

April 28, 2025

Meagan Tuttle Planning Division City of Madison 215 Martin Luther King, Jr. Blvd. Madison, WI 53710-2985

RE: Reiland Grove Neighborhood Rezoning Request

Veridian Homes is pleased to submit the following request for the Reiland Grove Neighborhood, a new mixed residential neighborhood on Madison's growing east side. This proposal seeks to implement the City goal of creating vibrant walkable neighborhoods through the implementation of attainable & market rate housing ranging from detached alley single family to "missing middle" townhomes.

Applicant

VH 902 Reiner, LLC. 6801 South Town Drive Madison, WI 53713 Matt Brink Phone: 608.226.3100 mbrink@veridianhomes.com

Property Owners

VH 902 Reiner, LLC. 6801 South Town Drive Madison, WI 53713 CAH CO Reiner LLC 6350 Pederson Crossing Boulevard Deforest, WI 53592

Hovde Realty INC 122 West Washington Avenue Madison, WI 53703

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax 247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631 www.vandewalle.com

Design Team

Engineering: D'Onofrio Kottke 7539 Westward Way Madison, WI 53717

Dan Day Phone: 608.833.7530 <u>dday@donofrio.cc</u> *Planning:* Vandewalle & Associates 120 East Lakeside Street Madison, WI 53715

Brian Munson Phone: 608.609.4410 bmunson@vandewalle.com

Existing Condition

Notifications:	Alder Field DAT Presentation Demolition Notification Neighborhood Meeting	February 6, 2025 February 20, 2025 April 2, 2025 April 3, 2025
NDP Plan Designations:	Housing Mix 1 (AVG 6 du/care) Housing Mix 2 (AVG 12 du/care Housing Mix 3 (AVG 20 du/care Housing Mix 4 (AVG 35 du/care Public Park Other Open Space)
Neighborhood Plan:	Northeast Neighborhood (2009)
Comprehensive Plan:	Low Residential (LR) Low-Medium Residential (LMR) Medium Residential (MR) Parks and Open Space (P)	
Neighborhood Association:	None	
Aldermanic District:	District 3: Field	
Existing Zoning:	AG	
Total Acreage:	149.657 acres	
Parcels: 0810-354-0098-6 0810-354-0099-4 0810-354-0097-8	602 Reiner Road 902 Reiner Road 6004 Commercial Avenue	

Request

Rezone existing parcels from AG to AG, TR-P and TR-U1.



Project Summary

The Reiland Grove Neighborhood creates a new residential addition to the growing east side of the City of Madison. Designed to offer housing options from first time homeowners with moveup, move-down, and luxury price points in detached single family, twin homes, and "missing middle" townhomes, this neighborhood offers future residents a unique and vibrant place to call home. Reflective of the adopted Northeast Neighborhood Plan, this project seeks to couple the vision of the City with the opportunity of the site.

Carriage Lane Accessed Single Family

Carriage lane homes offer a variety of home styles and price points for first time home buyers or downsizers. These homes, accessed by a rear loaded garage, are designed with diverse architectural styles and reduced setbacks which create a unique pedestrian focused streetscape that emphasize a human-based scale and texture.

Conventional Single Family

Conventional single-family homes within the neighborhood offer housing options from entry level/first time homebuyers, to luxury, and downsizer opportunities. These homes are designed with garage/home proportions and garage setbacks that focus the architecture on the front door/front façade of the home with setbacks to the garage components to create a more pedestrian oriented streetscape.

Attached Single Family (Twin Homes)

Twin homes within the neighborhood include floor plans and configurations with both flat site and tuck under parking, alley and street accessed garages, owner occupied market rate options, and unique senior oriented components. The attached for sale homes diversify the housing price points while offering attached product choices. The senior targeted "Haven Series" twin homes further diversify the housing options in the project and offer home ownership with a range of support services such as snow removal, lawn care, and other condominium like services, without the complications of condominium ownership models.











Veridian Homes

Attached Single Family (Townhomes)

Townhomes offer attached single family residential options with each unit being designed as individual for-sale lots. These units create key missing middle housing and scale transitions to the multi-family housing. Townhome designs include both flat site and tuck under formats with 2-3 story massing and residential character.

Agriculturally Zoned Parcels

Several parcels, to be retained by the seller, will be zoned Agricultural (AG) and classified as oulots for future development. These parcels will be platted parcels but will require a future rezoning application prior to implementation.

Parks & Open Space

Parks & open space components within the neighborhood deliver a centrally located active park with connections to the region through a network of paths and sidewalks.

Stormwater Management

Distributed stormwater management systems are placed within each of the sub-watersheds to address both water volume and quality to address the stormwater needs of the neighborhood.

Mail Delivery

Mail delivery within the neighborhood will utilize centralized box units (CBU's) in 12 and 16 slot units. Design and placement of these units will work to create several centralized hubs where feasible and some dispersed units with a goal of reducing the number of locations within the neighborhood and creating central community collection points.

Phasing

The project will be built in 8-12 phases starting in the southwest portion of the property and proceeding in multiple steps out over the course of the next 10-15 years.











Unit Summary

Single Family (TR-P)		
Conventional Single Family	2	69 x 100
	22	65 x 100
	52	59 x 100
	23	51 x 100
Alley Single Family:	66	31 x 95
	68	37 x 95
	31	45 x 95
Two-Family Twin (TR-P)		
Attached Single Family		
Market Rate Alley Flat Site	132	
Market Rate Alley Tuck Under	22	
Haven Alley Flat Site	18	
Haven Conventional	52	
Townhomes (TR-U1)		
Alley Townhomes Flat Site	44	
Alley Townhomes Tuck Under	16	
Total Project Units:	548	
iotai i ioject officj.	240	

TR-P Requirements

- Three residential housing types exist within the TR-P section of the neighborhood (Single Family Street Accessed, Single Family Alley Accessed, Two-family). Additional housing types (single family attached townhomes) are included within the project in other zoning districts
- Attached single family housing comprises 41% of the units within the neighborhood.
- All units within the project are located within 1/4 mile of existing or planned public or common open spaces
- Proposed lot configuration and uses are designed to meet the dimensional requirements of the TR-P district.

TR-P Site Design Standards

Open Space

The neighborhood is served by a centrally located park, as recommended by the Northeast Neighborhood, as well as the existing Canter Park to the west of Felland Road. The project is seeking 6.4 acres of park dedication credit and anticipates paying the remaining requirement as a fee-in-lieu of dedication.

