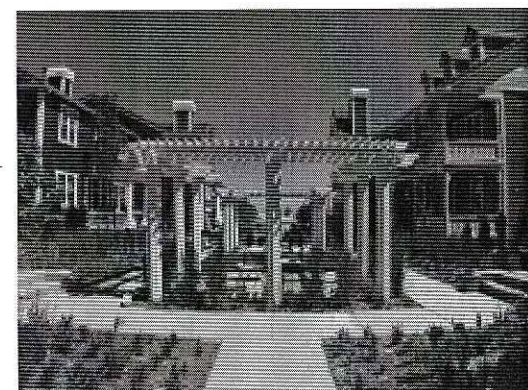
Corner lot porches, and bay windows may not encroach the vision triangle.

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

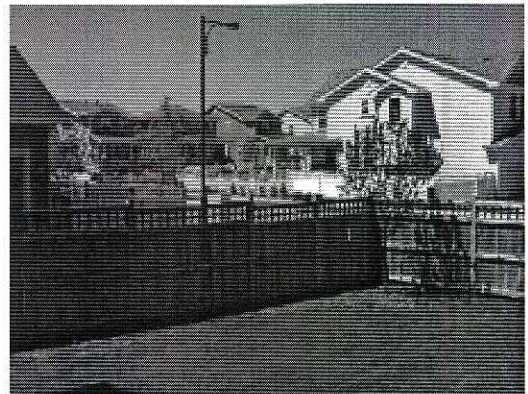
Floor Area Ratios for districts will be set as a component of Specific Implementation Plans.

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

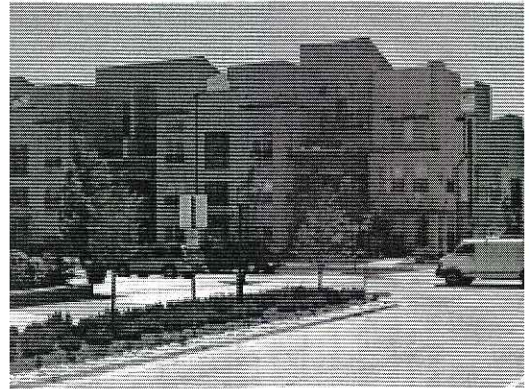
The vision triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

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 (STREET ACCESSED)

Preliminary Plat Lot Numbers:
P-653, P-660, P-722

Description

The Two-Family Stacked Residence District is limited primarily to two-family dwellings arranged in a flat configuration with a single family character and certain community recreation facilities to serve residents of the district.

Comparable Zoning District: none

Permitted Uses

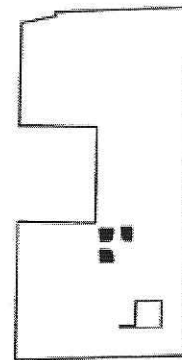
Two Family Residential Homes
Detached Garages

Lot Area

Minimum Lot Area 3,000 square feet per unit

Yard Requirements

Minimum Lot Width (two unit lot)	51 feet
Minimum Corner Lot Width	56 feet
Minimum Front Yard Setback	16 feet
Maximum Front Yard Setback	25 feet
Minimum Side Yard Setback	5 feet
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
Off-Street Parking and Loading	Two off-street parking stalls per unit



District I Locations



DISTRICT II: TWIN HOMES (ALLEY ACCESSED)

Preliminary Plat Lot Numbers:

P-651, P-652, P-755, P-788, P-817, P-829, P-852, P-853

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

Two Family Residential Homes
 Zero Lot Line Attached Residential
 Detached Garages

Lot Area

Minimum Lot Area 3,000 square feet per unit

Yard Requirements

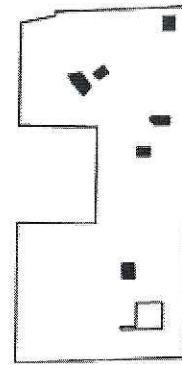
Minimum Lot Width (two unit lot) 60 feet
 Minimum Lot Width (zero lot line) 30 feet
 Minimum Corner Lot Width 65 feet
 Minimum Corner Lot Width (zero lot line) 32.5 feet
 Minimum Front Yard Setback 16 feet
 Maximum Front Yard Setback 25 feet
 Minimum Side Yard Setback 5 feet
 Minimum Side Yard Setback (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 Locations



DISTRICT III: 4-UNIT HOMES

Preliminary Plat Lot Numbers:
 P-653, P-790, P-816, P-830, P-854

Description

The 4-Unit Residential district forms a medium density attached housing option featuring alley 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.

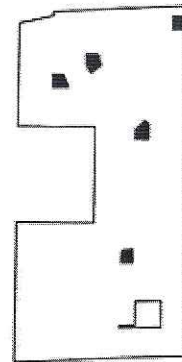
Comparable Zoning District: none

Permitted Uses

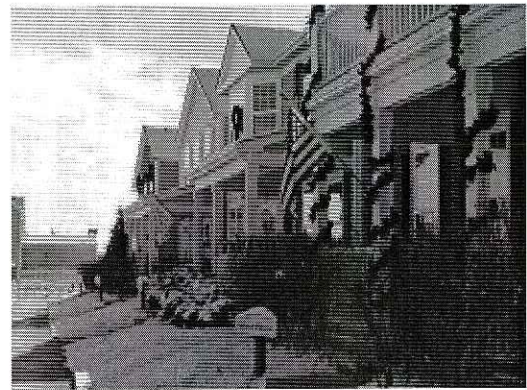
4-Unit Residential
 Detached, Attached, & Underground Parking

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)



District III Locations

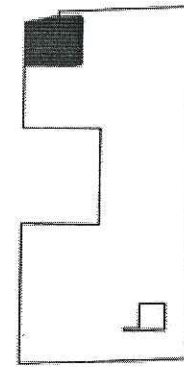


DISTRICT V: MULTI-FAMILY INTERIOR HALLWAY RESIDENTIAL

Preliminary Plat Lot Numbers:
P-856

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 may range from townhomes to interior hallway multi-family buildings. This community may offer a wide range of housing options for residents of the neighborhood; as well as condominium and rental units. A minimum of three buildings shall be built on this site to divide the allowable units into small building formats.



