

# CITY OF MADISON

# Proposed Plat

Plat Name: Second Addition to the Meadowlands

Location: 6654 Milwaukee Street

Applicant: Don Esposito - Veridian Homes/Wayne Barsness - D'Onofrio, Kotke & Associates

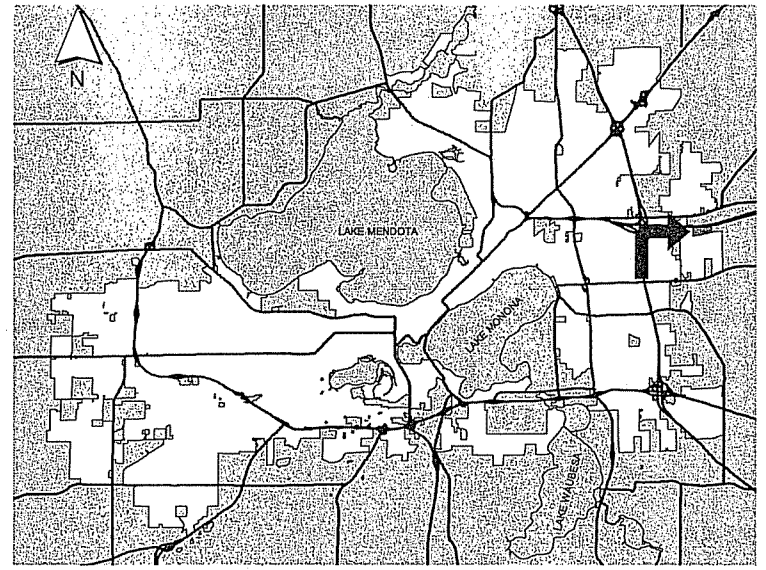
- Preliminary     Within City  
 Final             Outside City

Proposed Use: 9 Residential Lots, 1 Commercial Lot & 2 Outlots

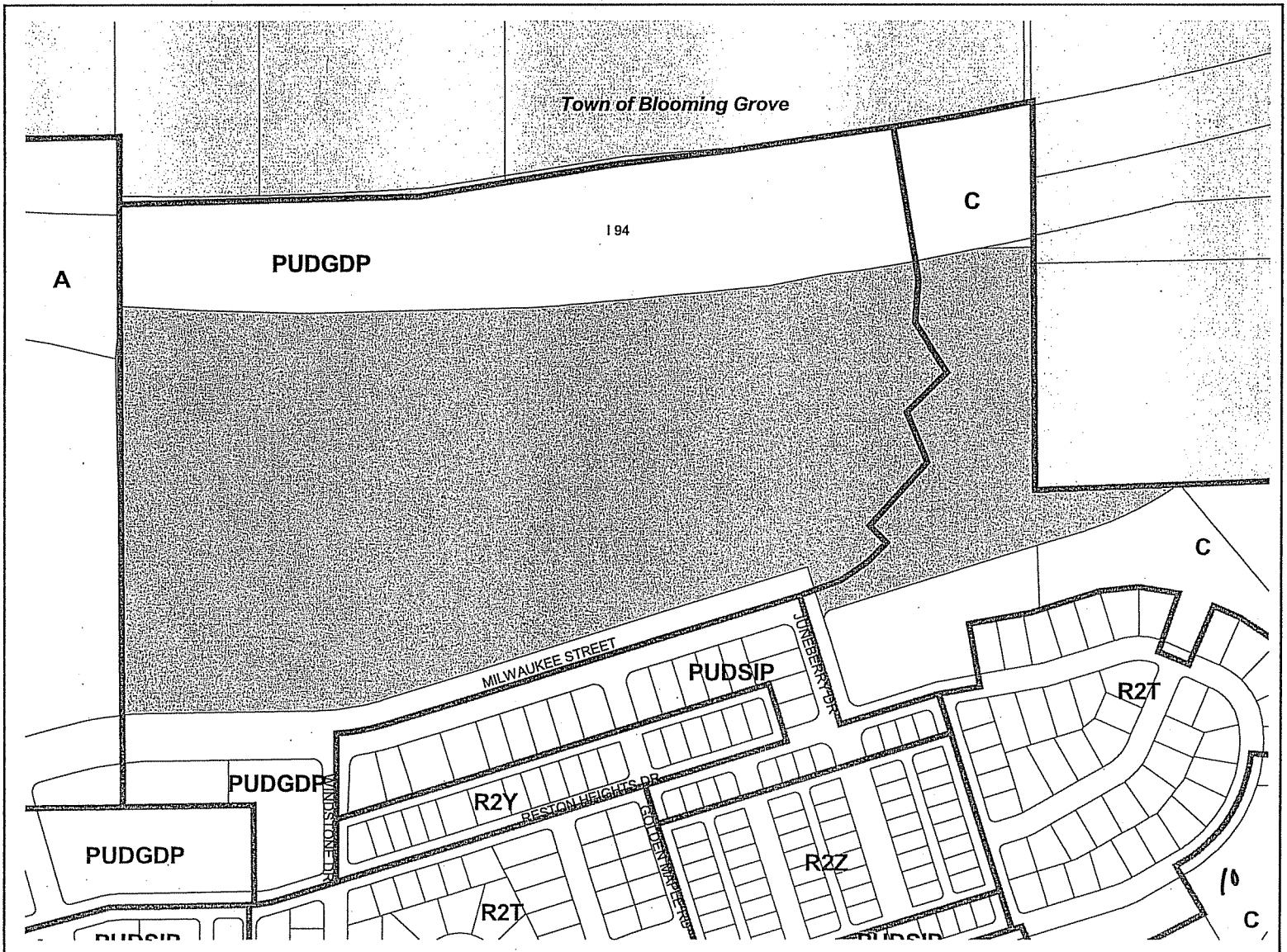
Public Hearing Dates:

Plan Commission 22 August 2005

Common Council 06 September 2005



For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

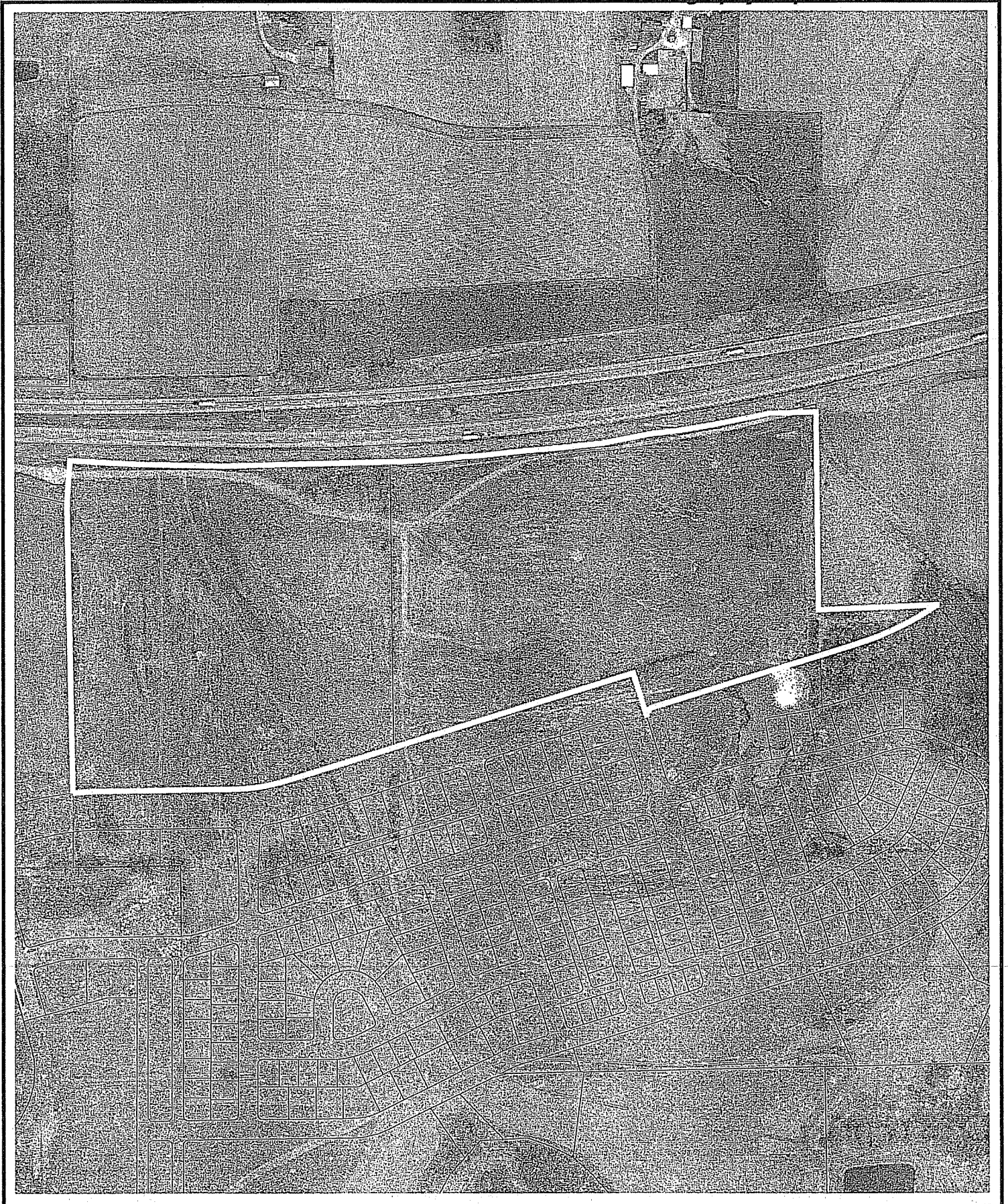


# 6654 Milwaukee Street

0 100 Feet

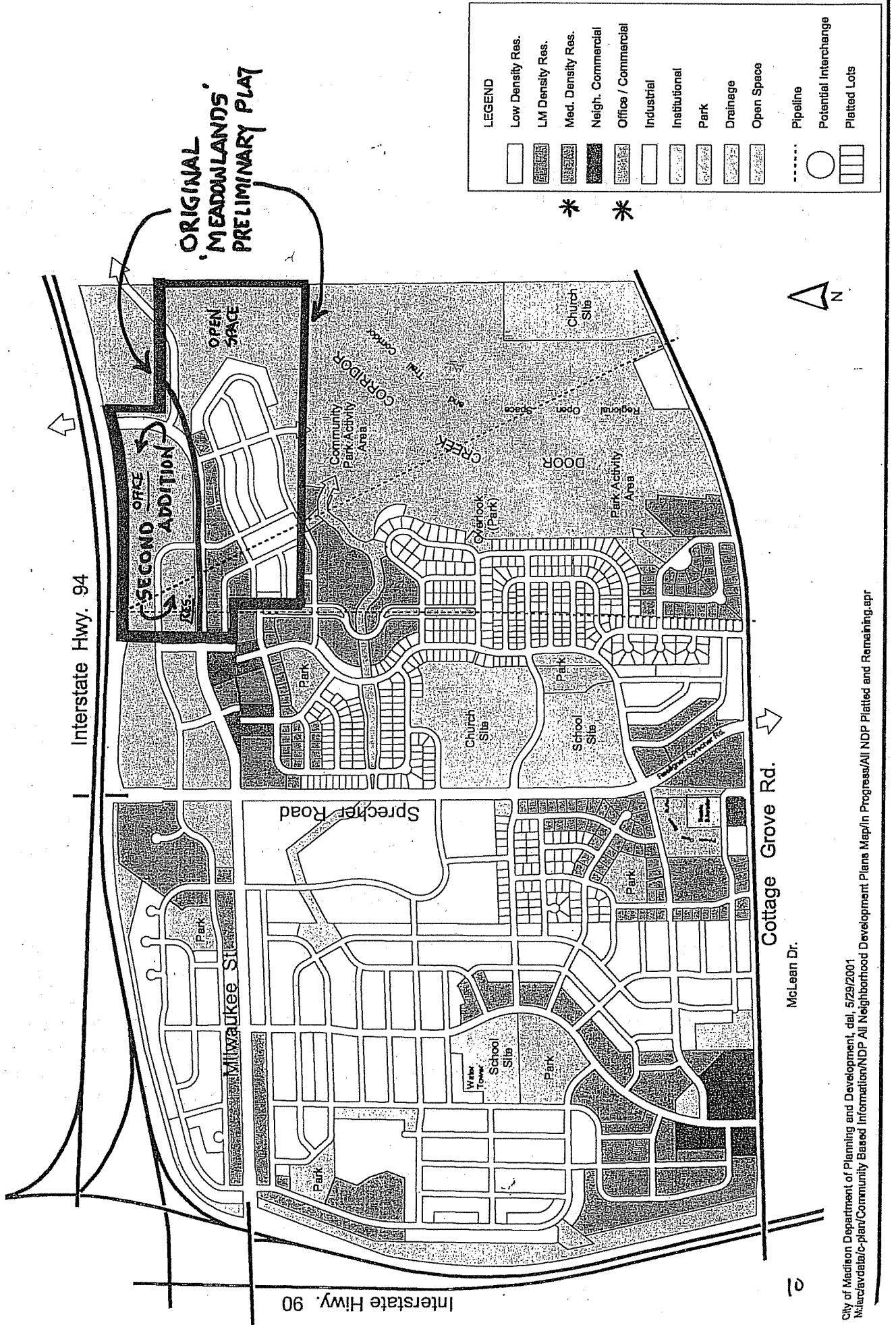


*Date of Aerial Photography - April 2003*



# SPRECHER NEIGHBORHOOD DEVELOPMENT PLAN Land Use and Street Plan

As Amended May 1999 & May 2001 and implemented through subdivision and zoning approvals.





**Madison Plan Commission  
SUBDIVISION APPLICATION**

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

Date Stamp

**\*\* Please read both pages of the application completely and fill in all required fields\*\***  
**For your convenience, this application may be completed online at [www.cityofmadison.com](http://www.cityofmadison.com).**

**1a. Application Type.** (Choose ONE)

- Preliminary Subdivision Plat     Final Subdivision Plat     Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: SECOND ADDITION TO THE MEADOWLANDS

**1b. Review Fees.** Make checks payable to "City Treasurer."

- For Preliminary and Final Plats, an application fee of \$200, plus \$35 per lot and outlot contained on the plat drawing.  
 For Certified Survey Maps, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey map.

**2. Applicant Information.**

Name of Property Owner: VERIDIAN HOMES    Representative, if any: DON ESPOSITO  
Street Address: 6801 SOUTH TOWNE DRIVE    City/State: MADISON WI    Zip: 53713  
Telephone: (608) 226-3140    Fax: (608) 223-0439    Email: DESPOSITO@VERIDIANHOMES.COM

Firm Preparing Survey: D'ONOFRIO KOTTKE & ASSOC.    Contact: WAYNE BARNES  
Street Address: 7530 WESTWARD WAY    City/State: MADISON WI    Zip: 53717  
Telephone: 833-7530    Fax: (608) 833-1089    Email: WBARNES@DONOFRIO.CC

Check only ONE – ALL Correspondence on this application should be sent to:     Property Owner     Survey Firm

**3a. Project Information.**

Parcel Address: 6654 MILWAUKEE ST.    in the City or Town of: MADISON  
Tax Parcel Number(s): 0710 01101022, 0710 01190004, 0710 01202036    School District: MADISON  
Existing Zoning District(s): PUD GDP & CONSERVANCY    Development Schedule: SPRING 2006  
Proposed Zoning District(s) (if any): \_\_\_\_\_    Provide a Legal Description of Site on Reverse Side

**3b. For Surveys Located Outside the Madison City Limits and in the City's Extraterritorial Jurisdiction:**

Date of Approval by Dane County: \_\_\_\_\_    Date of Approval by Town: \_\_\_\_\_  
In order for an exterritorial request to be accepted, a copy of the approval letters from both the town and Dane County must be submitted.  
Is the subject site proposed for annexation?     No     Yes    If YES, approximate timeframe: \_\_\_\_\_

**4. Survey Contents and Description.** Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	9		15.6
Retail/Office	1		18.4
Industrial			
Public Parklands			
Home's Association Tracts			
Other (state use)		2	2.8
<b>TOTAL</b>	<b>10</b>	<b>2</b>	<b>36.8</b>

Describe the use of the lots and outlots on the survey
TownHome / MULTI FAMILY