The "Haven Park" parcel within the project will be owned and maintained as private open space but available for use by the general public. This parcel is seeking public dedication credit, per the City Madison Ordinances MGO 16.23(8)(f)(8), but will be privately installed and maintained. The Home Owners Association (HOA) will be responsible for maintaining this space and are precluded from restricting access.



Oper	i space Dedication chart	
OL	Park	Requested Dedication Credit
3	Private Open Space	1.0 acres
4	Dedicated to the Public for Park Purposes	5.4 acres
	Total	6.4 acres

Open Space Dedication Chart

Street Layout

The neighborhood is served by a strong grid of neighborhood scaled streets, sidewalks, and offstreet connections, including the extension of all adjoining street rights of way. The streets within the neighborhood are designed to meet the standards of the City of Madison Green Streets Policy and are scaled to reflect the adjoining land uses and overall street network needs.

Setbacks

Building setbacks within the neighborhood will be per the TR-P Zoning District standards.

Building Design

Building design within the neighborhood will go through a review process with the neighborhood Architectural Review Committee (ARC). The ARC is tasked with guiding the creation of diverse architectural approaches throughout the neighborhood. Review criteria include site plan/landscape plan configurations, building massing & composition, building orientation and interaction with adjoining streets & uses, and application of appropriate durable materials.

DIMENSIONAL STANDARDS

Building placement will meet the dimensional standards as described in the TR-P Zoning District.

ARCHITECTURAL STYLE

Architecture within the neighborhood will be developed with a variety of American vernacular architectural styles.

MASSING

Rhythms

In architectural composition, rhythm refers to the regular use of recurrence of building elements. These elements consist of features such as, but not limited to, window locations, columns and piers. Rhythm solidifies the building design and ensures that the overall composition of building elements is balanced.

Roofline Articulation

The roof form establishes the character of a home and terminates the building. Bays and gables are encouraged to break-up the massing of the home into smaller or intimate components. Selection of an appropriate roof form will vary depending on the architectural style.

 Hipped and gabled roofs with a symmetrical pitch shall run between 5:12 and 12:12, as appropriate to architectural style.



- Shed roofs pitched between 5:12 and 7:12 shall be attached to an adjacent building wall and shall not be utilized freestanding buildings. Shed dormers shall have a 3:12 pitch and be utilized only on appropriate styles.
- Hipped and shed porch roofs shall have a pitch between 3:12 and 6:12.
- Roof overhangs may vary from a minimum of 6" to a maximum of 30".

HEIGHT

- Building heights with the TR-P will follow the guidance of the zoning district
- Partially exposed basements shall not constitute a story.

APPROPRIATE WALL MATERIALS

All materials shall be properly utilized based on the precedents of the architectural style of the building.

WALL SIDING/SURFACING

- Brick
- Clapboard Siding
- Cement Board Siding / Composition Siding / Vinyl Siding
- Half-Timbering
- Cast Stone
- Stone
- Stucco and Exterior Insulated Finish System (EIFS)
- Wood, Composition, vinyl or Cement Shingle Siding

DECKS

Decks shall be located only in rear or side yards. Portions of decks visible from the street or projecting in such a manner that it is visible from the front yard, shall be screened with appropriate fencing or landscaping.

PORCHES AND STOOPS

Usable front porches are encouraged as both visual and functional design elements. Minimum dimensions for a usable porch are 6'0" deep and 6'0" wide exclusive of access to front entry.



Exhibits:

Notifications Property Legal Description Zoning Legal Descriptions Northeast Neighborhood NDP (Full) Northeast Neighborhood NDP (Site) Existing Conditions Illustrative Plan Zoning Plan Conceptual Phasing Plan Park Context Map Park & Open Space Plan Right-of-Way Widths Street Cross Sections



