

CITY OF MADISON

Proposed Plat & Rezoning

Plat Name: 2nd Addition to Grandview Commons

Location: 5901 Milwaukee Street

Applicant: Don Esposito - Veridian Homes/
Brian Munson - Vandewalle & Associates

Preliminary Within City

Final Outside City

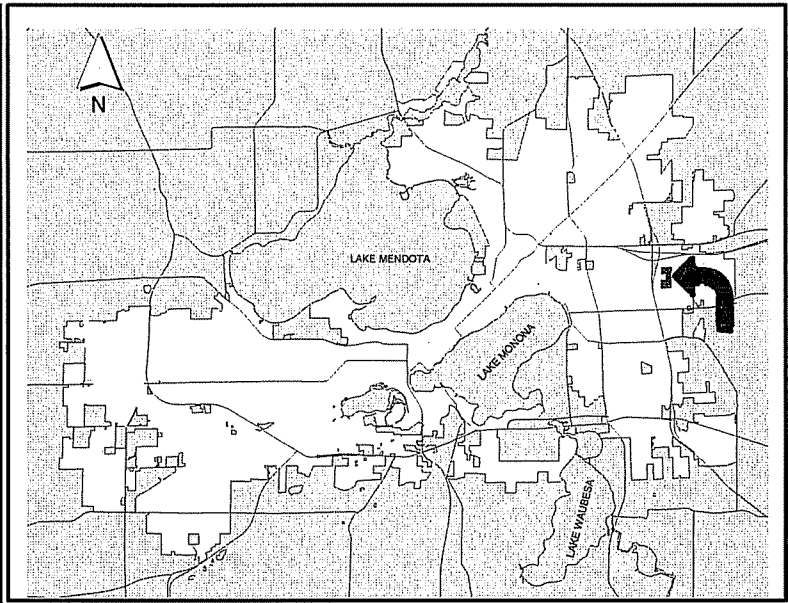
From Temp A To: C, R2T, R2Y,
R2Z & PUD(GDP)

Proposed Use: 207 Single Family Lots, 11 Duplex
Lots, 9 Multi-Family Lots & 15 Park
& Open Space Lots

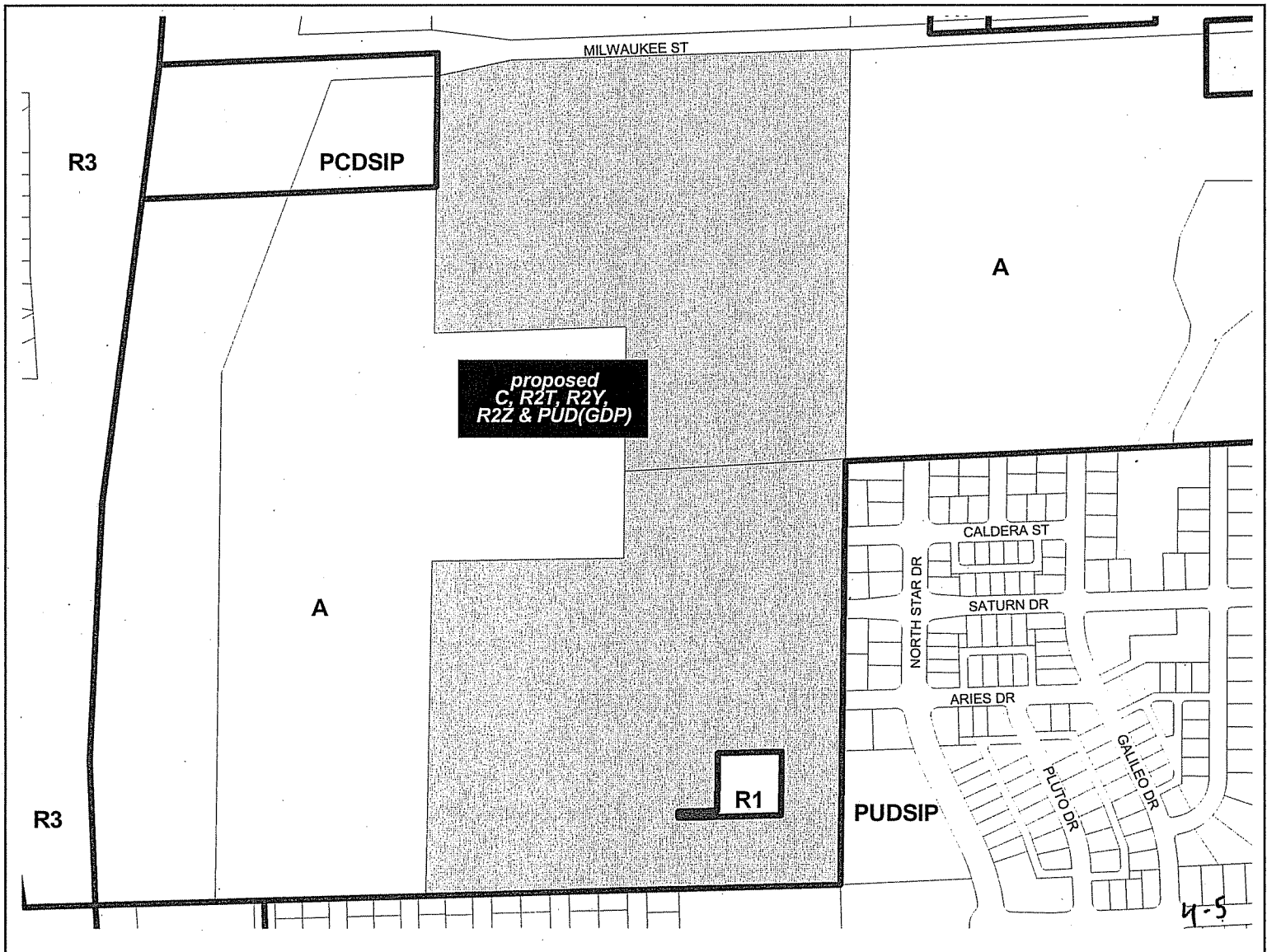
Public Hearing Dates:

Plan Commission 03 April 2006

Common Council 18 April 2006



For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635



Scale: 1" = 500'

Planning Unit, Department of Planning & Development: rpj

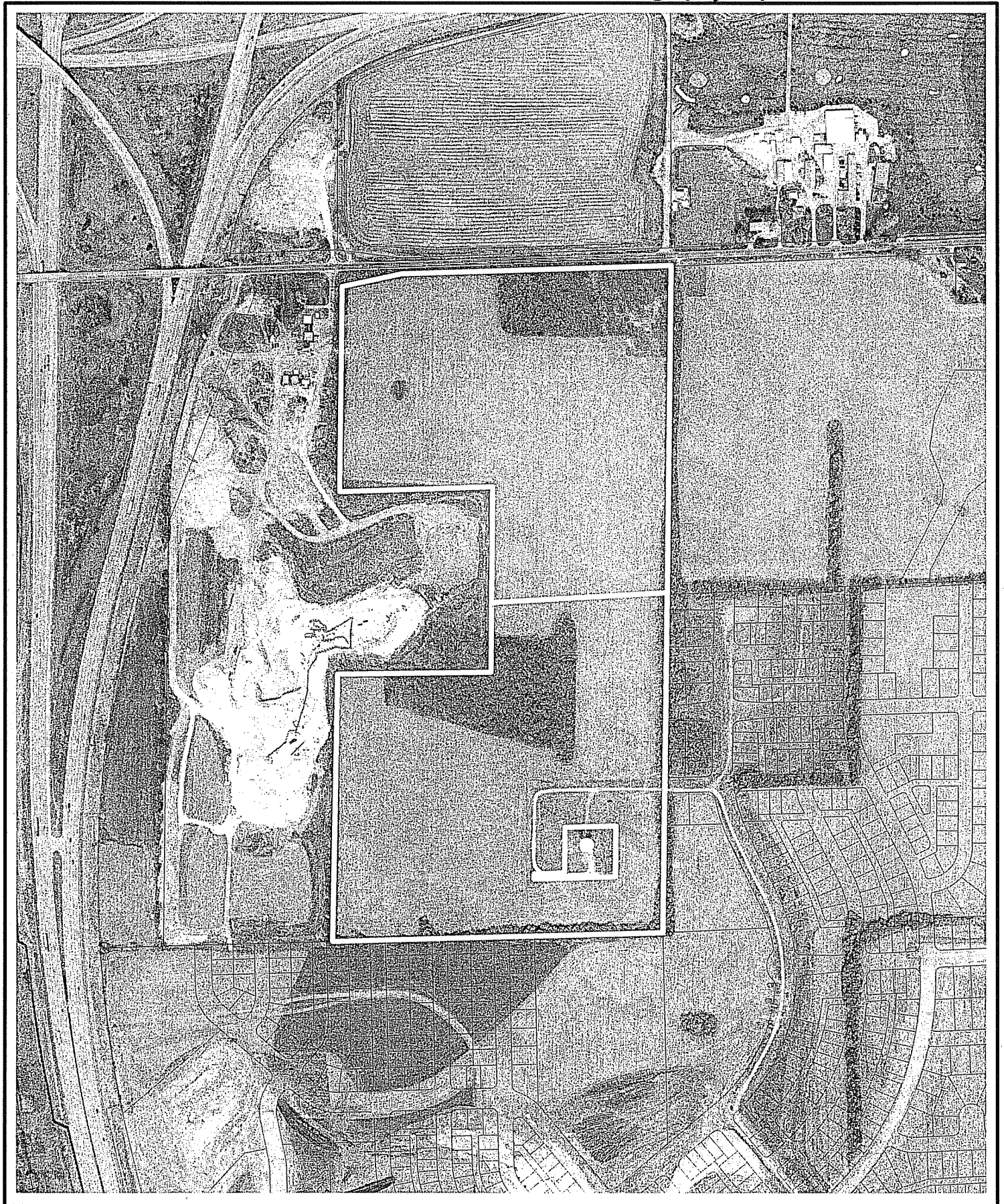
Date: 21 March 2006

5901 Milwaukee Street

1000100 Feet



Date of Aerial Photography - April 2003





**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 form may be completed online at 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 GRANDVIEW COMMONS

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.