COMMERCIAL / mixed use
STORMWATER MANAGEMENT & WETLANDS

OVER →

5. **Required Submittals.** Your application is required to include the following (check all that apply):

**Surveys** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as it pertains to the proposed subdivision as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
- For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
- For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23 (7)(a) and (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed land division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
- All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" case file. In addition, an **8-1/2 X 11 inch reduction of each sheet** must also be submitted.

**Report of Title and Supporting Documents:** All plats and certified surveys submitted to the City of Madison for approval shall include a Report of Title satisfactory to the Real Estate Division as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of the City of Madison standard 60/30 year Report of Title shall be obtained from a local, reputable title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The owner or applicant must deliver a **third copy** of the Report of Title to the survey firm preparing the plat or CSM. The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.

**Legal Description of Property:** \_\_\_\_\_

OR Check here if attached →

**For Residential Preliminary Plats ONLY:** If the proposed project will result in **ten (10) or more dwelling units**, it is required to comply with the City's Inclusionary Zoning requirements under Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY ZONING DWELLING UNIT PLAN APPLICATION** explaining the project's conformance with these ordinance requirements shall be submitted with your application.

**For Residential Surveys ONLY:** The applicant shall include a certified copy of the accepted option or offer, including all terms of the purchase and any other information that may be deemed necessary by the Real Estate Division to assist them in determining Fair Market Value for the purpose of establishing park fees.

**For Surveys Outside the Madison City Limits:** A copy of the approval letters from **both** the town in which the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without the same request first having been approved by the town and county.

**For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.

**Required Fee (from Section 1b on front):** \$ 620.00 Make all checks payable to "City Treasurer."

**Completed application**

The signer attests that this application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name WAYNE BARSNESS Signature Wayne Barsness

Date 6/21/05 Interest In Property On This Date OWNERS SURVEYOR 10

For Office Use Only	Aldermanic District	PC Date	Date Distributed	Returned
File Tracking Number		Amount Paid \$	Receipt Number	

## Legal Description:

The lands subject to this rezoning request are include those described on Exhibit A Legal Descriptions, attached hereto.