T <u>LOT AREA TABLE</u> Area SF 233524 143155	Lot Area SF 1 10009 2 5717 3 5781	Lot Area SF 101 3515 102 4275 103 3515	<u>LOT ARE</u> Lot Area SF 203 5652 204 3515 205 3515	<u>TABLE</u> Lot Area SF 303 2689 304 2612 305 2613	Lot Area SF 403 2945 404 2945 405 2945	Lot Area SF 503 3752 504 4179 505 3182	
17913 97469 44471 184137	3 5787 4 6768 5 6855 6 8212 7 8552	103 3515 104 3515 105 6372 106 4702 107 5846	205 3515 206 3515 207 3515 208 4275 209 4275	305 2613 306 2613 307 2612 308 2612 309 2613	405 2945 406 3515 407 5728 408 5795 409 3515	505 5102 506 2755 507 2613 508 2613 509 2613	
6527 4811 143320	8 5900 9 5900 10 7224	108 4859 109 4298 110 3856 111 4375	210 4275 211 4275 212 3515 213 4275	310 2613 311 2612 312 2612 313 2612	410 3515 411 3515 412 3515 413 4275	510 2613 511 2612 512 2613 513 2755	
407696 170974 393043	11 7101 12 7014 13 5100 14 6477	111 4275 112 3515 113 4275 114 4275	213 4275 214 5606 215 3752 216 2090	313 2612 314 2612 315 2612 316 2612	413 4275 414 4275 415 4275 416 5457	513 2755 514 2755 515 2755 516 2755	
377061	15 9199 16 5100 17 8552 18 3522	115 4275 116 3515 117 4275 118 3515	217 2090 218 2090 219 2090 220 3265	317 2612 318 2613 319 2612 320 3039	417 3715 418 2837 419 3029 420 3698	517 2755 518 3489 519 3489 520 2755	
	19 3045 20 2887 21 2888	119 4275 120 4702 121 5367	221 3299 222 2090 223 2090	321 2753 322 2000 323 2000	421 3471 422 2775 423 2755	521275552227555232755	
	22 2888 23 2887 24 2888 25 2888	122 3515 123 2945 124 2945 125 3515	224 5130 225 4249 226 2442 227 2442	324 2000 325 2000 326 2000 327 2000	424 2755 425 2755 426 2755 427 2755	524 2755 525 2612 526 2613 527 2612	
	26 2888 27 2887 28 2887 29 2888	126 2945 127 2945 128 2945 129 3515	228 2442 229 2442 230 3330	328 2000 329 2000 330 2000	428 2755 429 2755 430 2755	528 2613 529 2612 530 2612 531 2755	
	29 2888 30 2888 31 2887 32 3045	129 3515 130 4275 131 4275 132 5476	231 3330 232 2442 233 2442 234 2442	331 2000 332 2000 333 2000 334 2000	431 2755 432 2755 433 2755 434 3182	532 3182 533 4102 534 1980	
	33 3045 34 3045 35 3522 36 3182	133 5937 134 4275 135 4275 136 4275	235 2442 236 4286 237 2755 238 3194	335 2000 336 2000 337 2000 338 2000	435 4179 436 3753 437 3182 438 3183	535 1980 536 1980 537 1980 538 1980	
	37 2755 38 2755 39 2755 40 2755	137 4275 138 3515 139 4275 140 3515	239 3194 240 2939 241 3262 242 3648	339 2000 340 2002 341 2813 342 2352	439 3182 440 3183 441 3182 442 3183	539 1980 540 2430 541 2430 542 1980	
	40 2155 41 2755 42 2755 43 2755	140 5315 141 4275 142 5937 143 9033	242 5040 243 3385 244 4265 245 5979	343 4570 344 2160 345 2123	443 3183 444 3183 445 4151	543 1980 544 1980 545 1980	
	 44 2755 45 2755 46 2755 47 2755 	144 6389 145 5900 146 6500 147 6500	246 4275 247 4275 248 2945 249 2945	346 2099 347 2091 348 2565 349 2565	446 3445 447 3800 448 6699 449 4600	546 1980 547 1980 548 4102	
	48 2755 49 2767 50 2862	148 6708 149 6245 150 5900	250 3515 251 3515 252 2945 253 2945	350 2090 351 2090 352 2090 353 2090	450 4600 451 4600 452 4600		
	51 6048 52 8429 53 7980 54 8085	151 8000 152 7117 155 9570 156 9928	253 2945 254 3515 255 3515 256 3515	353 2090 354 2090 355 2090 356 2565	453 4600 454 4600 455 4600 456 5612		
	55 8190 56 8294 57 8650 58 8494	157 8582 158 7391 159 6489 160 6026	257 3515 258 2945 259 3515 260 4275	357 2565 358 2090 359 2090 360 2090	457 5005 458 5005 459 5005 460 5005		
	59 7766 60 7677 61 6511	161 6578 162 8309 163 7316	261 4275 262 5367 263 6028	361 2090 362 2090 363 2090	461 5005 462 5005 463 5005		
	62 8333 63 5661 64 6549 65 5661	164 5870 165 5075 166 5074 167 5075	264 5252 265 3933 266 3696 267 3559	364 3700 365 3182 366 2755 367 2755	464 5005 465 5005 466 5592 467 7971		
	66 6549 67 7949 68 11230 69 6952	168 5870 169 5870 170 6352 171 6500	268 2946 269 3515 270 2945 271 3515	368 2755 369 2755 370 2996 371 3230	468 3752 469 3182 470 3182 471 3182		
	70 6549 71 5661 72 5661	172 6952 173 5870 174 5871 175 5034	272 2945 273 3515 274 2945 275 7515	372 3563 373 4195 374 4774	472 3182 473 3182 474 3182 475 3482		
	73 6549 74 7494 75 7440 76 4702	175 5074 176 5074 177 10069 178 6852	275 3515 276 2945 277 3515 278 2945	375 4742 376 4122 377 3525 378 5302	475 3182 476 3182 477 3182 478 3183		
	77 3515 78 4770 79 4921 80 3515	179 5100 180 5900 181 5900 182 5900	279 4275 280 4275 281 4702 282 4702	379 3039 380 2613 381 2612 382 2613	479 3753 480 4179 481 4179 482 3752		
	81 4709 82 10730 83 6254	183 5100 184 5100 185 6922	283 4275 284 3515 285 3515	383 2613 384 2647 385 2833	483 3753 484 3753 485 3182		
	84 5406 85 6254 86 6585 87 8700	186 5900 187 6907 188 6837 189 5900	286 2945 287 2945 288 3515 289 3515	386 8198 387 8214 388 3559 389 3515	486 3182 487 3752 488 3753 489 3752		
	88 5406 89 5406 90 5406 91 6254	190 5701 191 3515 192 4275 193 3515	290 2945 291 2945 292 3515 293 3515	390 2945 391 2945 392 2945 393 3515	490 3753 491 3752 492 3752 493 3753		
	92 5406 93 5300 94 4702 95 3515	194 3515 195 2945 196 3515 197 3515	294 2945 295 3678 296 4834 297 5020	394 3515 395 3515 396 4702 397 4702	494 6369 495 5500 496 4170 497 3812		
	96 3515 97 4275 98 3515	198 3515 199 3515 200 3515	298 4921 299 3039 300 2923	398351539929454002945	498 3752 499 3753 500 3752		
EYOR'S CERTIFIC,		201 3515 202 5652	301 2946 302 2946	401 2945 402 4275	501 3753 502 3752		
Visconsin Statu ey accurately de rcel of land loc n, Range 10 Eas	tes and the subdivision elineates the exterion cated in the NW1/4 of	on regulations of the r boundaries of the pr the SE1/4, NE1/4 of t e County, Wisconsin to	eby certify that, in c City of Madison, I hav eliminary plat describ he SE1/4, SE1/4 of SE1 p-wit:	e conducted a survey ed as follows:	of Reiland Grove and	that this	
ce S89°23′36"W, ce NO1°42′41"E, ce NOO°49′57"E, 4;	2179.79 feet along th 608.09 feet; thence S 117.91 feet along sai	ne South line of said 889°37′50"W, 457.14 fee d West line to the So	SE1/4; at to the West line of uth line of the North ast line of the North (500 feet of the West			~
Southeast 1/4; ce NOO°49′57"E, feet; ce NOO°49′57"E,	193.09 feet said East 449.63 feet;) feet of the West 290				
	1285.26 feet along so 1316.53 feet along th r of Woods Farm; 1316.68 feet along th	aid West line to the C he South lines of Lots he South line of Woods	enter of said Section 3 and 4, Certified Su Farm to the East 1/4 a	vey Map No. 13755 an corner of said Sectio	5	on thereof to	'92 E W
ce N89°24′47"E, Southwest corner ce N89°22′52"E,	-	në last linë ot saia si	-174 to the point of D	9g i nn i ng .			
ce N89°24′47"E, Southwest corner ce N89°22′52"E, ce S00°57′10"W, aining 149,657 c	of April, 2025		and the second sec				
ce N89°24′47"E, Southwest corner ce N89°22′52"E, ce S00°57′10"W, aining 149,657 c	of April, 2025		BRETT T.				
ce N89º24'47"E, Southwest corner ce N89º22'52"E, ce SOOº57'10"W, aining 149.657 c d this 28th day	of April, 2025	urveyor, S-2742	STOFFREGAN S-2742 MADISON, WISCONSIN OSLIDNE		LEGEND FOUND 1" PIPE		
ce N89°24'47"E, Southwest corner te N89°22'52"E, te SOO°57'10"W, aining 149.657 d d this 28th day t T. Stoffregand t T. Stoffregand Soutlot Designation	Professional Land S	Purposes	STOFFREGAN S-2742 MADISON,	■ ∡ ●			_