EAST MADISON REAL ESTATE IV, LLC, RBS REAL ESTATE, LLC
Name of Property Owner: JJB COMMERCIAL REAL ESTATE, LLC Representative, if any: VERIDIAN HOMES c/o 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 BARSNESS
Street Address: 7530 WESTWARD WAY City/State: MADISON WI Zip: 53717
Telephone: 833-7530 Fax: (608) 833-1089 Email: WBARSNESS@DONOFRIO.CC

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

3a. Project Information.

Parcel Address: 5899 & 5901 MILWAUKEE STREET in the City or Town of: MADISON
Tax Parcel Number(s): 0710-023-0097-0 School District: MADISON
0710-023-0099-6
Existing Zoning District(s): A Development Schedule: FALL 2006
Proposed Zoning District(s) (if any): PUD, C, R-2T, R-2Y, R-2Z 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 extraterritorial 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	225		36.0
Retail/Office			
Industrial			
Public Parklands		1	3.7
Home's Association Tracts		16	8.7
Other (state use)		7	3.2
TOTAL			

Describe the use of the lots and outlots on the survey
SINGLE & MULTI-FAMILY
4 th
PARK
PRIVATE OPEN SPACE
STORMWATER MANAGEMENT & ALLEYS

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):** \$ 8915.00 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: 4-5

Applicant's Printed Name WAYNE BARSNESS Signature WAYNE BARSNESS

Date 1/11/06 Interest In Property On This Date OWNER'S SURVEYOR

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

LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

FOR OFFICE USE ONLY:

Amt. Paid # 6150⁰⁰ Receipt No. 67495
Date Received 1-11-06
Received By RT
Parcel No. 8710-623-0097-0
Aldermanic District 3, Laurel Chare
GQ Exist Cond. Use
Zoning District A
For Complete Submittal
Application Letter of Intent
IDUP Legal Descript.
Plan Sets Zoning Text
Alder Notification Waiver _____
Ngrbrhd. Assn Not. Waiver _____
Date Sign Issued _____

1. **Project Address:** 5901 Milwaukee Street **Project Area in Acres:** 69.5

Project Title (if any): Second Addition to Grandview Commons

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from A to see attached Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use **Demolition Permit** **Other Requests** (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Jeff Rosenberg Company: Great Neighborhoods East, LLC.
Street Address: 6801 South Town Drive City/State: Madison, Wisconsin Zip: 53713
Telephone: (608) 226-3100 Fax: (608) 226-0600 Email: jrosenberg@veridianhomes.com

Project Contact Person: Brian Munson Company: Vandewalle & Associates
Street Address: 120 East Lakeside Street City/State: Madison, Wisconsin Zip: 53715
Telephone: (608) 255-3988 Fax: (608) 255-0814 Email: bmunson@vandewalle.com

Property Owner (if not applicant): _____
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: Mixed Residential

Development Schedule: Commencement 2006 Completion Approximately 2015

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 6,150 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:

→ *The site is located within the limits of* Sprecher Neighborhood Plan *Plan, which recommends:*

Mixed Residential *for this property.*

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*

Ald. Cnare (November 29, 2005), McClellan Park Neighborhood (November 23, 2005)

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

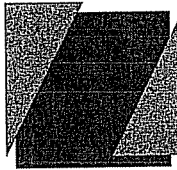
Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Murphy *Date* 8.22.05 | *Zoning Staff* Voeck *Date* 11.8.05

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

Printed Name Brian Munson Date January 11, 2006
Signature [Signature] Relation to Property Owner Project Planner 45

Authorizing Signature of Property Owner [Signature] Date 1-5-06



February 6, 2006

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: Letter of Intent
Second Addition to Grandview Commons Neighborhood

Dear Mr. Murphy:

On behalf of Veridian Homes, Inc., we are pleased to submit the Second Addition to Grandview Commons Neighborhood R2T, R2Y, R2Z, Conservancy, and PUD:GDP rezoning request. The following plan, plat, application, and zoning text are submitted for staff, plan commission, and council consideration for approval. The design and development team is excited to continue the development and implementation process of the Sprecher Neighborhood.

Submittal Contents:

- Zoning & Neighborhood Summary Document
- Inclusionary Zoning Application
- Preliminary Plat

Owners:

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

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

4-5

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

Brian Munson
Chris Landerud

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

Dan Day

Development Information:

The Second Addition to Grandview Commons Neighborhood is located North of Grandview Commons, south of Milwaukee Street, and just east of Interstate 90/39.

Parcel Information

See attached document

Site Breakdown

For a detailed site breakdown between zoning classifications please refer to the attached neighborhood application.

Development Concept:

See attached document

Project Highlights:

- Varied single-family residential options feature a range of sizes and prices, front porches, recessed or alley loaded garages, reduced setbacks, and strong architectural character
- Wide range of residential housing options
- A network of park spaces for all residents to enjoy, neighborhood stormwater management systems, and conservancy areas
- Integrated network of interconnected streets and carefully placed cross sections, designed to accommodate automotive traffic while remaining focused on the pedestrian level

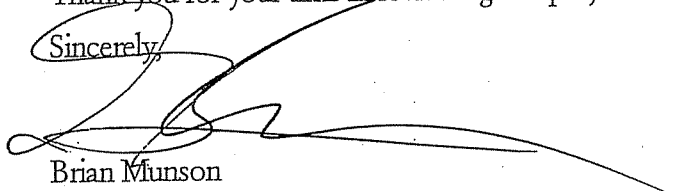
Project Schedule:

Phase One Public Improvement Construction 2006

We look forward to working with you and your staff on this plan and the development of this growing neighborhood on the east side of Madison.

Thank you for your time in reviewing this project.

Sincerely,



Brian Munson
Project Manager

Cc: Dan Day
Don Esposito
Jeff Rosenberg
David Simon
Alderman Cnare

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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	

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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:

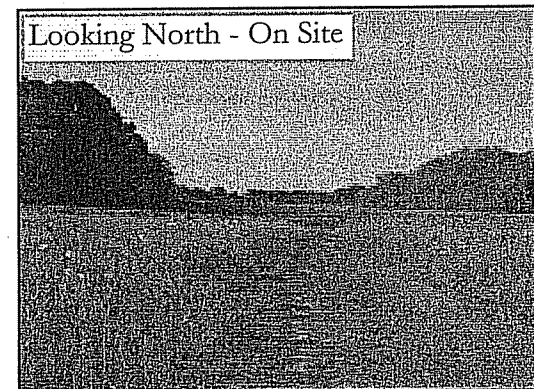
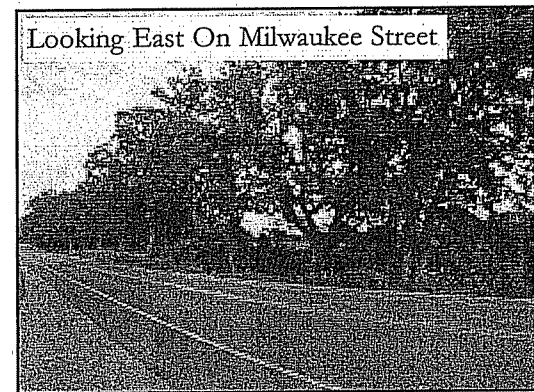
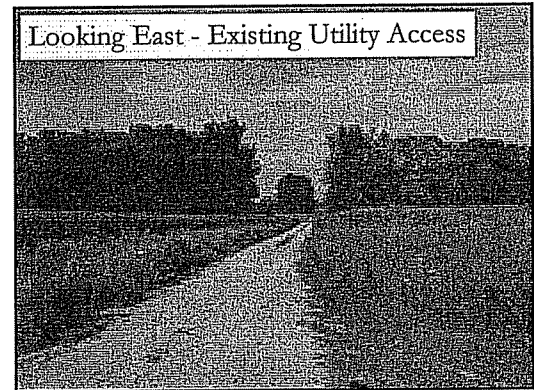
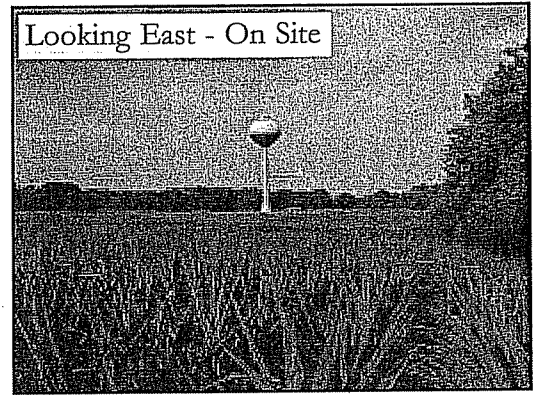
Existing: Agricultural
Future: Sprecher Neighborhood Plan
Low & Low-Medium Residential

South:

Existing: Sprecher Neighborhood Plan
Mixed Residential
Future: Mixed Residential

West:

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



Legal Description:

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

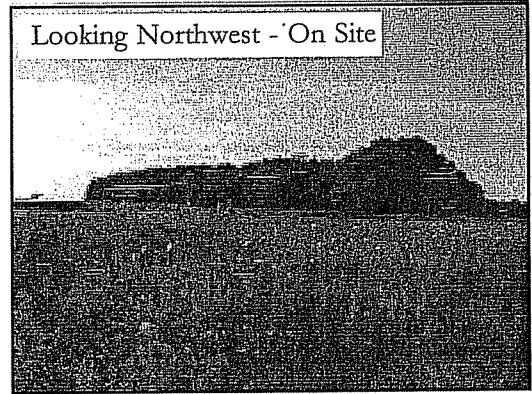
Statement of Purpose:

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.

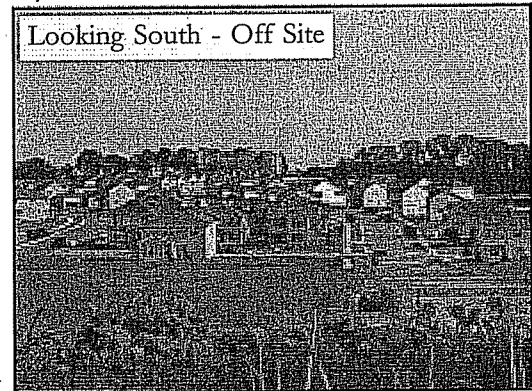
The areas within the neighborhood located just south of Milwaukee Street will be the second step of development and will be subject to future submittals.

