

# CITY OF MADISON

# Proposed Plat & Rezoning

Plat Name: 1000 Oaks

Location: 702 South Point Road

Applicant: Don Esposito - Great Neighborhoods West/  
Brain Munson - Vandewalled & Associates

- Preliminary       Within City  
 Final               Outside City

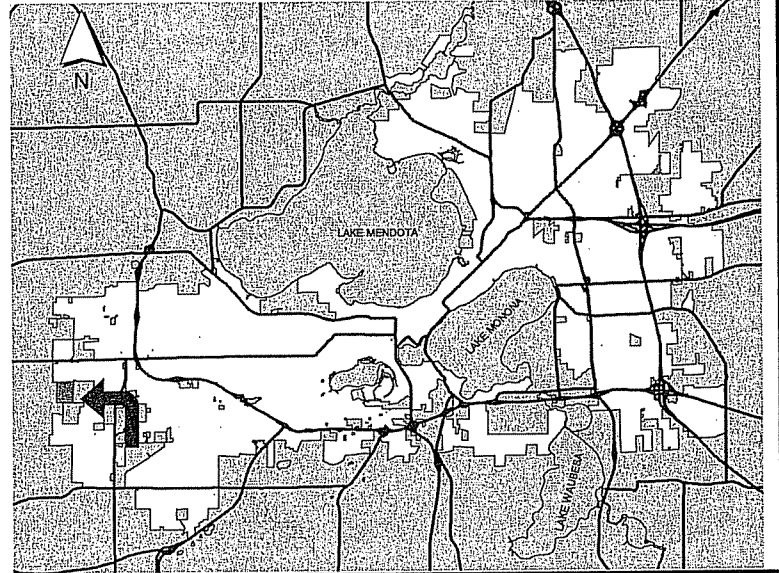
From Temp A To: R2T, R2Y, R2Z, R5,  
C & PUD(GDP)

Proposed Use: 274 Single Family Lots, 9 Duplex  
Lots & 4 Multi-Family Lots

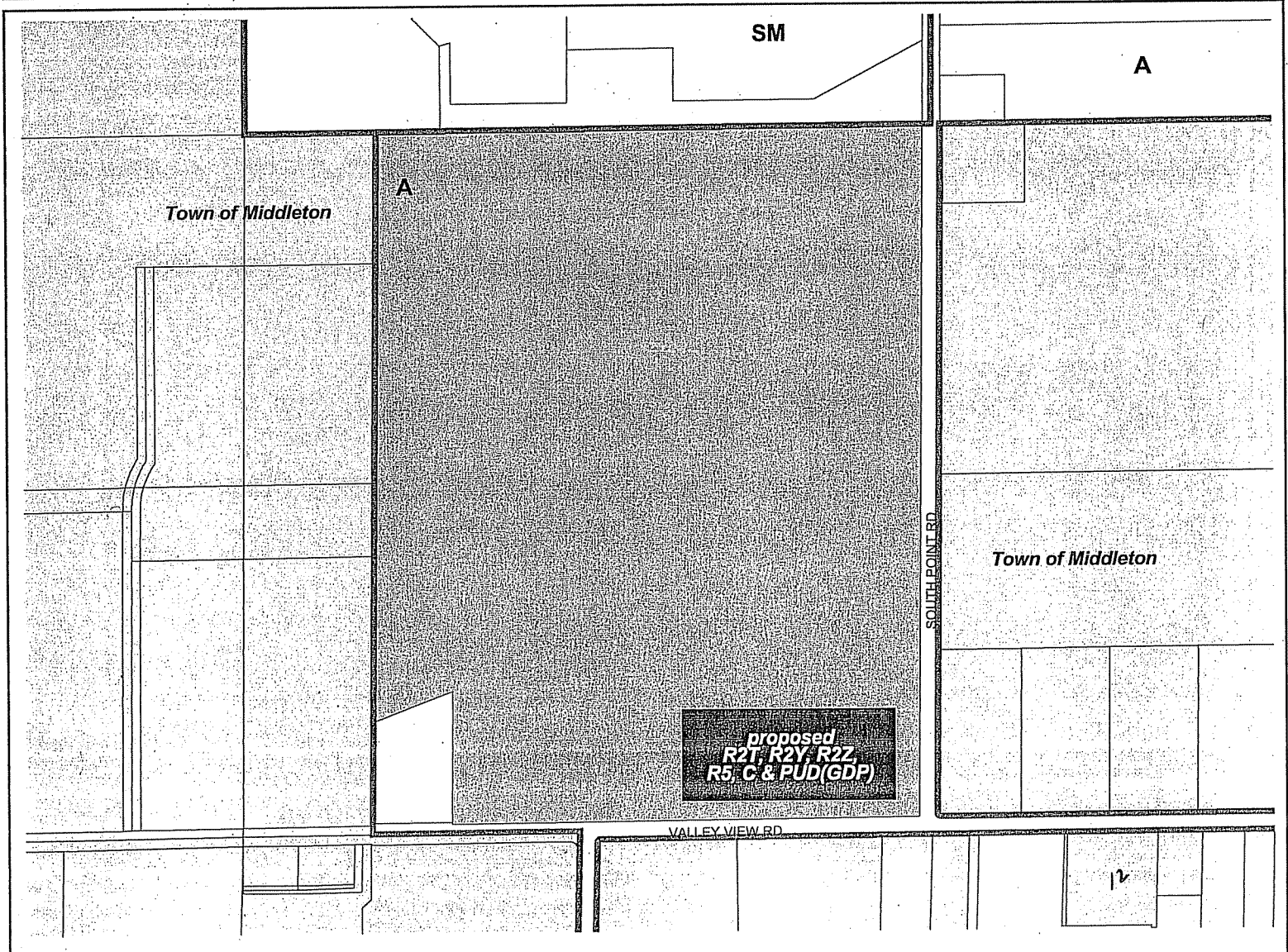
Public Hearing Dates:

Plan Commission 21 November 2005

Common Council 13 December 2005



For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635

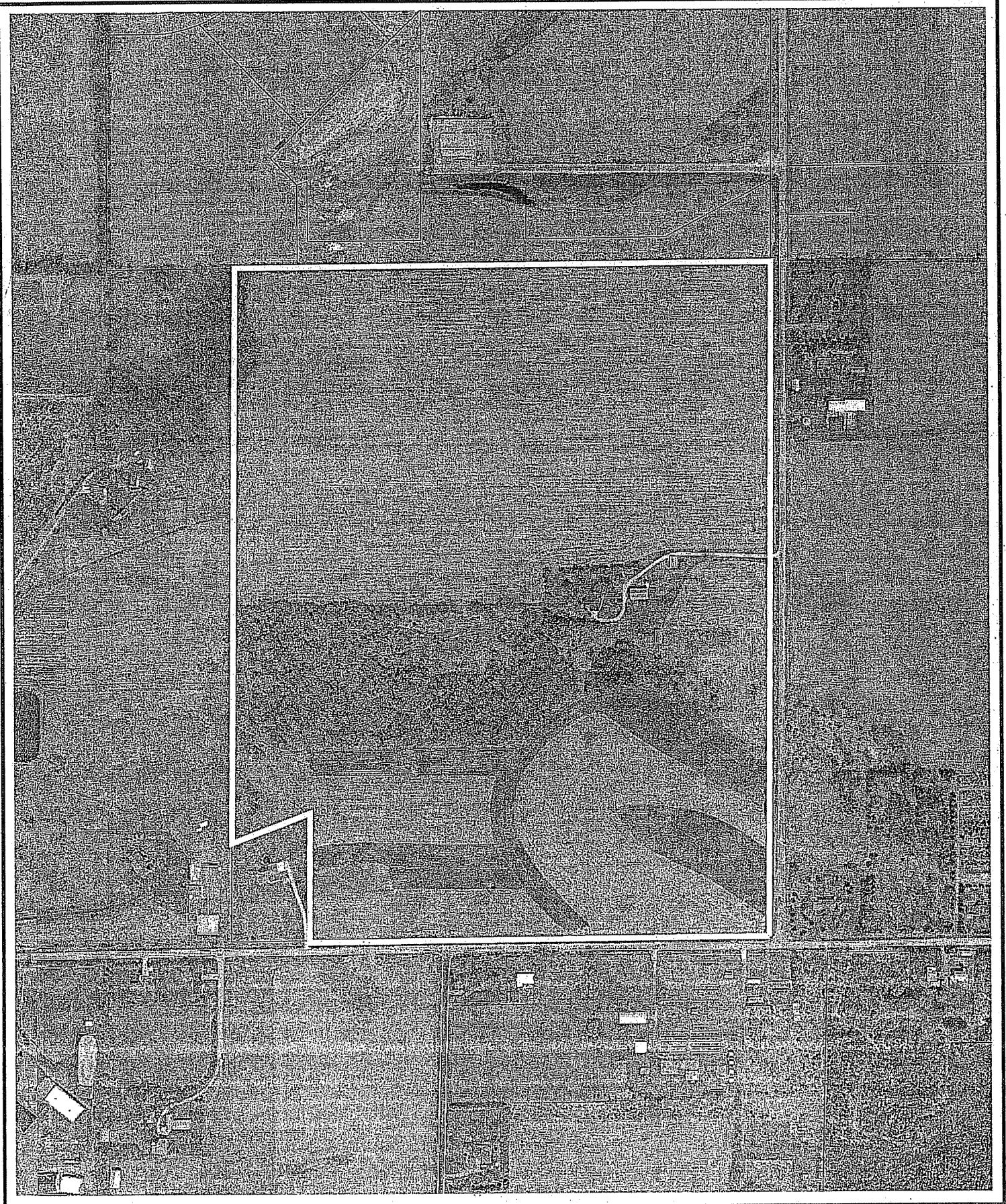


# 702 South Point Road

0100 Feet



*Date of Aerial Photography - April 2000 & 2003*



PLAN OFFICE  
FILE COPY

September 21, 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: Letter of Intent  
1000 Oaks Neighborhood

Dear Mr. Murphy:

On behalf of Veridian Homes, Inc., we are pleased to submit the 1000 Oaks Neighborhood R2T, R2Y, R2Z, R5,, 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 Pioneer Neighborhood.

Submittal Contents:

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

Owners:

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

Pellett Development, LLC Josh Pellett  
702 South Point Road Joanie Pellett  
Verona, Wisconsin 53593  
Tel: (608) 833.0482

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:

1000 Oaks is located at northwest corner of the South Point Road and Valley View intersection (See attached document for precise location maps).

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.
- Complete open space network allowing spaces for residents to enjoy recreation opportunities within a preserved oak woods, neighborhood tot lot, 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 a unique place on the west 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 Skidmore

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# 1000 OAKS NEIGHBORHOOD

## Zoning Application

September 2005



Vandewalle & Associates  
Planning - Creating - Rebuilding



VERIDIAN  
HOMES

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# PROJECT DESCRIPTION

## Intent of Document:

This document summarizes components of the proposed 1000 Oaks Neighborhood, and requests R2T, R2Y, R2Z, R5, 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	
R5	Multi-Family	
Conservancy		
PUD-GDP:	Twin Homes	District I
	Townhomes	District II

## GENERAL PROJECT INFORMATION

### Project Name

1000 Oaks

### Project Subdivider

Great Neighborhoods West, LLC.

### Contacts

#### Applicant:

Great Neighborhoods, West, LLC.

6801 South Town Drive

Madison, WI 53713

Tel: (608) 266-3100

Fax: (608) 226-0600

[jrosenberg@veridianhomes.com](mailto:jrosenberg@veridianhomes.com)

Jeff Rosenberg

David Simon

Don Esposito

Pellett Development, LLC.

702 South Point Road

Verona, Wisconsin 53593

Tel: (608)833-0482

Josh Pellett

Joanie Pellett

#### Design Team:

VANDEWALLE & ASSOCIATES

120 East Lakeside Street

Madison, WI 53715

Tel: (608) 255-3988

Fax: (608)255-0814

[bmunson@vandewalle.com](mailto:bmunson@vandewalle.com)

Brian Munson

Chris Landerud

D'Onofrio Kottke

7530 Westward Way

Madison, WI 53717

Tel: (608) 833-7530

Fax: (608)833-1089

[dday@donofrio.cc](mailto:dday@donofrio.cc)

Dan Day

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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 120.4 acres total.

**Parcel Location**

702 South Point Road

**PIN Numbers**

0709-238-0101-3

Aldermanic District 9, Ald. Skidmore  
Madison School District

**Existing Land Use**

Rural Residential  
Agriculture

**Existing Zoning**

Agricultural

**Adjacent Land Uses**

**North:**

Existing: Public Works Facility  
Agricultural  
Future: Pioneer Neighborhood Plan  
Light Industrial  
Stormwater Management

**East:**

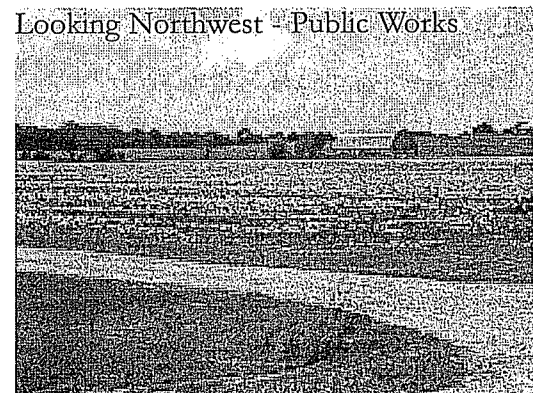
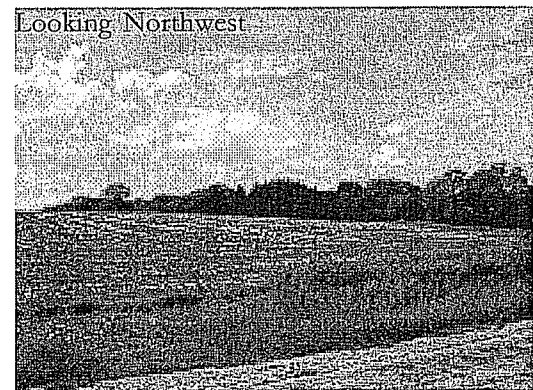
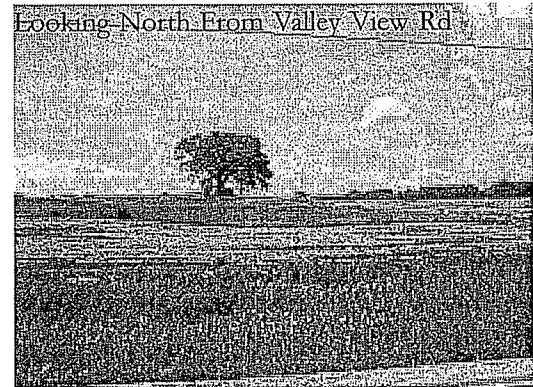
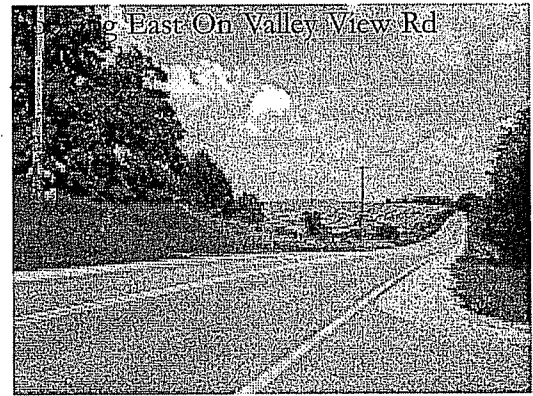
Existing: Rural Residential  
Agricultural  
Future: Pioneer Neighborhood Plan  
Medium & Low density Residential  
Residential/Commercial Mix  
Institutional  
Public Park

**South:**

Existing: Mid-Town Neighborhood  
Mixed Residential  
Future: Mixed Residential

**West:**

Existing: Agricultural  
Rural Residential  
Future: Low & Low-Medium Residential



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**Legal Description:**

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

**Statement of Purpose:**

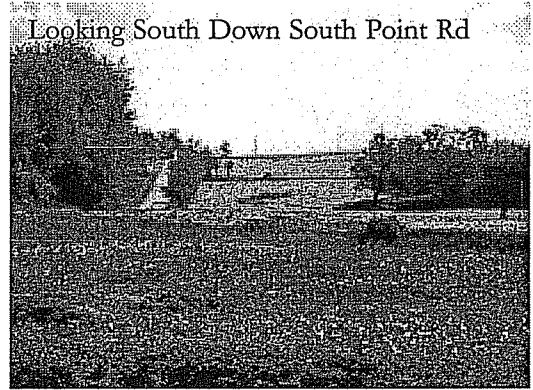
This document outlines the components of the proposed 1000 Oaks Neighborhood. The 1000 Oaks Neighborhood, built from the framework of the Pioneer Neighborhood, is a mixed residential neighborhood. This neighborhood features opportunities for rental and ownership housing ranging from apartments, townhomes, and duplexes, to alley and street accessed single family; blended together to create a vibrant, walkable neighborhood.

The areas within the neighborhood located north of Watts Road will be the second step of development and will be subject to future submittals.

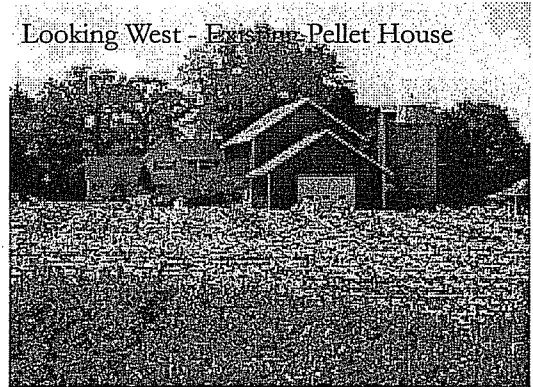
**Consistency with Neighborhood Plan:**

The 1000 Oaks Neighborhood utilizes the Pioneer Neighborhood land use and general street configuration as the basis of the overall pattern of development and is consistent with the adopted neighborhood plan.