ce N89°24'47"E, Southwest corner ce N89°22'52"E, ce SOO°57'10"W, dining 149.657 c d this 28th day t T. Stoffregan t T. Stoffregan c d - Dedicated to a - Private Alle A - Dedicated to b - Private Oper b - Dedicated to b - Private Oper b - Dedicated to b - Dedicated to b - Private Oper b - Dedicated to b - Dedicated to	Professional Land S or the Public for Park of the Public for Store ey. Public Utility Ea of the Public for Store of the Public for Store of the Public for Store	Purposes m Water Management sement over entire Out m Water Management	STOFFREGAN S-2742 MADISON, WISCONSIN SURVE	▲ ○	FOUND 1" PIPE FOUND 2" PIPE FOUND 3/4" REBAF FOUND 1-1/4" REE FOUND MAG NAIL PLACED 3/4"X18" 1.5 LBS/FT	AR REBAR	
ce N89°24'47"E, Southwest corner ce N89°22'52"E, ce SOO°57'10"W, dining 149.657 c d this 28th day TT. Stoffregan tT. Stoffregan d - Dedicated to a - Private Alle A - Dedicated to b - Private Oper C - Dedicated to a - Reserved for B - Reserved for B - Reserved for C - Reserved for C - Reserved for C - Reserved for C - Reserved for C - Reserved for C - Reserved	Professional Land S of the Public for Park of the Public for Store ey. Public Utility Ea of the Public for Store of the Public for Store of future development of the Public for Store of the Public for Store of future development of future development of future development	Purposes m Water Management sement over entire Out m Water Management m Water Management m Water Management	STOFFREGAN S-2742 MADISON, WISCONSIN SURVE	 <td>FOUND 1" PIPE FOUND 2" PIPE FOUND 3/4" REBAR FOUND 1-1/4" REE FOUND MAG NAIL PLACED 3/4"X18" 1.5 LBS/FT RECORDED AS INFO DEDICATED TO THE</td><td>AR REBAR IRMATION FPUBLIC</td><td>_</td>	FOUND 1" PIPE FOUND 2" PIPE FOUND 3/4" REBAR FOUND 1-1/4" REE FOUND MAG NAIL PLACED 3/4"X18" 1.5 LBS/FT RECORDED AS INFO DEDICATED TO THE	AR REBAR IRMATION FPUBLIC	_
ce N89°24'47"E, Southwest corner ce N89°22'52"E, ce SOO°57'10"W, dining 149.657 c d this 28th day TT. Stoffregan tT. Stoffreg	Professional Land S of the Public for Park of the Public for Store ey. Public Utility Ea of the Public for Store of the Public for Store of future development of future development	Purposes m Water Management sement over entire Out m Water Management m Water Management m Water Management re subject to minimum	and maximum building	▲ ○ () DTTP /////// SS- 	FOUND 1" PIPE FOUND 2" PIPE FOUND 3/4" REBAF FOUND 1-1/4" REE FOUND MAG NAIL PLACED 3/4"X18" 1.5 LBS/FT RECORDED AS INFO DEDICATED TO THE CORPORATE LIMITS CITY OF MADISON SANITARY SEWER WATER MAIN	AR REBAR IRMATION FPUBLIC	
ce N89°24'47'E, Southwest corner ce N89°22'52'E, ce SOO°57'10'W, dining 149.657 c d this 28th day f T. Stoffregan t T. Stoffregan t T. Stoffregan d - Dedicated to 2 - Dedicated to 3 - Private Alle 4 - Dedicated to 5 - Private Oper 5 - Dedicated to 7 - Reserved for 8 - Reserved for 9 - Dedicated to 10 - Reserved for 11 - Reserved for 12 - Reserved for 12 - Reserved for 13 - Reserved for 13 - Reserved for 14 - Reserved for 15 - Dedicated to 15 - Dedicated to 16 - Reserved for 17 - Reserved for 18 - Reserved for 19 - Dedicated to 10 - Reserved for 10 - Reserved for 13 - Reserved for 13 - Reserved for 13 - Reserved for 14 - Reserved for 15 - Dedicated to 15 - Dedicated to 16 - Dedicated to 17 - Reserved for 18 - Reserved for 19 - Dedicated to 19 - Dedicated to 10 - Reserved for 10 - Reserved for 10 - Reserved for 10 - Reserved for 11 - Reserved for 12 - Reserved for 13 - Reserved for 14 - Reserved for 15 - Dedicated to 15 - Dedicated to 16 - Dedicated to 17 - Reserved for 18 - Reserved for 19 - Dedicated to 19 - Dedicated to 10 - Reserved for 10 - Reserved for 10 - Reserved for 10 - Reserved for 10 - Reserved for 11 - Reserved for 12 - Reserved for 13 - Reserved for 14 - Reserved for 15 - Reserved for 16 - Dedicated to 17 - Reserved for 18 - Reserved for 18 - Reserved for 19 - Dedicated to 10 - Reserved for 10 - Reserved for 10 - Reserved for 10 - Reserved for 10 - Reserved for	Professional Land S of the Public for Park of the Public for Store ey. Public Utility Ea of the Public for Store of the Public for Store of future development of future development	Purposes m Water Management sement over entire Out m Water Management m Water Management m Water Management re subject to minimum he rear property line.	and maximum building	С () DTTP /////// SS- SS- ST- ОН	FOUND 1" PIPE FOUND 2" PIPE FOUND 3/4" REBAR FOUND 1-1/4" REE FOUND MAG NAIL PLACED 3/4"X18" 1.5 LBS/FT RECORDED AS INFO DEDICATED TO THE CORPORATE LIMITS CITY OF MADISON SANITARY SEWER	AR REBAR DRMATION : PUBLIC : OF THE ES	
ce N89°24'47'E, Southwest corner ce N89°22'52'E, ce SOO°57'10'W, aining 149.657 of d this 28th day f T. Stoffregan t T. Stoffregan t T. Stoffregan f - Dedicated to 2 - Dedicated to 3 - Private Alle 4 - Dedicated to 5 - Private Oper 6 - Dedicated to 7 - Reserved for 8 - Reserved for 9 - Dedicated to 10 - Reserved for 11 - Reserved for 12 - Reserved for 12 - Reserved for 13 - Reserved for 14 - Dedicated to 15 - Dedicated to 15 - Dedicated to 16 - Dedicated to 17 - Reserved for 18 - Reserved for 19 - Dedicated to 10 - Reserved for 10 - Reserved for 10 - Reserved for 13 - Reserved for 13 - Reserved for 14 - Reserved for 15 - Dedicated to 15 - Dedicated to 16 - Dedicated to 17 - Reserved for 18 - Reserved for 19 - Dedicated to 19 - Dedicated to 10 - Reserved for 10 - Reserved for 10 - Reserved for 11 - Reserved for 12 - Reserved for 13 - Reserved for 14 - Dedicated to 15 - Dedicated to 15 - Dedicated to 16 - Dedicated to 17 - Reserved for 18 - Reserved for 19 - Dedicated to 10 - Reserved for 10 - Reserved for	Professional Land S Professional Land S to the Public for Park to the Public for Store the Public Utility Ea the Public for Store the Public for Sto	Purposes m Water Management sement over entire Out m Water Management m Water Management m Water Management re subject to minimum he rear property line. nless noted. 32, Outlots 1-9 533-548.	and maximum building	С () DTTP /////// SS- SS- ST- 	FOUND 1" PIPE FOUND 2" PIPE FOUND 3/4" REBAR FOUND 1-1/4" REE FOUND MAG NAIL PLACED 3/4"X18" 1.5 LBS/FT RECORDED AS INFO DEDICATED TO THE CORPORATE LIMITS CITY OF MADISON SANITARY SEWER WATER MAIN STORM SEWER OVERHEAD UTILITA	AR REBAR DRMATION : PUBLIC : OF THE ES	
ce N89°24'47'E, Southwest corner ce N89°22'52'E, ce SOO°57'10'W, aining 149.657 of d this 28th day	Professional Land S ions: b the Public for Park b the Public for Storn ey. Public Utility Ea b the Public for Storn r future development r future development or future development or future development or future development or future development or future development 63-266, 495 and 496 a re 70' and 85' from th City of Madison. n radii are 15 feet un - Lots 1-214, 237-5 1 - Lots 215-236 and o remain A until deve alle and Assoc. 02 Reiner, LLC einer, LLC	Purposes m Water Management sement over entire Out m Water Management m Water Management m Water Management re subject to minimum he rear property line. nless noted. 32, Outlots 1-9 533-548.	and maximum building	▲ ○ () DTTP /////// 	FOUND 1" PIPE FOUND 2" PIPE FOUND 3/4" REBAF FOUND 1-1/4" REE FOUND MAG NAIL PLACED 3/4"X18" 1.5 LBS/FT RECORDED AS INFO DEDICATED TO THE CORPORATE LIMITS CITY OF MADISON SANITARY SEWER WATER MAIN STORM SEWER OVERHEAD UTILITA TELECOMMUNICATIO GAS MAIN FENCE MANHOLE STORM SEWER INLE POWER POLE	AR REBAR RMATION PUBLIC OF THE ES N LINE	