Consistency with Neighborhood Plan:

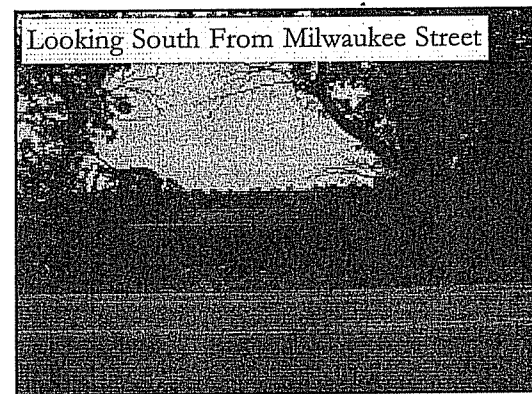
The Second Addition to Grandview Commons utilizes the Sprecher Neighborhood land use and general street configuration as the basis of the overall pattern of development and is consistent with the adopted neighborhood plan.



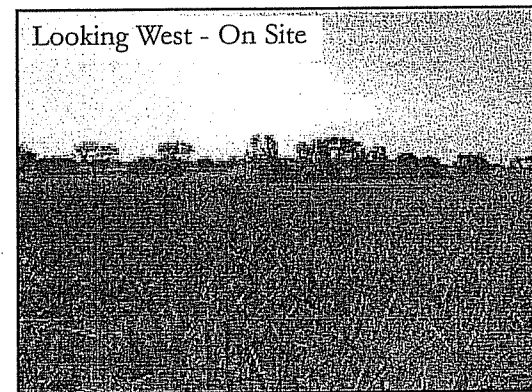
Looking Northwest - On Site



Looking South - Off Site



Looking South From Milwaukee Street



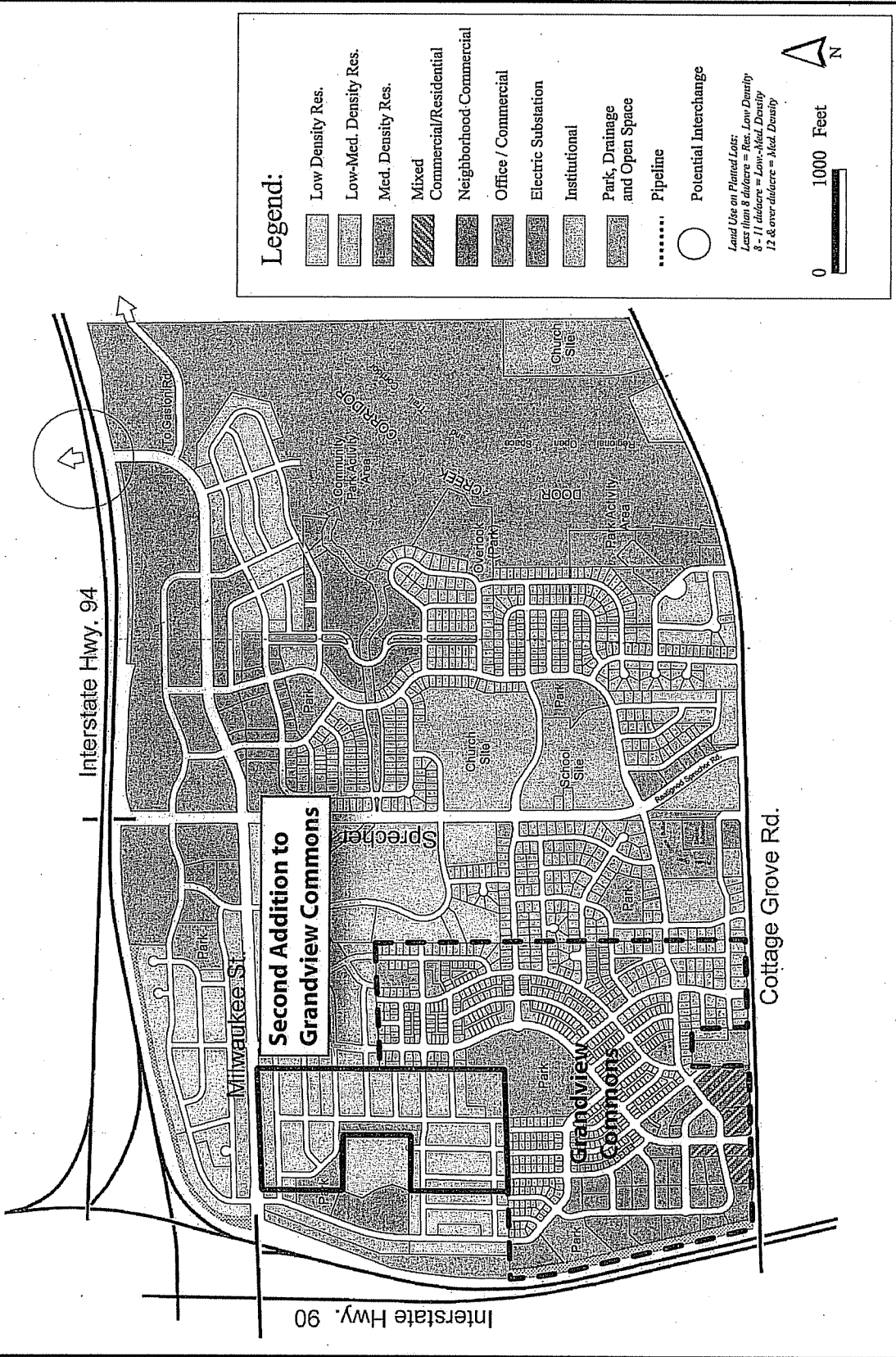
Looking West - On Site

11/4

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.



Legend:

- Low Density Res.
- Low-Med. Density Res.
- Med. Density Res.
- Mixed Commercial/Residential
- Neighborhood-Commercial
- Office / Commercial
- Electric Substation
- Institutional
- Park, Drainage and Open Space
- Pipeline
- Potential Interchange

Land Use on Planned Lots:
 Less than 8 acres = Res. Low Density
 8 - 11 acres = Low-Med. Density
 12 & over acres = Med. Density

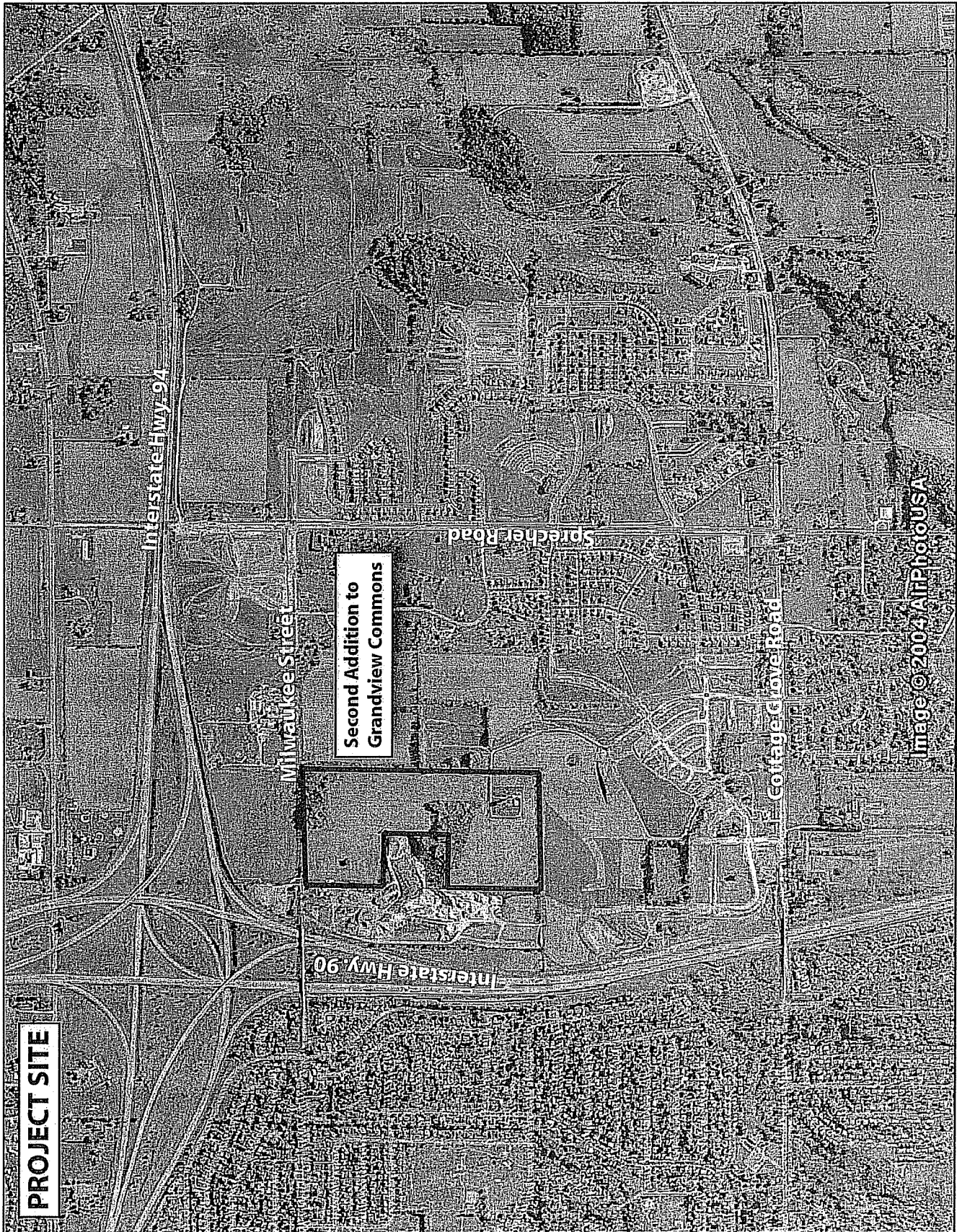
0 1000 Feet

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City of Madison Department of Planning & Development, Planning Unit, Printed 7/28/03, slm