District V Locations

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 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 Second Addition to Grandview Commons 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 Second Addition to Grandview Commons. 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 Second Addition to Grandview Commons 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 Second Addition to Grandview Commons 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 Second Addition to Grandview Commons 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 Second Addition to Grandview Commons 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 Second Addition to Grandview Commons 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.

LEGAL DESCRIPTIONS

LANDS TO BE REZONED A (AGRICULTURE) TO C (CONSERVANCY)

Part of the SE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Beginning at the south quarter corner of said Section 2; thence S88E48'14"W, 506.75 feet; thence N00E57'42"W, 73.46 feet; thence S89E02'18"W, 100.51 feet; thence N00E57'42"W, 53.85 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 320.00 feet and a chord which bears N01E33'58"E, 28.22 feet; thence N88E49'14"E, 114.07 feet; thence N01E10'46"W, 69.00 feet; thence N88E49'14"E, 310.12 feet; thence N01E04'30"E, 200.18 feet; thence N01E11'46"W, 125.19 feet; thence N88E48'14"E, 62.00 feet; thence S01E11'46"E, 85.00 feet; thence N88E48'14"E, 59.00 feet; thence S01E11'46"E, 15.00 feet; thence N88E48'14"E, 70.11 feet; thence S01E03'56"W, 450.35 feet to the point of beginning. Contains 3.95 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO C(CONSERVANCY)

Part of the NE1/4 and SE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence S88E48'14"W, 1238.26 feet to the point of beginning; thence continuing S88E48'14"W, 81.61 feet; thence N01E11'55"E, 1063.30 feet; thence S88E48'04"E, 599.90 feet; thence N01E11'14"E, 726.20 feet; thence N88E48'04"W, 600.12 feet; thence N01E12'03"E, 135.55 feet; thence S88E43'35"E, 37.93 feet; thence S01E16'25"W, 85.00 feet; thence S88E43'35"E, 306.00 feet; thence N88E48'30"E, 67.08 feet; thence N77E00'43"E, 72.41 feet; thence N63E53'13"E, 72.95 feet; thence N51E35'03"E, 58.16 feet; thence S43E40'29"E, 59.13 feet; thence S19E51'42"E, 59.00 feet; thence S05E41'16"E, 56.97 feet; thence S01E16'25"W, 756.10 feet; thence S88E41'30"W, 264.66 feet; thence S78E56'56"W, 94.09 feet; thence S60E43'25"W, 82.01 feet; thence S43E45'36"W, 82.01 feet; thence S26E47'44"W, 82.01 feet; thence S09E33'38"W, 85.62 feet; thence S01E18'30"E, 57.73 feet; thence S01E31'22"W, 53.42 feet; thence S18E00'42"W, 49.96 feet; thence S22E43'00"W, 59.00 feet; thence S21E07'49"W, 66.42 feet; thence S12E08'52"W, 72.95 feet; thence S02E16'51"W, 69.85 feet; thence S00E57'38"E, 182.00 feet; thence S13E11'08"E, 61.39 feet; thence S00E57'38"E, 66.47 feet to the point of beginning. Contains 5.46 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO PUD (PLANNED URBAN DEVELOPMENT)

Part of the SE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 594.40 feet; thence N88E56'04"W, 407.11 feet to the point of beginning; thence S88E48'14"W, 95.36 feet; thence N00E24'12"W, 113.92 feet; thence N88E10'45"W, 63.96 feet; thence S88E41'30"W, 99.94 feet; thence N01E18'30"W, 105.05 feet; thence N13E35'46"W, 65.40 feet; thence N01E18'30"W, 96.57 feet; thence N88E41'27"W, 36.57 feet; thence S88E43'34"E, 81.85 feet; thence N81E42'13"E, 66.40 feet; thence S88E43'35"E, 79.71 feet; thence S01E16'19"W, 95.05 feet; thence S11E13'35"E, 67.83 feet; thence S01E18'30"E, 222.13 feet to the point of beginning. Contains 1.83 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO C (CONSERVANCY)

Part of the NE1/4 and SE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 1121.68 feet; thence N88E56'04"W, 157.95 feet to the point of beginning; thence N88E43'35"W, 148.96 feet; thence N01E16'25"E, 463.88 feet; thence S88E43'35"E, 148.96 feet; thence S01E16'25"W, 463.88 feet to the point of beginning. Contains 1.59 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO R-2Z (SINGLE FAMILY)

Part of the NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 1786.09 feet; thence N88E56'04"W, 370.51 feet to the point of beginning; thence S48E19'30"W, 37.00 feet; thence N41E40'30"W, 99.13 feet to a point on a curve; thence northeasterly on a curve to the left which has a radius of 180.00 feet and a chord which bears N54E28'19"E, 38.55 feet; thence S40E52'24"E, 95.01 feet to the point of beginning. Contains 0.08 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO R-2Y (SINGLE FAMILY)

Part of the SE1/4 and NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 1122.22 feet; thence N88E56'04"W, 306.92 feet to the point of beginning; thence N88E43'35"W, 95.00 feet; thence N01E16'25"E, 358.94 feet; thence S88E43'35"E, 95.00 feet; thence S01E16'25"E, 358.94 feet to the point of beginning. Contains 0.78 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO PUD (PLANNED URBAN DEVELOPMENT)