ce N89°24'47'E, Southwest corner ce N89°22'52'E, ce SOO°57'10'W, aining 149.657 c d this 28th day f T. Stoffregand t T. Stoffregand t T. Stoffregand t T. Stoffregand t T. Stoffregand t - Dedicated to 2 - Dedicated to 3 - Private Oper 6 - Dedicated to 5 - Private Oper 6 - Dedicated to 7 - Reserved for 8 - Reserved for 9 - Dedicated to 10 - Reserved for 11 - Reserved for 12 - Reserved for 12 - Reserved for 13 - Reserved for 14 - Reserved for 15 - Reserved for 16 - Dedicated to 17 - Reserved for 18 - Reserved for 19 - Dedicated to 19 - Dedicated to 10 - Reserved for 11 - Reserved for 12 - Reserved for 12 - Reserved for 13 - Reserved for 14 - Reserved for 15 - Reserved for 16 - Reserved for 17 - Reserved for 18 - Reserved for 19 - Dedicated to 19 - Dedicated to 10 - Reserved for 10 - Reserved for 10 - Reserved for 10 - Reserved for 11 - Reserved for 12 - Reserved for 13 - Reserved for 14 - Reserved for 15 - Reserved for 16 - Dedicated to 17 - Reserved for 18 - Reserved for 19 - Dedicated to 19 - Dedicated to 10 - Reserved for 10 - Reserved for	Professional Land S ions: b the Public for Park b the Public for Storn ey. Public Utility Ea b the Public for Storn r future development o the Public for Storn or future development or future development or future development or future development or future development of uture development 63-266, 495 and 496 a re 70' and 85' from th City of Madison. n radii are 15 feet un - Lots 1-214, 237-5 1 - Lots 215-236 and o remain A until deve alle and Assoc. 02 Reiner, LLC	Purposes m Water Management sement over entire Out m Water Management m Water Management m Water Management re subject to minimum he rear property line. nless noted. 32, Outlots 1-9 533-548.	and maximum building	 ▲ ○ () DTTP 2////// 	FOUND 1" PIPE FOUND 2" PIPE FOUND 3/4" REBAR FOUND 1-1/4" REE FOUND MAG NAIL PLACED 3/4"X18" 1.5 LBS/FT RECORDED AS INFO DEDICATED TO THE CORPORATE LIMITS CITY OF MADISON SANITARY SEWER WATER MAIN STORM SEWER OVERHEAD UTILITA TELECOMMUNICATIO GAS MAIN FENCE MANHOLE STORM SEWER INLE	AR REBAR RMATION PUBLIC OF THE ES N LINE	
ce N89°24'47'E, Southwest corner ce N89°22'52'E, ce SOO°57'10'W, aining 149.657 c d this 28th day f T. Stoffregand t T. Stoffregand t T. Stoffregand t T. Stoffregand t T. Stoffregand t - Dedicated to 2 - Dedicated to 3 - Private Oper 6 - Dedicated to 5 - Private Oper 6 - Dedicated to 7 - Reserved for 8 - Reserved for 9 - Dedicated to 10 - Reserved for 11 - Reserved for 12 - Reserved for 12 - Reserved for 13 - Reserved for 14 - Reserved for 15 - Reserved for 16 - Dedicated to 17 - Reserved for 18 - Reserved for 19 - Dedicated to 19 - Dedicated to 10 - Reserved for 11 - Reserved for 12 - Reserved for 12 - Reserved for 13 - Reserved for 14 - Reserved for 15 - Reserved for 16 - Reserved for 17 - Reserved for 18 - Reserved for 19 - Dedicated to 19 - Dedicated to 10 - Reserved for 10 - Reserved for 10 - Reserved for 10 - Reserved for 11 - Reserved for 12 - Reserved for 13 - Reserved for 14 - Reserved for 15 - Reserved for 16 - Dedicated to 17 - Reserved for 18 - Reserved for 19 - Dedicated to 19 - Dedicated to 10 - Reserved for 10 - Reserved for	Professional Land S ions: b the Public for Park b the Public for Storn ey. Public Utility Ea b the Public for Storn r future development o the Public for Storn or future development or future development or future development or future development or future development of future development of future development 63-266, 495 and 496 a re 70' and 85' from th City of Madison. n radii are 15 feet un - Lots 1-214, 237-5 1 - Lots 215-236 and o remain A until deve alle and Assoc. 02 Reiner, LLC einer, LLC alty, Inc.	Purposes m Water Management sement over entire Out m Water Management m Water Management m Water Management re subject to minimum he rear property line. nless noted. 32, Outlots 1-9 533-548.	and maximum building	▲ ○ () DTTP 2////// 	FOUND 1" PIPE FOUND 2" PIPE FOUND 3/4" REBAR FOUND 1-1/4" REE FOUND MAG NAIL PLACED 3/4"X18" 1.5 LBS/FT RECORDED AS INFO DEDICATED TO THE CORPORATE LIMITS CITY OF MADISON SANITARY SEWER WATER MAIN STORM SEWER OVERHEAD UTILITA TELECOMMUNICATIO GAS MAIN FENCE MANHOLE STORM SEWER INLE POWER POLE GYE WIRE TRAFFIC SIGNAL	AR REBAR PRMATION PUBLIC OF THE ES IN LINE	
ce N89°24'47'E, Southwest corner ce N89°22'52'E, ce SOO°57'10'W, aining 149.657 c d this 28th day f T. Stoffregand t T. Stoffregand t T. Stoffregand t T. Stoffregand t T. Stoffregand t - Dedicated to 2 - Dedicated to 3 - Private Oper 6 - Dedicated to 5 - Private Oper 6 - Dedicated to 7 - Reserved for 8 - Reserved for 9 - Dedicated to 10 - Reserved for 11 - Reserved for 12 - Reserved for 12 - Reserved for 13 - Reserved for 14 - Reserved for 15 - Reserved for 16 - Dedicated to 17 - Reserved for 18 - Reserved for 19 - Dedicated to 19 - Dedicated to 10 - Reserved for 11 - Reserved for 12 - Reserved for 12 - Reserved for 13 - Reserved for 14 - Reserved for 15 - Reserved for 16 - Reserved for 17 - Reserved for 18 - Reserved for 19 - Dedicated to 19 - Dedicated to 10 - Reserved for 10 - Reserved for 10 - Reserved for 10 - Reserved for 11 - Reserved for 12 - Reserved for 13 - Reserved for 14 - Reserved for 15 - Reserved for 16 - Dedicated to 17 - Reserved for 18 - Reserved for 19 - Dedicated to 19 - Dedicated to 10 - Reserved for 10 - Reserved for	Professional Land S ions: b the Public for Park b the Public for Storn ey. Public Utility Ea b the Public for Storn r future development o the Public for Storn or future development or future development or future development or future development or future development of future development of future development 63-266, 495 and 496 a re 70' and 85' from th City of Madison. n radii are 15 feet un - Lots 1-214, 237-5 1 - Lots 215-236 and o remain A until deve alle and Assoc. 02 Reiner, LLC einer, LLC alty, Inc.	Purposes m Water Management sement over entire Out m Water Management m Water Management m Water Management re subject to minimum he rear property line. nless noted. 32, Outlots 1-9 533-548.	and maximum building	▲ ○ () DTTP 2////// SS - 	FOUND 1" PIPE FOUND 2" PIPE FOUND 3/4" REBAR FOUND 1-1/4" REE FOUND MAG NAIL PLACED 3/4"X18" 1.5 LBS/FT RECORDED AS INFO DEDICATED TO THE CORPORATE LIMITS CITY OF MADISON SANITARY SEWER WATER MAIN STORM SEWER OVERHEAD UTILITA TELECOMMUNICATIO GAS MAIN FENCE MANHOLE STORM SEWER INLE POWER POLE GYE WIRE TRAFFIC SIGNAL HYDRANT WELL SEPTIC VENT	AR REBAR PRMATION PUBLIC OF THE ES IN LINE	
ce N89°24'47'E, Southwest corner ce N89°22'52'E, ce SOO°57'10'W, aining 149.657 c d this 28th day	Professional Land S ions: o the Public for Park o the Public for Storn ey. Public Utility Ea o the Public for Storn r future development o the Public for Storn or future development or future development or future development or future development of future development 63-266, 495 and 496 a re 70' and 85' from th City of Madison. n radii are 15 feet un - Lots 1-214, 237-5 1 - Lots 215-236 and o remain A until deve alle and Assoc. 02 Reiner, LLC einer, LLC alty, Inc. einer, LLC SE1/4 - SECTION 35	Purposes m Water Management sement over entire Out m Water Management m Water Management m Water Management re subject to minimum he rear property line. nless noted. 32, Outlots 1-9 533-548.	and maximum building	▲ ○ () DTTP 2////// SS - 	FOUND 1" PIPE FOUND 2" PIPE FOUND 3/4" REBAF FOUND 1-1/4" REE FOUND MAG NAIL PLACED 3/4"X18" 1.5 LBS/FT RECORDED AS INFO DEDICATED TO THE CORPORATE LIMITS CITY OF MADISON SANITARY SEWER WATER MAIN STORM SEWER OVERHEAD UTILITA TELECOMMUNICATIO GAS MAIN FENCE MANHOLE STORM SEWER INLE POWER POLE GYE WIRE TRAFFIC SIGNAL HYDRANT WELL SEPTIC VENT TELECOMMUNICATIO SIGN VALVE	AR REBAR IRMATION PUBLIC OF THE ES N LINE	-