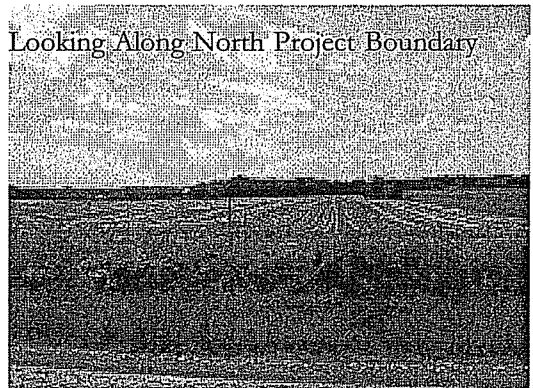
Looking South Down South Point Rd



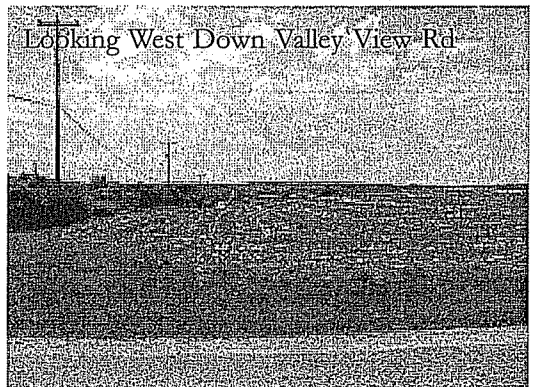
Looking West - Existing Pellet House



Looking Along North Project Boundary

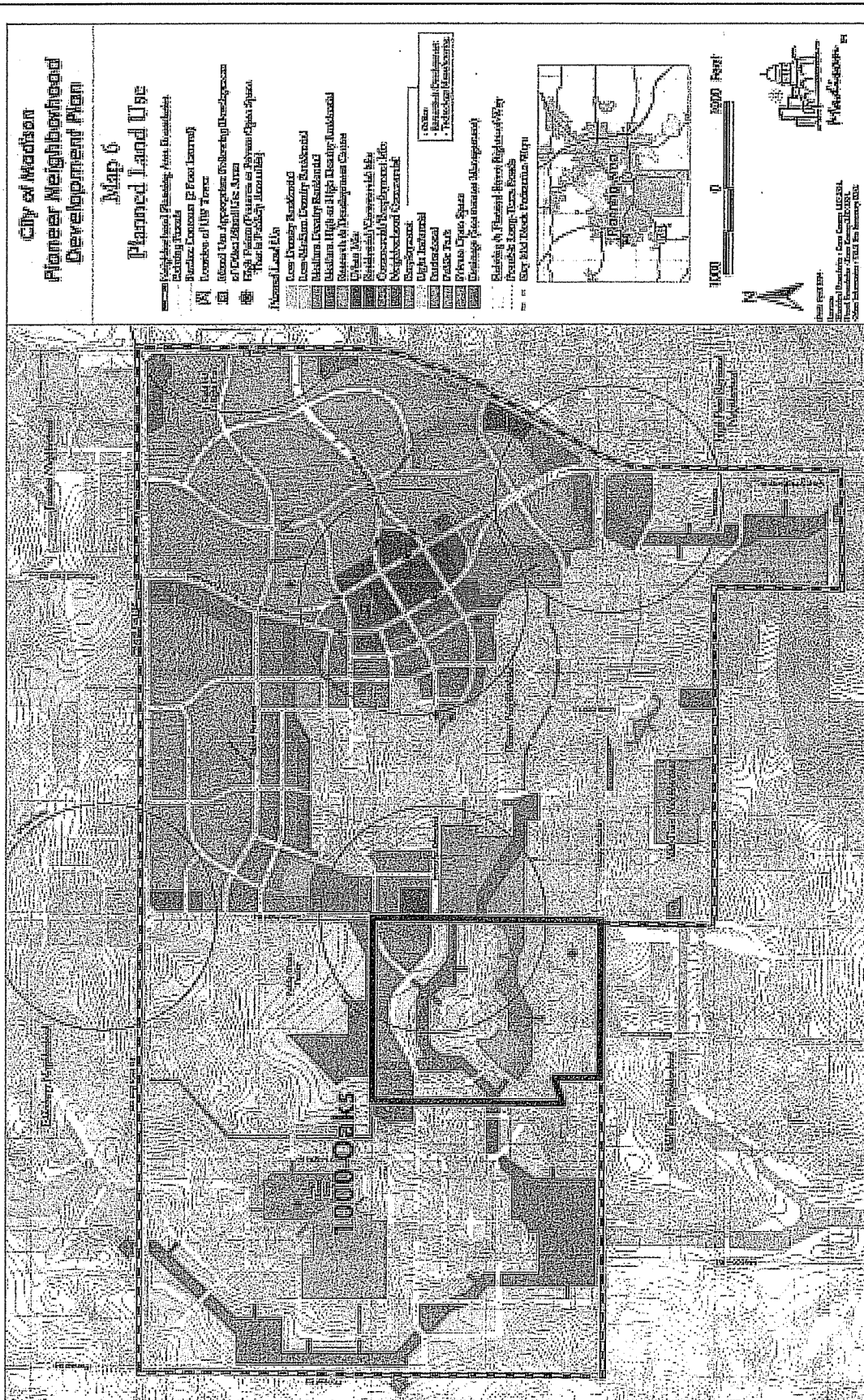


Looking West Down Valley View Rd



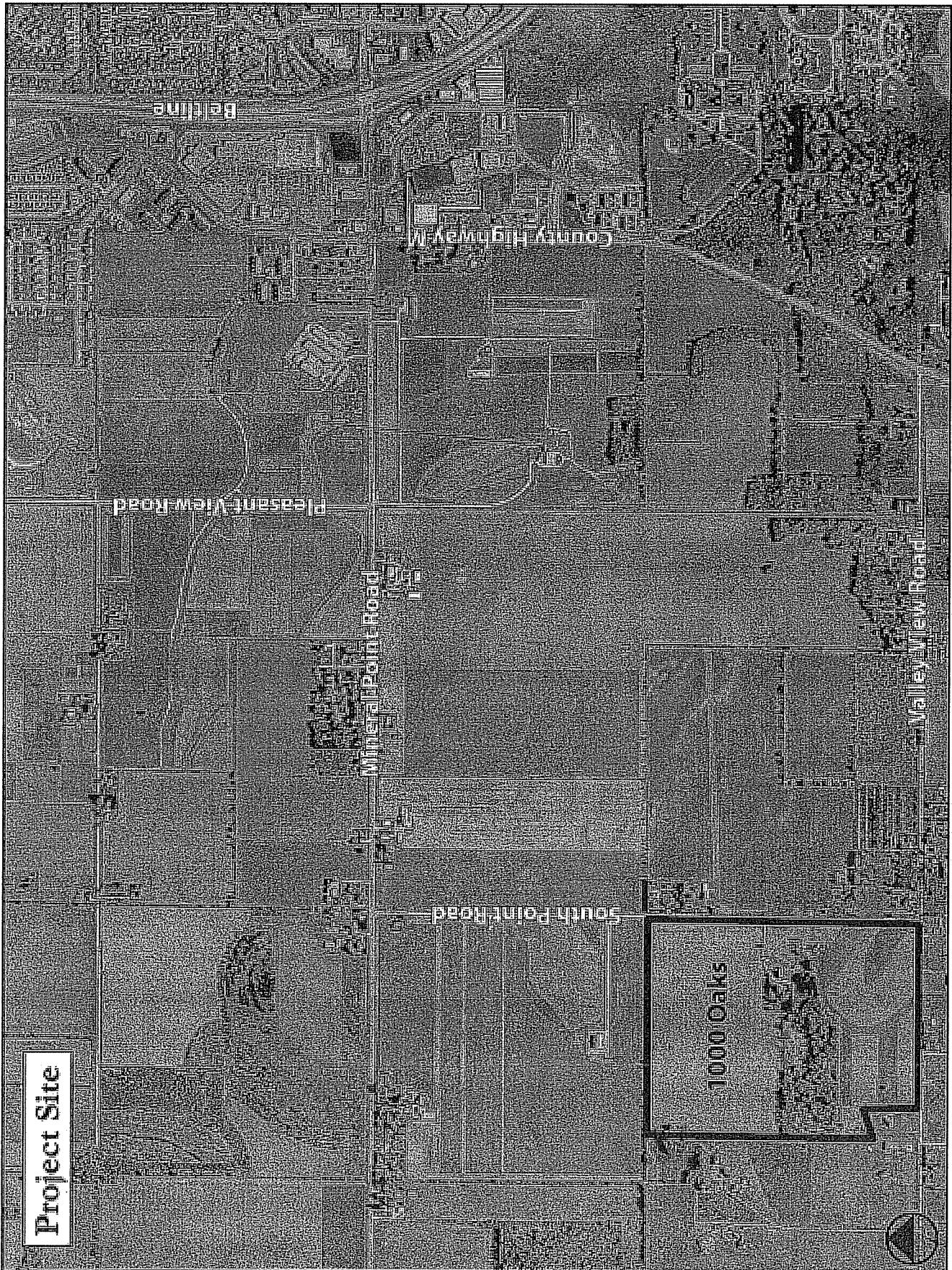
# Pioneer Neighborhood Plan

## Neighborhood Planned Land Use



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# Project Site



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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.

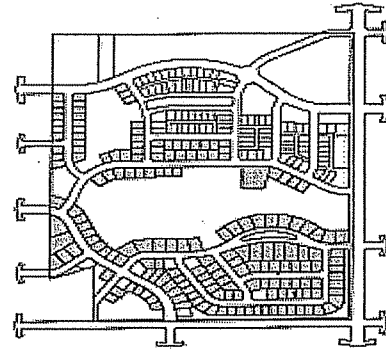
Note: Graphics contained herein are for reference purposes only and do not supercede the text information.

Preliminary Plat numbers are based upon the September 21, 2005 Preliminary Plat submittal, and may be subject to change.

### R2T: Single Family Homes (Street Accessed)

**Preliminary Plat Lot Numbers:**

P-99 thru P-193, P-195 thru P-197, P-199 thru P-203, P-205 thru P-211, P-213, P-214, P-216 thru P-267, P-269 thru P-280, P-282 thru P-287, OL 16, OL 17, OL 18



**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 120'

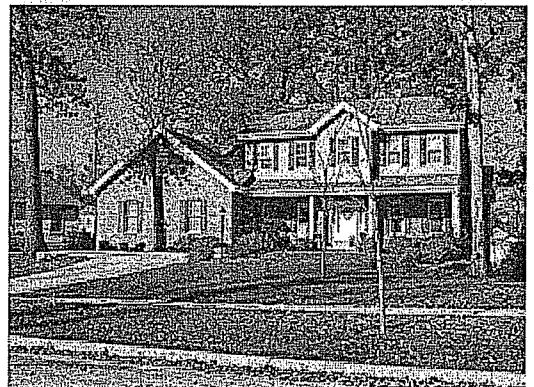
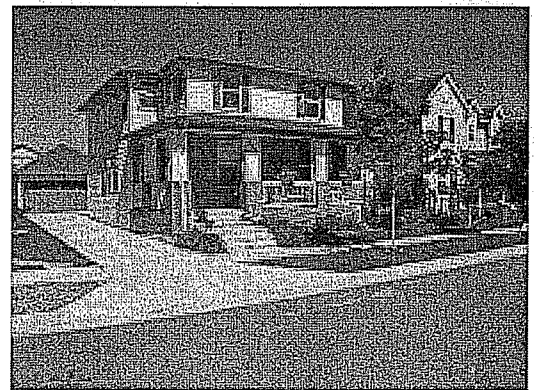
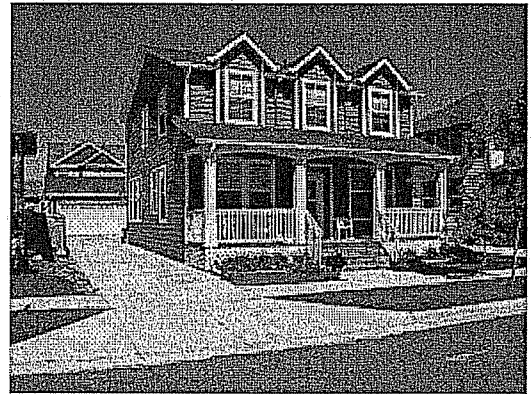
**Permitted Uses**

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-8, P-9, P-20, P-21, P-29, P-33, P-34, P-38, P-42 thru P-47, P-51 thru P-53, P-70, P-71, P-74 thru P-77, P-81 thru P-83, P-85, P-88 thru P-94, P-96 thru P-98

### 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:

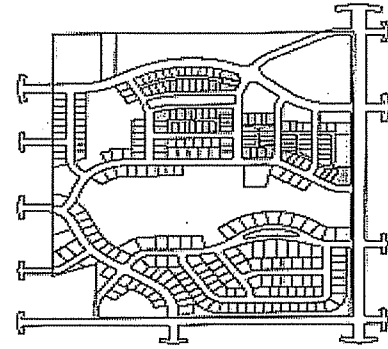
45' x 95'  
59' x 90"

### Permitted Uses

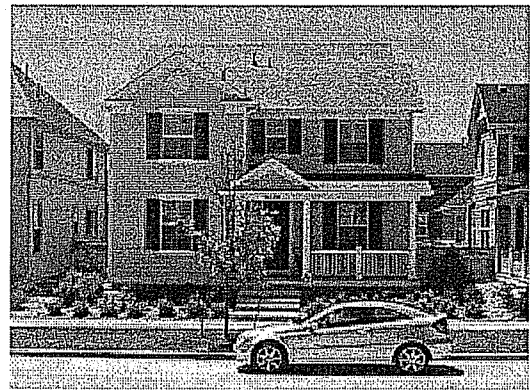
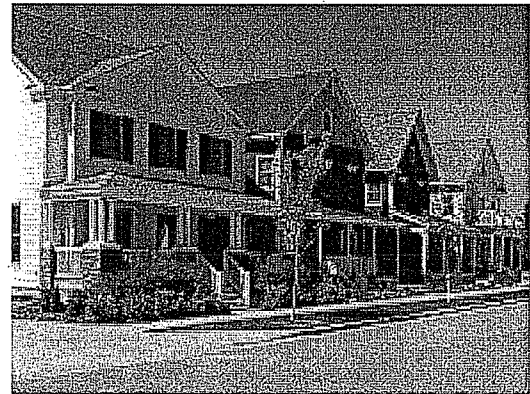
Per the City of Madison R2Y Zoning District

### Lot Requirements

Per the City of Madison R2Y Zoning District



R2Y Locations



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## R2Z: Single Family Homes (Alley Accessed)

### Preliminary Plat Lot Numbers:

P-4, P-10 thru P-19, P-22 thru P-28, P-30 thru P-32, P-35 thru P-37, P-39 thru P-41, P-48 thru P-50, P-54 thru P-69, P-72, P-73, P-78 thru P-80, P-84, P-86, P-87, P-95

### 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.

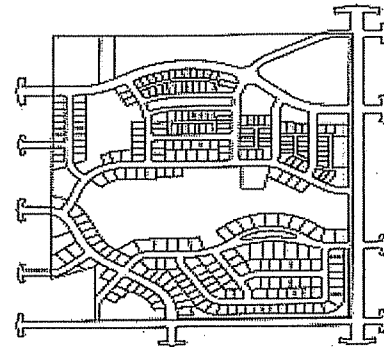
Approximate Lot Configurations: 45' x 80'  
37' x 95'

### Permitted Uses

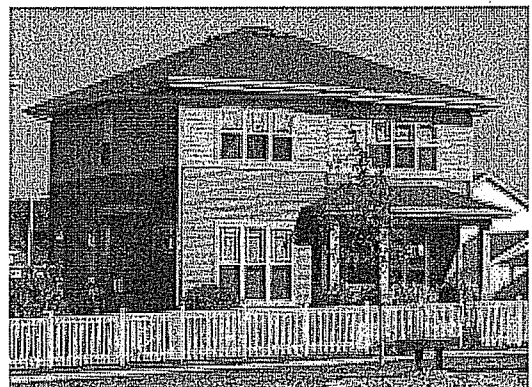
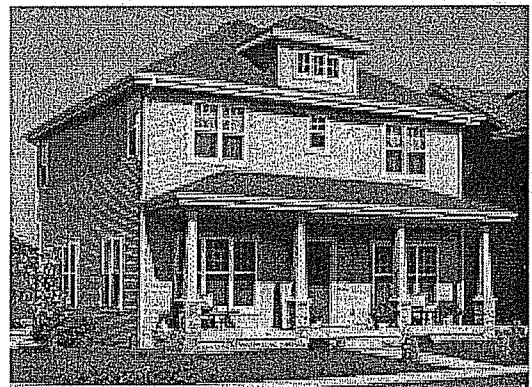
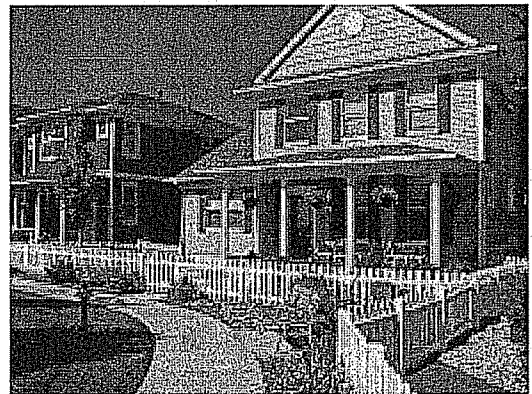
Per the City of Madison R2Z Zoning District

### Yard Requirements

Per the City of Madison R2Z Zoning District



### R2Z Locations





## R5: Medium Density Residential

Preliminary Plat Lot Numbers:  
P-1, P-2, P-3

### 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 are three story buildings serviced with underground parking. This community may offer a wide range of housing options for residents of the neighborhood; as well as condominium and rental units.