Part of the NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 2428.93 feet to the point of beginning; thence N88E56'04"W, 183.00 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 170.00 feet and a chord which bears S85E38'14"W, 32.15 feet; thence N01E03'59"E, 165.04 feet; thence S88E56'09"E, 215.01 feet; thence S01E03'56"W, 162.00 feet to the point of beginning. Contains 0.80 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO C (CONSERVANCY)

Part of the NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 2271.99 feet to the point of beginning; thence N88E56'04"W, 59.01 feet; thence S85E12'26"W, 76.73 feet; thence S73E55'12"W, 110.55 feet; thence S48E19'30"W, 53.67 feet; thence N41E40'30"W, 150.74 feet; thence N48E19'30"E, 114.82 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 170.00 feet and a chord which bears N69E41'40"E, 123.89 feet; thence S88E56'04"E, 183.00 feet; thence S01E03'56"W, 156.94 feet to the point of beginning. Contains 1.35 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO R-2Z (SINGLE FAMILY)

Part of the NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 1875.35 feet; thence N88E56'04"W, 156.95 feet to the point of beginning; thence S85E18'29"W, 96.29 feet to a point on a curve; thence northwesterly on a curve to the left which has a radius of 63.00 feet and a chord which bears N07E37'40"W, 70.55 feet; thence N41E40'31"W, 13.82 feet; thence N64E15'37"E, 93.08 feet to a point on a curve; thence southeasterly on a curve to the right which has a radius of 320.00 feet and a chord which bears S15E12'57"E, 116.89 feet to the point of beginning. Contains 0.20 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO R-2Z (SINGLE FAMILY)

Part of the NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 2065.54 feet; thence N88E56'04"W, 488.77 feet to the point of beginning; thence S48E19'30"W, 37.00 feet; thence N41E40'30"W, 102.90 feet; thence N44E23'38"E, 23.30 feet; thence N48E18'42"E, 13.75 feet; thence S41E40'30"E, 104.50 feet to the point of beginning. Contains 0.09 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO R-2Z (SINGLE FAMILY)

Part of the NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 2121.19 feet; thence N88E56'04"W, 428.54 feet to the point of beginning; thence S48E19'30"W, 37.00 feet; thence N41E40'30"W, 104.50 feet; thence N48E19'30"E, 37.00 feet; thence S41E40'30"E, 104.50 feet to the point of beginning. Contains 0.09 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO R-2Y (SINGLE FAMILY)

Part of the NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 1822.56 feet; thence N88E56'04"W, 155.41 feet to the point of beginning; thence N88E43'35"W, 136.79 feet; thence S48E19'30"W, 135.78 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 37.00 feet and a chord which bears S38E16'01"W, 12.92 feet; thence N61E47'26"W, 46.00 feet; thence N88E43'35"W, 69.47 feet to a point on a curve; thence northwesterly on a curve to the left which has a radius of 380.00 feet and a chord which bears N17E50'44"W, 213.07 feet; thence N38E52'12"W, 201.70 feet; thence N49E37'29"E, 380.52 feet; thence S41E40'31"E, 210.74 feet; thence S48E19'29"W, 60.00 feet; thence S40E46'01"E, 126.15 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 320.00 feet and a chord which bears S33E42'27"E, 88.72 feet; thence S64E15'37"W, 93.08 feet; thence S41E40'31"E, 13.82 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 63.00 feet and a chord which bears S07E37'40"E, 70.55 feet; thence N85E18'29"E, 96.29 feet to a point on a curve; thence southeasterly on a curve to the right which has a radius of 320.00 feet and a chord which bears S01E16'25"W, 19.53 feet to the point of beginning. Excepting therefrom Parcels 10, 13 & 14. Contains 3.83 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO R-2Z (SINGLE FAMILY)

Part of the NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 2425.88 feet; thence N88E56'04"W, 215.01 feet to the start of a curve and the point of beginning; thence southwesterly on a curve to the left which has a radius of 170.00 feet and a chord which bears S68E55'36"W, 66.53 feet; thence N32E21'22"W, 197.24 feet; thence N82E33'10"E, 172.16 feet; thence S01E04'00"W, 165.04 feet to the point of beginning. Contains 0.47 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO PUD (PLANNED URBAN DEVELOPMENT)

Part of the NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 2670.42 feet; thence S88E19'25"W, 789.04 feet to the point of beginning; thence S01E24'20"W, 90.41 feet; thence N88E19'51"E, 120.17 feet; thence S01E24'20"W, 139.12 feet to a point on a curve; thence southwesterly on a curve to the left which has a radius of 248.00 feet and a chord which bears S13E40'01"W, 105.34 feet; thence S01E24'20"W, 26.96 feet to a point of curve; thence southeasterly on a curve to the left which has a radius of 139.00 feet and a chord which bears S18E18'45"E, 93.80 feet; thence S38E01'51"E, 42.56 feet; thence S52E15'18"E, 95.00 feet; thence S50E27'55"W, 76.15 feet; thence S40E07'40"W, 70.75 feet; thence S48E19'30"W, 26.92 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 167.00 feet and a chord which bears S53E12'12"W, 28.41 feet; thence N35E45'25"W, 78.54 feet to a point on a curve; thence southwesterly on a curve to the right which has a radius of 63.00 feet and a chord which bears S74E50'24"W, 35.65 feet; thence N88E43'35"W, 115.69 feet; thence N01E16'25"E, 125.72 feet; thence N88E43'35"W, 50.00 feet; thence S01E16'25"W, 99.71 feet; thence N88E43'35"W, 167.12 feet; thence N01E16'25"E, 100.14 feet; thence N88E43'35"W, 49.11 feet; thence N01E12'03"E, 393.48 feet; thence N79E22'35"E, 270.06 feet; thence N01E40'35"W, 33.00 feet; thence N88E19'25"E, 262.47 feet to the point of beginning. Contains 7.90 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO R-2Z (SINGLE FAMILY)