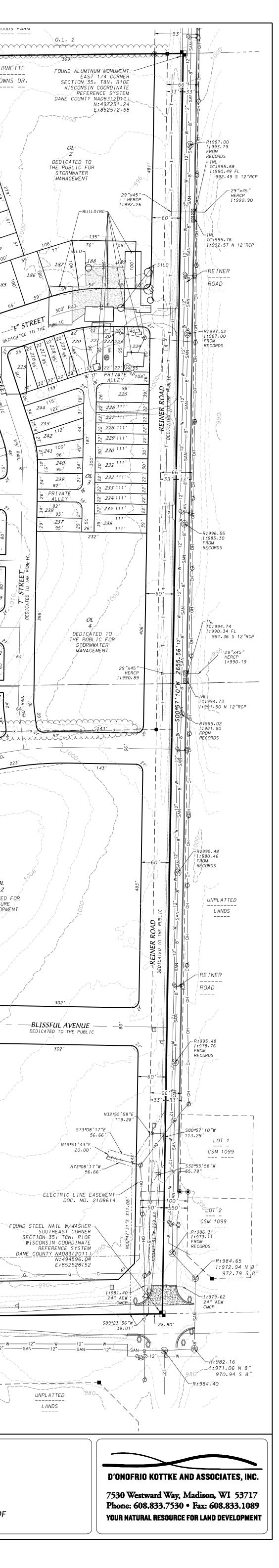
Apr 28, 2025-8:47am U:\User\2407118\Drawings\2407118 Preliminary Plat.dwg 34x44 PRELIMINARY PLAT