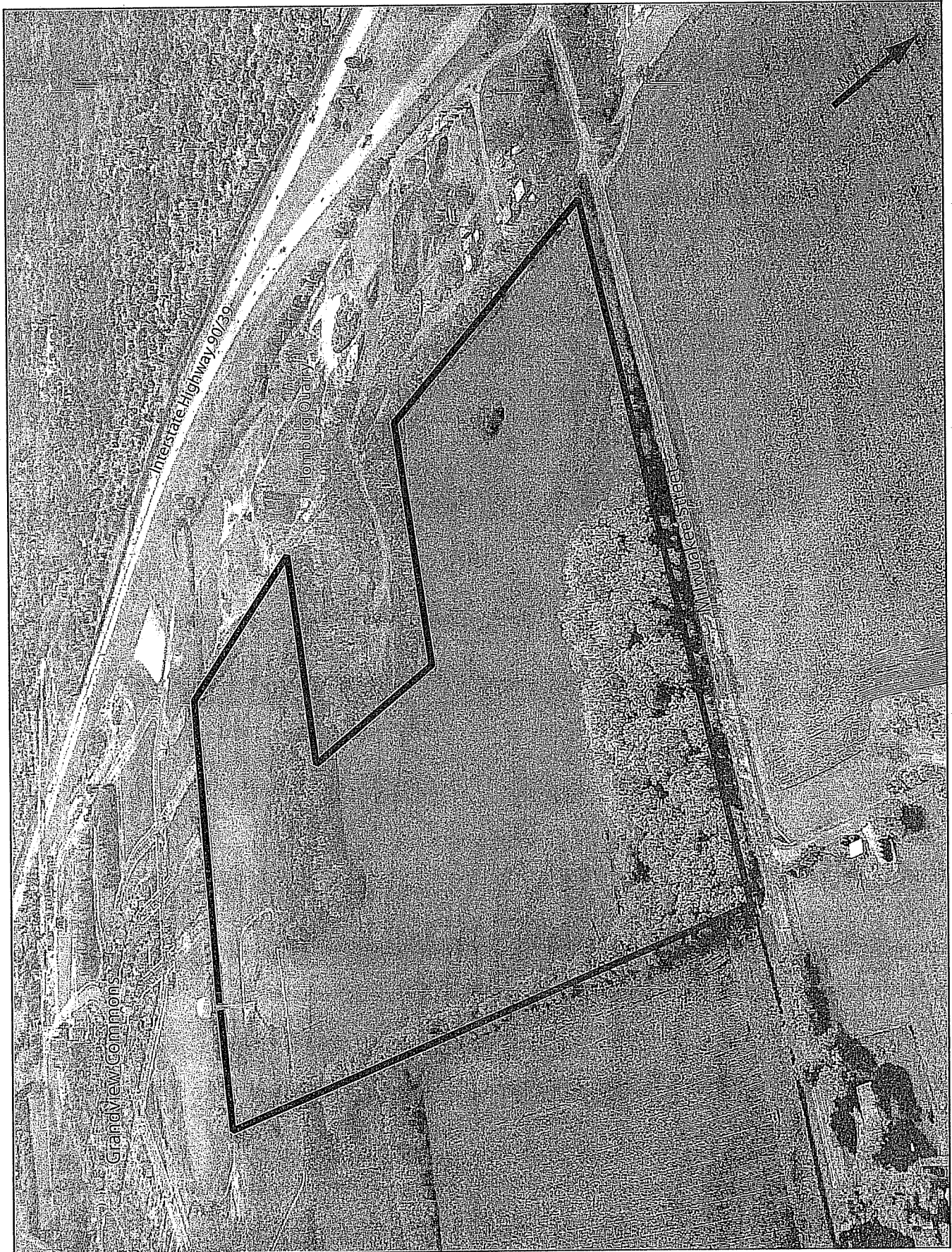
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Project Site



4-6

Site Conditions



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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.

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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:

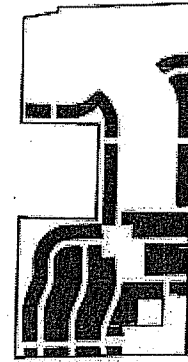
- 59' x 85'
- 51' x 100'
- 69' x 100'
- 80' x 100'

Permitted Uses

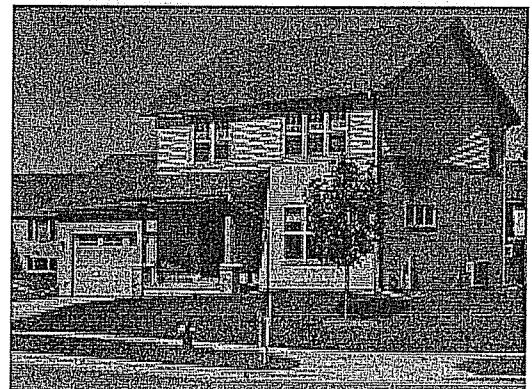
Per the City of Madison R2T Zoning District

Lot Requirements

Per the City of Madison R2T Zoning District



R2T Locations



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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.

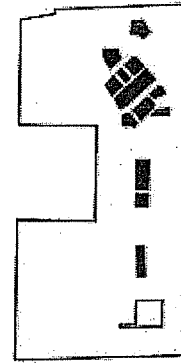
Approximate Lot Configurations: 45' x 95'
51' x 95"

Permitted Uses

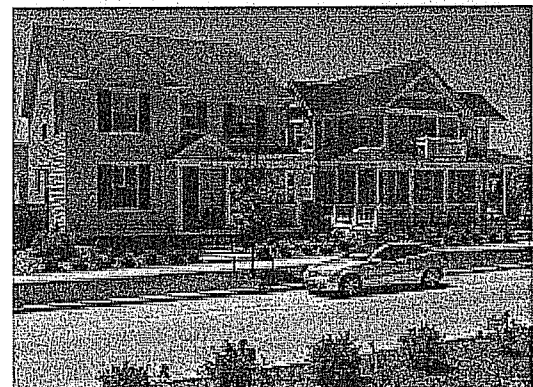
Per the City of Madison R2Y Zoning District

Lot Requirements

Per the City of Madison R2Y Zoning District



R2Y Locations



4-5

R2Z: Single Family Homes (Alley Accessed)

Preliminary Plat Lot Numbers:

P-756, P-764, P-765 thru P-774, P-785, P-786, P-791, P-792, P-794, P-807, P-809, P-818, P-819, P-822 thru P-826, P-845 thru P-851

Description

This district encompasses higher density single family homes with alley accessed garages, reduced setbacks, proportioned architectural detailing, and pedestrian focused streetscapes. The following lot configurations are approximate and may vary between individual lots, within the framework of the minimum lot requirements.

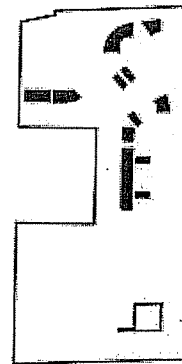
Approximate Lot Configurations: 45' x 80'
37' x 95'

Permitted Uses

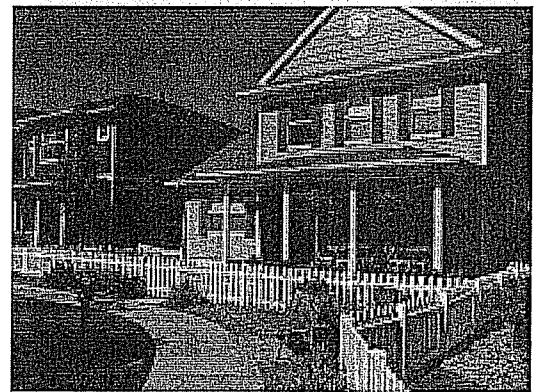
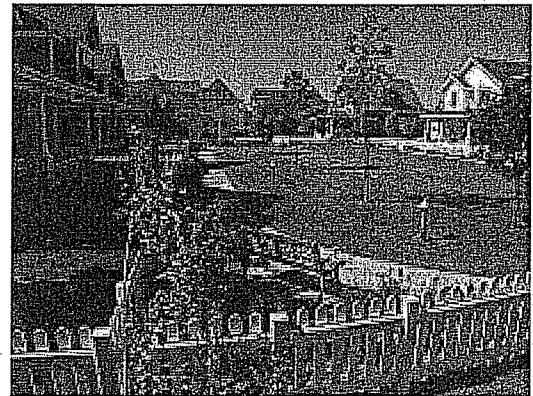
Per the City of Madison R2Z Zoning District

Yard Requirements

Per the City of Madison R2Z Zoning District



R2Z Locations



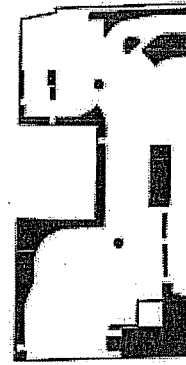
Conservancy

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

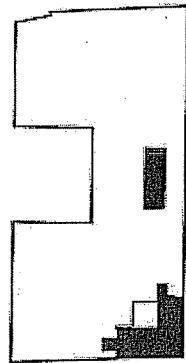
The park and open space component of the neighborhood offer residents the opportunity for passive and active recreation within close proximity of their homes. These spaces also facilitate a regional approach to stormwater management and important neighborhood trail connections.



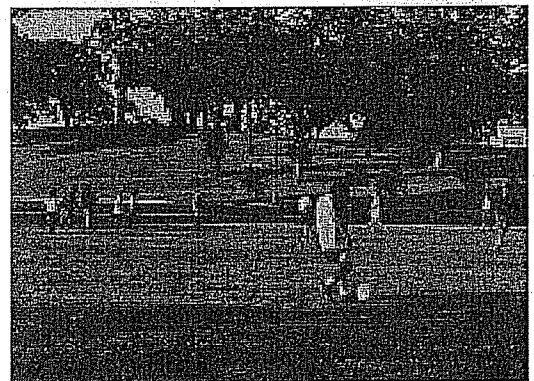
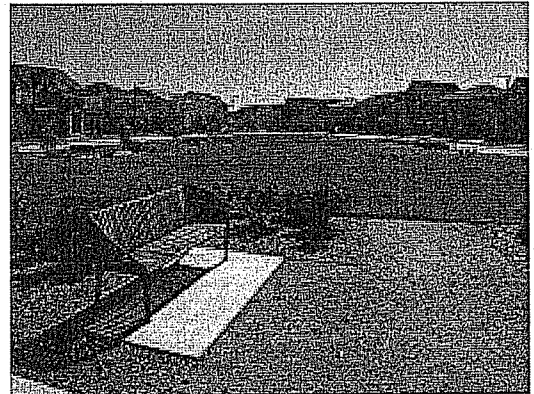
Parks & Open Space Components