Part of the NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 2554.58 feet; thence N88E56'04"W, 452.26 feet to the point of beginning; thence S06E01'02"W, 116.13 feet; thence S15E52'18"W, 40.60 feet to the start of a curve; thence southwesterly on a curve to the left which has a radius of 40.00 feet and a chord which bears S48E45'10"W, 58.76 feet; thence S01E29'18"W, 43.85 feet; thence N88E30'42"W, 40.00 feet; thence S86E40'36"W, 136.41 feet to the start of a curve; thence northeasterly on a curve to the right which has a radius of 248.00 feet and a chord which bears N41E38'00"E, 320.33 feet; thence N81E51'37"E, 32.27 feet to the point of beginning. Contains 0.87 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO C (CONSERVANCY)

Part of the NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Beginning at the center of said Section 2; thence S01E03'56"W, 79.49 feet; thence N88E56'09"W, 215.01 feet; thence S82E17'53"W, 272.29 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 248.00 feet and a chord which bears S53E53'41"W, 232.60 feet; thence N01E24'20"E, 139.12 feet; thence S88E19'51"W, 120.17 feet; thence N01E24'20"E, 90.41 feet; thence N88E19'25"E, 789.04 feet to the point of beginning. Contains 1.72 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO R-2Y (SINGLE FAMILY)

Part of the NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 1122.68 feet; thence N88E56'04"W, 431.91 feet to the point of beginning; thence N88E43'35"W, 110.00 feet; thence N01E16'25"E, 600.06 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 380.00 feet and a chord which bears N00E08'43"W, 18.82 feet; thence S88E43'35"E, 69.47 feet; thence S61E47'26"E, 46.00 feet to a point on a curve; thence southwesterly on a curve to the left which has a radius of 37.00 feet and a chord which bears S14E44'27"W, 17.23 feet; thence S01E16'25"W, 57.40 feet; thence S02E32'08"E, 60.13 feet; thence S01E15'54"W, 67.95 feet; thence S88E43'35"E, 95.00 feet; thence S01E16'25"W, 37.00 feet; thence N88E43'35"W, 95.00 feet; thence S01E16'25"W, 358.94 feet to the point of beginning. Contains 1.62 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO R-2T (SINGLE FAMILY)

Part of the NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence S88E48'14"W, 506.75 feet to the point of beginning; thence continuing S88E48'14"W, 731.51 feet; thence N00E57'38"W, 66.47 feet; thence N13E11'08"W, 61.39 feet; thence N00E57'38"W, 182.00 feet; thence N02E16'51"E, 69.85 feet; thence N12E08'52"E, 72.95 feet; thence N21E07'49"E, 66.42 feet; thence N22E43'00"E, 59.00 feet; thence N18E00'42"E, 49.96 feet; thence N01E31'22"E, 53.42 feet; thence N01E18'30"W, 57.73 feet; thence N09E33'38"E, 85.62 feet; thence N26E47'44"E, 82.01 feet; thence N43E45'36"E, 82.01 feet; thence N60E43'25"E, 82.01 feet; thence N78E56'56"E, 94.09 feet; thence N88E41'30"E, 228.08 feet; thence S01E18'30"E, 96.57 feet; thence S13E35'46"W, 65.40 feet; thence S01E18'30"E, 105.05 feet; thence N88E41'30"E, 99.94 feet; thence S85E34'17"E, 64.48 feet; thence S00E12'30"E, 120.93 feet; thence N88E48'14"E, 95.36 feet; thence N01E18'30"W, 222.13 feet; thence N11E13'35"W, 67.83 feet; thence N01E16'19"E, 95.05 feet; thence N88E43'35"W, 79.71 feet; thence S81E42'13"W, 66.40 feet; thence S88E43'35"W, 81.85 feet; thence N01E16'25"E, 756.10 feet; thence N05E41'16"W, 56.97 feet; thence N19E51'42"W, 59.00 feet; thence N43E40'29"W, 59.13 feet; thence S51E35'03"W, 58.16 feet; thence S63E53'13"W, 72.95 feet; thence S77E00'43"W, 72.41 feet; thence S88E48'31"W, 67.08 feet; thence N88E48'35"W, 306.00 feet; thence N01E16'25"E, 85.00 feet; thence N88E43'35"W, 37.93 feet; thence N01E14'13"E, 60.00 feet; thence S88E43'35"E, 370.60 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 167.00 feet and a chord which bears N69E47'57"E, 122.27 feet; thence N48E19'29"E, 26.92 feet; thence N40E07'40"E, 70.75 feet;

thence N50E27'55"E, 75.15 feet; thence S38E52'12"E, 201.70 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 380.00 feet and a chord which bears S16E25'36"E, 231.07 feet; thence S01E16'25"W, 600.06 feet; thence S88E43'35"E, 353.96 feet; thence N01E16'25"E, 729.40 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 320.00 feet and a chord which bears N18E34'38"W, 217.33 feet; thence N40E40'38"W, 144.28 feet; thence N48E19'30"E, 113.67 feet; thence N73E55'12"E, 110.55 feet; thence N85E12'26"E, 76.73 feet; thence S88E56'04"E, 59.01 feet; thence S01E03'56"W, 1821.64 feet; thence S88E48'15"W, 70.11 feet; thence N01E11'46"W, 15.00 feet; thence S88E48'14"W, 59.00 feet; thence N01E11'46"W, 85.00 feet; thence S88E48'14"W, 62.00 feet; thence S01E14'49"E, 125.19 feet; thence S88E48'00"W, 200.11 feet; thence S01E03'27"W, 180.09 feet; thence S88E49'06"E, 10.00 feet; thence S01E10'46"E, 69.00 feet; thence S88E49'14"W, 114.07 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 320.00 feet and a chord which bears S01E33'58"W, 28.22 feet; thence S00E57'39"E, 53.85 feet; thence N89E02'21"E, 100.51 feet; thence S00E57'23"E, 73.46 feet to the point of beginning. Contains 32.75 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO C (CONSERVANCY)