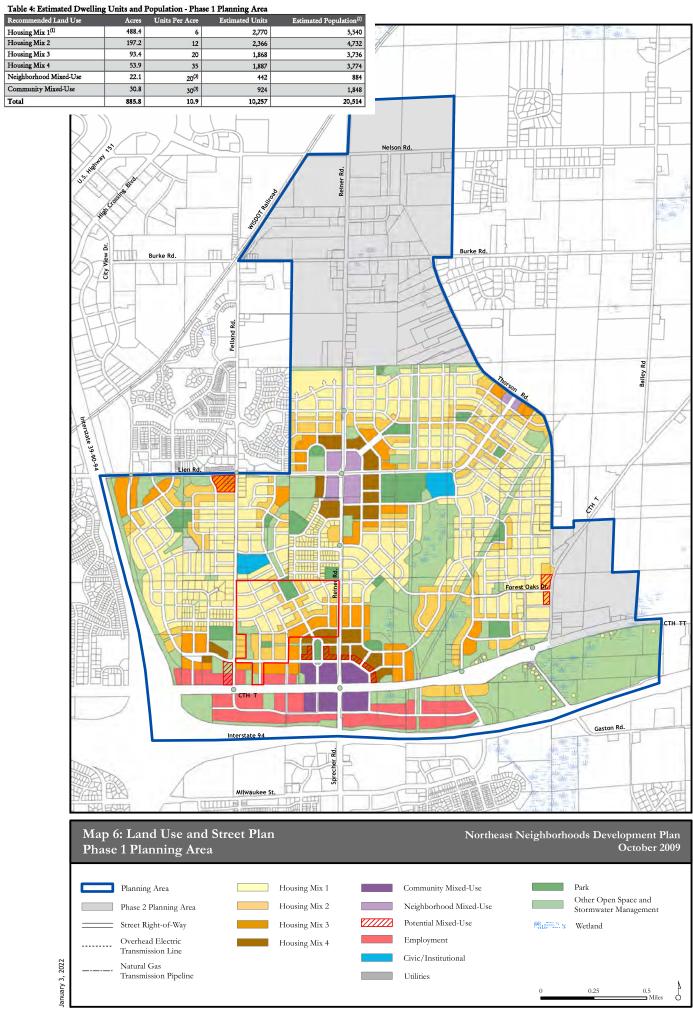


LOCATED IN THE NW1/4 OF THE SE1/4, NE1/4 OF THE SE1/4, SE1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 OF SECTION 35, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