Neighborhood Parks

Preliminary Plat Lot Number: OL 32, OL 40

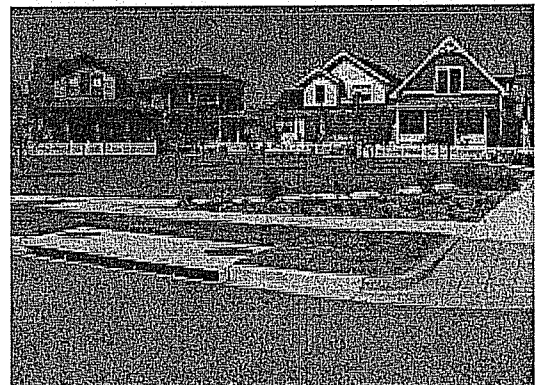
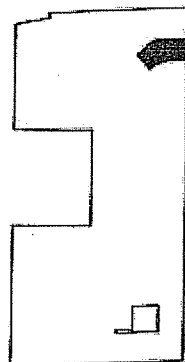


Conservancy Areas



Open Space Corridor/Stormwater Management

Preliminary Plat Lot Numbers: OL 44



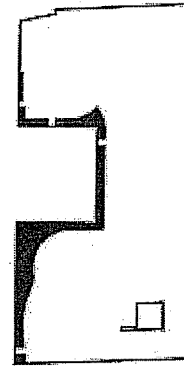
4-5

Quarry Buffer

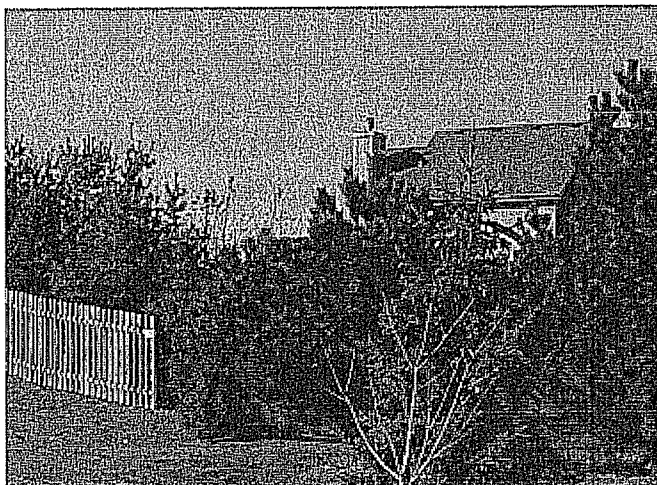
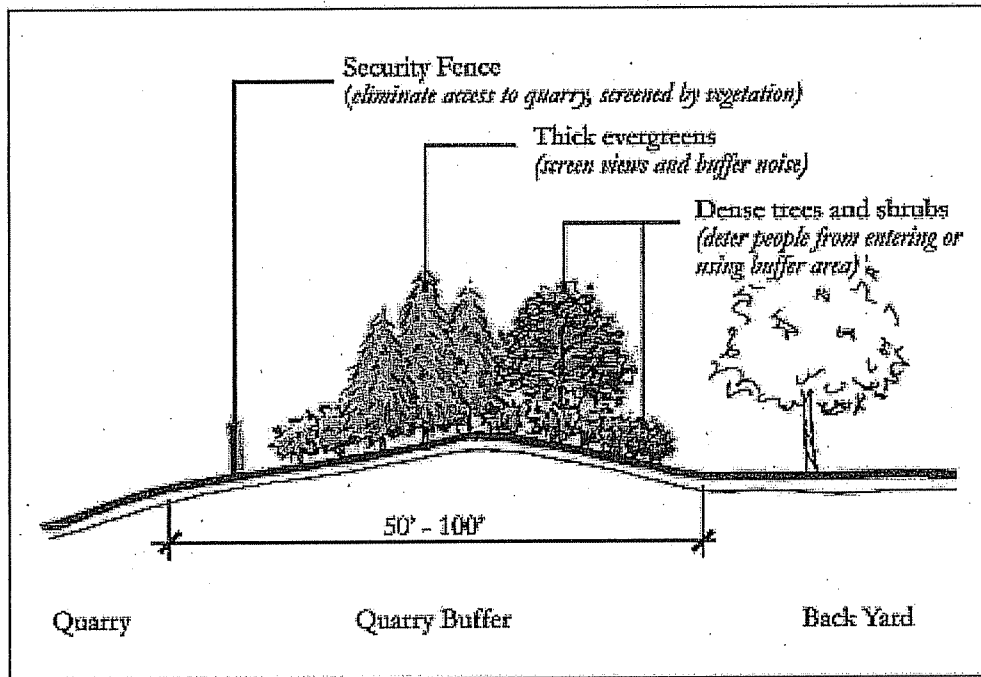
Preliminary Plat Lot Numbers:
OL 36, OL 37, OL 49 thru OL 53

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



4-9

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.

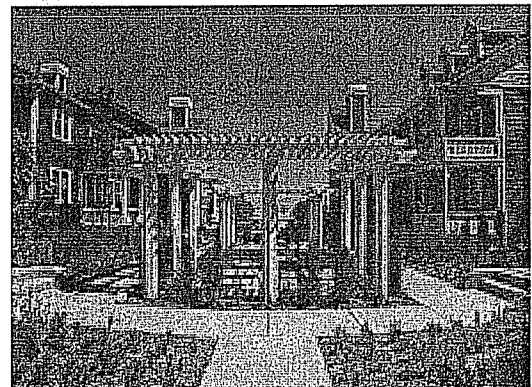
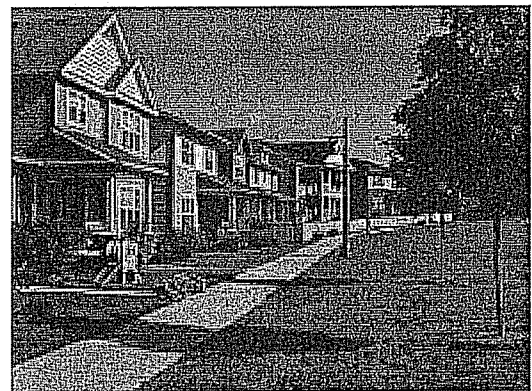
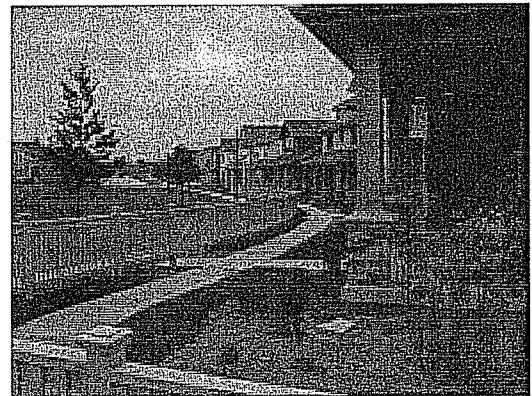
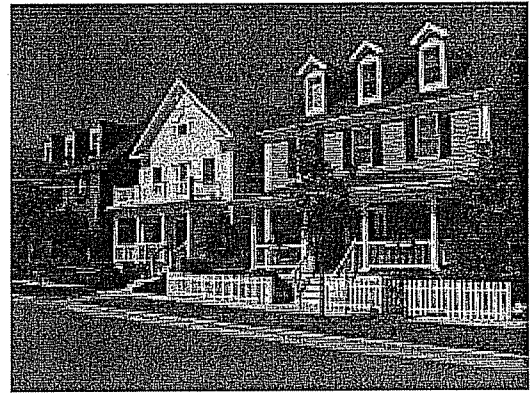
Corner lot porches, and bay windows may not encroach the vision triangle.

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.

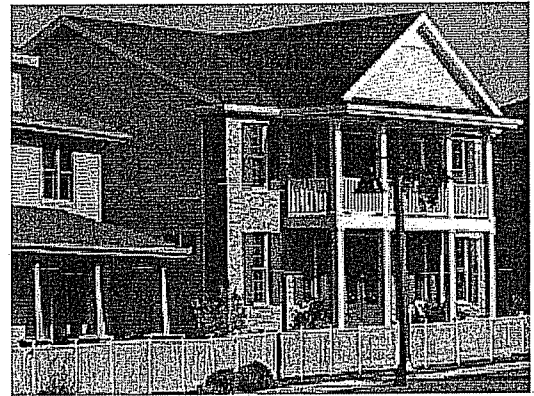


4.6

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.

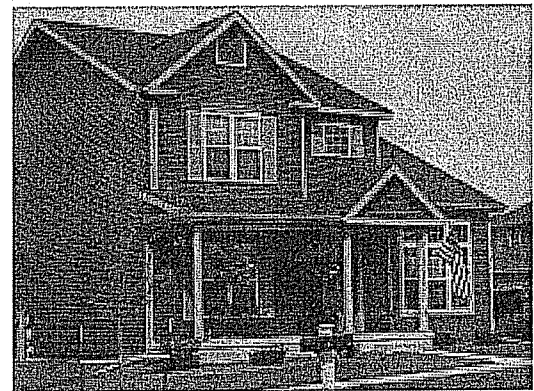


Accessory Building Regulations

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.



4.5

Vision Triangles

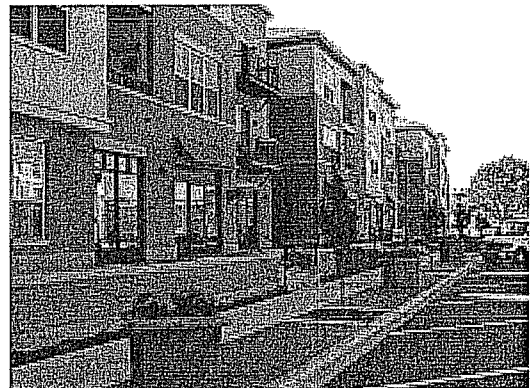
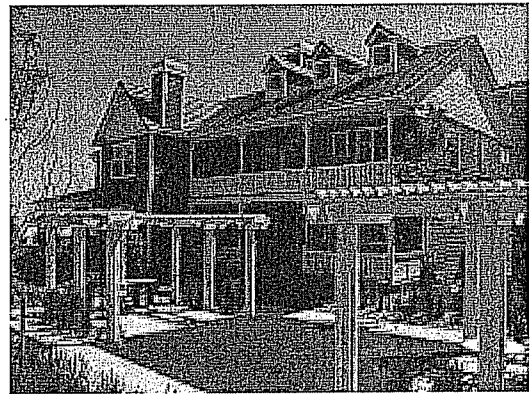
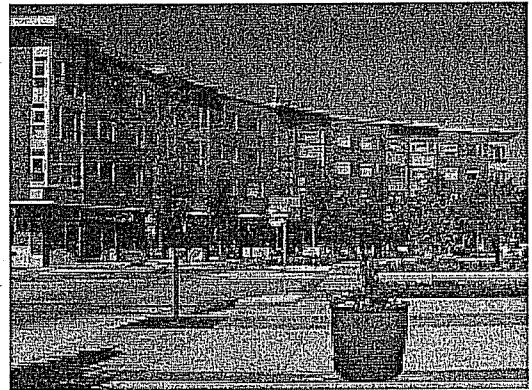
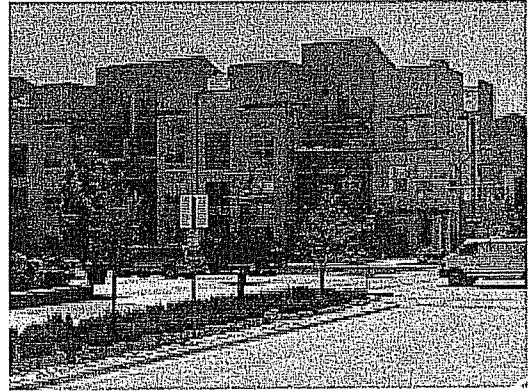
The vision triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

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.