### Estimated Unit Count

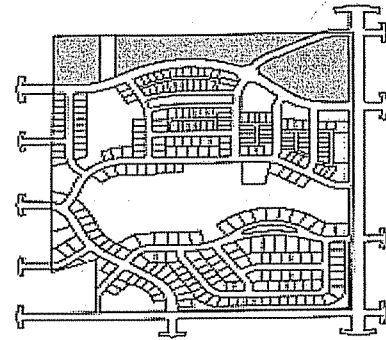
~ 390 Units

### Permitted Uses

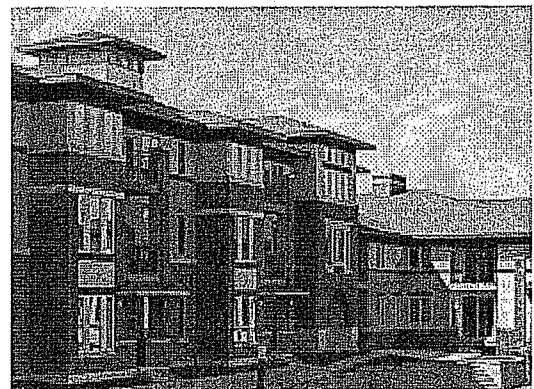
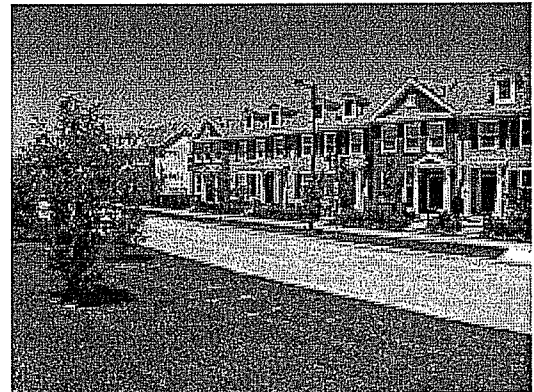
Per the City of Madison R5Zoning District

### Yard Requirements

Per the City of Madison R5 Zoning District



### R5 Locations



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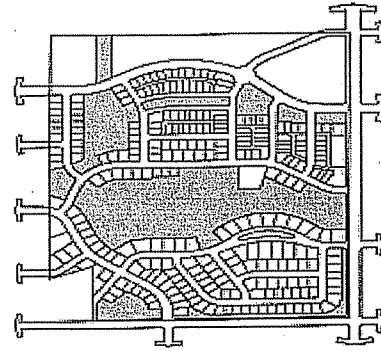
# Conservancy

Preliminary Plat Lot Numbers:

OL 1, OL 2, OL 5, OL 7, OL 10, OL 12 thru OL 15, OL 19, OL 20

## Description

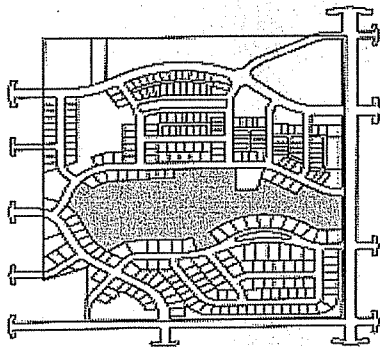
The park and open space component of the neighborhood offer residents the opportunity for passive and active recreation within close proximity of their homes. These spaces also facilitate a regional approach to stormwater management and important neighborhood trail connections.



## Parks & Open Space Components

### Neighborhood Park

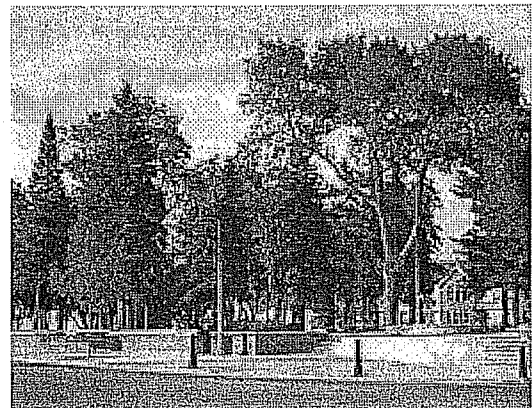
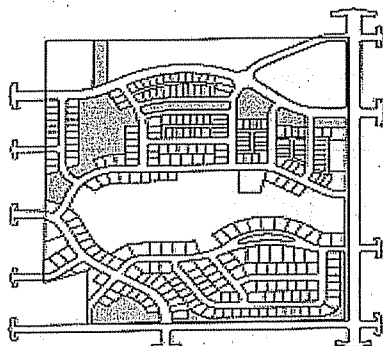
Preliminary Plat Lot Number: OL 14



## Conservancy Areas

### Open Space Corridor/Stormwater Management

Preliminary Plat Lot Numbers: OL 1, OL 2, OL 5, OL 7, OL 10, OL 12, OL 13, OL 19



## PUD:GDP Zoning Text

Preliminary Plat Lot Numbers:

P-5 thru P-7, P-194, P-198, P-204, P-212, P-215, P-268, P-281

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

District II Townhomes



### TERMS AND DEFINITIONS:

#### Definition of Family

The definition of family shall coincide with the definition in in Section 28.03(2) Madison General Ordinances as it applies to the R4 District.

#### Permitted Encroachments

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

Rear yard decks and patios may encroach a maximum of 10' into rear yard setbacks (alley access lots excluded).

Front Yard Setbacks greater than 20' must utilize a 6-8' porch encroachment.

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

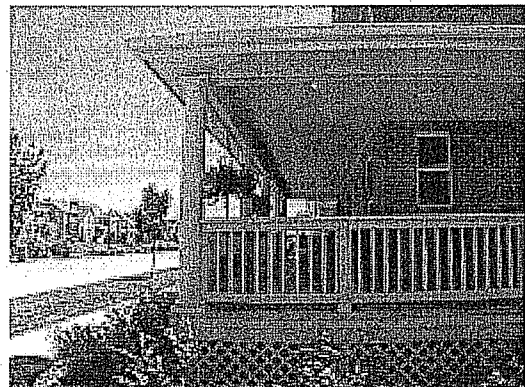
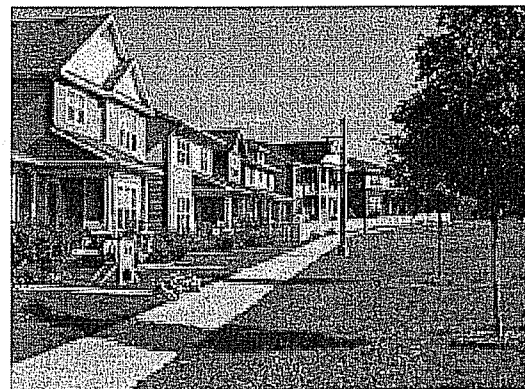
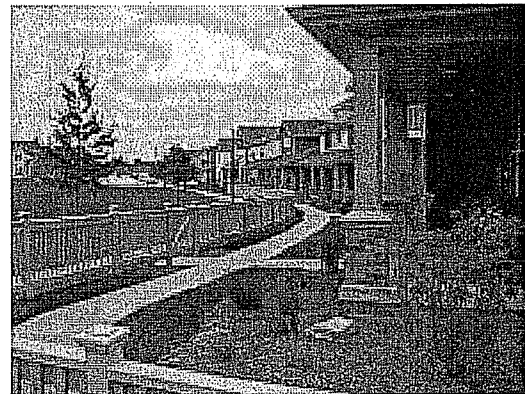
Roof eaves and overhangs may project into any required setback up to 24 inches. Roof eaves and overhangs may not extend over a property line.

Garden walls or fences shall be regulated by a separate fencing guideline packet and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30" in height.

Fences located in side yards of less than 20 feet between adjoining buildings (bridging building separations) are required to be perpendicular to the property line, and must include a 46" wide gate for fire accessibility. Such fences may span the property line where use easements are in place.

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

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



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**Bulk Mass**

Residential massing will offer a variety of pedestrian focused street environments and will vary within the neighborhood. Street facing garages shall not exceed 50% of the total structure width for single family homes and duplexes. Houses on corner lots with garage configurations such that the primary entrance to the house faces one street while the garage faces the intersecting street (separate facade) are exempt from this clause.

Building placement will be carefully regulated so as to encourage a pedestrian environment and reinforce the street edge through a combination of reduced setbacks and parking placement. Building placements shall also be carefully regulated to maintain a pedestrian streetscape and screened parking areas.

**Accessory Building Regulations**

Accessory uses within the townhomes districts will be determined on a case-by-case basis as part of the Specific Implementation Plan submittals.

**Building Heights**

Duplex units within this neighborhood shall not exceed 35' in height.

Townhome building heights within the neighborhood shall be set as a component of Specific Implementation Plans.

**Off-Street Parking**

Two off-street parking stalls per unit will be required for each duplex home within the neighborhood.

Parking requirements for the townhomes will be set as a component of Specific Implementation Plans.

**Floor Area Ratio**

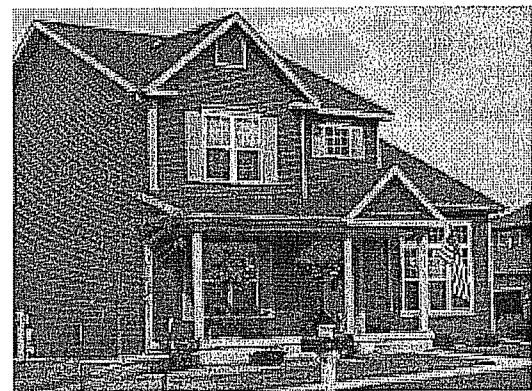
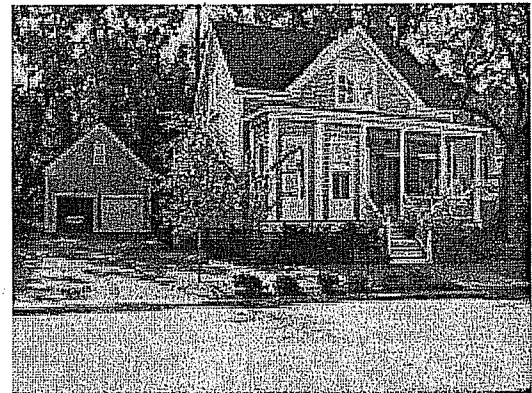
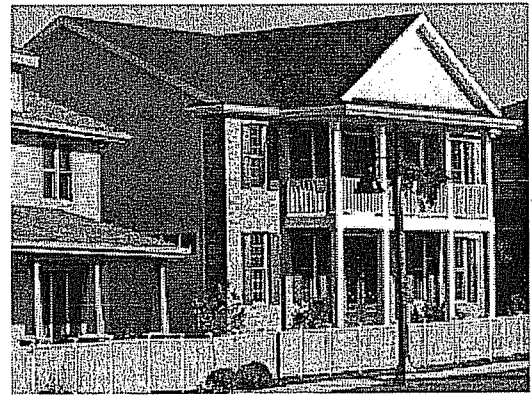
Floor Area Ratios for districts will be set as a component of Specific Implementation Plans.

**Impervious Surface Ratio**

Impervious Surface Ratios for all districts will be set as a component of Specific Implementation Plans.

**Usable Outdoor Open Space Requirement**

Usable Outdoor Open Space Requirement for the townhome districts will be set as a component of Specific Implementation Plans.



**Vision Triangles**

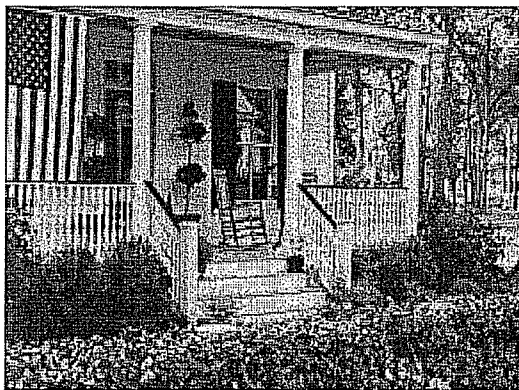
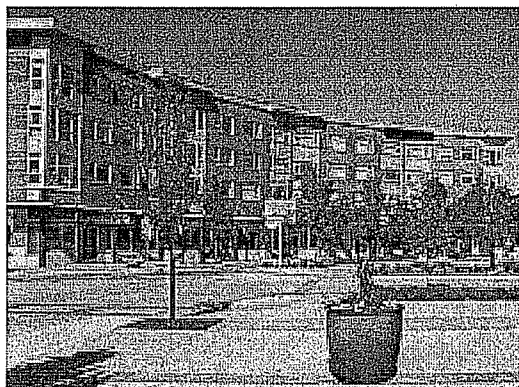
The vision triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

**Fire Access**

Appropriate fire department access for townhomes shall be supplied within this development and may include fire access drives, reduced setbacks, restricted on-street/off-street parking areas, and fire suppression systems. Detailed access plans will be supplied as part of the Specific Implementation Plan review and approval.

**Model Center**

A temporary model center may be located within the neighborhood that will include temporary sales office. This use will be allowed by right within the single family districts, for the time period when sales are on-going. Upon completion of sales within the neighborhood these uses will revert back to single family homes.



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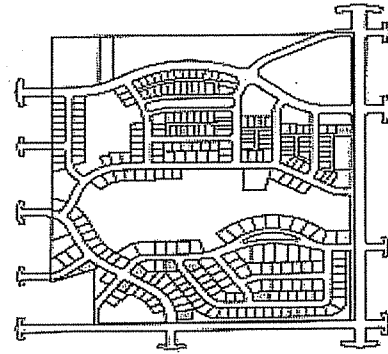
**DISTRICT I: TWIN HOMES**

Preliminary Plat Lot Numbers:

P-5, P-6, P-194, P-198, P-204, P-212, P-215, P-268, P-281

**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

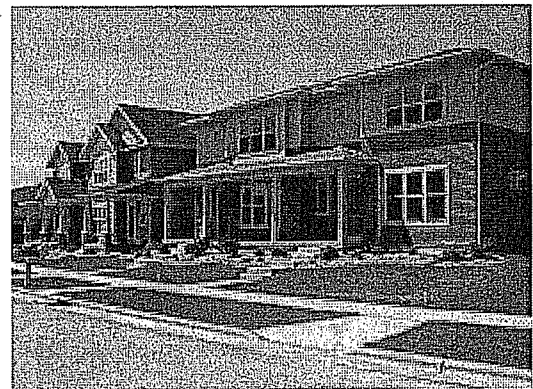
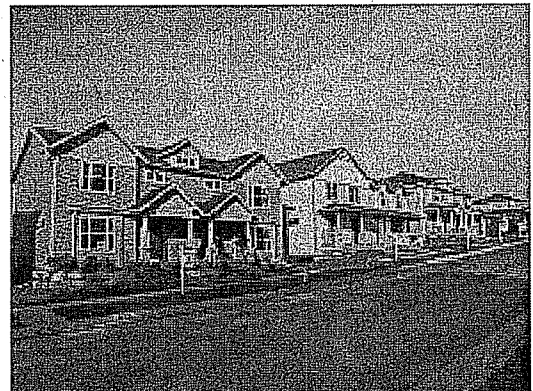
**Lot Area**

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 I Locations**



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**DISTRICT II: TOWNHOME RESIDENTIAL**

Preliminary Plat Lot Numbers:  
P-7

**Description**

The Townhome Residential district forms a medium density attached housing option featuring both alley and street 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'

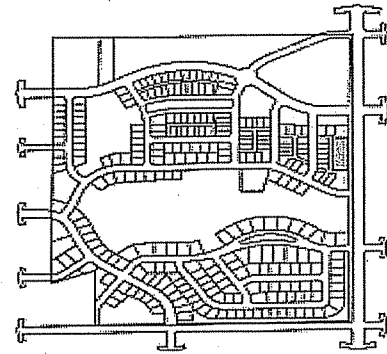
Comparable Zoning District: none

**Permitted Uses**

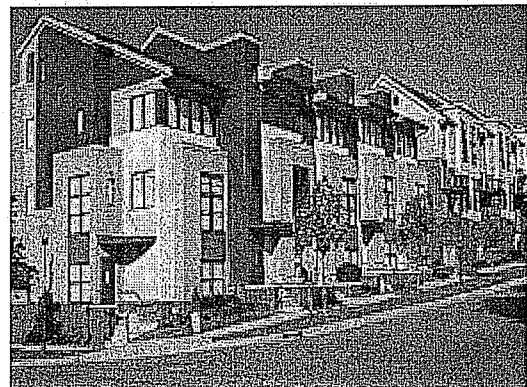
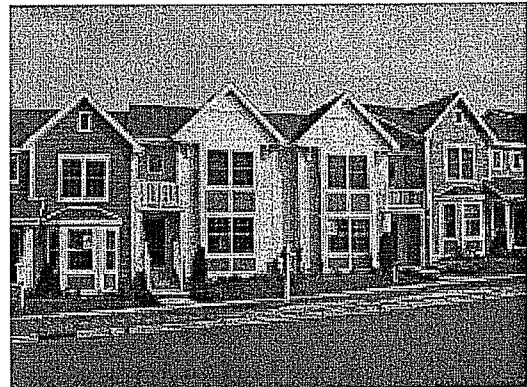
Townhome Residential  
Detached, Attached, & Underground Parking

**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 II Locations**



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## 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 south of Watts Road extended, 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 1000 Oaks Neighborhood 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 1000 Oaks Neighborhood. 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 1000 Oaks Neighborhood and will be available for review and comment prior to full approval for this project.

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**Yard Requirements**

Yard areas requirements for Single Family Homes will be as provided within the proposed City of Madison Zoning districts. Attached residential, multifamily, and mixed-use sites will be required to submit detailed yard requirements as part of the Specific Implementation Plan submittal.

**Landscaping**

Site landscaping will be provided as part of Specific Implementation Plans.

**Lighting**

Site Lighting will be provided as a component of Specific Implementation Plans.

**Conceptual Grading Plan**

Site grading will be supplied as a component of final plat submittal.

**Signage**

Signage will be submitted as a component of Specific Implementation Plans.

**Private Open Space Maintenance**

The project will be managed by a Homeowners Association which will be a nonprofit membership corporation whose purpose will be to maintain, improve, and preserve certain properties within the project. To that extent, Wis. Stats. § 779.70 provides for the imposition of a Maintenance Lien on all properties in the project. Within the procedures set forth in the Maintenance Lien statute, a Homeowners Association may impose upon each lot the cost of maintenance of common areas and common open space. Under the procedures set forth in the statute, these charges may become liens if not paid and the liens may be enforced by foreclosure or direct action against property owners to collect the amounts at law.

In the event the City of Madison wishes further security for payment of these amounts, we would recommend that the City be named as a third party beneficiary of the liens imposed by the Homeowners Association. In addition, there should be a Declaration of Covenants on all lands within the project. The Declaration will set forth the provisions of the Maintenance Lien outlined above and also provide for the right of the City to enforce these rights as a third party beneficiary. We recommend that the enforcement be preceded by a thirty (30) day written notice allowing the property owner or the association to perform the maintenance required. In the event no correction is made, the City may directly make the repairs or maintenance and charge the costs of those maintenance or repairs as assessments to an individual lot owner or to several lots within the project. It is very important that the declarant for itself and its assignees specifically waive notice and protest of tax or assessments which may be levied by the City for the maintenance or repairs performed by the City.

**Street Lighting**

Street lighting within the project shall be pedestrian scale and of a style appropriate to the neighborhood surroundings. Street lighting installation will fall subject to the City of Madison's Land Subdivision Regulations of Section 16.23(9)(d)8. Street lighting plans will be developed with the City Staff and will be submitted as a component of the Subdivision Improvement Agreement submittals.

**Sidewalks**

Sidewalks shall be installed on both sides of all streets, with exceptions granted as requested by the City Engineering Department and the Bicycle, Pedestrian, Motor Vehicle Committee.