## Statement of Purpose:

The Meadowlands neighborhood completes the residential & town center portions while implementing the overall neighborhood goals for the northeast area of the Sprecher Neighborhood Plan. Pedestrian focused design and mixed residential options create a careful blend of a mixture of land uses, pedestrian scaled streets, multiple travel routes, outdoor recreation areas, and varied architectural components that will complete and extend the existing character of this growing region. Local and regional travel concerns are carefully accommodated through the extension of Milwaukee Street, creation of multiple connections with the surrounding development, and integration with the surrounding neighborhoods and town center areas.

Commercial & town center components, north of Milwaukee Street Extended, offer residents within this neighborhood a walkable mixed-use region that transitions through a variety of densities into the heart of this neighborhood. Residential unit types range from medium density multi-family and duplexes to alley loaded single family and front loaded move-up housing. This variety of housing & lot configurations offers residents a selection of housing styles and price points, as well as multiple types of living arrangements..

Open space components within the Meadowlands neighborhood create a prominent entrance to the Door Creek Community Park and offer residents a variety of passive spaces. These open space and conservancy areas feature a comprehensive stormwater management system, active & passive recreation opportunities, and wetland overlook area; all of which highlight the sites oak lot & wetland conservation areas. The overall open space network offers residents of this neighborhood, as well as the surrounding region, unique opportunities for a variety of recreational activities. Whether simply enjoying the natural surroundings or utilizing the active play areas, the Meadowlands neighborhood has positioned outdoor spaces within close proximity and easy access of all of its residents.

(5)



## **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**

All 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 site execution is carried throughout the neighborhood.

Architectural and landscape plans for any site within The Meadowlands 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 as established in the Covenants and Restrictions guides 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 Meadowlands. The Committee will not review any relandscaping 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, or 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 accomplished 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.

Full Association Bylaws will be included as an attachment submittal with the Specific Implementation Plan for The Meadowlands, and will be available for review and comment prior to full approval for this project.

### **Interstate Noise Mitigation**

Disclosure documents describing the ambient highway noise levels will be supplied to all proposed buyers or owners within any highway noise affected zone.

**Yard Requirements**

Yard areas for Single Family Homes will be as provided within each district. Multi-family and commercial/office 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 the Specific Implementation Plans for the multi-family and commercial/office sites.

**Lighting**

Site Lighting will be provided as part of the Specific Implementation Plans.





## **PUD:GDP**

The following districts detail the yard requirements and lot characteristics for the Planned Unit Development General Development Plan sections of the neighborhood

District I	Alley Loaded Single Family
District II	Alley Loaded Single Family
District III	Alley Loaded Duplex Residential
District IV	Multi-family Residential
District V	Commercial/Office

### **TERMS AND DEFINITIONS:**

#### **Definition of Family**

The definition of family is the definition outlined in Section 28.03(2) Madison General Ordinances for the R-1 and R-2 districts.

#### **Permitted Encroachments**

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6' into the front yard setback.

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. The triangle is defined by: a point 30 feet back from the intersection of the extended ROW lines.

Roof eaves and overhangs may project into any required setback up to 24 inches. Roof eaves 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 between adjoining homes (bridging the ten foot building separation) are required to be perpendicular to the property line, and must include a 46" wide gate for fire accessibility.

Plantings or fences installed may not block site drainage or preclude fire access to the building sides or rear yard.

Units with front facing garages are allowed a rear yard deck encroachment up to 10'.

Trash enclosure fencing shall be no more than 8' in height and will require approval by the Architectural Control Committee.

#### **Bulk Mass**

Front facing garages shall not exceed 50% of the total structure width for single family homes and duplexes.

Building placements shall be carefully regulated to maintain the pedestrian streetscape, mitigate highway noise impacts, and screen parking areas.

#### **Accessory Building Regulations**

(10)

Accessory buildings are not allowed within the single family & duplex areas of the neighborhood with the only exception granted for detached garages.

Accessory uses within the multi-family and commercial/office districts will be determined on a case-by-case basis as part of the Specific Implementation Plan submittals.

**Building Heights**

Single family and duplex units within this neighborhood shall not exceed 35' in height, as measured by the City of Madison Standard.

Multi-family, commercial, office, and mixed-use building heights within the neighborhood shall be set as a component of the Specific Implementation Plans.

**Off-Street Parking**

Two parking stalls per unit will be required for each single family and duplex home within the neighborhood.

Parking requirements for the multi-family, commercial, office, and mixed-use buildings will be set as a component of the Specific Implementation Plans.

**Floor Area Ratio**

Floor Area Ratios for the multi-family, commercial, office, and mixed-use buildings will be set as a component of the Specific Implementation Plans.

**Impervious Surface Ratio**

Impervious Surface Ratios for the multi-family, commercial, office, and mixed-use buildings will be set as a component of the Specific Implementation Plans.