4-5

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

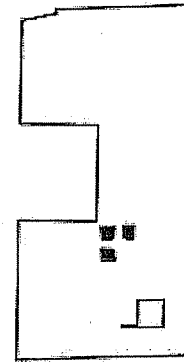
Lot Area

Minimum Lot Area 3,000 square feet per unit

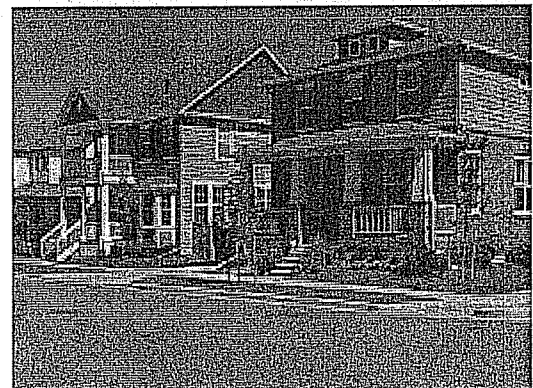
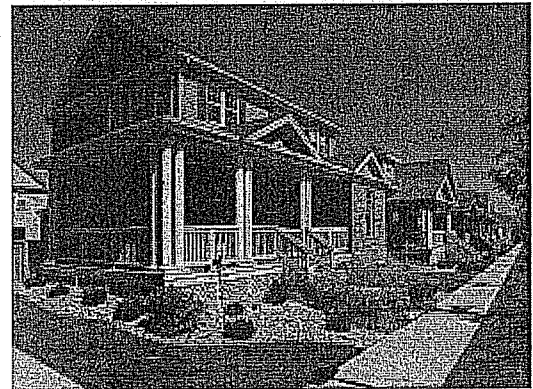
Yard Requirements

- 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



4-5

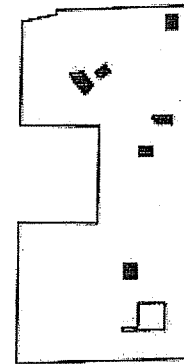
DISTRICT II: TWIN HOMES (ALLEY ACCESSED)

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

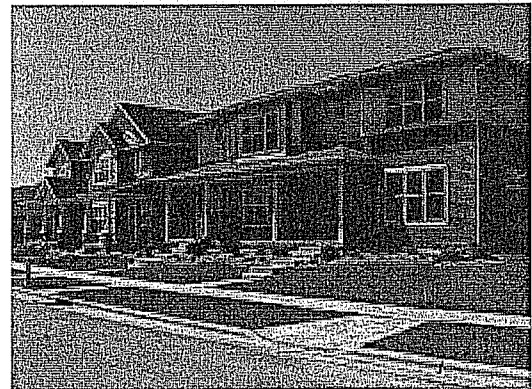
Lot Area

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



4-5

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.

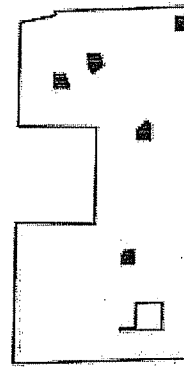
Comparable Zoning District: none

Permitted Uses

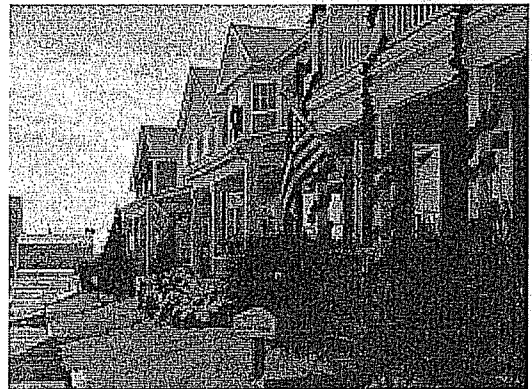
4-Unit Residential
Detached, Attached, & Underground Parking

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



4-4

DISTRICT IV: TOWNHOME RESIDENTIAL

Preliminary Plat Lot Numbers:
P-789, P-831, P-855

Description

The Townhome 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.

Approximate Unit Configurations: 22' x 80'
22' x 95'

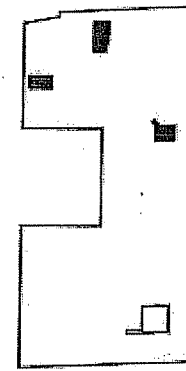
Comparable Zoning District: none

Permitted Uses

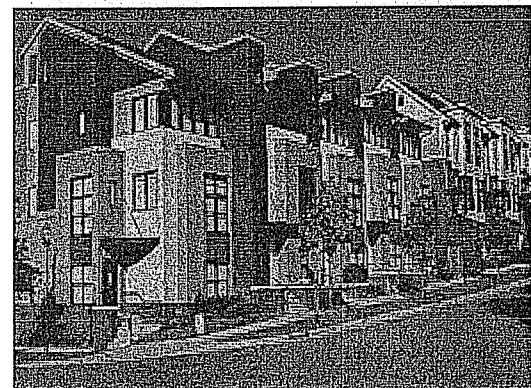
Townhome Residential
Detached, Attached, & Underground Parking

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)



District IV Locations



4-4

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.

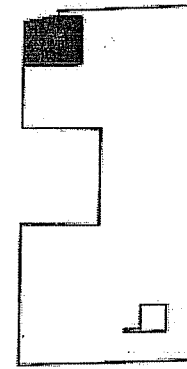
Comparable Zoning District: none

Permitted Uses

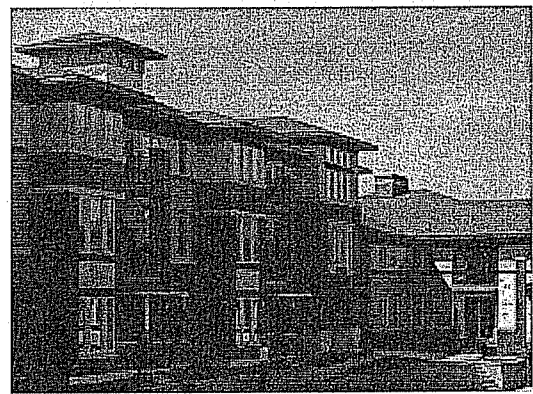
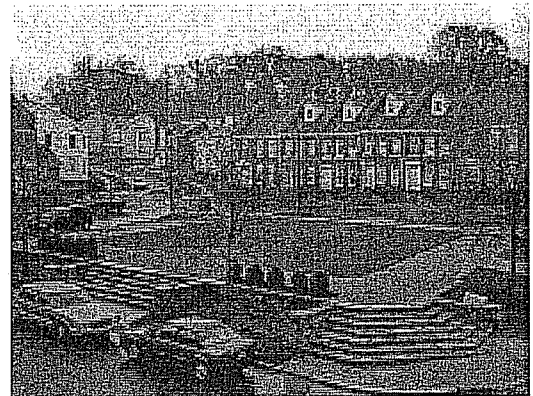
Townhome Residential
Detached, Attached, & Underground Parking

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)



District V Locations



4-5

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

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

4-6

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 extent 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.

4-6

SECOND ADDITION TO GRANDVIEW COMMONS

Madison, Wisconsin

Master Plan

Single Family (Alley Loaded)

- 37' x 95'
- 45' x 80'
- 45' x 95'
- 51' x 95'

- 64 Units (MS)
- 6 Units
- 27 Unit
- 29 Units
- 2 Units

Single Family (Street Accessed)

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

- 143 Units (MS)
- 4 Units
- 94 Units
- 43 Units
- 2 Units

Total Single Family

- Twin Homes
- Stacked Flts
- 4-Units
- Townhomes
- Multi-Unit Buildings

- 207 Units (MS)
- 16 Units (MS)
- 6 Units (MS)
- 20 Units (MS)
- 20 Units (MS)
- 83 Units (MS)

Total Multi-Family

145 Units (MS)
352 Units

Total Park Space

- Community Park
- Neighborhood Parks
- Required Park Dedication
- 1100 Sq. Ft. @ 250 SF & Duplex Units - 251,000 Sq. Ft.
- 700 Sq. Ft. @ 125 SF Units - 86,000 Sq. Ft.