All sidewalks located along a public street will be maintained by the property owner of the adjacent lot

**Street Trees**

Street tree plantings shall be installed on both sides of any public street and will fall subject to the City of Madison's Land Subdivision Regulations of Section 16.23(9)(d)7.

Street trees will be placed in the landscape area located between the sidewalk edge and street curbs, unless precluded by utility placements. The design and development of terrace widths and utility placements will be coordinated to preserve the long-term viability of the tree plantings.

Additional tree plantings may be utilized on the outside of the sidewalk, but will be coordinated on a block-by-block basis through the use of planting easements or coordinated landscaping.

**Fencing Guidelines**

Fences within the neighborhood shall be subject to placement, style, and height restrictions. These restrictions will be detailed in a Fencing Guideline packet and shall approved and regulated by the 1000 Oaks Neighborhood 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 1000 Oaks Neighborhood Homeowner's Association shall be responsible, at the Association's sole cost and expense, for the maintenance and upkeep of such physical traffic measures. Such maintenance and upkeep shall be performed at the discretion of the Association except to the extend required by the City of Madison and shall include landscaping. If the landscaping is not maintained, the City will give notice to the 1000 Oaks Neighborhood 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 1000 Oaks Neighborhood Homeowner's Association and persons involved with the maintenance and upkeep of the special traffic measures shall indemnify and hold harmless the City of Madison and its Boards, and Commissions and their officers, agents, and employees from and against all claims, demands, loss of liability of any kind or nature for any possible injury incurred during maintenance and upkeep.

## **LEGAL DESCRIPTIONS**

**LANDS TO BE REZONED TO CONSERVANCY**

**LANDS TO BE REZONED PUD / GDP**

**LANDS TO BE REZONED TO R2T**

**LANDS TO BE REZONED TO R2Y**

**LANDS TO BE REZONED TO R2Z**

**LANDS TO BE REZONED TO R5**

# 000 OAKS Unit Chart

	Preliminary Plat Lot Numbers	GDP Residential Units	Pre Plat Net Acreage	Pre Plat Average Net Density DU/Acre*
<b>R: Single Family</b>		<b>274</b>	<b>40.20</b>	<b>6.8</b>
<b>R2Z Single Family: Alley Accessed</b>		<b>55</b>	<b>4.91</b>	<b>11.2</b>
45' x 80'	P-4, P-11 thru P-19, P-22 thru P-28, P-54 thru P-68	32		
37' x 95'	P-10, P-30 thru P-32, P-35 thru P-37, P-39 thru P-41, P-48 thru P-50, P-69, P-72, P-73, P-78 thru P-80, P-84, P-86, P-87, P-95	23		
<b>R2Y Single Family: Alley Accessed</b>		<b>37</b>	<b>4.78</b>	<b>7.7</b>
45' x 95'	P-9, P-20, P-29, P-33, P-34, P-38, P-42, P-47, P-51, P-53, P-70, P-71, P-74 thru P-77, P-81 thru P-83, P-85, P-88, P-94, P-96 thru P-98	25		
51' x 95'	P-8, P-21, P-43 thru P-46, P-52, P-89 thru P-93	12		
<b>R2T Single Family: Street Accessed</b>		<b>182</b>	<b>30.51</b>	<b>6.0</b>
59' x 85'	P-99 thru P-101, P-107 thru P-124, P-127 thru P-147, P-155 thru P-157, P-181, P-182, P-196, P-199 thru P-203, P-206 thru P-209, P-211, P-216 thru P-221, P-224 thru P-235, P-269 thru P-279, P-286, P-287	89		
51' x 100'	P-205, P-210, P-222, P-223	4		
69' x 100'	P-102 thru P-106, P-125, P-126, P-148 thru P-154, P-159 thru P-163, P-180, P-183 thru P-188, P-195, P-197, P-213, P-214, P-236 thru P-243, P-251 thru P-267, P-280, P-282 thru P-285	60		
80' x 120'	P-164 thru P-179, P-189 thru P-193, P-244 thru P-250	28		
Existing House	P-158	1		
<b>R: Multi-Family</b>		<b>390</b>	<b>16.99</b>	<b>23.0</b>
<b>R5 Mixed Residential</b>	P-1, P-2, P-3	390	16.99	
<b>PUD:GDP</b>		<b>30</b>	<b>2.27</b>	<b>13.2</b>
<b>District I Twin Homes</b>	P-5, P-6, P-194, P-198, P-204, P-212, P-215, P-268, P-281	18	1.72	
<b>District II Townhomes</b>	P-7	12	0.55	
<b>C: Conservancy</b>			<b>33.43</b>	
<b>Public Park</b>	OL 14		19.64	
<b>Open Space Areas</b>		-		-
Private Open Space	OL 3, OL 15, OL 20	-	1.97	-
Storm Water Management	OL 1, OL 2, OL 5, OL 7, OL 10, OL 12, OL 13, OL 19	-	11.82	-
<b>Right of Way</b>			<b>30.82</b>	
<b>Street Rights of Way</b>		-	29.18	-
<b>Alley Rights of Way</b>	OL 4, OL 6, OL 8, OL 9, OL 11	-	1.64	-
<b>Totals</b>		<b>694</b>	<b>123.7</b>	<b>5.6</b>

# 000 OAKS Unit Chart

Total Site Dwelling Units Per Acre	5.6
Net Dwelling Units Per Acre	7.5
Net Residential Dwelling Units Per Acre (residential acreage only)	11.7

## Acreage Percentages

<b>R: Single Family</b>	<b>32.5%</b>
R2Z: Single Family	4.0%
R2Y: Single Family	3.9%
R2T Single Family	24.7%
<b>R: Multi-Family</b>	<b>13.7%</b>
<b>PUD:GDP</b>	<b>1.8%</b>
District I - Twin Homes	1.4%
District II - Townhomes	0.4%
<b>C: Conservancy</b>	<b>27.0%</b>
<b>Right of Way</b>	<b>24.9%</b>
	100.0%

## Unit Percentages

<b>R: Single Family</b>	<b>39.5%</b>
R2Z: Single Family	7.9%
R2Y: Single Family	5.3%
R2T Single Family	26.2%
<b>R: Multi-Family</b>	<b>56.2%</b>
<b>PUD:GDP</b>	<b>4.3%</b>
District I - Twin Homes	2.6%
District I - Twin Homes	1.7%
	100.0%

School Children Projections	Elementary	Middle	High School
Single-Family Residential (.40/.12/.23)	110	33	63
Twin Home Residential (.19/.05/.11)	3	1	2
Multi-Family Residential (.11/.03/.06)	44	12	24
Totals	157	46	89

## Park Acreage Requirements

Single Family & Duplex (1,100 sq. ft./unit)	7.4
Multi-Family (700 sq. ft./unit)	6.5
	13.8

\* 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

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Graphic Credits:

Page 6 Pioneer Neighborhood Plan  
Page 22 Legal Descriptions  
Page 24 1000 Oaks Final Plat

City of Madison Planning Department  
D'Onofrio Kottke Associates  
D'Onofrio Kottke Associates



# 1000 OAKS NEIGHBORHOOD

## Inclusionary Zoning Application

September 2005

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### Dwelling Unit Breakdown

Residential Units:	R2T Single Family	184 units
	R2Y Single Family	39 units
	R2Z Single Family	53 units
	R5: Mixed Residential	390 units
	PUD:GDP Duplex	18 units
	PUD:GDP Townhomes	12 units
	Total	696 units
	single family/duplex IZ units	45
	Townhome IZ units	1
	Mixed Residential IZ units	59

Target AMI Levels  
IZ Unit Breakdown:

Single Family:	80% AMI	18
	70% AMI	11
Mansion Duplex Units:	80% AMI	8
	70% AMI	8
Townhome Units:	80% AMI	1
Mixed Residential:	80% AMI	TBD
	70% AMI	TBD
	60% AMI	TBD
	50% AMI	TBD

Bedrooms/unit:	Single Family:	3-bedroom units	8
		4-bedroom units	21
	Mansion Duplex Units:	3-bedroom units	8
		4-bedroom units	8
	Townhome Units:	3-bedroom units	1
	Mixed Residential:	1-bedroom units	TBD
		2-bedroom units	TBD
		3-bedroom units	TBD
		4-bedroom units	TBD

Note: The mixed residential areas north of Watts Road will be retained by the Pellett Development, LLC. and will be required to address ownership vs. rental, and bedroom mix at the time of site plan review or any future rezonings.

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Incentive Points: 10% of units @ 80% AMI= 0  
 5% of units @ 70% AMI= 1  
 Total Points Generated: 1

Incentives Requested: Park Fee Reduction

**Project Narrative**

Development Concept: The 1000 Oaks Neighborhoods creates a mixed residential neighborhood featuring variety of residential options within a network of pedestrian oriented streets, greenway connections, and preserved oak woods.

Surrounding Uses: North: Silicon Prairie Industrial, City of Madison Public Works  
 East: Agricultural, Rural Residential  
 South: Agricultural, Rural Residential  
 West: Agricultural, Rural Residential

Project Components: Variety of single family lot types and price points  
 Variety of multi-family residential  
 Interconnected street network  
 Uses consistent with Pioneer Neighborhood Plan

**Project Team:**

Owner/Developer: Great Neighborhoods West, LLC. Jeff Rosenberg  
 6801 South Town Drive David Simon  
 Madison, Wisconsin 53713 Don Esposito  
 Tel: 226-3100  
 Fax: 226-0600

Owner Pellett Development, LLC. Josh Pellett  
 702 South Point Road Joanie Pellett  
 Verona, Wisconsin 53593  
 Tel: (608) 833-0482  
 (715) 385-2722

Planner/Applicant: Vandewalle & Associates Brian Munson  
 120 East Lakeside Street  
 Madison, Wisconsin 53715  
 Tel: 255-3988  
 Fax: 255-0814

Engineer: D'Onofrio Kottke Dan Day  
 7530 Westward Way  
 Madison, Wisconsin 53717  
 Tel: 833-7530

Fax: 833-1089

Construction Schedule: Phase One Infrastructure 2006

Approximately 12 residential phases beginning in 2006 with a projected completion of 12-15 years.

*Single Family to Townhome Units*

Phase	Total Units	IZ units
2006	38	3
~2007	51	6
~2008	26	3
~2009	25	4
~2010	22	3
~2011	22	3
~2012	21	3
~2013	36	9
~2014	20	3
~2015	30	7
~2016	15	3

*Mixed Residential*

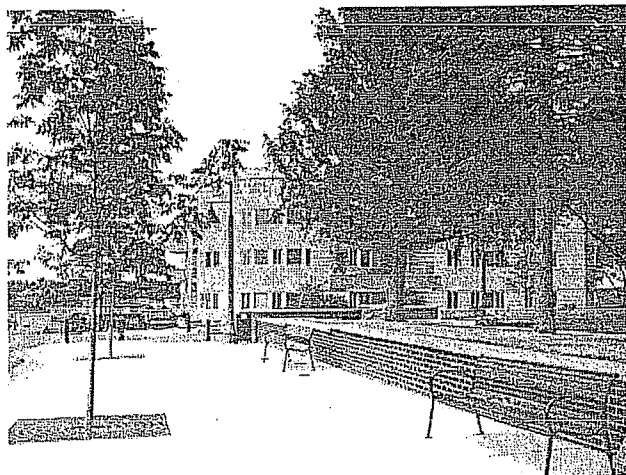
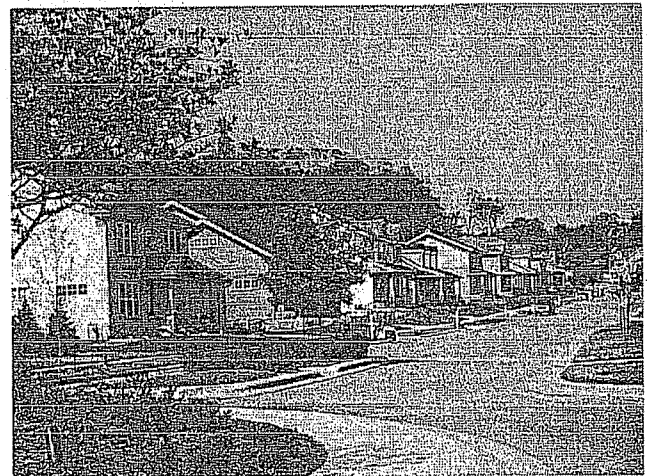
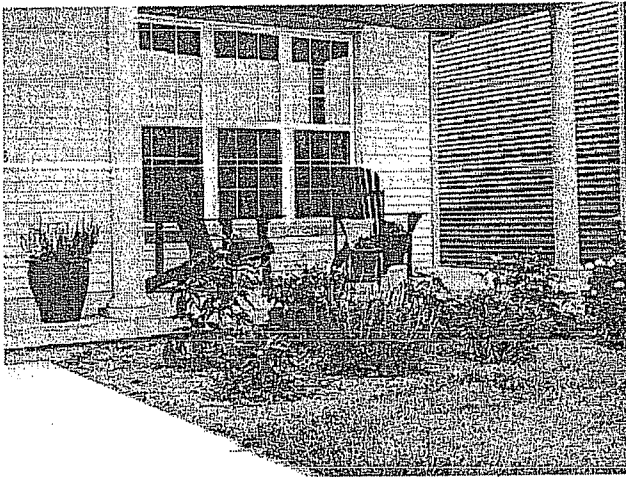
Phase	Total Units	IZ units
****	390	58
Total	696	105

\*Note: The multi-family component north of Watts Road while included here for tracking purposes, will be a separate project and may occur prior to the completion of the project. This multi-family project will be responsible for the completion of a more detailed Inclusionary Zoning Plan as part of the review and approval of the final bulding and site plans.

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# ARCHITECTURAL CHARACTER

The following images are representative of the architectural character and neighborhood aesthetics proposed for this neighborhood.



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Document No.

**1000 OAKS NEIGHBORHOOD  
DECLARATION OF PROTECTIVE COVENANTS,  
CONDITIONS AND RESTRICTIONS**

**CITY OF MADISON, DANE COUNTY, WI.**

Drafted by and return to:  
**Gail Foltman**  
**Veridian Homes**  
**6801 South Towne Drive**  
**Madison, WI 53713**

**PREAMBLE**

See Exhibit B  
(Parcel Identification Numbers)

Declaration made this \_\_\_ day of \_\_\_\_\_, 2005, by VH Land, LLC, a Wisconsin limited liability company (the "**Declarant**").

**WHEREAS**, Declarant is the owner of real property legally described as the Plat of 1000 Oaks (the "Plat") located in the City of Madison, Dane County, Wisconsin, more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, and desires to build thereon a planned development with housing units and shared common property (the "Development"); and

**WHEREAS**, Declarant desires to provide for the maintenance and enhancement of property values and amenities in said Development, and for the preservation of the properties and improvements thereon, as well as for the preservation of said Development's distinctive style, and to prevent the erection, or maintenance of poorly designed or constructed improvements; and

**WHEREAS**, to the above end, Declarant desires to subject said real property, to the covenants, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof; and

**WHEREAS**, Declarant has thought it desirable for the efficient maintenance and preservation of the values of said Development to create an Association to which should be delegated and assigned the powers of owning, maintaining and administering the Common

Property and facilities, as set forth below, and administering and enforcing the covenants and restrictions, and collecting and disbursing the Assessments and charges as hereinafter or in the future created or established, and promoting the health, welfare and recreation of the Development's residents. Declarant will incorporate The 1000 Oaks Homeowners Association, Inc. a non-profit, non-stock corporation, under the laws of the State of Wisconsin (the "Association") for such purposes;

**NOW, THEREFORE,** the Declarant declares that the real property Lots 1-159, and Outlots 1-15 and public and private alleyways legally described and depicted in Exhibit "A", attached hereto and incorporated herein by reference, will and shall be sold, transferred and conveyed subject to the easements, covenants, restrictions, assessments, charges and liens hereinafter set forth.

## **PART A** **ASSOCIATION MATTERS**

### **A-1) Definitions.**

**A)** "Association" shall mean and refer to as 1000 Oaks Homeowners Association, Inc., and its successors and assigns.

**B)** "Common Property" includes all those areas located in the Development which are not contained within a Lot and which are intended for common use or are necessary or convenient to the existence, maintenance or safety of the Development. Common Property may also include any additions thereto designated by the Declarant or the Association in any subsequent amendment to this Declaration, and all improvements located on said property, which are intended to be devoted to the common use and enjoyment of members, Owners and Occupants. Common Property shall further include all public or private alleys, accessways, traffic calming measures, plantings, landscaping islands or boulevards, which the City of Madison is not obligated to maintain. Declarant may, by subsequent amendment or easement, designate parts of certain private lands within the Development as Common Property, rendering the Association responsible for maintenance thereof, without subjecting the same to the ownership provisions contained in Section A-3, below.

**C)** "Declarant" shall mean and refer to VH Land, LLC, a Wisconsin limited liability company, or their successors and assigns.

**D)** "Lot" shall mean and refer to the lands described as 1000 Oaks as described and depicted in Exhibit "A", now owned by Declarant, but which Declarant in the future intends to convey to purchasers who shall thereupon become members of the Association. The term "Property" or "Properties" shall be synonymous with the term Lot.

**E)** "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any of the Properties described in Exhibit "A". A purchaser of any of said Properties by land contract shall be referred to as "Owner" instead of the land contract vendor.

F) "Occupant" shall mean and refer to the occupant of any of the Properties who shall either be an Owner or a lessee who holds a written lease having an initial term of twelve months or more.

G) "Subdivision" shall refer to the lands described in Exhibit "A". The term "Subdivision" is synonymous with the term "Development".

**A-2) Membership and Voting Rights.**

A) **Members.** Declarant will incorporate the Association. Each Owner of a Lot shall automatically become a member of the Association. By acceptance of the Deed or other instrument of conveyance, the Owner(s) of each Lot consent to such Owner's membership in the Association whether or not specified on the deed to the Owner. Membership in the Association is appurtenant to each Lot. Each Owner of a Lot shall automatically be entitled to the benefits and subject to the burdens relating to such membership in the Association. The Association shall have authority to manage the Common Property. Persons or entities, including a land contract vendor, who hold an interest merely as security for the performance of an obligation, shall not be members of the Association. Tenants of Properties who are not Owners shall not be members of the Association. To the extent that Declarant owns any Lot, Declarant shall be a member of the Association until such ownership terminates.

**B) Voting Rights.**

1) Each member shall be entitled to one vote for each Lot owned except as set forth in A-2(B) (2) below.