Part of the NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 2365.19 feet; thence N88E56'04"W, 406.89 feet to the point of beginning; thence S48E19'30"W, 109.19 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 15.00 feet and a chord which bears N82E05'52"W, 22.84 feet to a point of compound curve; thence northwesterly on a curve to the right which has a radius of 40.00 feet and a chord which bears N15E30'56"W, 23.39 feet; thence N01E29'18"E, 43.85 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 40.00 feet and a chord which bears N48E45'10"E, 58.76 feet; thence S83E58'58"E, 44.57 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 40.00 feet and a chord which bears S68E32'27"E, 21.30 feet to a point of reverse curve; thence southeasterly on a curve to the right which has a radius of 15.00 feet and a chord which bears S02E23'15"E, 23.22 feet to the point of beginning. Contains 0.19 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO R-2T (SINGLE FAMILY)

Part of the NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 1932.11 feet; thence N88E56'04"W, 1080.78 feet to the point of beginning; thence N88E43'35"W, 233.85 feet; thence N01E12'10"E, 206.00 feet; thence S88E43'33"E, 49.11 feet; thence S01E16'25"W, 100.14 feet; thence S88E43'35"E, 167.12 feet; thence S33E14'54"E, 31.55 feet; thence S01E16'25"W, 79.86 feet to the point of beginning. Contains 0.68 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO R-2T (SINGLE FAMILY)

Part of the NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 1958.53 feet; thence N88E56'04"W, 852.51 feet to the start of a curve and the point of beginning; thence southwesterly on a curve to the right which has a radius of 167.00 feet and a chord which bears S74E40'41"W, 95.40 feet; thence N88E43'35"W, 105.75 feet; thence N01E16'25"E, 79.85 feet; thence S88E43'35"E, 115.69 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 63.00 feet and a chord which bears N74E50'24"E, 35.65 feet; thence S35E45'25"E, 78.54 feet to the point of beginning. Contains 0.32 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO R-2Y (SINGLE FAMILY)

Part of the SE1/4 and NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 1585.56 feet; thence N88E56'04"W, 156.27 feet to the point of beginning; thence S88E43'35"W, 148.96 feet; thence S01E16'25"W, 67.94 feet; thence N88E43'35"W, 95.00 feet; thence N01E15'54"E, 67.95 feet; thence N02E32'08"W, 60.13 feet; thence N01E16'25"E, 57.40 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 37.00 feet and a chord which bears N24E47'57"E, 29.54 feet; thence N48E19'29"E, 135.78 feet; thence S88E43'35"E, 136.79 feet; thence S01E16'25"W, 237.00 feet to the point of beginning. Contains 1.36 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO R-2Y (SINGLE FAMILY)

Part of the NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 2400.81 feet; thence N88E56'04"W, 276.63 feet to the start of a curve and the point of beginning; thence southwesterly on a curve to the left which has a radius of 170.00 feet and a chord which bears S52E59'01"W, 27.62 feet; thence S48E19'30"W, 114.82 feet; thence N41E40'30"W, 60.00 feet; thence N48E19'30"E, 22.50 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 15.00 feet and a chord which bears N02E23'15"W, 23.22 feet to a point of compound curve; thence northwesterly on a curve to the left which has a radius of 40.00 feet and a chord which bears N68E32'27"W, 21.30 feet; thence N83E58'58"W, 44.57 feet; thence N15E52'18"E, 40.60 feet; thence N06E01'02"E, 116.13 feet; thence N81E51'39"E, 67.86 feet; thence S32E21'22"E, 197.24 feet to the point of beginning. Contains 0.65 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO R-2Y (SINGLE FAMILY)

Part of the NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 2291.08 feet; thence N88E56'04"W, 487.08 feet to the point of beginning; thence S48E56'09"W, 198.97 feet; thence N38E01'51"W, 42.56 feet to a point of curve; thence northwesterly on a curve to the right which has a radius of 139.00 feet and a chord which bears N18E18'45"W, 93.80 feet; thence N01E24'54"E, 26.96 feet; thence N86E40'36"E, 136.41 feet; thence S88E30'42"E, 40.00 feet to the start of a curve; thence southwesterly on a curve to the left which has a radius of 15.00 feet and a chord which bears S82E05'52"E, 22.84 feet to the point of beginning. Contains 0.44 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO R-2Y (SINGLE FAMILY)

Part of the SE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 598.11 feet; thence N88E56'04"W, 325.19 feet to the point of beginning; thence S88E28'16"W, 82.00 feet; thence N01E18'30"W, 222.13 feet; thence N84E24'27"E, 39.75 feet; thence N88E40'52"E, 42.58 feet; thence S01E15'06"E, 224.79 feet to the point of beginning. Contains 0.42 acres.

LANDS TO BE REZONED A (AGRICULTURE) TO C (CONSERVANCY)

Part of the NE1/4 of the SW1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the south quarter corner of said Section 2; thence N01E03'56"E, 1931.99 feet; thence N88E56'04"W, 1049.78 feet to the point of beginning; thence N88E43'35"W, 31.00 feet; thence N01E16'25"E, 79.86 feet; thence N33E14'54"W, 31.55 feet; thence N01E16'25"E, 99.71 feet; thence S88E43'35"E, 50.00 feet; thence S01E35'03"W, 205.57 feet to the point of beginning. Contains 0.20 acres.