- 5.6 Acres
- 4.0 Acres
- 1.6 Acres
- 7.8 Acres

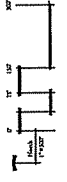
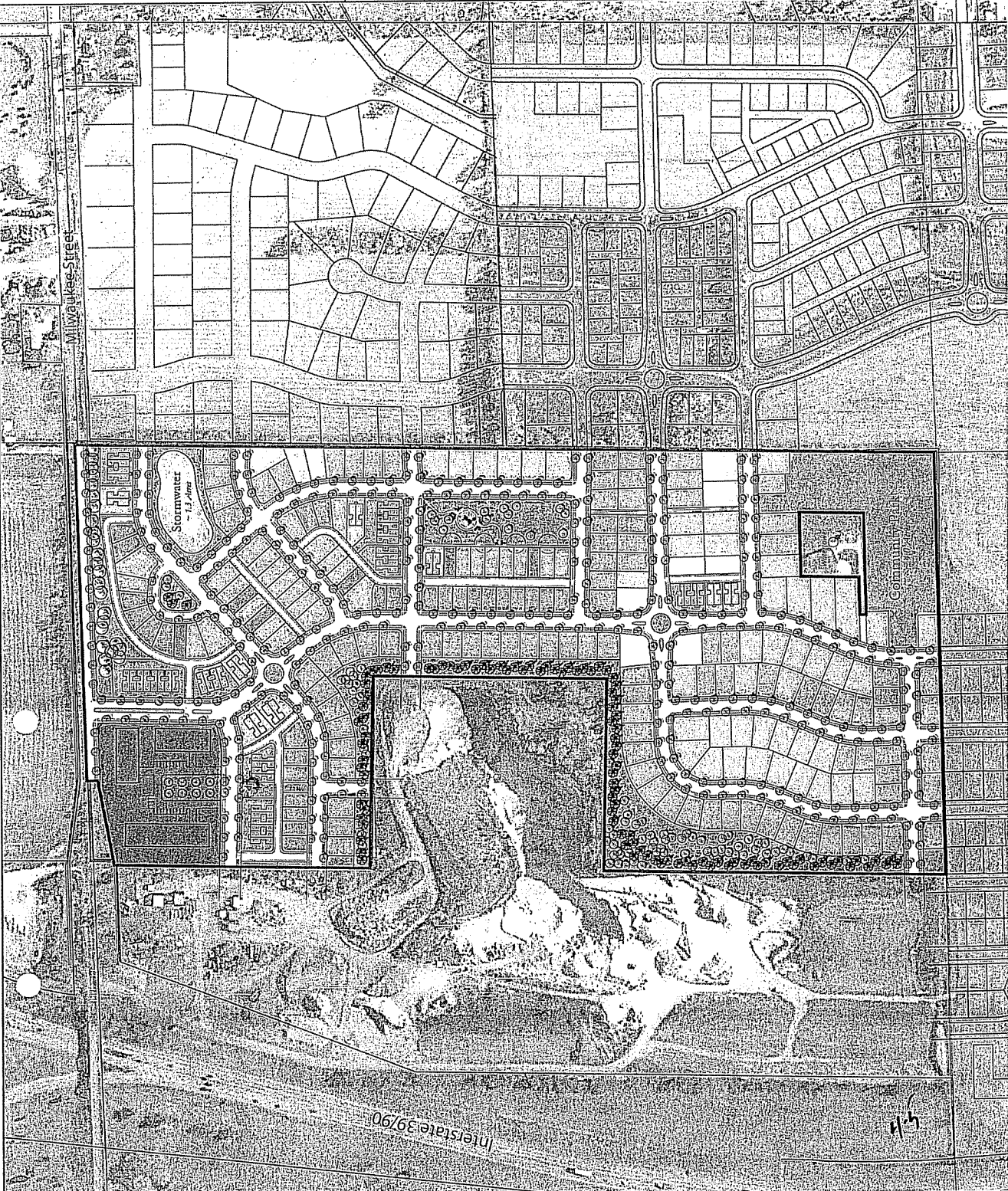
Stormwater

Buffer

- 1.3 Acres
- 5.0 Acres

Total Inclusionary Zoning






53 Units

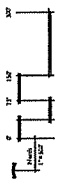
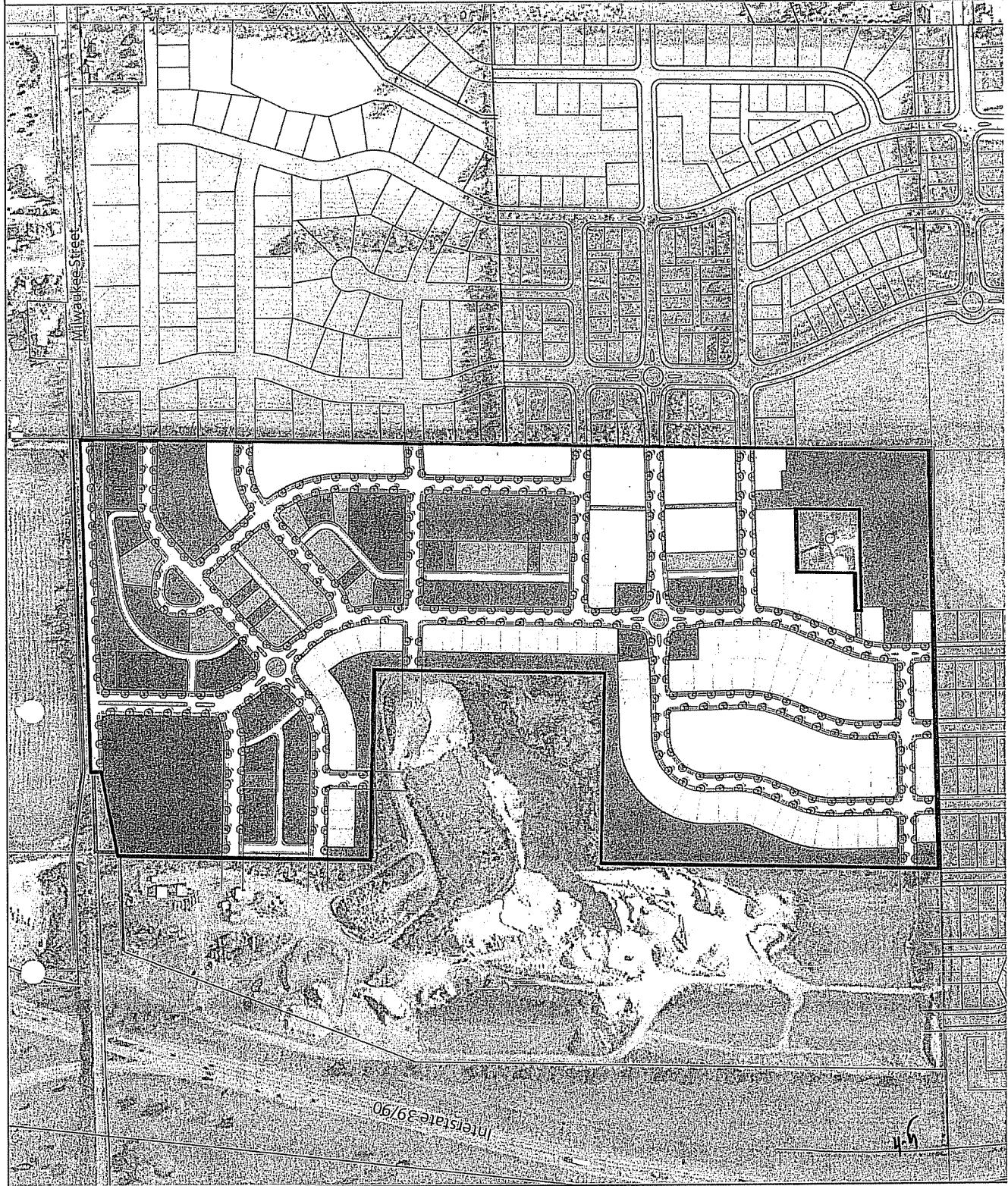


SECOND ADDITION TO
GRANDVIEW COMMONS

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



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
RZZ 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		
RZY Single Family: Alley Accessed	31	3.74	8.3
45' x 95' P-757 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		
RZT 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

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SECOND ADDITION TO GRANDVIEW COMMONS

Unit Chart

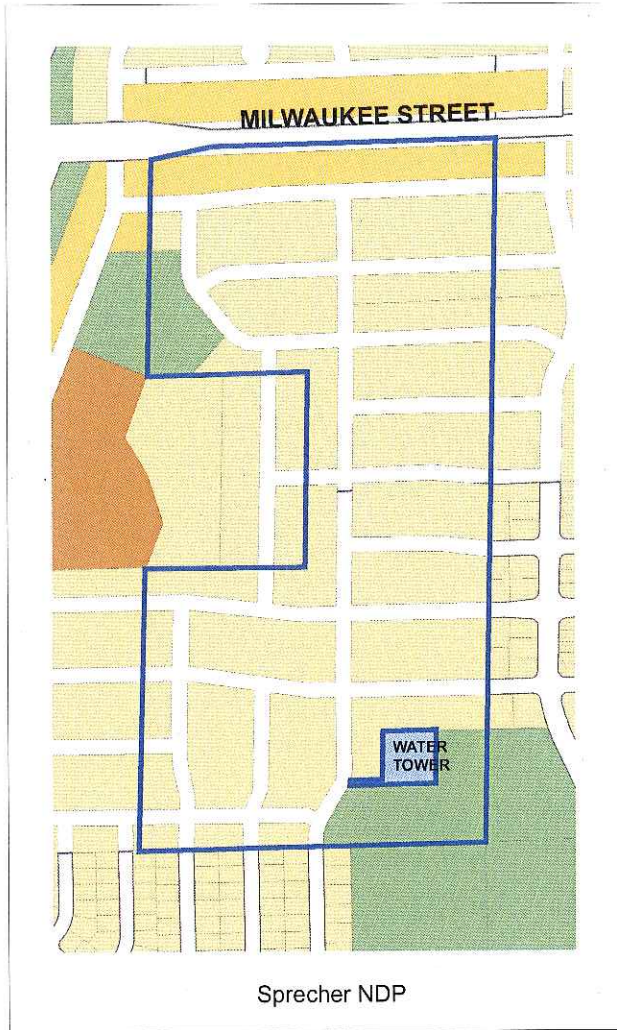
Total Site Dwelling Units Per Acre	5.1			
Net Dwelling Units Per Acre	7.1			
Net Residential Dwelling Units Per Acre (residential acreage only)	9.7			
Acreage Percentages				
R: Single Family	40.3%			
R2Z: Single Family	4.4%			
R2Y: Single Family	5.4%			
R2T Single Family	30.5%			
PUD:GDP	11.9%			
District 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				
	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
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>				

4-5

DENSITY COMPARISONS

Summary of Land Use and Dwelling Units

Sprecher NDP and 2nd Add. to Grandview Commons



2nd Addition to Grandview Commons

Proposed Land Use	Sprecher NDP Recommendations			2nd Add to Grandview Commons Proposed Land Use		
	Acres	Density Range Mid-Point	Estimated Dwelling Units	Acres	Dwelling Units	Ave. Net Density
Residential	43.71	4.7 (Net Ave. Density)	205	36.16	352	9.7
Low Density (<8 du/net acre)	39.84	4	159	21.08	143	6.8
Low-Med Density (8-15 du/net acre)	3.87	12	46	6.78	64	9.4
Medium Density (16-25 du/net acre)	-	20.5	NONE PROPOSED ON THIS SITE	8.30	145	17.6
Park, Open Space and Drainage	5.87			13.70		
Street ROW	17.42			19.34		
Total	67.00			69.20		