2) When there is more than one Owner of a Lot, said Owners shall only be entitled to one collective vote for each Lot. There shall be no fractional votes or voting. When there is more than one Owner of any Lot, the vote attributable to such ownership must be cast unanimously by all the Owners of that Lot, or it shall not be considered for any purpose.

C) **Proxies.** Any Member may vote by proxy. All proxies shall be in writing and signed by the Owner or in cases where there is more than one Owner, by all Owners of the Lot.

D) **Articles of Incorporation and By-Laws.** The purposes and powers of the Association and the rights and obligations with respect to the members thereof, shall be governed by the Articles of Incorporation and By-Laws of the Association; provided, however, that such Articles of Incorporation and By-Laws shall be subject to, and shall not contravene, the terms, conditions, benefits and burdens set forth in this Declaration.

E) **First Year's Operating Expenses.** Commencing on the date established for the payment of assessments under Section A-4(B)(1), Declarant shall pay to the Association an amount equal to the estimated operating expenses of the Association for a period of one (1) year, less assessments on Lots owned by Declarant actually paid to the Association for the one (1) year period of time. Said payment may be made in a lump sum or in twelve (12) monthly installments, at Declarant's option. Prior to said date, Declarant shall be solely responsible for payment of all maintenance expenses.

**A-3) Description.**

**A) Responsibility for Assessments.** At the present time, the Declaration is applicable to all Lots located in the Development. Declarant shall turn over to the Association, at the time control is turned over to the Members, any surplus received by the Association of income over expenses. The following table describes the number of assessment units (an "Assessment Unit"), which are assigned to various Lots in the Development based upon their intended use at the present time. The number of Assessment Units for a particular Lot will be divided by the total number of Assessment Units in the Development to arrive at a particular Lot's percentage share ("**Percentage Interest**") of assessments for common area maintenance and other expenses, which the Association is permitted to assess to members under the Declaration. The Declarant shall be responsible for payment of assessments attributable to all Lots owned by Declarant. For the purposes of the following table, a single family residence shall be deemed a Dwelling Unit.

	Use	Number of Assessment Units
1)	Single Family:	One (1) per Dwelling Unit.
2)	Multi-Family Residential Apartments	Seventy-five/100 <sup>th</sup> (075) per Dwelling Unit
3)	Multi-Family Condominiums	Seventy-five/100 <sup>th</sup> (075) per Dwelling Unit
4)	Multi-Family Townhomes/Duplexes	One (1) per Dwelling Unit

**B) Percentage Interest for Condemnation or Insurance Proceeds.** For the purposes of establishing an Owner's percentage of insurance proceeds or condemnation awards in the event any portion of the Common Property is completely destroyed or taken by eminent domain and is not reconstructed, each Owner shall have a percentage interest in the insurance or condemnation proceeds equal to the Percentage Interest of such Owner in the Common Property.

**C) Conveyance, Lease or Encumbrance of Percentage Interest.** Any deed, mortgage, lease or other instrument purporting to convey, encumber or lease for a period of time in excess of one (1) year (a "Lease") any Lot shall be deemed to include the Owner's Percentage Interest in the Common Property and in the insurance proceeds or condemnation awards even though such interest is not expressly described or referred to therein. The conveyance, encumbrance or Lease of an Owner's Percentage Interest in the Common Property independent of the appurtenant Lot and the conveyance, encumbrance or Lease of an appurtenant Lot independent of the Owner's Percentage Interest in the Common Property shall be prohibited.

**D) Ownership.**

1) The Common Property shall be initially owned by the Declarant until conveyed as provided below.

2) At the time of purchase, legal title to a percentage interest in the Common Property shall be deemed conveyed with each lot to an Owner, whether or not specified on the deed to the Owner. Legal title to the percentage interest in the Common Property shall be deemed conveyed with any subsequent conveyance of a Lot whether or



not specifically stated. Taxes, assessments or other charges on the Common Property may be divided according to each Owner's Percentage Interest by the taxing authority or may be an assessment by the Association against each of the Lots in an amount equal to the Percentage Interest attributable to such Lot.

3) The Common Property shall be conveyed to the Association by the Declarant. The Association shall be responsible for the payment of any and all present and future general taxes, assessments or other charges against any portion of the Common Property owned by the Association. General property taxes, assessments and other charges shall be prorated between the Declarant and the Association based on the date of conveyance by the Declarant to the Association.

E) Damage or Destruction of Common Property by Owner. In the event any Common Property is damaged or destroyed by an Owner or any of his guests, lessees, tenants, licensees, agents or member(s) of his family, including pets, said Owner does hereby irrevocably authorize the Association to repair said damage. The Association shall repair and restore any damaged area to its former condition. The amount necessary for said repair shall become a special assessment upon the Property of said Owner.

#### A-4) Maintenance of Common Property

##### A) Maintenance Requirements.

1) Responsible Party. Declarant shall initially provide for the care, operation, management, maintenance and repair of the Common Property, until the Common Property is conveyed as provided herein. After such time, the Association shall provide for the care, operation, management, maintenance and repair of the Common Property and shall keep the Common Property maintained in good and safe condition.

2) General Responsibilities. Maintenance shall include, but not be limited to, responsibility for landscaping and lawn care, trash removal in the alleyways, snow shoveling with particular attention being paid to cross walk ramps and islands, improvements to common areas, upkeep of stormwater management facilities which may include detention basins and drainage swales, common property lighting and/or other common property utility charges and any special street design features or traffic calming features and trash pickup in alleys.

##### 3) Specific Responsibilities.

(a) Traffic Calming Devices. Certain streets within the Property may include special traffic islands and traffic calming measures within the public right-of-way. The 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 special street design features or landscaping are not maintained, the City of Madison will give notice to the Association that it is not being maintained. If the Association does not respond to the notice within sixty (60) days, the City may modify the physical traffic measures to minimize maintenance needs; including replacing landscaped surfaces with asphalt. The 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 or liability of any kind, type or description, related to the maintenance and upkeep of the special traffic measures.

4) In order to carry out its maintenance obligations, the Association may enter into a long-term contract (i.e., no less than ten (10) years) with a reputable property management company ("**Management Company**"), pursuant to which contract the Management Company shall assume the maintenance obligations of the Association as provided herein.

5) Any and all expenses incurred by the Management Company, on behalf of and pursuant to its contract with the Association, in connection with the management and maintenance of the Common Property and administration of the Association shall be deemed to be common expenses ("**Common Expenses**"), including, without limitation, expenses incurred for: landscaping and lawn care; snow shoveling and plowing; trash removal in alleyways; improvements to the Common Property; common grounds security lighting; municipal utility services for Common Property enforcement of this Declaration (including attorneys' fees); and maintenance and management salaries and wages.

**B) Assessments.**

1) The Association, or the Management Company, on its behalf, shall levy annual general assessments ("**General Assessments**") against each Lot beginning \_\_\_\_\_ or the purpose of maintaining a fund from which Common Expenses may be paid. The General Assessments against each Lot shall be assessed according to their Percentage Interests in the Common Property. General Assessments shall be due in advance on the first day of each year, or in such other manner as the Association may set forth in the Bylaws. Any General Assessment not paid when due shall bear annual interest at a rate of ten percent (10%) until paid and, together with interest, collection costs, and reasonable attorneys' fees, shall constitute a lien on the Lot on which it is assessed.

2) The Association, or the Management Company, on behalf of and pursuant to its contract with the Association, may, whenever necessary or appropriate, levy special assessments ("**Special Assessments**") against the Lots for deficiencies in the case of destruction or condemnation, for defraying the cost of improvements to the Common Property or for any other purpose for which the Association and/or the Management Company may determine a Special Assessment is necessary or appropriate for the improvement or benefit of the Subdivision. Special Assessments shall be paid at such time and in such manner as the Association or the Management Company may determine. Any Special Assessment or installment not paid when due shall bear annual interest at a rate of ten percent (10%) until paid and, together with the interest, collection costs and reasonable attorneys' fees, shall constitute a lien on the Lot on which it is assessed.

3) The Association, or the Management Company, on behalf of and pursuant to its contract with the Association, shall have the right to collect all General and Special Assessments and such sums shall constitute a lien on such Lot. The Owner of a Lot, or any portion thereof, shall be personally obligated to pay such charges which were assessed or accrued upon the land owned during the period of Ownership. The Association or the Management Company, on behalf of and pursuant to its contract with the Association, may commence an action against any Owner personally obligated to pay the charges or to

foreclose the lien for such charge against any Lots. Any such foreclosure action may be brought at the Association election, either in the same manner as an action to foreclose a real estate mortgage, or as a proceeding to enforce a statutory maintenance lien as provided in Section 779.70, Wis. Stats., to the extent said Section is applicable. Any lien in favor of the Association/Management Company securing unpaid charges arising by virtue of this Declaration shall be subject and subordinate to the lien of any mortgage whether the mortgage is executed or recorded prior to or after the creation of such lien.

**C) Subordination of the Lien to Mortgages.** The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Property shall not release the assessment lien. However, the sale or transfer of any Property pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessment(s) as to payments which become due prior to such sale or transfer. No sale or transfer pursuant to foreclosure or proceedings in lieu thereof shall relieve such Property from liability from any assessments thereafter becoming due or from the lien thereof.

**D) Joint and Several Liabilities of Grantor and Grantee.** Upon a voluntary conveyance, the grantee of a Property shall be jointly and severally liable with the grantor for all unpaid assessments against the grantor as provided in this Declaration up to the time of conveyance, without prejudice to the grantee's right to recover from the grantor the amount paid by the grantee therefor. However, any such grantee shall be entitled to a statement from the Association setting forth the amount of such unpaid assessment and any such grantee shall not be liable for, nor shall the Property conveyed be subject to a lien for, any unpaid assessments against the grantor pursuant to this Declaration in excess of the amount therein set forth.

## **Part B**

### **Conditions, Covenants and Restrictions**

**B-1) Applicability.** The following provisions in this Part B shall apply to all Lots and Outlots, as described in Exhibit "A" and such other Lots or Outlots as may, in the future, be subjected to this Declaration, as the same may be amended from time to time, by Declarant in the sole exercise of Declarant's discretion.

**B-2) Land Use And Building Type.** Only the following designated uses for Lots and Outlots shall be permitted:

**A)** Lots 4, 8-193, 195-197, 199-203, 205-211, 213, 214, 216-267, 269-280, 282-287 shall be used for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single family dwelling unit not to exceed two and one-half stories in height. Each dwelling unit shall have an attached or detached garage of a size to be approved by the Committee, as that term is defined below. The size of a dwelling unit to be constructed on specific Lots shall not be less than the minimum size to be established hereinafter.

**B)** Lots 1-3, 5-7, 194, 198, 204, 212, 215, 268, 281 shall be used for multi-family residential Purposes, that may include multiple-story buildings either owner or non-owner occupied. Each Owner, by accepting a deed to the Owner's Lot, shall be

conclusively deemed to have consented to such use and to have forever released any right to object to such use.

**C)** Outlots 4, 6, 8, 9, 11 are Public Alleys as shown on the Plat are to be dedicated to the Public. The cost of the maintenance of the Public Alleys shall be the responsibility of the City of Madison except for trash removal as referenced in Section B-16) Notice to Owners, Subparagraph B).

**D)** Outlots 3, 15, 20 shall be used as permanent open area and shall be deemed a part of the Common Property, which the Association is obligated to maintain under Section (A) of the Declaration, the cost of maintenance of said Common Property shall be an assessment against all of the Property in the subdivision in accordance with the Declaration, for so long as such maintenance is necessary or required.

**E)** Outlots 1, 2, 5, 7, 10, 12, 13, 19 as shown on the Plat shall be dedicated to the City of Madison for stormwater management and public pathway purposes.

**F)** Outlot 14 as shown on the Plat shall be dedicated to the City of Madison for park purposes.

**G)** Outlot 17 and 18 shall be used for future development and shall be a separate plat.

Uses, other than the uses set forth in this section B-2, shall not be permitted on the Lots or Outlots, as applicable, without the prior written approval of the Declarant and Committee (defined in Section B-3 below), as appropriate. After Declarant control of the Association has terminated, approval from the Association and the Committee shall be required.

Except as otherwise provided herein, no buildings, other than signs or other structures incidental to the use of any Outlot, which have been approved in advance by the Committee, may be constructed on any Outlot.

All rights-of-way noted on the Plat shall be dedicated as permanent public streets and rights-of-way and shall be improved in accordance with agreements entered into between the Declarant and the municipality in which the Development is located.

**B-3) Architectural Control.** No building shall be erected, placed or altered on any Lot until the construction plans and specifications and a plan showing the location of the structure have been approved by a majority of the Architectural Control Committee (the "**Committee**") as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. There shall be a variation in building elevations on adjacent Lots. Approval shall be as provided below.

**B-4) Dwellings and Landscaping.** The landscaping to be installed on all Lots must meet or exceed the minimum number of points for foundation planting and cumulative total landscaping points, including foundation planting points as set forth hereafter as described in Exhibit C, attached hereto and incorporated herein by reference and further described in the Design Guidelines. The number of points attributable to various elements of the landscaping to be installed shall be determined by reference to Exhibit D, attached hereto and incorporated

herein by reference and further referenced in the Design Guidelines. The structure and the minimum landscaping requirements shall be completed within nine (9) months after issuance of a building permit. All driveways shall be of concrete and shall be installed within nine (9) months after substantial completion of the structure. No outbuilding or accessory building of any nature shall be erected on any Lot with the exception of detached garages approved by the Committee in advance of construction. No above-ground swimming pools shall be permitted. All Lot areas not used as a building site, or under cultivation as a family garden, shall be planted with grass seed or shall be sodded, and shall be maintained on a regular seasonal basis, including mowing of a frequency of not less than once every 14 days during the lawn growing season. Maintenance of all improvements on a Lot shall be performed by the Owner. Maintenance shall include, but not be limited to, watering, pruning and routine fertilizing and mulching of all plantings and plant beds, replacement of dead, dying and/or diseased trees and shrubs, prompt removal of weeds, trash and debris from plant beds and areas adjacent to shrubs and trees so as to keep said landscaping in a healthy, attractive and neat condition.

If the Owner of any Lot, after reasonable notice, fails or refuses to install landscaping as described herein, or maintain it as required above, the Committee, through its duly authorized agents or employees, shall have the right to enter upon said Lot at reasonable hours to perform said landscaping and/or maintenance. The costs of the materials and labor to perform such landscaping and/or maintenance shall be assessed against said Lot in accordance with the terms of Section A-4 (B)(2) above, which assessment may be foreclosed or collected in accordance with the terms hereof or collected as provided herein.

**B-5) Vehicle and/or Equipment Storage.** No inoperable, dilapidated or junk vehicles of any nature may be kept upon any Lot except in a fully enclosed garage. The exterior storage of boats, trailers, travel trailers, campers, motorcycles, recreational vehicles, automobiles or trucks (collectively, without limitation by reason of enumeration "**Equipment**"), of any nature is prohibited whether or not screened from public view. No Equipment shall be parked or stored on lawns. The temporary storage of vehicles in a drive area for the purpose of loading or unloading for a period not to exceed twelve (12) hours is permitted. No commercial vehicles, including trucks, semi-trailers or trailers, may be stored or parked overnight on or in front of said Lots except in an enclosed garage.

**B-6) Construction On Adjoining Lots.** Nothing contained herein shall be construed to prohibit the construction of a residential dwelling or private garage partially on one Lot and partially on an adjoining Lot without regard to side yards between adjoining Lots, provided that all such Lots are owned by the same person or persons.

**B-7) Easements.**

**A)** No structure, planting, or other materials shall be placed or permitted to remain within any easement of record (an "**Easement**") if any, which may damage or interfere with the installation and maintenance of utilities, or which may change, obstruct or retard the flow of water or the direction of such flow through the Easement or through such other drainage channels or swales that may have been created by the Plat or otherwise. The Easements located on each Lot and all improvements therein shall be maintained continuously by the owner of the Lot, except for those improvements for which a public authority or utility company is responsible.

**B)** The Intra-block drainage Easement shall be graded with the construction of each principal structure in accordance with the approved Stormwater Drainage Plan on file with the City Engineer and the Zoning Administration, as amended in accordance with the Madison General Ordinances.

**C)** Certain Lots, defined below, within the Plat are subject to a Joint Driveway Easement and/or Maintenance Agreements, which shall be for driveway purposes as shown on the Plat and will be subject to a Joint Driveway Easement (“**Joint Driveway Easement**”) and/or Maintenance Agreements (“**Maintenance Agreements**”) setting forth the adjoining Lot Owners’ rights to use and obligations to maintain the joint driveway. The configurations of some Lots on the public alleys require that they have a shared driveway. In some cases, that will require one Lot to grant the other an Easement permitting use of the joint portion of the driveway and allocating responsibility for maintenance costs. In other cases, the Lot will only have a Joint Maintenance Agreement (“**Joint Maintenance Agreement**”) allocating responsibility for maintenance of the joint driveway located in the public-right-of-way.

**D)** Public utility easements (five foot (5’) wide unless otherwise noted on the Plat). Utility easements as herein set forth on the Plat are for the use of public and private utilities having the right-of-way to serve the area.

**E)** All lots within this plat are subject to a non-exclusive easement for drainage purposes which shall be a minimum of five feet (5’) in width measured from the property line to the interior of each lot except that the easement shall be ten feet (10’) in width on the perimeter of the Plat. Ts shall not be required on the property lines shared with greenways or public streets.

**B-8) Slope and Swale Areas.**

**A)** The graded slopes and swales as established by Declarant shall remain as permanent. Within these slopes and swales, no structure, planting or other material shall be placed or permitted to remain, or other activities undertaken which may damage or interfere with established slope and swale ratios, create erosion or sliding problems or which may change the direction of flow of drainage channels or obstruct or retard the flow of water through drainage channels. The slopes and swales of each Lot and all improvements in them shall be maintained continuously by the Owner of a Lot, at the Owner’s sole expense, except for those improvements for which a public authority or utility company is responsible.

**B)** In order to control run off, all down spouts and down spout extenders are to drain into a permeable area such as grass or a planting bed.

**C)** Declarant and the City of Madison have agreed to a certain Storm Water Management Plan. In the event of conflict between any plans and such Storm Water Management Plan, the Storm Water Management Plan shall control. Declarant and the Association shall each have the right to enter upon any Lot at any time for the purpose of inspection, maintenance or correction of any drainage condition and the Lot Owner shall be responsible for the cost thereof.

D) Any disputes relating to drainage swales, drainage or other surface water issues, shall be resolved by the Board of Directors of the Association, which may seek the advice of the City Engineer of the City of Madison. The Association shall establish procedures by which such decisions can be heard by the Board of Directors and decided by said Board.