SECOND ADDITION TO GRANDVIEW COMMONS

Madison, Wisconsin

Master Plan

Single Family (Alley Loaded)






	37' x 95'	64 Units (18%)
	45' x 80'	6 Units
	45' x 95'	27 Units
	51' x 95'	29 Units
		2 Units

Single Family (Street Accessed)

	51' x 100'	143 Units (41%)
	59' x 85'	4 Units
	69' x 100'	94 Units
	80' x 100'	43 Units
		2 Units

Total Single Family

207 Units (59%)

	Twin Homes	16 Units (4%)
	Stacked Flats	6 Units (2%)
	4-Units	20 Units (6%)
	Townhomes	20 Units (6%)
	Multi-Unit Buildings	83 Units (23%)

Total Multi-Family


145 Units (41%)

Total Units

352 Units

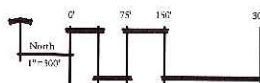
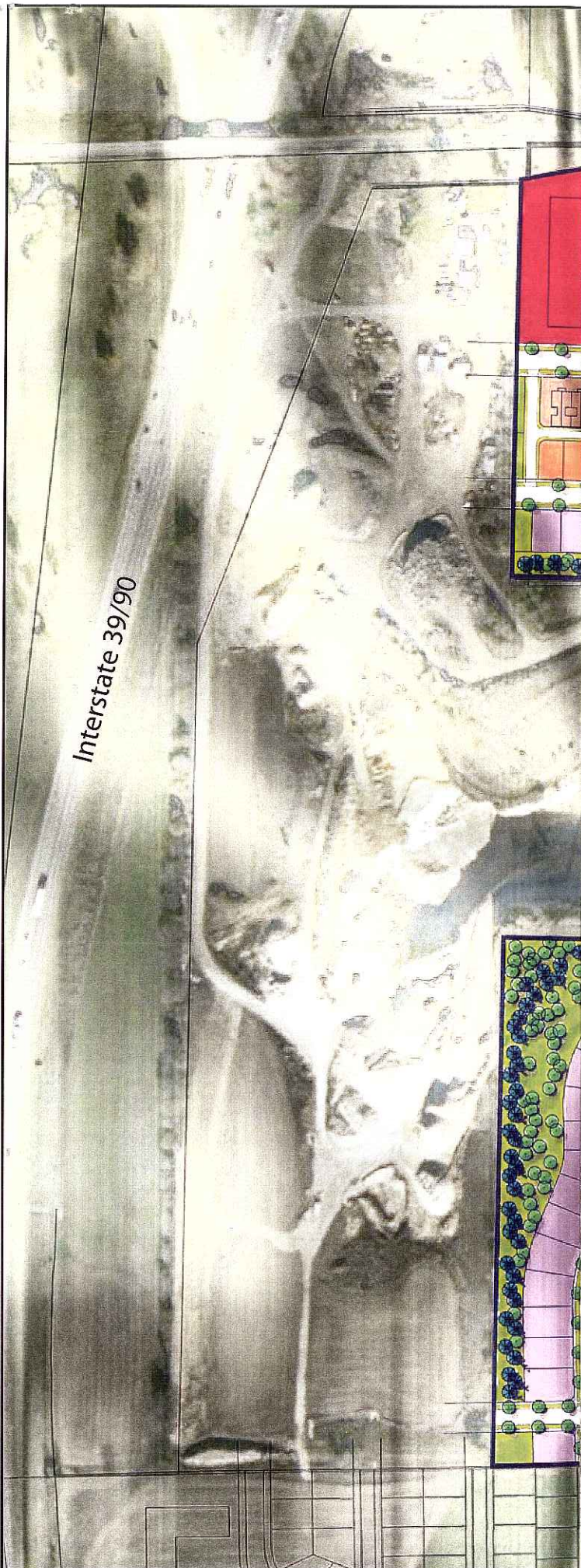
	Total Park Space	5.6 Acres
	Community Park	4.0 Acres
	Neighborhood Parks	1.6 Acres
	Required Park Dedication	7.8 Acres

~ 1100 Sq. Ft. @ 229 SF & Duplex Units - 251,900 Sq. Ft.
~ 700 Sq. Ft. @ 123 MF Units - 86,100 Sq. Ft.

	Stormwater	1.3 Acres
	Buffer	5.0 Acres

Total Inclusionary Zoning

53 Units



**VERIDIAN
HOMES**



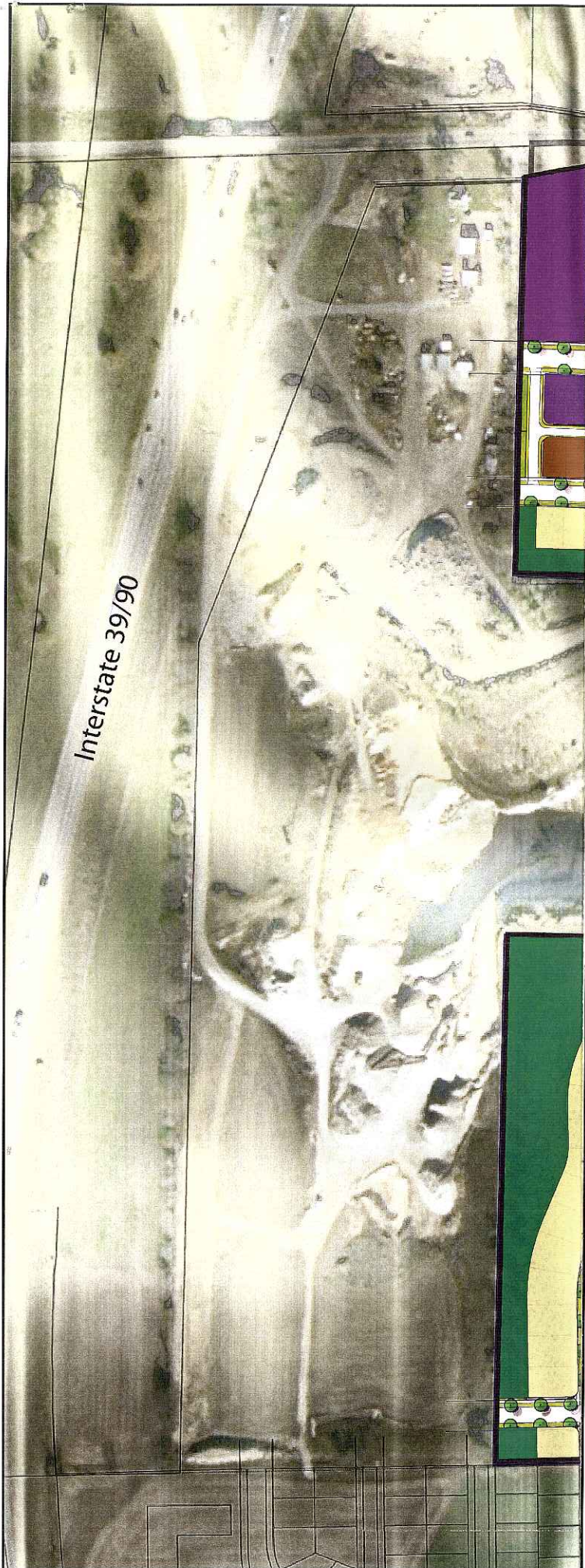
Vandewalle & Associates
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SECOND ADDITION TO GRANDVIEW COMMONS