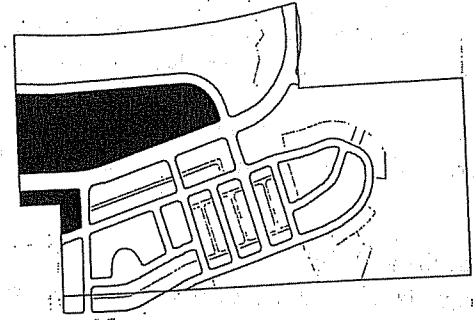
10



**DISTRICT IV**

Multi-Family Residential

Preliminary Plat Numbers: P-235 to P-237



**District IV Locations**

**Description**

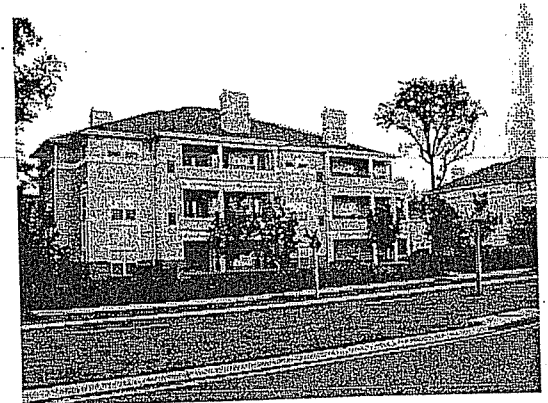
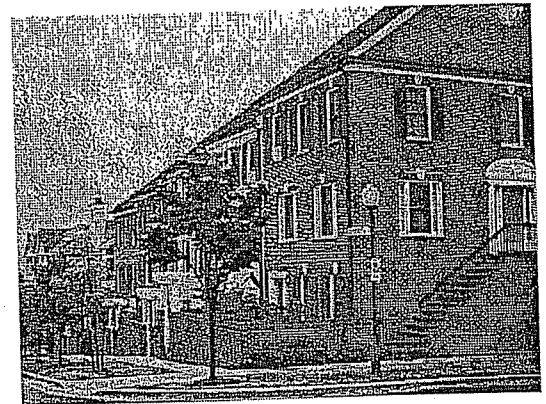
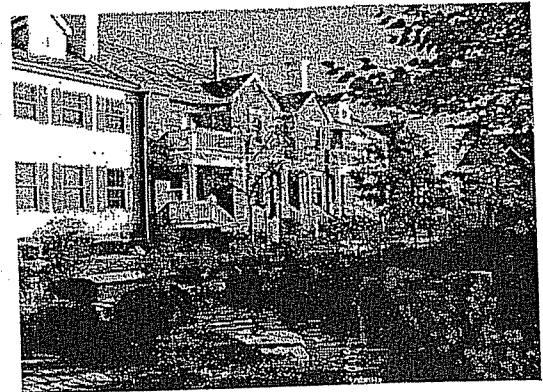
The Multi-Family Residential district forms a transition point between the commercial town center uses and the single family neighborhood.

**Permitted Uses**

- Multi-family Residential
- Detached, Attached, & Underground Parking
- Accessory Uses

**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 foot
Minimum Paved Surface Setback	varies (will be set in SIP)
Maximum Building Height	45 feet
Maximum Impervious Surface Ratio	90%
Maximum Floor Area Ratio	varies (will be set in SIP)
Off-Street Parking and Loading	varies (will be set in SIP)



6



# DISTRICT V

Commercial/Office

Preliminary Plat Numbers: P-238

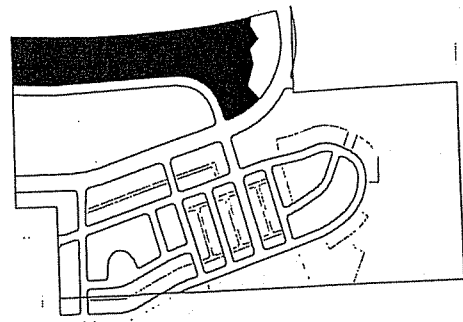
## Description

The Commercial/Office District forms a component of the Town Center noted within the Sprecher Neighborhood and includes potential for office or commercial uses with Interstate 94 frontage.

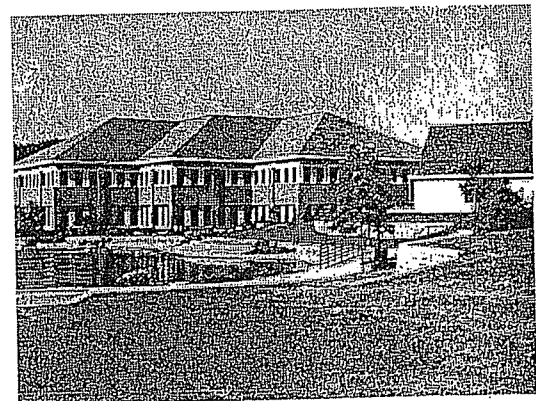
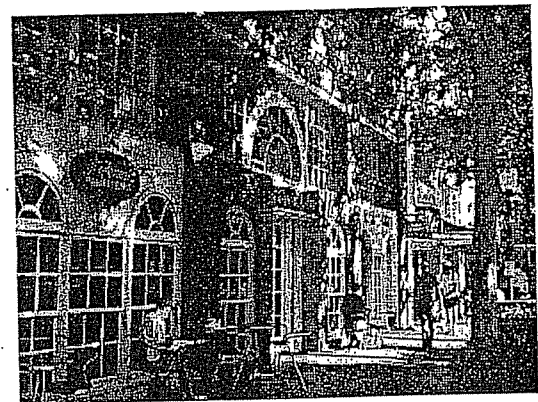
## Permitted Uses

Accessory Uses, as defined in the C-1 zoning district

- Antique shops
- Art supply and Art Galleries
- Banks and financial institutions
- Barbershops
- Beauty parlors
- Bed and Breakfast establishments
- Bicycle sales, rental, and service
- Book, magazine, and stationary shops
- Candy and ice cream stores
- Children's day care facilities
- Coin and philatelic stores
- Drugstores
- Dry cleaning and laundry establishments
- Toyshops
- Florist shops
- Food stores
- Gift shops
- Hobby shops
- Libraries, municipally owned and operated
- Medical, dental, and optical clinics
- Offices, businesses, and professional
- Photography studios and supply stores
- Post Offices
- Public utility and public services
- Recreational buildings and community centers
- Restaurants including outdoor eating areas
- Shoe and hat repair stores
- Senior day care
- Tailor Shops
- Video Rentals
- Wearing apparel shops



District V Locations



6

**District Breakdown**

Maximum Office/Retail Square Footage 400,000 square feet

**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 0 feet  
Minimum Side Yard Setback 0 feet  
Minimum Setback from Milwaukee Street 40 feet  
Sum of Side Yard Setbacks 0 feet minimum  
Minimum Building Separation 0 feet between adjoining lots  
Minimum Paved Surface Setback 0 feet  
Maximum Building Height 70 feet  
Maximum Impervious Surface Ratio 90%  
Maximum Floor Area Ratio varies (will be set in SIP)  
Off-Street Parking and Loading varies (will be set in SIP)  
Accessory Building Regulations accessory buildings not allowed

10



# Conservancy

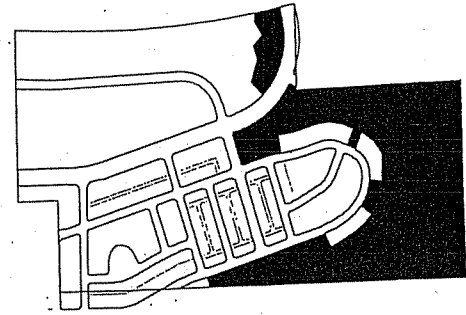
Zoning: Conservancy  
Preliminary Plat Numbers: OL-4 to OL-8, OL-11, OL-12