**B-9) Nuisances.** No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or which may have a detrimental effect on the value of other Lots and/or improvements.

**B-10) Temporary Structures.** No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently.

**B-11) Signs.** No sign of any kind shall be displayed to the public view on any Lot except, one professional sign of not more than one square foot, one sign of not more than six square feet advertising the property for sale or rent or signs without regard to size used by the Declarant, a builder or licensed real estate broker to advertise the property during the construction and sales period or to identify the subdivision and/or its Declarant.

**B-12) Animals.** No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. No animal enclosure, house, pen or fences or similar device shall be placed on any Lot without the prior written approval of the Committee which may require special landscaping and screening.

**B-13) Garbage and Refuse Disposal.** No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. No incinerators shall be permitted. Other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No trash, building materials, debris, leaves, lawn clippings, rocks or earth shall be placed in any Outlot.

**B-14) Sight Distance at Intersections.** No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 30" and 72" above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points twenty five (25) feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight-line limitations shall apply on any Lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

**B-15) Mailboxes.** Mailboxes serving homes in the neighborhood, whether individual or multi-gang shall be as determined, and as provided by Declarant at Declarant's sole cost and expense. Damaged or missing mailboxes shall be replaced with a mailbox identical in all respects with that originally provided, at the sole cost and expense of the Owner(s). The location and placement of the mailboxes shall be at the sole discretion of the United States Postal Service.

**B-16) Notices to Owners.** The following information is being put of record in order to give record notice to all Owners, mortgagees and other persons and entities having an interest in the Property:

**A)** Portions of the neighboring property have been approved for multi-family apartments or condominiums. At closing, the deed for each Lot will include an Exhibit A attachment evidencing Owners waiver of objection to such uses. By acceptance of a deed to a Lot, Owners accept such uses and waive any objections to the same.

**B) Public and/or Private Alleys:** Public and/or Private Alleys as shown on the Plat as outlots 4, 6, 8, 9, 11 will be dedicated to the City of Madison. The cost of the maintenance of the Public Alleys shall be the responsibility of the City of Madison. Certain Lots in the Development border public alleys, which are intended to serve as the access to such Lots. Restrictions on the public alleys are summarized as follows:

1) There will be no public trash, leaf or recycled material pick-up service in said alley, but instead, there will be one or more trash pick-up collection points designated by the Declarant to be used by Owners of a Lot bordering the alley in question. Trash pick-up may initially provided by the Association and charged as an expense of the Association, but such arrangement may be changed to provide for public or some other method of trash pick-up at a future time as determined by the Declarant or the Association.

2) Mailboxes for homes located on the public alleys may be clustered at on end of the public alley in question or clustered at various locations along the public street. Location and placement of the mailboxes is the sole discretion of the United States Postal Service.

3) Snow removal, repair and replacement of public alleys will be the responsibility of the City of Madison.

4) Homes with garage access to a public alley are required to have two (2) "coach" lights on each side of the garage door, which will be wired to a photo electric eye for automatic use from dusk to dawn. The lights have been pre-selected by Declarant. There are 4 selections available. It is the Buyer's responsibility to maintain the lights so that they are always operational.

**C) Plantings, flower beds, and entry signs** (including utility installations connected therewith) constructed and installed by Declarant, if any, shall be deemed a part of the Common Area. The Association is obligated to maintain any entry feature; maintenance shall include electrical charges (if any), sign repair and maintenance of the landscaping including mowing of all lawns and grass areas. The cost of maintenance of said Common Property shall be an assessment against all of the Property in the subdivision in accordance with the Declaration, for so long as such maintenance is necessary or required adversely affects the natural flow of surface or underground waters with in the area permitted.



**Part C**  
**ARCHITECTURAL CONTROL COMMITTEE**

**C-1) Membership.** Declarant shall establish an Architectural Control Committee ("Committee") consisting of three (3) members. So long as Declarant has title to any Lot subject to this Declaration, the Committee shall be appointed by Declarant. After Declarant no longer has title to any Lot within the Development or at such earlier time as determined by the Declarant, the initial members of the Committee shall resign and the Association shall elect three (3) Owners to serve on the Committee. At any time, Declarant may elect to surrender the selection of the members of the Committee to the Association.

A majority of the Committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor.

The Committee appointed hereunder shall serve for the time period specified in paragraph C-10, below. Any Committee member may resign prior to said date. Such resignation shall be effective upon receipt. If a resignation shall occur, prior to turning over control of the Committee, then the remaining members of the Committee may appoint a replacement.

**C-2) Architectural Control.** No structure, whether residence, accessory building, tennis court, swimming pool, decks, patios, antenna (whether located on a structure or on a Lot), flag pole, wall, landscaping or other improvements, including exterior colors and materials to be applied to said improvements, shall be constructed, maintained or performed upon any Lot and no alteration or repainting of the exterior of a structure shall be made unless complete Architectural Review Application ("**Application**") depicted in Exhibit F attached hereto and incorporated herein by reference, plans, specification and plot plans therefore shall have been submitted to and approved in writing by a majority of the Committee. Approval shall also be required for location of improvements with respect to topography and finish grade elevation. Said Application, plans, specifications and plot plans shall show the exterior design, height, building materials and color scheme thereof, the location of the structure plotted horizontally and vertically, the location and size of driveways, the plans for required landscaping, and the grading plan. A copy of such Application, plan specifications and plot plans as finally approved shall be deposited with the Committee.

**C-3) Plan Review.** The Committee shall review said Application, plans and specifications as to quality of workmanship and materials, harmony of external design with existing or proposed structures and as to location with respect to topography and finish grade elevation. It is contemplated that the Development will be the subject of a comprehensive, written set of Design Guidelines as set forth herein at Part D. The Committee shall use the guidelines set forth in this Declaration as an aid in exercising its architectural control responsibilities hereunder, but nothing contained herein or therein shall limit the Committee's discretion to grant variances from or make changes to, the guidelines, as they shall determine in the sole exercise of their discretion.

**C-4) Procedure.**

**A)** Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant for the initial approval of a residential structure. Thereafter, said Committee may charge a "request for action" or "approval" fee not to exceed \$50.00 for each such request or approval. The Committee's approval or disapproval, as required in these Covenants, shall be in writing. In the event the Committee fails to approve or disapprove within thirty (30) days after application, plans and specifications or any other matters requiring approval have been submitted to it, the request shall be deemed denied.

**B)** A submission will not be complete, and the thirty (30)-day approval time, as applicable, set forth above shall not commence until all documents required herein have been submitted. All such submissions shall be made to the Committee at the address set forth in this Declaration or to such other address that the Committee may designate.

**C)** The Committee shall have the sole right to reject any application and plans which, in the judgment and sole opinion of a majority of its members are not in conformity with this Declaration; or are not desirable for aesthetic reasons; or are not in harmony with buildings located on the surrounding Lots; or are not in conformity with the general purposes of this Declaration.

**D)** The Committee shall exercise its sole approval authority and discretion in good faith and each Owner, by acceptance of a deed to, or any other interest in, a Lot, agrees to hold the Committee harmless from any perceived discrepancies in the Committee's good-faith performance of its duties. Refusal of approval of plans by the Committee may be based on any grounds, including purely aesthetic grounds, which in the sole discretion of the Committee shall be deemed sufficient.

**E)** The Committee may set its own operating procedures consistent with this Declaration and any limitations hereafter imposed by the Association. The costs of operating the Committee shall be assessed by the Association as Common Property expenses, except as permitted below. The Committee may engage consultants (e.g., architects, engineers or attorneys) either on a general or on a case-by-case basis, and the costs thereof may be charged to an applicant. The members of the Committee shall not draw any compensation for serving thereon but may be reimbursed for expenses incurred in performing their duties. All funds relating to the Committee shall be handled by the Association.

**C-5) Separate City Approval.** Matters which require approval of the Committee may also require approval of the City of Madison. Obtaining approval from the Committee and the City of Madison is solely the responsibility of the Owner desiring approval. Approval of Plans by the Committee shall not be deemed approval by the City of Madison and approval by the City of Madison shall not be deemed approval by the Committee.

**C-6) Records.** Until such time as a replacement Committee is designated, all plans, applications and requests shall be submitted to said Committee at the following address:

1000 Oaks Homeowners Association, Inc.  
Architectural Control Committee

Veridian Homes  
6801 South Towne Drive  
Madison, Wisconsin 53713

**C-7) Committee Liability.** Neither the Committee nor any member thereof shall be liable for damages to any person submitting request for approval or to any Owner of any Lot by reason of any action, failure to act, approval, disapproval or failure to approve or disapprove with regard to such requests. The Committee is not responsible for ensuring that the application and plans submitted by an Owner are in compliance with applicable laws, rules, regulations, ordinances or customary and typical building practices.

**C-8) Indemnification.** Each member or former member of the Committee, together with the personal representatives and heirs of each such person, shall be indemnified by the Association against all loss, costs, damages and expenses, including reasonable attorney's fees, asserted against, incurred by or imposed in connection with or resulting from any claim, action, suit or proceeding, including criminal proceedings, to which such person is made or threatened to be made a party by reason of service as a member thereof, except as to matters resulting in a final determination of gross negligence or willful misconduct on the part of such member. In the event of settlement of such proceeding, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of gross negligence or willful misconduct in the performance of such person as a member in the matter involved. This right of indemnification shall be in addition to all other rights and defenses. All liabilities, losses, damages, costs and expenses incurred or suffered by the Association in connection with this indemnification shall be a Common Property expense. Nothing in this Section C-8 shall be deemed an indemnification of such person with respect to such person's status as an Owner, occupant or otherwise.

**C-9) Variance.** The Committee shall have the power and absolute discretion to authorize a variance from any of the requirements of this Declaration if it finds that the strict application thereof would, in its sole discretion and opinion, result in difficulties or undue hardship to the Lot owner or in the event the architecture of the proposed Lot improvement is such as to present, in its opinion, a particularly pleasing appearance compatible with other houses in the development.

**C-10) Successor to Committee.** Declarant may turn over control of the Committee to the Members of the Association at any time, and shall turn over control when Declarant no longer has any ownership interest in the Property. At such time as Declarant turns over Committee control, the Association's Board of Directors shall designate not less than three (3) or more than five (5) Members of the Association to serve and act as the Committee for all purposes hereunder.

## **Part D**

### **DESIGN GUIDELINES**

#### **D-1) Single Family Dwelling Units.**

**A) Architectural Character.** Architecture within the Development will be developed with a variety of American vernacular architectural styles in mind. These

architectural styles, while not a comprehensive list, will offer a unique mixture of styles for the development, and will be applied with proportions and character in mind. The overall character of the development will be created so that the architectural styles are compatible and the overall cohesion of styles will help foster a unique setting without stifling the architectural creativity on the individual building level, creating a varied but integrated community. The following styles are permitted:

Cottage	Craftsman	Four Square	Farmhouse	Main Street
Prairie	Shingle	Traditional	Victorian	Southern Traditional

The requirements as itemized in the following section will be used as applicable to the context of the specific architectural style. Declarant reserves the right to grant variances in its sole discretion. Where city zoning is more restrictive, such requirements will govern.

**B) Front Porch.** Usable front porches are encouraged as both visual and functional design elements.

1) A usable open front porch is defined as having a minimum depth of 6'-0", and a minimum width of 8'-0".

2) Porch post style should be consistent with the overall architectural style of the home. Minimum standard porch design details include the following; porch posts or alternate per plan, porch balustrades, when provided, of nominal 2" x 2" square wood at a maximum of six inches (6") on center; and newel posts that are of the same design as the base of the column posts. Porch columns and railings shall be painted to match the trim color of the house.

**C) Garage**

1) There shall be a minimum of a two (2) car, 20' x 20' garage per dwelling unit.

2) The maximum garage width exposed on the front elevation shall be no greater than fifty percent (50%) of the overall building width.

3) A front-entry garage cannot project beyond the face of the home or the open porch. For homes without porches adjacent to the garage, the garage face must be set back a minimum of 2'-0" from the front elevation or otherwise comply with the applicable zoning classification requirements.

4) Tandem, split or side entry garages are encouraged for three or four car garages. For 3-car front entry garages, the third stall must have a minimum setback of the greater of two feet (2') from the two-car garage line or as required by compatible roof design. Overall garage width must comply with zoning and design guideline standards.

5) The garage door shall be a raised panel design painted to match the siding on the home. The use of windows in the door, appropriate to the architectural style, is encouraged. The maximum single garage door size should be 8' x 18' is required if on standard plan.

**D) Ornamental Design Elements.**

1) Ornamental design elements, such as dormers, shutters, window wrap

window grids, gable vents, pilasters, pediments, etc., shall be used in a manner consistent with the overall architectural style of the home and with emphasis on elevations exposed to public space.

2) Window wrap or shutters and window grids are required on front and other primary elevations facing a public space. Gable vents, 5" horizontal vinyl trim, and/or eyebrow roofs are required on front elevation gables greater than 10'-0" in width and are encouraged on other gables as deemed appropriate by the Architectural Control Committee.

3) The shutters shall be wood or polystyrene with colors as outlined in the Color Chart established by Declarant for the Development or of other material or color as deemed acceptable by the Architectural Control Committee. Panel or louver design shutters shall be used as appropriate to home materials & style.

4) The window wrap shall be 3½" smooth finish vinyl with colors as outlined in the Color Chart and used with box outs or when part of the standard plan.

5) Gable vents shall be the NuWood triangle or peaked series or equivalent for the front elevation, and side elevations facing a public street, or other design approval by the Architectural Control Committee. Other gable ornamentation as appropriate to architectural style may be allowed or required by the Architectural Control Committee.

**E) Roof/Facias/Soffits/Eaves.**

**1. Roof Standards:**

- a) Roof design must be consistent with the overall architectural style of the home. Roof forms and pitches as established on individual styles may not be altered without approval by the Architectural Control Committee.
- b) Roof material shall be Owens Corning Oakridge 30 architectural shingle or equal as approved by the Committee. Colors shall be as outlined in the approved neighborhood color chart.
- c) Use of an eyebrow roof or projecting gable is required at brick walls not extending into a gable are encouraged, as appropriate, at double gable returns and porch column caps.
- d) Hip roof design, porches or other elements deemed appropriate by the Architectural Control Committee may be used in lieu of specific gable requirements.

**2. Fascia, Soffit and Eave Standards:**

- a) Fascia shall be 6" minimum aluminum with colors as outlined in the Color Chart, wood may be used when appropriate to the architectural style.
- b) Aluminum soffit and eave color shall match fascia
- c) A minimum twelve-inch (12") overhang is required at typical eaves 12

and gable ends. However, six inches (6") is allowable with projections less than 6'-0" in width, such as the fireplace chase and a small bay window, and beyond structure line at open porches.

**F) Exterior Wall Surfaces.**

1) Siding material shall be Wolverine Classic Triple 3 smooth finish or equal as approved by the Committee. Classic double 4.5 or special shapes may be used as appropriate to architectural style. Colors shall be as outlined in the approved neighborhood color chart.

2) Windows may be vinyl; vinyl clad, aluminum clad or wood with colors as outlined in the approved neighborhood color chart.

3) Variation of wall planes on primary elevations is encouraged.

4) Any elevations facing public streets or spaces shall have a minimum of two (2) windows with wrap trim or shutters and window grills as appropriate and one (1) gable vent.

5) The use of brick or stone is encouraged as appropriate to architectural style. When brick is used, it shall be on full wall surfaces from foundation to eaves or on a two-story elevation at least to the second floor windowsill line. When brick is used, a soldier course window heads and rowlock sills are required. Additional details (i.e. projecting belt course and projecting corner accents) are encouraged as appropriate. Stone may be used as full wall surfaces or as a base course to first floor sill line. Brick or stone facing must return a minimum of 2'-4" when terminated at an outside corner.

6) Brick or stone material and color selections shall be as indicated on the Color Chart and harmonious with overall neighborhood palette, as well as with the specific home design.

**D-2) Other Improvements.**

**A) Fences** All fencing must receive prior written approval of the Committee and shall comply with any requirements set out below. The Committee may also require the installation and maintenance of landscape materials for screening and aesthetic purposes. A zoning approval or building permit from the City of Madison may be required to construct fencing. Committee approval does not supercede the need for any municipal approvals or permits.

1) Fencing shall consist of wood and shall be stained or painted. Only two styles of fencing are permitted and are detailed in Exhibits "E-1" and "E-2".

a) All fencing shall be erected finish side out, i.e. pickets on the outside of the rail facing the street or neighboring lot.

b) Posts shall be spaced a minimum of 72" and a maximum of 96" on center. Rails shall be discontinuous and abut into the posts.

- c) Gates are permitted and shall be consistent with the fencing style. All gates shall open into the lot.
- d) Fencing colors shall match the lighter of the home's trim or siding color.

2) Appropriate uses of fencing:

- a) Fencing shall be limited to rear and side yards only.
- b) Fencing shall meet up with the corners of the home or garage and may not project past the front face of home or garage.
- c) Only one fence is permitted along adjoining properties. Corners of adjoining properties fencing shall intersect at common corners.
- d) Fencing at side yards of corner lots may not project past the sideyard setback for that side facing the street. Refer to your survey map to establish side yard setbacks for the side of the lot facing the street.

3) Inappropriate use of fencing:

- a) Fencing in front yards shall not be permitted.
- b) Fencing shall not occur in freestanding segments or be placed arbitrarily.
- c) Fencing shall not meet porch or deck corners.
- d) Fencing shall not interfere with utility equipment. Your utility companies shall be consulted for current requirements and the most restrictive shall apply.

**B) Decks.** All decks must receive prior written approval of the Committee and shall comply with any requirements set out below. The Committee may also require the installation and maintenance of landscape materials for screening and aesthetic purposes. A zoning approval or building permit from the City of Madison may be required to construct a deck. Committee approval does not supercede the need for any municipal approvals or permits.

1) Appropriate deck design shall incorporate the following criteria:

- a) Deck(s) shall be proportionate in size to the footprint of the dwelling
- b) Deck(s) shall be proportionate in length and width
- c) Deck(s) shall not project past the rear or side yard setbacks
- d) Deck(s) at side yards of corner lots may not project past the corner

of the home or garage for that side facing the street.

e) Deck(s) must be stained or painted

2) Inappropriate deck design:

a) Deck(s) in front yards shall not be permitted.

b) Deck(s) shall not occur in freestanding segments or be placed arbitrarily on the lot.

c) Deck(s) shall not interfere with utility equipment. Your utility companies shall be consulted for current requirements and the most restrictive shall apply.