SECOND ADDITION TO GRANDVIEW COMMONS

Madison, Wisconsin

Phasing/Inclusionary Zoning Plan

Total IZ Units:

53 Units

Single Family IZ Units:

- 28 Units
- 21 Units
- 7 Units

Twin Home IZ Units:

- 2 Units
- 0 Units
- 2 Units

Stacked Flats IZ Units:

- 4 Units
- 2 Units
- 2 Units

4 Unit IZ Units:

- 3 Units
- 0 Units
- 3 Units

Townhomes IZ Units:

- 3 Units
- TBD
- TBD
- TBD
- TBD

Multi-Family IZ Units:

- 13 Units
- TBD
- TBD
- TBD
- TBD

4 Unit IZ Units:

- 80% AMI
- 70% AMI
- 60% AMI
- 50% AMI

Townhomes IZ Units:

- 80% AMI
- 70% AMI
- 60% AMI
- 50% AMI

Multi-Family IZ Units:

- 80% AMI
- 70% AMI
- 60% AMI
- 50% AMI

Stacked Flats IZ Units:

- 80% AMI
- 70% AMI
- 60% AMI
- 50% AMI

Twin Home IZ Units:

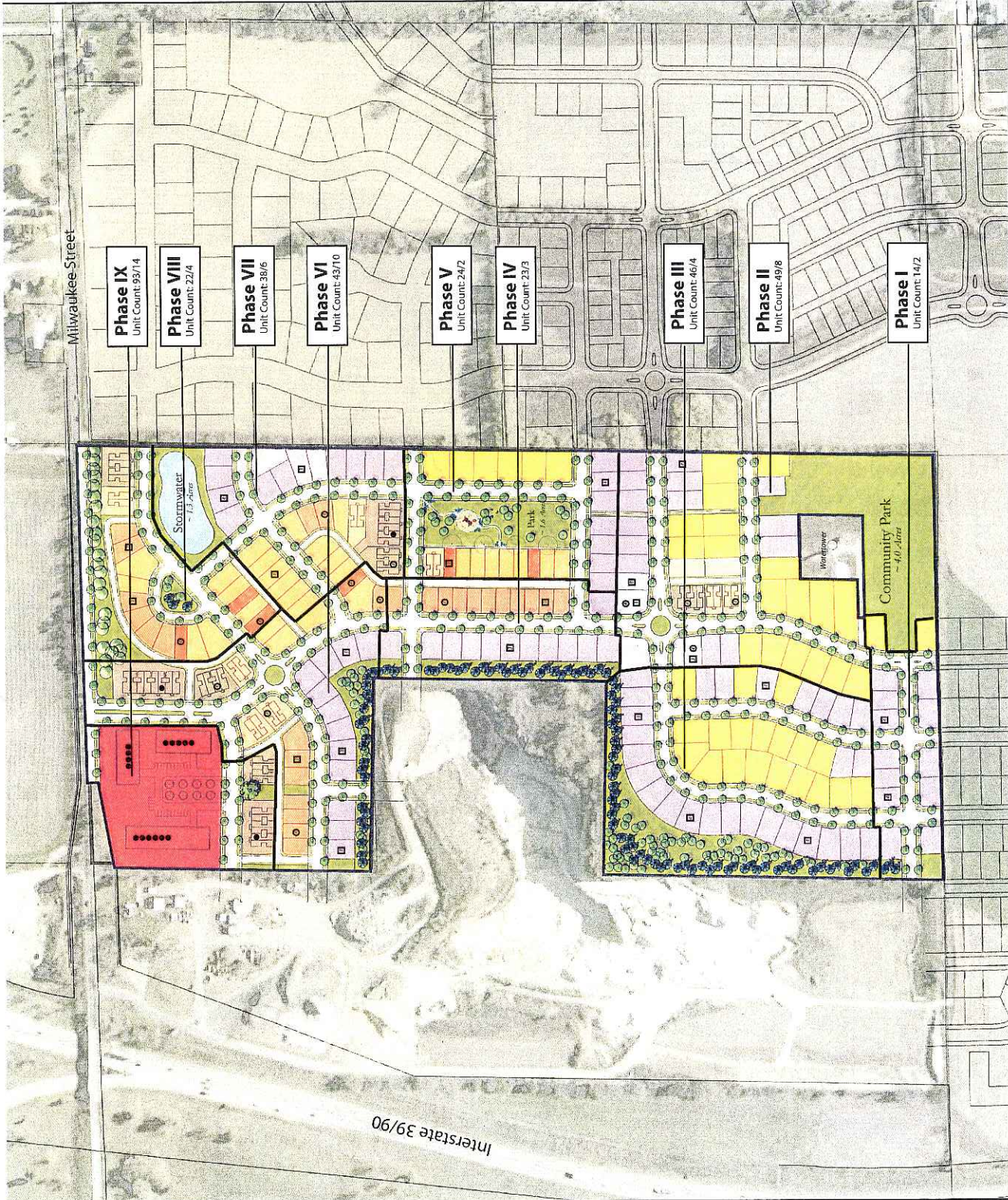
- 80% AMI
- 70% AMI
- 60% AMI
- 50% AMI

Single Family IZ Units:

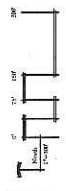
- 80% AMI
- 70% AMI
- 60% AMI
- 50% AMI

Total IZ Units:

- 53 Units



REVISED I.Z. & PHASING PLAN



SECOND ADDITION TO
GRANDVIEW COMMONS

Madison, Wisconsin

Phasing/Inclusionary Zoning Plan

Total IZ Units: 53 Units

Single Family IZ Units:
 80% AMI
 70% AMI

Twin Home IZ Units:
 80% AMI
 70% AMI

Stacked Flats IZ Units:
 80% AMI
 70% AMI

4 Unit IZ Units:
 80% AMI
 70% AMI

Townhomes IZ Units:
 80% AMI
 70% AMI
 60% AMI
 50% AMI

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

6 Units
 TBD
 TBD
 TBD
 TBD

8 Units
 5 Units
 3 Units

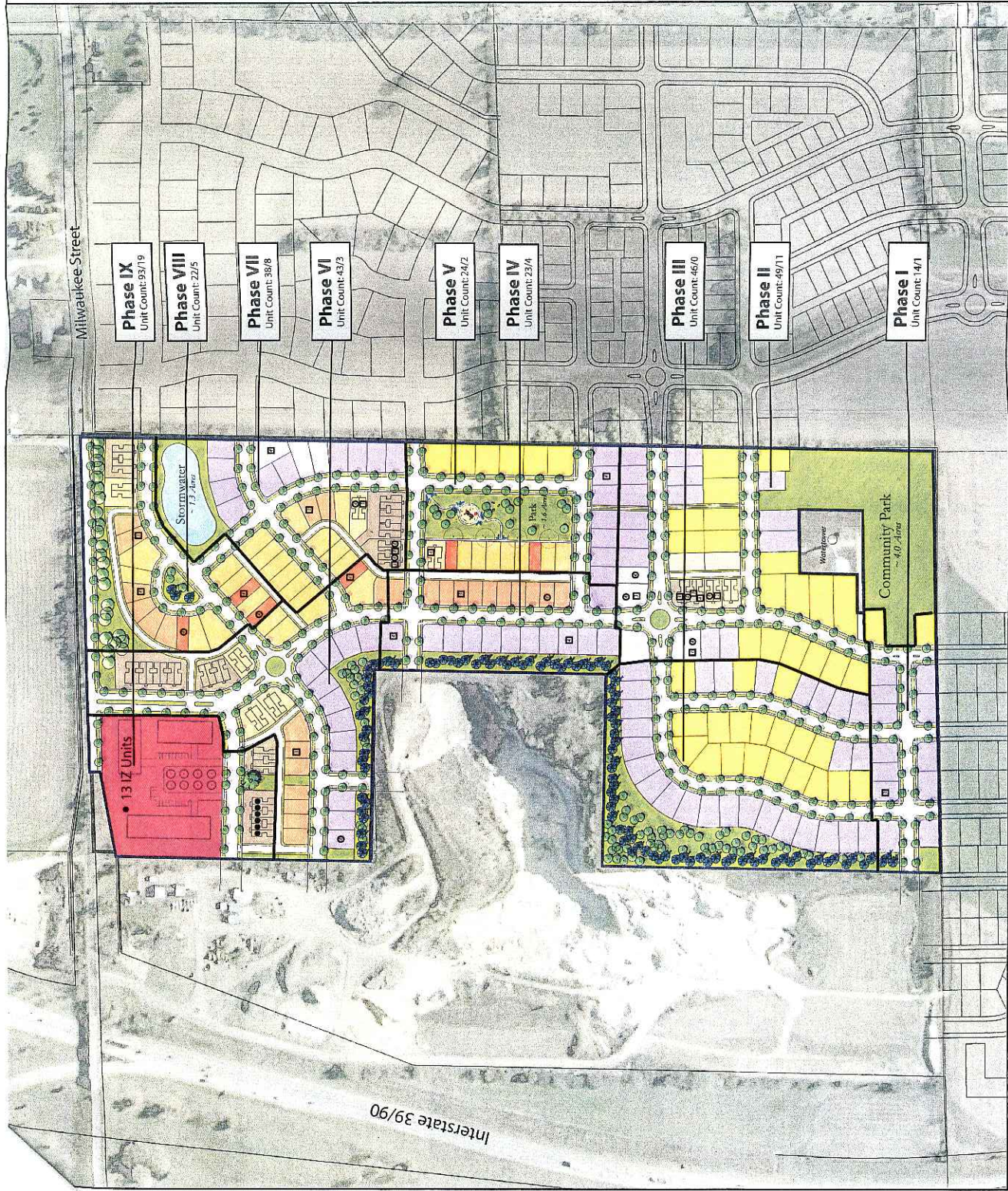
4 Units
 2 Units
 2 Units

5 Units
 3 Units
 2 Units

12 Units
 5 Units

13 Units
 TBD
 TBD
 TBD
 TBD
 TBD

Bedrooms/Unit
 Bedrooms/Unit



ORIGINAL I.Z. & PHASING PLAN