## Description

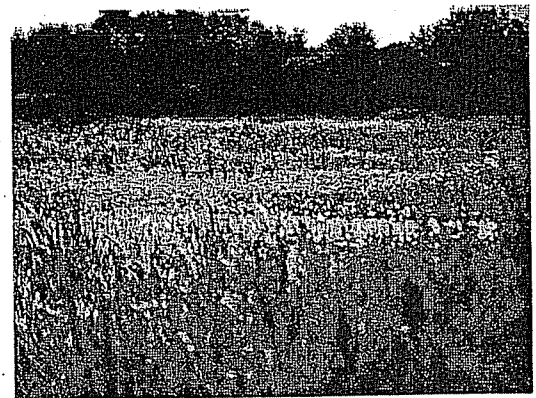
The Parks & Open Space District offer residents of The Meadowlands opportunities for outdoor activities including both passive and active recreation. Opportunities for parks and open spaces within the neighborhood include the extension of the Door Creek Community Park, oak woods conservancy areas, stormwater management, a drumlin overlook location, and extensive wetland conservancy areas.

## Permitted Uses and Yard Requirements

Per the City of Madison Conservancy District



Conservancy Locations



10

# The Meadowlands

## General Development Plan

	ORIGINAL Preliminary Plat Lot Numbers	Net Acreage	Residential Units	Net Density DU/Acre
R2T District		17.4	115	6.6
R2T Front Loaded Single Family	P-1 to P-53, P-64 to P-73, P-146 to P-197	17.4	115	6.6
R-4 Duplex Multi-Family		2.2	20	9.3
R-4 Front-Loaded Duplex Residential	P-54 to P-63	2.2	20	9.3
Conservancy		42.5	-	-
Parks & Open Space	OL 4 to OL 8, OL-12	42.5	-	-
PUD:GDP		51.0	432	15.0
District I: Alley Single Family	P-74 to P-145	6.3	72	11.4
District II: Alley Single Family	P-207 to P-225	2.2	19	8.5
District III: Duplex	198 to P-206, P-226 to P-234	3.7	36	9.7
District IV: Multi-Family	198 to P-206, P-226 to P-234	20.3	305	15.0
District V: Commercial/Office	ORIGINAL LOT NUMBERS [ P-235 to P-237 ]	18.4	-	-
Right of Way	ORIGINAL LOT NUMBERS [ P-238 ]	20.1	-	-
Street Rights of Way		27.1	-	-
Alley Rights of Way	OL 1 to OL 3, OL 9, OL 10	2.1	-	-
<b>Totals</b>		<b>127.2</b>	<b>567</b>	<b>4.0</b>

Total Site Dwelling Units Per Acre	4.0
Net Dwelling Units Per Acre	5.0
Net Residential Dwelling Units Per Acre (residential acreage only)	8.0

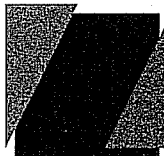
Average Percentages	Net
R2T Residential	12%
R-4 Duplex Residential	2%
Conservancy	30%
PUD:GDP	36%
Alley Loaded Single Family	6%
Alley Loaded Duplex	3%
Multi-Family	14%
Commercial/Office	13%
Right of Way	20%
<b>Totals</b>	<b>100%</b>

Unit Percentages	Net
R2T Residential	20%
R-4 Duplex Residential	4%
PUD:GDP	76%
Alley Loaded Single Family	16%
Alley Loaded Duplex	6%
Multi-Family	54%
<b>Totals</b>	<b>100%</b>

School Children Projections	Elementary	Middle	High School
Single-Family Residential (407.12/.23)	82	25	47
Duplex Residential (19/.05/.11)	11	3	6
Multi-Family Residential (11/.03/.06)	34	9	18
<b>Totals</b>	<b>127</b>	<b>37</b>	<b>72</b>

Park Acreage Requirements	Total Acres
Single Family & Duplex (1,100 sq. ft./unit)	6.6
Multi-Family (800 sq. ft./unit)	5.6
<b>Total Acres</b>	<b>12.2</b>

Park Acreage Supplied	Total Acres
Upland Park Dedication	7.5
Stormwater Management	8.0
Environmental Corridors (Wetlands, Buffers, Steep Slopes)	27.0
<b>Total Acres</b>	<b>42.5</b>



To: Brad Murphy  
From: Brian Munson  
CC: Ald. Lauren Cnare  
Don Esposito  
Jeff Rosenberg  
Jim Hovde  
Date: Tuesday, May 24, 2005  
Re: The Meadowlands Town Center Minor Amendment

---

Enclosed please find a copy of the proposed minor amendment to the General Development Plan (adopted July 15, 2003) multi-family components of the Meadowlands Neighborhood. This minor amendment is proposed as a clarifying and detailing addition to the GDP in response the following condition of approval (July 16, 2003 Conditions of Approval Letter):

- #45. The first Specific Implementation Plan application submitted for any portion of the multi-family residential area identified in the General Development Plan as District IV shall include more detailed building and development standards, including an allocation of the total allowed number of dwelling units to sub-area within the district and a contextual site plan covering the entire district. The contextual dist plan shall include proposed public and private streets and sufficient detail regarding existing or planned future developments on adjacent lands, both within and outside the Meadowlands plat, to permit evaluation of the relationship between districts.

This amendment is proposed as a minor amendment to the GDP, rather than the SIP as mentioned in the comment, so as to supply the City with a detailed and cohesive overview of each site. Creating this minor amendment prior to the development of SIP plans for any project within the district allows for coordination of all sites, as opposed to the first site setting the standards for the remaining parcels. This proposal is further reinforced as a minor amendment in that it does not alter the overall framework of the zoning through unit

**Vandewalle & Associates**

120 East Lakeside Street • Madison, Wisconsin 53715  
608 255-3988 • 608 255-0814 Fax • va@vandewalle.com

Planning • Creating • Rebuilding

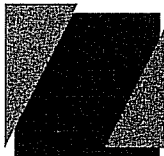


increases; rather it offers a more detailed framework for evaluation of each SIP plan with a set number of units allocated to each site.

The attached concept plans and minor amendment document details potential building and parking configurations for each site. While the exact building relationships and site plans will be subject to SIP review and approval, the unit allocations for each site sets the maximum units per parcel (parcel numbers correspond to the revised Final Plat for this district).