**C) Kennels/Runs.** All dog kennels or dog runs must receive prior written approval of the Committee and shall comply with any requirements set out below. The Committee may also require the installation and maintenance of landscape materials for screening and aesthetic purposes. A zoning approval or building permit from the City of Madison may be required to construct kennels/runs and fencing. Committee approval does not supercede the need for any municipal approvals or permits.

1) Fencing surrounding kennel or run shall consist of wood and shall be stained or painted. Only two styles of fencing are permitted and are detailed in Exhibits "E-1" and "E-2".

a) All fencing shall be erected finish side out, i.e. pickets on the outside of the rail facing the street or neighboring lot.

b) Posts shall be spaced a minimum of 72" and a maximum of 96" on center. Rails shall be discontinuous and abut into the posts.

c) Gates are permitted and shall be consistent with the fencing style. All gates shall open out from the kennel or run.

d) Fencing colors shall match the lighter of the home's trim or siding color.

2) Appropriate placement of kennels or runs:

a) Kennel or run shall be limited to rear yard only and shall be adjacent to the home.

b) Kennel or run shall meet up with the corners of the home or garage and may not project past the face of home or garage.

c) Only one kennel or run is permitted per Lot.

d) Kennels must be oriented with the long side parallel to home.

3) Inappropriate placement of kennels or runs:

a) Kennel or run in front or side yards shall not be permitted.



- b) Kennel or run shall not occur in freestanding segments or be placed arbitrarily on the lot.
- c) Kennel or run shall not meet porch or deck corners.
- d) Fencing shall not interfere with utility equipment. Your utility companies shall be consulted for current requirements and the most restrictive shall apply.

**D) Outbuildings.** No outbuilding, shed or accessory building of any nature shall be erected on any Lot, with the exception of a detached garage that is the only garage on the lot and is approved by the Committee prior to construction. Secondary units (granny flats) above detached garages may be allowed with prior written approval from the ACC.

**E) Antennae/Wind Powered Electric Generators.** No wind powered electric generators, exterior television, radio receiving or transmission antennae, satellite signal-receiving station or dish shall be placed or maintained upon any portion of a Lot without prior-written approval of the Committee.

1) Appropriate antennae or satellite dish placement:

- a) .Only one antennae or satellite dish shall be allowed per lot.
- b) Antennae or satellite dish shall be placed in rear yards or on the rear roofline of home and shall not be visible from curb directly in front of the home.
- c) Antennae or satellite dish shall not project past the upper most roof ridgeline.

2) Inappropriate antennae or satellite dish placement:

- a) Antennae or satellite dish in front or side yards shall not be permitted.
- b) Antennae or satellite dish shall not interfere with utility equipment.

**F) Firewood Storage.** No firewood or woodpile shall be kept on any lot unless it is neatly stacked, placed in the rear yard and screened from street view by plantings or a fence first approved in writing by the Committee.

**G) Solar Collectors.** No active solar collector or apparatus may be installed on any Lot unless such installation is first approved in writing by the Committee, which shall consider the aesthetic and sun reflection effects on neighboring structures. Solar collectors or apparatus installed flat against or parallel to the plane of the roof shall be preferred.

**H) Lighting.** Exterior lighting installed on any Lot shall either by indirect or of such controlled focus and intensity that such lighting will not disturb the residents of adjacent Lots.

I) **Landscaping Requirements.** Pursuant to Section B-4 of the Declaration of Conditions, Covenants and Restrictions, Developer hereby imposes upon all Lots described in Exhibit "A", attached hereto and incorporated herein by reference, the requirement that the Owners thereof install landscaping on such Lots which meets or exceeds the minimum number of points for landscaping set forth in Exhibit "C". The number of points attributable to various elements of the landscaping to be installed shall be determined by reference to Exhibit "D", attached hereto and incorporated herein by reference. All terms, covenants and conditions of Section B-4 of the Declaration of Conditions, Covenants and Restrictions, as amended herein, shall be applicable to the landscaping to be installed pursuant to the terms of this paragraph.

## **Part E**

### **GENERAL PROVISIONS**

**E-1) Term.** This Declaration shall run with the Property and Common Property, and shall be binding on Declarant and all Members and their successors and assigns, and all persons claiming under them for a period of twenty-five (25) years from the date recorded, after which time said Declaration shall be extended automatically for successive periods of five (5) years each unless an instrument signed by a majority of the Members agreeing to change said Covenants in whole or in part or to terminate the same.

**E-2) Enforcement.** The Declarant (or either one of them if more than one), Architectural Control Committee or any Owner shall have the right to enforce by any proceedings at law or in equity all restrictions, conditions and covenants created or imposed herein, against any person or persons violating or attempting to violate any covenant, by any action to either restrain violation or to recover damages, or both including reasonable attorney fees. Failure to enforce any covenant, condition or restriction herein shall in no event be deemed a waiver of the right to do so thereafter. In the event of a violation of this Declaration the Committee shall have the right to assess and collect from the violating party a fine for such violation equal to the greater of (i) the actual damages suffered on account of the violation, or (ii) the sum of \$100.00 per day for each day the violation remains outstanding plus (iii) all costs of collection and enforcement, including actual attorney fees.

**E-3) Severability.** Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

**E-4) Model Homes.** So long as Declarant shall own any Lot in the Development, Declarant shall be permitted to maintain model homes in the Development, including therein a sales office for the purpose of sales and marketing of its homes.

**E-5) Parade of Homes and/or Condominiums.** So long as Developer shall own any Lots in the Development, or condominium units in any condominium located within the Development (collectively a "Lot/Unit"). Developer reserves the right to submit some or all of said Lots/Units as a site for the Parade of Home and/or the Parade of Condominiums of the Madison Area Builders Association (the "Parade"). In the event that some or all of said Lots/Units are selected as a site for a Parade, this Declaration of Protective Covenants,

Conditions and Restrictions shall, as to the Lots/Units enrolled in the Parade, for a limited period of time ending 48 hours after the conclusion of the Parade, be deemed temporarily altered and modified, to the extent necessary, to permit the Madison Area Builders Association to hold its Parade in this Development pursuant to the then current Parade Rules and Checklist of the Madison Area Builders Association. All purchasers of Lots/Units, and/or their successors and assigns, shall take title subject to this specific reservation by the Developer and shall waive all rights to object to violations of this Declaration of Protective Covenants, Conditions and Restrictions by the Developer, the Madison Area Builders Association, or any of the builders or participants in the Parade for the period of the Parade as set forth above, including the closing of any public or private streets in the Parade area. All Lot/Unit owners appoint the Developer their attorney-in-fact to execute all necessary petitions, applications and consents to facilitate said street closings for the Parade.

**E-6) Governing Law.** This Declaration shall be construed and enforced in accordance with the terms of the laws of the State of Wisconsin. The terms of this Declaration are not intended to replace or affect any applicable laws, ordinances, rules or regulations of the City of Madison.

**E-7) Notices.**

1) Notices to Declarant shall be given to Declarant at the following address: 6801 South Towne Drive, Madison, WI 53713.

2) Notices to an Owner of any Lot within the Development shall be given in care of the street address of the Lot.

3) Any party may change its address by written notice given to the other parties. Either party, its successors and/or assigns, may change said addresses by notice properly given hereunder.

**E-8) Amendment.** At any time until Declarant conveys all of the Lots which comprise the entire Property, or turns control of the Association over to its Members, whichever occurs first, Declarant may modify, amend, alter and grant variances to this Declaration without the consent of any Member, Owner or Occupant, their Mortgagees or any other party, including the Association and its Board of Directors.

**E-9) No Waiver.** Whenever a waiver, consent or approval is required or permitted herein, it must be express and in writing; no waiver, consent or approval shall be implied. Failure to enforce any provision of this Declaration shall not operate as a waiver of any such provision or any other provision of this Declaration.

**E-10) Number and Gender.** Whenever used herein, unless the context shall otherwise provide, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

**E-11) Including.** Whenever used herein, the term "including" preceding a list of one or more items shall indicate that the list contains examples of a general principle and is not intended as an exhaustive listing.

**E-12) Captions.** The captions and article and section headings in this Declaration are intended for convenience and reference only and in no way define or limit the scope or intent of the various provisions hereof.

**E-13) Remedies.** All remedies herein are cumulative.

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**IN WITNESS WHEREOF**, the said VH Land, LLC a Wisconsin limited liability Company,  
has caused these presents to be signed and sealed this \_\_\_\_ day of \_\_\_\_\_,  
2005

**VH Land, LLC**

By: \_\_\_\_\_  
Donald A. Esposito, Jr. Assistant Secretary

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )  
  ) ss  
COUNTY OF DANE     )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2005, Donald A. Esposito, Jr. the Assistant Secretary of VH Land, LLC a Wisconsin Limited Liability Company, to me know to be such persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers, by its authority for the purposes therein contained.

Notary Public Dane County, Wisconsin  
My Commission Expires: \_\_\_\_\_

MORTGAGEE'S CONSENT

\_\_\_\_\_ hereby consents to the forgoing Declaration of Conditions, Covenants and Restrictions for the Plat of 1000 Oaks.

BY: \_\_\_\_\_

STATE OF WISCONSIN )  
                                  ) ss  
COUNTY OF DANE     )

Personally came before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named \_\_\_\_\_ To me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public  
Dane County, WI  
My commission expires: \_\_\_\_\_

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**Exhibit "A"**

Certified Survey Map No 4523 and a parcel of land all located in the NW ¼ and the SW ¼ of the NE ¼ of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin

**Plat to be supplied by D & K**

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Exhibit "B"  
251/0708-238-0101-3

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EXHIBIT "C"

Total Minimum Points for Landscaping

Lot(s)	Minimum Points for Foundation Plantings	Total Minimum Points for Landscaping
	300	425
	350	500

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EXHIBIT "D"  
Landscaping Elements

Elements	Point Schedule
A) <i>Small Shade Trees (balled and burlaped)</i> ..... (1.5"-2" caliper at 6" from the roots)	50
B) <i>Medium Shade Trees (balled and burlaped)</i> ..... (2"-3" caliper at 6" from the roots)	100
C) <i>Large Shade Trees (balled and burlaped)</i> ..... (3"-4" caliper at 6" from the roots)	150
D) <i>Extra-Large Shade Trees (balled and burlaped)</i> ..... (4" + caliper at 6" from the roots)	200
E) <i>Ornamental Trees (balled and burlaped)</i> ..... (1.5"-2" caliper at 6" from the roots)	50
F) <i>Small Evergreen Trees</i> ..... (3' to 4.5' when planted)	25
G) <i>Medium Evergree Trees</i> ..... (5' to 6.5' when planted)	50
H) <i>Large Evergreen Trees</i> ..... (7' + when planted)	100
I) <i>Evergreen Shrubs</i> ..... (18" minimum diameter)	20
J) <i>Small Deciduous Shrubs</i> ..... (18" to 35" in diameter)	10
K) <i>Medium Deciduous Shrubs</i> ..... (35" to 60" in diameter)	15
L) <i>Large Deciduous Shrubs (balled and burlaped)</i> ..... (60" or greater in diameter)	25
M) <i>Decorative Retaining Walls</i> ..... (Points are per face foot. Boulders, timbers, and stones only – no concrete walls included.)	10
N) <i>Paver Stone Walks, Paths or Patios</i> ..... (Points per square foot – no driveways included.)	1
O) <i>Planting Beds</i> ..... (Points per square foot – must be decorative stone or mulch.)	1

The final point totals must consist of a balanced variety of the listed elements acceptable to the Architectural Control Committee. Existing vegetation, trees and shrubs may be included in the point totals if they are properly protected and maintained during the construction process and located as such on the landscape plans submitted to the Architectural Control Committee for approval.

FENCE EXHIBITS E1 and E2

EXHIBIT F

ARCHITECTURAL REVIEW APPLICATION

1. Owner(s): \_\_\_\_\_

2. Address: \_\_\_\_\_

3. Home telephone number: \_\_\_\_\_

4. Email address: \_\_\_\_\_

5. General description of alterations being submitted:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Estimated starting date: \_\_\_\_\_

7. Estimated completion date: \_\_\_\_\_

8. Owner(s) hereby acknowledge they are familiar with the Declaration of Protective Covenants, Conditions and Restrictions (the "Restrictions"), as well as, Amendments to the Declaration of Protective Covenants, Conditions and Restrictions ("Amendments"), if any, of the neighborhood.

9. Owner(s) hereby acknowledge and agree to honor all deadlines, if any, for completion of improvements referenced herein as established by the Architectural Control Committee (the "Committee").

10. Owner(s) agree to store construction materials on the above referenced property only, and will bear the cost of repairing any damages caused to any such other areas for non compliance.

11. Owner(s) agree to remove all unused materials from public view within seven (7) days following the completion of any work.

12. Owners hereby acknowledge in the event the Committee fails to approve or disapprove within thirty (30) days after the application and related documents requiring approval have been submitted, the application will be deemed denied. Submission will not be complete, and the thirty (30) day approval time, shall not commence until after all documents required herein have been submitted.

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**Required Exhibits and Supporting Documentation**

The documents listed below must accompany all application for Committee approval. Failure to submit the proper documents to the Committee will be considered incomplete and will be returned as unapproved.

1. Paint or stain colors: A sample of the color(s) intended to be used, along with existing paint colors on the home that will remain unchanged must be provided. Note: A photo of existing paint colors is an acceptable alternate to samples of existing colors.
2. Finish materials: A written description and/or sample of all finish material to be used for exterior modification must be provided.
3. Site plan or plot plan: A site plan or plot plan, drawn to scale, showing the location and dimension of the proposed alternations, including orientation with respect to the property lines, must be provided for applications, including but not limited to decks, patios, walls, storage sheds, fences, gazebos and any structural additions to the home.
4. Architectural drawing and/or landscape plans: Complete detailed architectural drawings or plans must be provided for, including but not limited to decks, storage sheds, fences, gazebos and structural addition to the home, as well as surrounding landscaping or topography changes of the lot
5. Contractors' estimate/proposal/plans: Bids receive may include the majority of the above described requirements. You may attach these documents to the application to be submitted. The cost listed may be deleted as the Committee is not interested in the cost of the improvement.
6. Additional exhibits: Additional exhibits may be required in order to permit adequate evaluation of the proposed changes. Feel free to contact the Committee for guidance prior to submission of application if in doubt.

**NOTICE GIVEN TO OWNERS**

1. Nothing contained herein shall be construed to represent those alterations to lots or buildings in accordance with these plans shall not violate any of the provision of the Building and Zoning Codes established by the municipality, to which the property is subject to. Further, nothing contained herein shall be construed as a waiver or modification of said Restrictions.
2. Nothing contained herein shall be construed to represent those improvements, as approved by the Committee, are buildable.
3. Where required, appropriate building permits shall be obtained for the municipality prior to construction. Nothing contained herein shall be construed as a waiver of said requirement.

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Initials \_\_\_\_\_

4. Owner(s) is made aware and agrees that no work on this request will begin until written approval from the Committee.
5. Owner(s) agrees and grants express permission to the Committee to enter on the Owner's property at a reasonable time to inspect the project, during and after construction.
6. Owner(s) is made aware that any approval is contingent upon the completion of the alteration in a workmanlike manner and in accordance with the approved plan and specification of said alterations.
7. Owner(s) is made aware that any alterations not approved by the Committee will result in a written notification from the Committee and Owner(s) agree to bring the property back into compliance within a specified time as determined by the Committee. Further, Owner(s) are aware and agree that any legal expenses associated therewith will be the sole responsibility of the Owner(s).

OWNER SIGNATURE \_\_\_\_\_ Date \_\_\_\_\_

OWNER SIGNATURE \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION SUBMITTAL**

1. Please mail or deliver two (2) copies of the application and supporting documents to 1000 Oaks Homeowners Association Architectural Control Committee, % Veridian Homes, 6801 South Towne Drive, Madison, WI 53713.
2. Do not include original documents as they may not be returned. All pages submitted must be legible copies. Faxed submissions are not acceptable.
3. Owner must sign, if signature line is provided, or initial any page not signed indicating that you have read and agree to the requirements and notices given that are contained within the Exhibit F submittal form.

**APPLICATION REVIEW**

- Approved
- Not Approved
- Approved as noted (see comments)
- Additional Information needed (see comments)

**COMMENTS/REQUIREMENTS FOR APPROVAL**

- Copy of building permit required
- Copy of land survey required
- Color samples required
- Other information required:

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Comments from Committee Member:

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Committee Member Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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**PART 1 – DEVELOPMENT INFORMATION:**

**Project or Plat** 1000 Oaks Neighborhood (Great Neighborhoods)

**Project Address:** 702 South Point Road **Project Area (in acres):** 120

**Developer:** Great Neighborhoods West, LLC. **Representative:** Don Esposito

Street Address: 6801 South Town Drive City/State: Madison, Wisconsin Zip: 53713

Telephone: 608.226.3100 Fax: 608.226.0600 Email: desposito@veridianhomes.com

**Agent, If Any:** 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

**PART 2 – PROJECT CONTENTS:**

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family	247		29		247 <sup>211</sup>	
Duplexes	2		16		18	
Multi-Family	11		1		12	
<b>TOTAL</b>	260		46		306	

**PART 3 – AFFORDABLE HOUSING DATA:**

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI					19	27	45 <sup>6</sup>
Anticipated Sale Price					TBD	TBD	TBD
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							
Maximum Monthly Rent Price							

**PART 4 – DWELLING UNIT COMPARISON:**

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:				81	170				16	29
Minimum Floor Area:				1,150	1,270				1,150	1,270
Rental Units With:										
Minimum Floor Area:										

CONTINUE →

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**PART 5 – INCENTIVES:** Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

Incentive	MAP	Incentive	MAP
<input type="checkbox"/> Density Bonus (varies by project)	3	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input checked="" type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund of \$5000 for up to 50% of on-site affordable units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____			

**PART 6 – WAIVER:** The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within **one mile** of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, **please mark this box**  and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

**PART 7 – APPLICANT’S DECLARATION:**

The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting comments.