Madison, Wisconsin

Zoning Plan

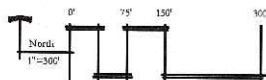
-  R2Z Single Family: Alley Accessed
-  R2Y Single Family: Alley Accessed
-  R2T Single Family: Street Accessed
-  PUD (Twins, 4 Units, Townhomes, & MF)
-  Conservacny



**VERIDIAN
HOMES**



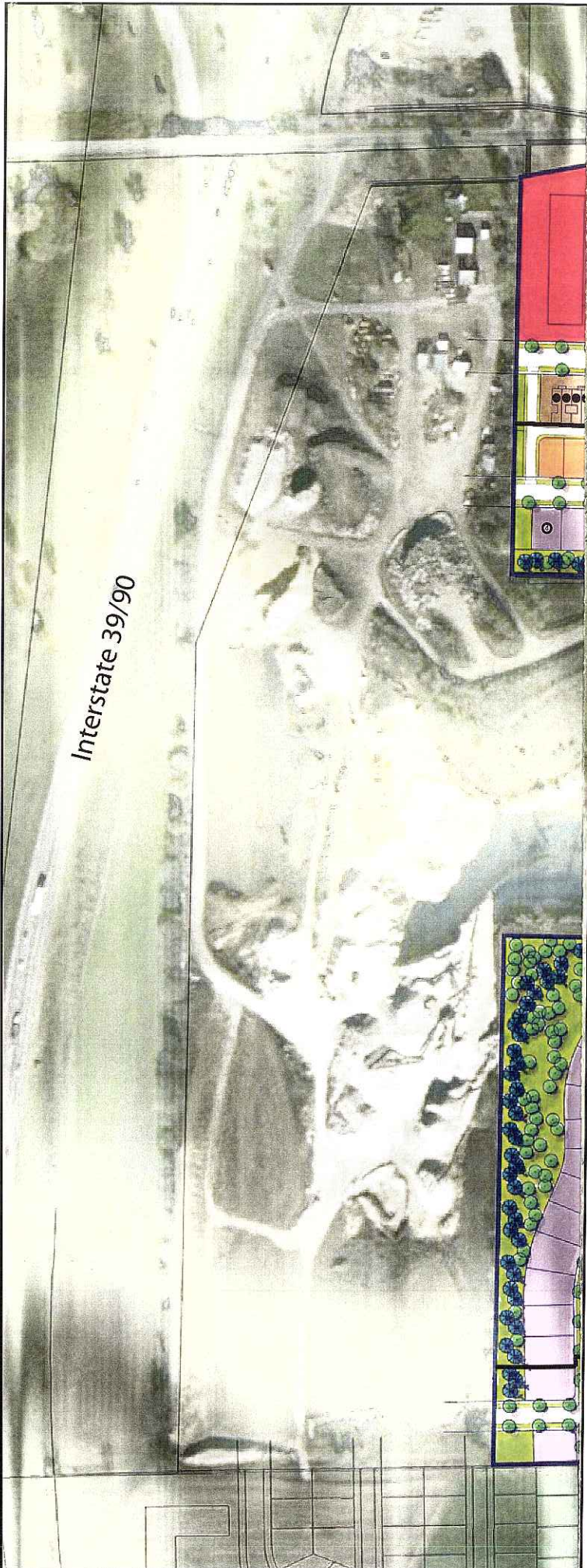
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SECOND ADDITION TO GRANDVIEW COMMONS

Madison, Wisconsin

Phasing/Inclusionary Zoning Plan



Total IZ Units: 53 Units

Single Family IZ Units: 17 Units
 □ 80% AMI 12 Units
 ○ 70% AMI 5 Units

Twin Home IZ Units: 5 Units
 □ 80% AMI 3 Units
 ○ 70% AMI 2 Units

Stacked Flats IZ Units: 4 Units
 □ 80% AMI 2 Units
 ○ 70% AMI 2 Units

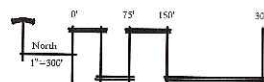
4 Unit IZ Units: 8 Units
 □ 80% AMI 5 Units
 ○ 70% AMI 3 Units

Townhomes IZ Units: 6 Units
 ● 80% AMI TBD
 ● 70% AMI TBD
 ● 60% AMI TBD
 ● 50% AMI TBD

Bedrooms/Unit TBD

Multi-Family IZ Units: 13 Units
 ● 80% AMI TBD
 ● 70% AMI TBD
 ● 60% AMI TBD
 ● 50% AMI TBD

Bedrooms/Unit TBD



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SECOND ADDITION TO GRANDVIEW COMMONS
Unit Chart