The area north of Juneberry Street will be subject to additional information as outlined in the staff comment #46.

Please contact me if you have any questions.



May 24, 2005

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

Re: Minor Amendment  
Second Addition Meadowlands

Dear Mr. Murphy:

On behalf of Veridian Homes, Inc., we are pleased to submit the attached minor amendment to the General Development Plan for the Meadowlands Neighborhood. This minor amendment offers further clarification for the District IV (Multi-family) sites within the neighborhood, including additional street connections, lotting, unit distributions, and a conceptual building layout. This amendment does not increase or relocate any of the proposed uses or unit counts within the GDP and is intended as supplementary information, in anticipation of SIP submittals within the neighborhood.

Owners:

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

Mr. Jim Hovde  
1314 Manassas Trail  
Madison, WI 53718

**Vandewalle & Associates**  
120 East Lakeside Street • Madison, Wisconsin 53715  
608 255-3988 • 608 255-0814 Fax • va@vandewalle.com

Planning • Creating • Rebuilding

Design Team:

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

Mr. Brian Munson

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

Mr. Dan Day

Development Information:

**LÉGAL DESCRIPTION**

A parcel of land located in the SE1/4, SW1/4 and NW1/4 of the NE1/4 and in the SE1/4 of the NW1/4 of Section 1, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the East quarter corner of said Section 1; thence N00°34'07"E, 777.01 feet; thence S87°51'21"W, 958.24 feet to a point of curve and the point of beginning; thence southwesterly on a curve to the right which has a radius of 910.00 feet and a chord which bears S63°55'23"W, 274.80 feet; thence S72°36'26"W, 656.46 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 25.00 feet and a chord which bears S27°36'26"W, 35.36 feet; thence N17°23'34"W, 145.00 feet; thence S72°36'26"W, 1115.66 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 590.00 feet and a chord which bears S80°55'13"W, 170.61 feet; thence S89°14'00"W, 410.25 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 910.00 feet and a chord which bears S86°46'08"W, 78.26 feet; thence N00°20'17"W, 1023.44 feet; thence S88°15'09"E, 350.81 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 7739.49 feet and a chord which bears N84°30'29"E, 1950.53 feet; thence S00°34'06"E, 632.68 feet; thence N87°51'21"E, 362.26 feet to the point of beginning. Containing 46.82 acres.

05-07-105  
0507105des.wpd

Parcel Address/PIN Numbers:

6809 Milwaukee Street 0710-013-0403-0  
120 Wind Stone Drive 0710-013-0402-2  
6852 Reston Heights Drive 0710-012-0203-6  
6972 Littlemore Dr 0710-011-0101-4

Existing Zoning:

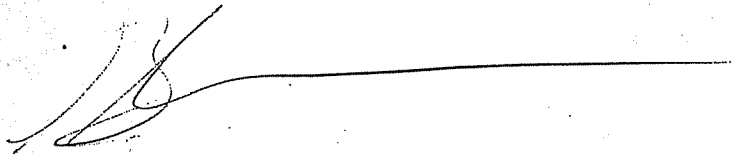
PUD-GDP The Meadowlands Neighborhood (District IV) Document #3928853  
Adopted: July 15, 2005

Project Schedule:

Phase One Public Improvement Construction 2006

Thank you for your time in reviewing this project.