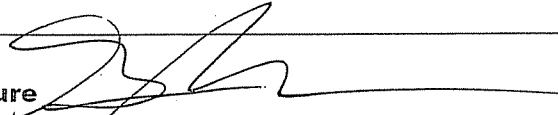
Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	X		
Proportion of attached and detached IDU units is similar to Market rate.	X		
Mix of IDUs by bedroom size is similar to market rate.	X		

CONTINUE →

Standards for Inclusionary Dwelling Units (IDUs) [continued]	Will Comply	Will not comply	Additional comments
IDUs are dispersed throughout the project.	X		
IDUs are to be built in <b>phasing</b> similar to market rate.	X		
<b>Pricing</b> fits within Ordinance standards	X		
Developer offers security during <b>construction phase</b> in form of deed restriction.	X		
Developer offers <b>enforcement</b> for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.		X	
Developer describes marketing plan for IDUs.	X		
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	X		
Terms of sale or rent.	X		Will comply at time of sales
	Yes	No	Additional comments
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.		X	
Developer has requested waiver for off-site or cash payment.		X	
Developer has requested waiver for reduction of number of units.		X	
Other:			

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → August 23, 2005
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → September 8, 2005
- The applicant notified Alderperson Skidmore of District 9 of this development proposal in writing on: → August 17, 2005
- The applicant also notified NA of the \_\_\_\_\_ neighborhood in writing on: → Not Applicable
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

**Applicant Signature**



**Date** September 21, 2005

**Printed Name** Brian Munson

**Phone** 608.255.3988

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**PART 1 – DEVELOPMENT INFORMATION:**

**Project or Plat** 1000 Oaks Neighborhood (Pellett Development)

**Project Address:** 702 South Point Road **Project Area (in acres):** 120

**Developer:** Pellett Development, LLC. Representative: Josh Pellett

Street Address: 702 South Point Road City/State: Verona Wisconsin Zip: 53593

Telephone: 608.833.0482 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**Agent, If Any:** 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

**PART 2 – PROJECT CONTENTS:**

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family		TBD				
Duplexes						
Multi-Family	TBD	TBD	TBD	TBD	59	
<b>TOTAL</b>	TBD	TBD	TBD	TBD	390	

**PART 3 – AFFORDABLE HOUSING DATA:**

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI				TBD	TBD	TBD	TBD
Anticipated Sale Price					TBD	TBD	TBD
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI			TBD	TBD			
Maximum Monthly Rent Price			TBD	TBD			

**PART 4 – DWELLING UNIT COMPARISON:**

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Minimum Floor Area:	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Rental Units With:	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Minimum Floor Area:	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

CONTINUE →

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**PART 5 – INCENTIVES:** Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

Incentive	MAP	Incentive	MAP
<input type="checkbox"/> Density Bonus (varies by project)	3	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund of \$5000 for up to 50% of on-site afford-able units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____			

**PART 6 – WAIVER:** The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within **one mile** of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, please mark this box  and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

**PART 7 – APPLICANT’S DECLARATION:**

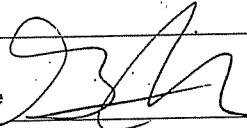
The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting comments.

Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	X		
Proportion of attached and detached IDU units is similar to Market rate.	X		
Mix of IDUs by bedroom size is similar to market rate.	X		

CONTINUE →

Standards for Inclusionary Dwelling Units (IDUs) [continued]	Will Comply	Will not comply	Additional comments
IDUs are dispersed throughout the project.	X		
IDUs are to be built in <b>phasing</b> similar to market rate.	X		
<b>Pricing</b> fits within Ordinance standards	X		
Developer offers security during <b>construction phase</b> in form of deed restriction.	X		
Developer offers <b>enforcement</b> for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.		X	
Developer describes marketing plan for IDUs.	X		
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	X		
Terms of sale or rent.	X		Will comply at time of sales
	Yes	No	Additional comments
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.		X	
Developer has requested waiver for off-site or cash payment.		X	
Developer has requested waiver for reduction of number of units.		X	
Other:			

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → August 23, 2005
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → September 8, 2005
- The applicant notified Alderperson Skidmore of District 9 of this development proposal in writing on: → August 17, 2005
- The applicant also notified NA of the \_\_\_\_\_ neighborhood in writing on: → Not Applicable
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

**Applicant Signature**  **Date** September 21, 2005

**Printed Name** Brian Munson **Phone** 608.255.3988

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# 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](http://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 \$4250 Receipt No. 64687  
Date Received 9-21-05  
Received By KW  
Parcel No. 0708-283-0101-3  
Aldermanic District Ag  
GQ Eng held  
Zoning District Ag  
**For Complete Submittal**  
Application  Letter of Intent   
IDUP  Legal Descript.   
Plan Sets  Zoning Text   
Alder Notification  Waiver \_\_\_\_\_  
Nbrhd. Assn Not. N/A Waiver \_\_\_\_\_  
Date Sign Issued \_\_\_\_\_

**1. Project Address:** 702 South Point Road **Project Area in Acres:** 120 Acres

**Project Title (if any):** 1000 Oaks Neighborhood

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

<input checked="" type="checkbox"/> <b>Zoning Map Amendment</b> (check only ONE box below for rezoning and fill in the blanks accordingly)			
<input checked="" type="checkbox"/> Rezoning from <u>Ag</u>	to <u>See Attached</u>	<input type="checkbox"/> Rezoning from _____	to <u>PUD/PCD-SIP</u>
<input type="checkbox"/> Rezoning from _____	to <u>PUD/PCD-GDP</u>	<input type="checkbox"/> Rezoning from <u>PUD/PCD-GDP</u>	to <u>PUD/PCD-SIP</u>
<input type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests (Specify):</b> _____	

**3. Applicant, Agent & Property Owner Information:**

Applicant's Name: Don Esposito Company: Great Neighborhoods West, LLC  
Street Address: 6801 South Town City/State: Madison, Wisconsin Zip: 53713  
Telephone: (608) 226.3100 Fax: (608) 226.0600 Email: desposito@veridianhomes.com  
Project Contact Person: Brian Munson Company: \_\_\_\_\_  
Street Address: 120 East Lakeside Street City/State: Madison, Wisconsin Zip: 53726  
Telephone: (608) 255.3988 Fax: (608) 255.0814 Email: bmunson@vandewalle.com  
Property Owner (if not applicant): See Attached  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

**4. Project Information:**

Provide a general description of the project and all proposed uses of the site: See Attached

Development Schedule: Commencement 2006 Completion TBD

CONTINUE →



**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:** \$ 4,250 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](mailto: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 Pioneer Neighborhood 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:

Alderman Skidmore, 9th District (August 16, 2005), Neighborhood Association not applicable

*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 Brad Murphy Date 8.22.05 | Zoning Staff Kathy Voeck Date 8.23.05

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

Printed Name Brian Munson Date September 21, 2005

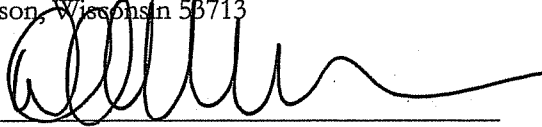
Signature  Relation to Property Owner Agent

Authorizing Signature of Property Owner SEE ATTACHED Date \_\_\_\_\_

1000 Oaks Neighborhood  
Property Owner's Signature Page

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Great Neighborhoods West, LLC.  
6801 South Town Drive  
Madison, Wisconsin 53713

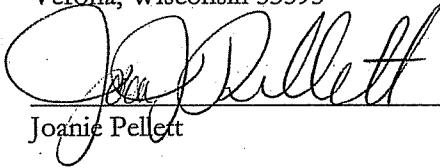


Don Esposito, Assistant Secretary

9-15-05

Date

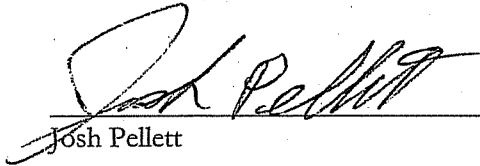
Pellett Development, LLC  
702 South Point Road  
Verona, Wisconsin 53593



Joanie Pellett

9-20-05

Date



Josh Pellett

9-20-05

Date

City of Madison  
Pioneer Neighborhood  
Development Plan

Map 7  
Transportation Plan

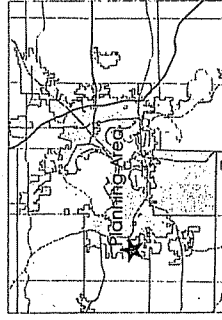
Street Functional Classification

- Arterial Streets
- Major Collector Streets
- Minor Collector Streets
- Local Streets

Transit & Paths

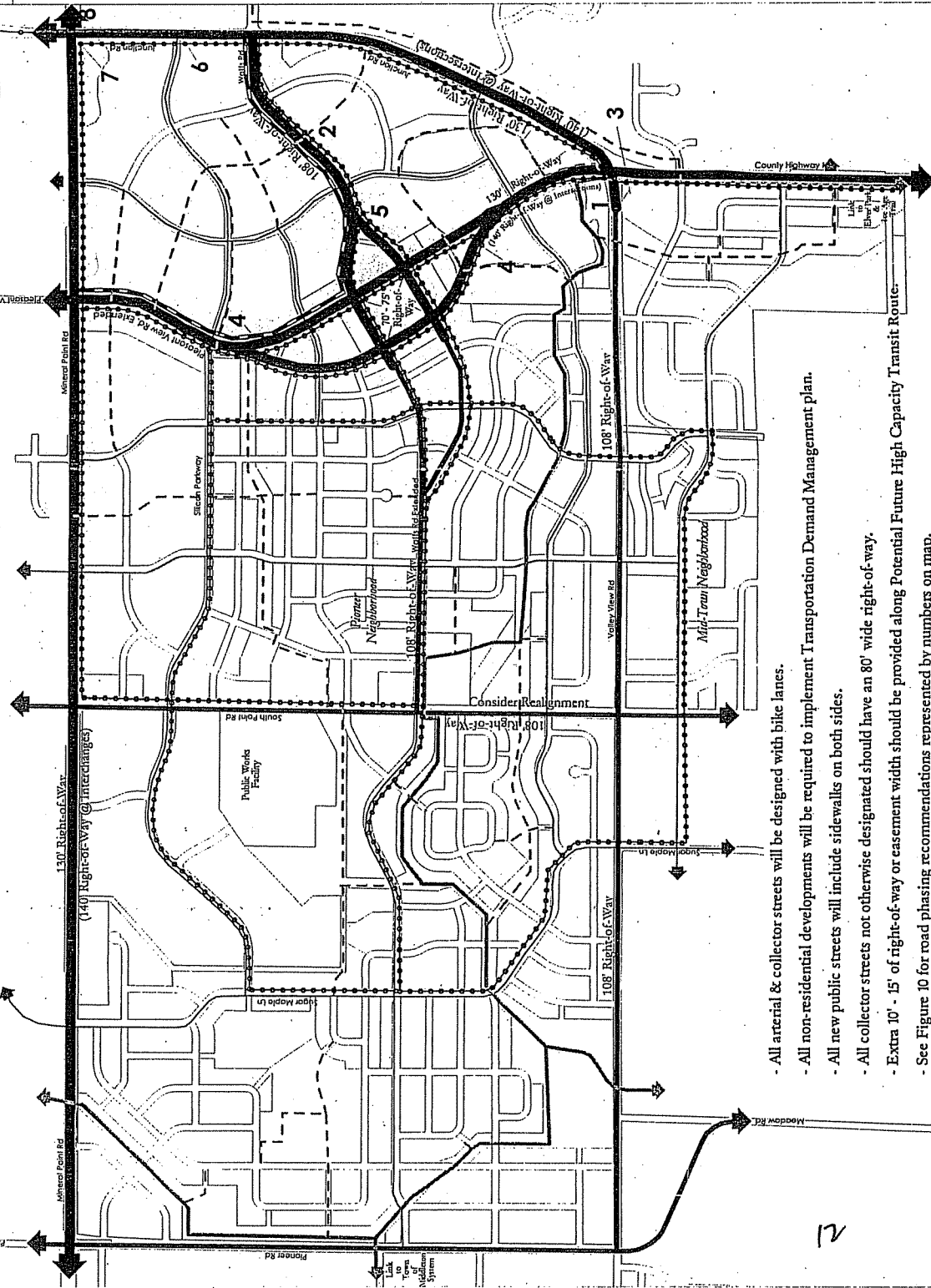
- Existing Bus Routes
- Future Bus Transit Route Possibilities
- Potential Future High Capacity Transit Route
- Proposed Regional Multi Use Paths
- Proposed Local Paths, Trails, and Crossings

# Recommended Phase A Transportation Projects  
(see Figure 10 in Plan Document)

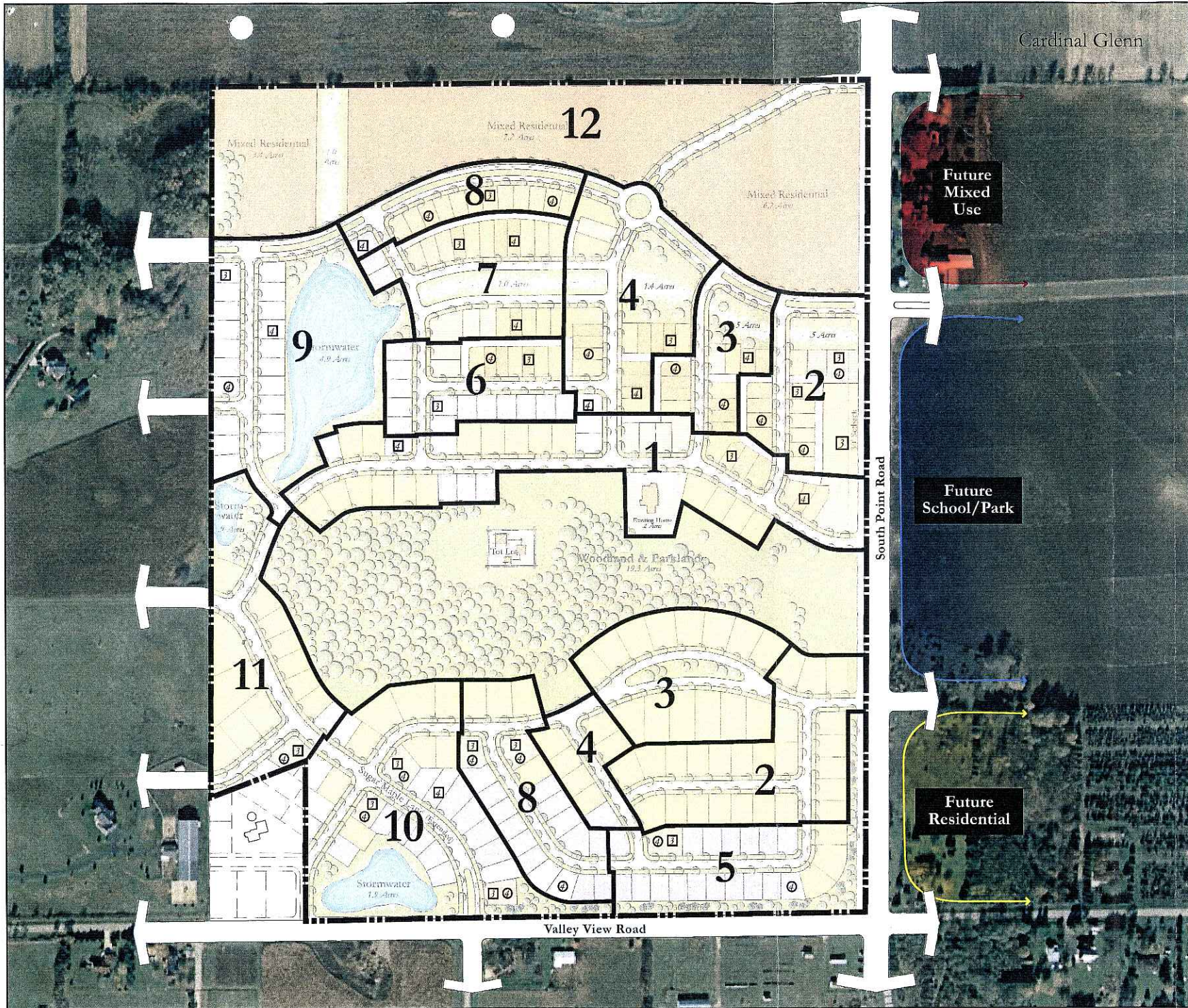


April 2004

Source: Planning Department - Date: 1/10/2001.  
Public Works Department - Date: 1/10/2001.  
Other Information - V&A Site Inventory & Study Associates 2001.



- All arterial & collector streets will be designed with bike lanes.
- All non-residential developments will be required to implement Transportation Demand Management plan.
- All new public streets will include sidewalks on both sides.
- All collector streets not otherwise designated should have an 80' wide right-of-way.
- Extra 10' - 15' of right-of-way or easement width should be provided along Potential Future High Capacity Transit Route.
- See Figure 10 for road phasing recommendations represented by numbers on map.



# 1000 OAKS

Madison, Wisconsin

## Phasing Plan/Inclusionary Zoning Plan

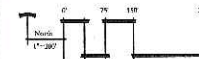
54 - Lot Number  
 ⓪ - Number of Bedrooms  
 — AMI Percentage

### Single Family IZ Units:

□ 80% AMI	18 Units
○ 70% AMI	11 Units
Mansion Duplex:	
□ 70% AMI	8 Units
□ 80% AMI	8 Units
4 Four Bedroom Units	29 Units
3 Three Bedroom Units	16 Units

### Multi-Family IZ Units (PUD-GDP):

Townhomes:	
□ 80% AMI	1 Units
Mixed Residential:	
80% AMI	TBD
70% AMI	TBD
60% AMI	TBD
50% AMI	TDB



Vandewalle & Associates  
 © 2005

Created: 5.31.05 Revised: 6.21.05, 6.30.05, 7.28.05, 8.31.05, 9.21.05

# 1000 OAKS

Madison, Wisconsin

## Concept Plan



<b>Single Family (Alley Loaded) - 34%</b>		<b>92 Units</b>
	37' x 95'	23 Units
	45' x 80'	32 Units
	45' x 95'	25 Units
	51' x 95'	12 Units

<b>Single Family (Street Accessed) - 66%</b>		<b>182 Units</b>
	51' x 100'	4 Units
	59' x 85'	89 Units
	69' x 100'	60 Units
	80' x 120'	28 Units
	Existing House	1 Unit

**Subtotal 274 Units**

<b>Multi Family</b>		<b>420 Units</b>
	Duplexes	18 Units
	Town Homes	12 Units
	Mixed Residential	390 Units

**Total Units 694 Units**

	<b>Parks &amp; Open Space</b>	<b>19.6 Acres</b>
	<i>Required Park Dedication</i>	<i>13.8 Acres</i>
	<i>~ 1100 Sq. Ft. @ 292 SF/Unit - 7.4 Acres</i>	
	<i>~ 700 Sq. Ft. @ 408 SF/Unit - 6.5 Acres</i>	
	<b>Stormwater</b>	<b>12.1 Acres</b>

Future Mixed Use

Future School/Park

Future Residential

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