	Preliminary Plat Lot Numbers	GDP Residential Units	Pre Plat Net Acreage	Pre Plat Average Net Density DU/Acre*
R: Single Family		207	27.9	7.4
R2Z Single Family: Alley Accessed		33	3.04	10.9
45' x 80'	P-765 thru P-774, P-785, P-786, P-791, P-792, P-818, P-819, P-822 thru P-825, P-845 thru P-851	27		
37' x 95'	P-756, P-762, P-794, P-807, P-809, P-826	6		
R2Y Single Family: Alley Accessed		31	3.74	8.3
45' x 95'	P-737 thru P-761, P-763, P-764, P-784, P-787, P-793, P-795, P-806, P-808, P-810, P-811, P-820, P-821, P-827, P-828	29		
51' x 95'	P-650, P-654	2		
R2T Single Family: Street Accessed		143	21.08	6.8
59' x 85'	P-637 thru P-639, P-641 thru P-645, P-657 thru P-659, P-661, P-662, P-669 thru P-675, P-677, P-679, P-680, P-689 thru P-693, P-703 thru P-721, P-723 thru P-738, P-741 thru P-748, P-775 thru P-775, P-781, P-783, P-812 thru P-815, P-832 thru P-844	94		
51' x 100'	P-739, P-779, P-780, P-782	4		
69' x 100'	P-630 thru P-636, P-640, P-648, P-649, P-655, P-656, P-663 thru P-668, P-676, P-678, P-681 thru P-688, P-694 thru P-702, P-749 thru P-754	43		
80' x 100'	P-646, P-647	2		
PUD:GDP		145	8.3	17.6
District I Twin Homes (street)	P-653, P-660, P-722	6	0.57	
District II Twin Homes (alley)	P-651, P-652, P-755, P-788, P-817, P-829, P-852, P-853	16	1.32	
District III 4-Unit Homes	P-653, P-790, P-816, P-830, P-854	20	1.26	
District IV Townhomes	P-789, P-831, P-855	20	1.39	
District V Multi-Family	P-856	83	3.71	
C: Conservancy		-	13.7	-
Public Park	OL 32, OL 40		5.54	
Open Space Areas		-		-
Private Open Space	OL 32 thru OL 34, OL 37, OL 39, OL 40, OL 45, OL 47, OL 49, OL 50, OL 55, OL 56	-	6.85	-
Storm Water Management	OL 44	-	1.35	-
Right of Way		-	19.34	-
Street Rights of Way		-	17.40	-
Alley Rights of Way	OL 35, OL 41, OL 42, OL 43, OL 46, OL 54	-	1.94	-
Totals		352	69.2	5.1

SECOND ADDITION TO GRANDVIEW COMMONS
Unit Chart

Total Site Dwelling Units Per Acre	5.1																				
Net Dwelling Units Per Acre	7.1																				
Net Residential Dwelling Units Per Acre (residential acreage only)	9.7																				
Acreage Percentages																					
R: Single Family	40.3%																				
R2Z: Single Family	4.4%																				
R2Y: Single Family	5.4%																				
R2T Single Family	30.5%																				
PUD:GDP	11.9%																				
District I - Twin Homes (street)	0.8%																				
District II - Twin Homes (alley)	1.9%																				
District III - 4-Unit Homes	1.8%																				
District IV - Townhomes	2.0%																				
District V - Multi-Family	5.4%																				
C: Conservancy	19.9%																				
Right of Way	28.0%																				
	100.0%																				
Unit Percentages																					
R: Single Family	58.8%																				
R2Z: Single Family	9.4%																				
R2Y: Single Family	8.8%																				
R2T Single Family	40.6%																				
PUD:GDP	41.2%																				
District I - Twin Homes (street)	1.7%																				
District II - Twin Homes (alley)	4.5%																				
District III - 4-Unit Homes	5.7%																				
District IV - Townhomes	5.7%																				
District V - Multi-Family	23.6%																				
	100.0%																				
School Children Projections																					
	<table border="1" style="display: inline-table; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Elementary</th> <th style="text-align: center;">Middle</th> <th style="text-align: center;">High School</th> </tr> </thead> <tbody> <tr> <td>Single-Family Residential (.40/.12/.23)</td> <td style="text-align: center;">83</td> <td style="text-align: center;">25</td> <td style="text-align: center;">48</td> </tr> <tr> <td>Twin Home Residential (.19/.05/.11)</td> <td style="text-align: center;">4</td> <td style="text-align: center;">1</td> <td style="text-align: center;">2</td> </tr> <tr> <td>Multi-Family Residential (.11/.03/.06)</td> <td style="text-align: center;">14</td> <td style="text-align: center;">4</td> <td style="text-align: center;">7</td> </tr> <tr> <td style="text-align: right;">Totals</td> <td style="text-align: center;">101</td> <td style="text-align: center;">30</td> <td style="text-align: center;">57</td> </tr> </tbody> </table>		Elementary	Middle	High School	Single-Family Residential (.40/.12/.23)	83	25	48	Twin Home Residential (.19/.05/.11)	4	1	2	Multi-Family Residential (.11/.03/.06)	14	4	7	Totals	101	30	57
	Elementary	Middle	High School																		
Single-Family Residential (.40/.12/.23)	83	25	48																		
Twin Home Residential (.19/.05/.11)	4	1	2																		
Multi-Family Residential (.11/.03/.06)	14	4	7																		
Totals	101	30	57																		
Single-Family Residential (.40/.12/.23)	83	25	48																		
Twin Home Residential (.19/.05/.11)	4	1	2																		
Multi-Family Residential (.11/.03/.06)	14	4	7																		
Totals	101	30	57																		
Park Acreage Requirements																					
Single Family & Duplex (1,100 sq. ft./unit)	5.8																				
Multi-Family (700 sq. ft./unit)	2.0																				
	7.8																				
<p>* 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</p>																					

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