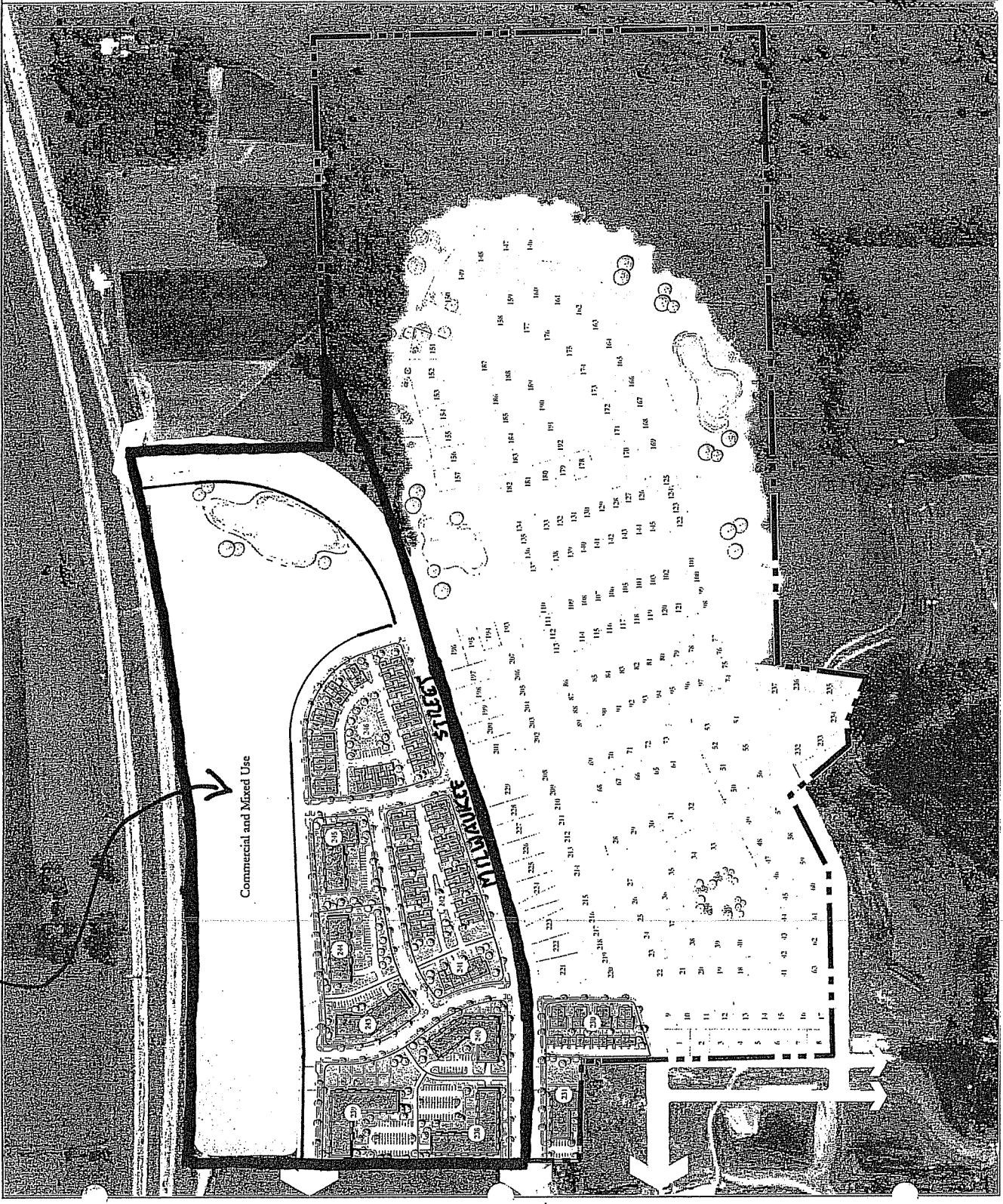
Sincerely,



Brian Munson  
Project Manager

Cc: Dan Day  
Don Esposito  
Jeff Rosenberg  
David Simon  
Jim Hovde  
Ald. Lauren Cnare

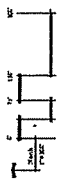
**PROPOSED SECOND ADDITION**



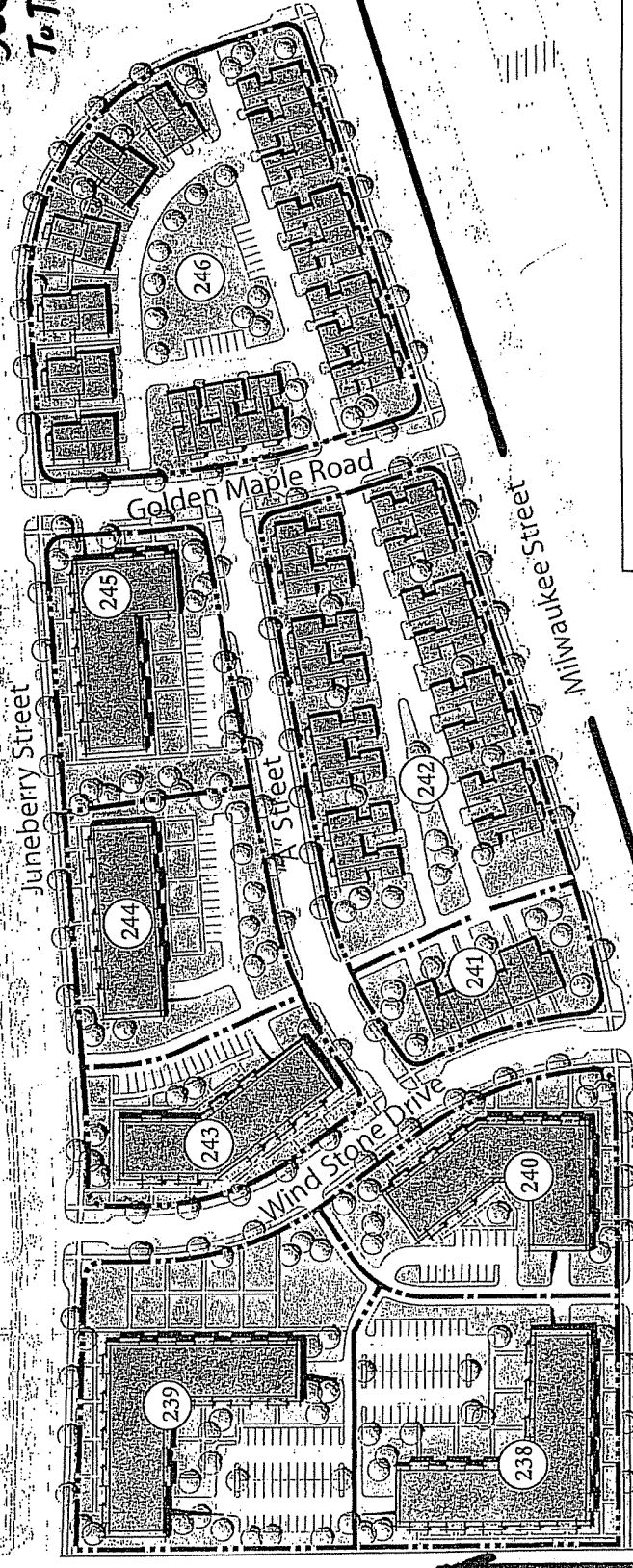
**THE MEADOWLANDS**

*Madison, Wisconsin*

Single Family (Alley Loaded)	91 Units
45' x 80'	72 Units
45' x 95'	19 Units
Single Family (Street Accessed)	126 Units
59' x 85'	74 Units
69' x 100'	38 Units
80' x 100'	14 Units
Multi-Family	341 Units
Twin Homes	36 Units
Multi-Family Units	305 Units
<b>Total Units</b>	<b>558 Units</b>
Parks/Open Space/Storm Water	38.2 Acres



SECOND ADDITION  
To THE MEADOWLANDS

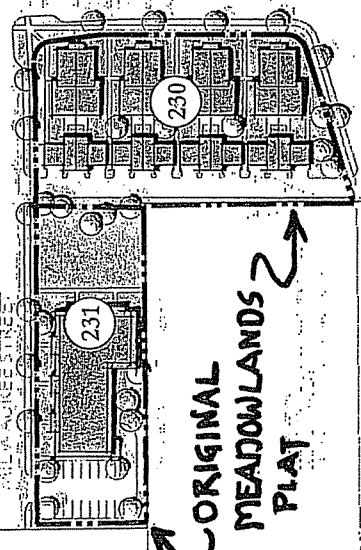


# LOT BREAKDOWNS

LOT #	Type of Units	# of Units	Lot Acreage
230	Four Unit Buildings	16	1.44
231	Apartments	22	0.70
238	Apartment	42	1.83
239	Apartment	52	2.13
240	Apartment	26	1.37
241	Townhomes	05	0.77
242	Townhomes	32	2.87
243	Apartments	24	0.93
244	Apartments	20	1.28
245	Apartment	20	0.98
246	Townhomes/Four Units	46	3.41
Grand Totals:		305	17.71

# THE MEADOWLANDS

MADISON, WISCONSIN



ORIGINAL  
MEADOWLANDS  
PLAT