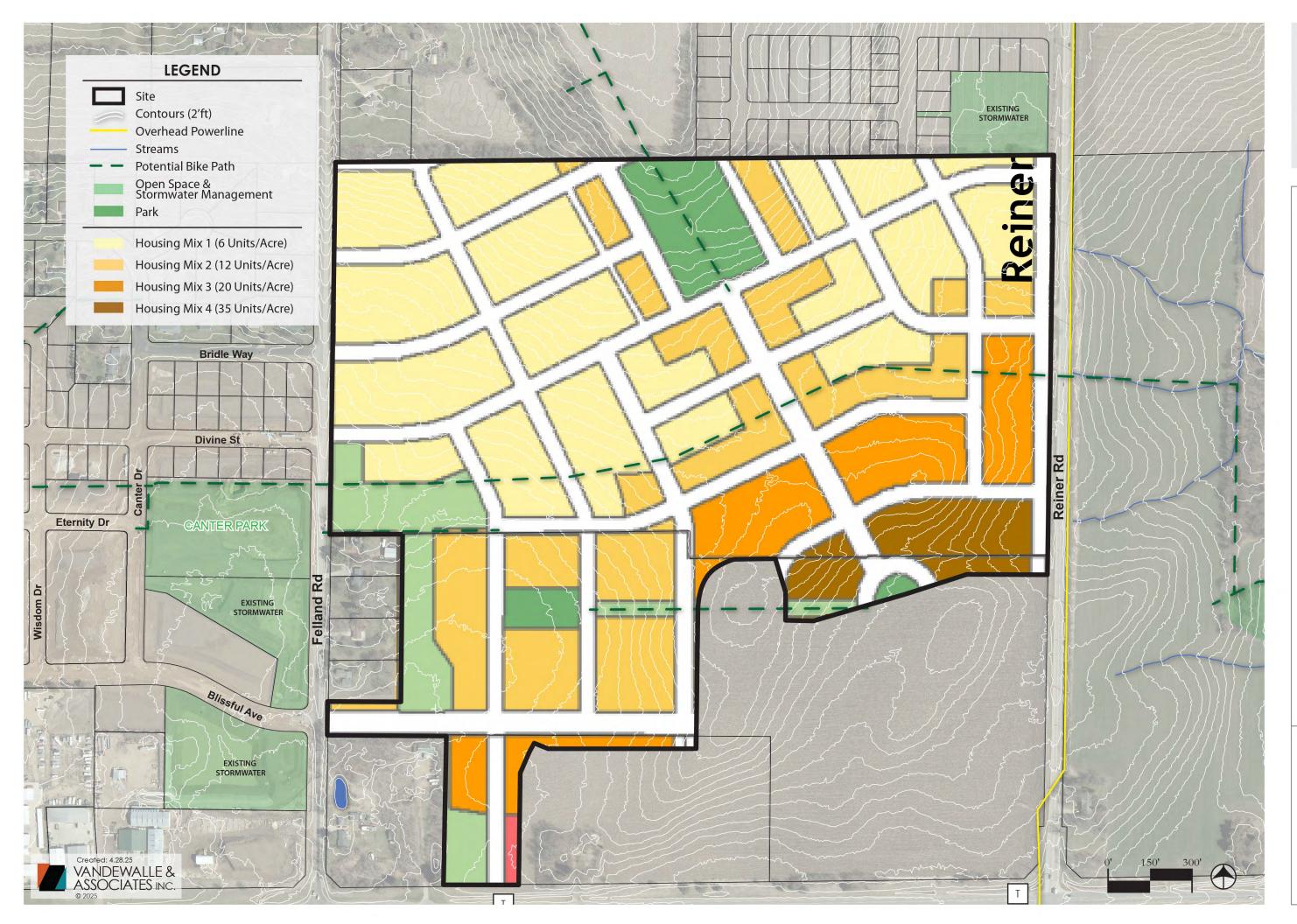
REILAND GROVE

	BURKE CITY OF MADISON			40 +- +- 40 +- +- +- +- +- +- + +	
BLUE STONE TERR 143 100' 144 100' 145 100' 146	150 , 64' 151 , 150 , 64' 150 , 65' 150 , 65' 150 , 750' 149 , 14 100' 100' 100' 150' RAD. 148 , 148	152 1 100' 100' 153 5 100' 155 155	256 R 257 R -"D" STREET DEDICATED TO THE PUBLIC 59' 51' 20 176 @	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c} 66' \\ & 178 \\ & 178 \\ & 00' \\ & 100' \\ & 179 \\ & 100' \\ & 179 \\ & 100' \\ & 100' \\ & 180 \\ & 180 \\ & 180 \\ & 180 \\ & 181 \\ & 181 \\ \end{array}$
64' 100' 64' 5' 147 100' 100'	1036	BLUE STONE TERRACE PUBLIC EF 100' 65 177 1	3 0 174 0 51 59' 59' 59' 51' 51' 169 9 168 0 167 0 0 169 59' 59' 51' 0 0 169 59' 59' 59' 51' 0 0 DEDICATED DEDICATED	166 8 165 8 159' 51' 59' 85' BEET 21 10 45'	55 BLRNE
$\begin{array}{c} 33 \\ 95' \\ 134 \\ 45 \\ 75 \\ 75' \\ 135 \\ 95' \\ 135 \\ 95' \\ 136 \\ 45 \\ 95' \\ 136 \\ 45 \\ 95' \\ 137 \\ 45 \\ 95' \\ 137 \\ 45 \\ 95' \\ 138 \\ 45 \\ 95' \\ 137 \\ 45 \\ 95' \\ 139 \\ 45 \\ 95' \\ 37 \\ 139 \\ 45 \\ 95' \\ 37 \\ 140 \\ 140 \\ $	I DEDICATED TO THE PUBLIC FOR PARK PURPOSES		95 202 95 207 37' 37' 60' 37' 37' 37' 37' 60' 37' 37' 37' 37' 60' 37' 37' 37' 37' 80 202 95' 01 95' 00 80 202 95' 00 80 200 95'	PUBLIC $37'$ $31'$ $95'$ $99'$ $31'$ <	192 192 45' 37' 46' C DE 80 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
$\begin{array}{c} 80'\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ $	$ \begin{array}{c} $	74 80 80 80 80 80 80 80 80 80 80	45' 31' 37' 31' 37' 31' 45' 31' 37' 31' 37' 37' 31' 45' 31' 37' 31' 37' 37'	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	6'15' 37' 38 ND MAX 492' RAD. ETBACK 57' 1010'59' 22' NOTE 12 17'
$\begin{array}{c} 408 & 6 \\ 62 \\ 137 \\ 137 \\ 137 \\ 131 \\ 131 \\ 131 \\ 131 \\ 131 \\ 131 \\ 131 \\ 131 \\ 131 \\ 131 \\ 131 \\ 145 \\ 1407 \\ 150 \\ 1$	$\begin{array}{c} 400 \\ 95 \\ 96 \\ 96 \\ 96 \\ 96 \\ 96 \\ 96 \\ 96$	282 396 80 50'	$\begin{array}{c} 45' & 37' & 37' & 31' & 31' \\ 45' & 37' & 37' & 31' & 31' \\ 95' & 283 & 95' & 28' & 25' & 28' \\ 95' & 45' & 37' & 37' & 31' & 3 \\ 05' & 45' & 27' & 28' & 27' & 27' \\ 05' & 28' & 27' & 28' & 27' & 27' \\ 05' & 05' & 05' & 05' & 05' \\ 05' & 05' & 05' & 05' \\ 05' & 05' & 0$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
387 371 372 50 377 377 377 377 377 377 377 377 377 37	43' 373)	29' 29' 19' 1 29' 29' 19' 1	18 28' 12' 18 28' 12' 12' 12' 12' 12' 12' 12' 12' 12' 12	5 25' 25' 25' 25' 25' 25' 25' 25' 25' 25	5' 25' 25' 25' 25' 25' 8' RAD.
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	64' RESEL	OL 11 RVED FOR JTURE LOPMENT	PEDICATED TO THE PUBLIC 407' 407'	SE1/4	SE1/4 114' 300' RAD.
64 95' 80' 75' 80' 75' 761' 761' 761' 00 10 RESERVED FOR FUTURE DE VEL OPMENT	a BLISSFUL	AVENUE O THE PUBLIC	STREET 102' 101 101 101 101 101 101 101 10	<u>300' RAD.</u> 112'	OL I3 RESERVED FOR FUTURE DE VEL OPMENT
T.H. "T" TROLLED ACCESS HIGHWAY TROL & 2038T JNTY TRUNK HIGHWAY CESS CONTROL REGULATIONS NO. 1368501 G G G G G G G G G G G G G			DEDICATED		50' WIDE RIGHT-OF-WAY GRANT MADISON GAS AND ELECTRIC DOC. NO. 1087084 -990
990.) 12"		→12"	PRELIMINARY PLA	LOT 1 CSM 4493	



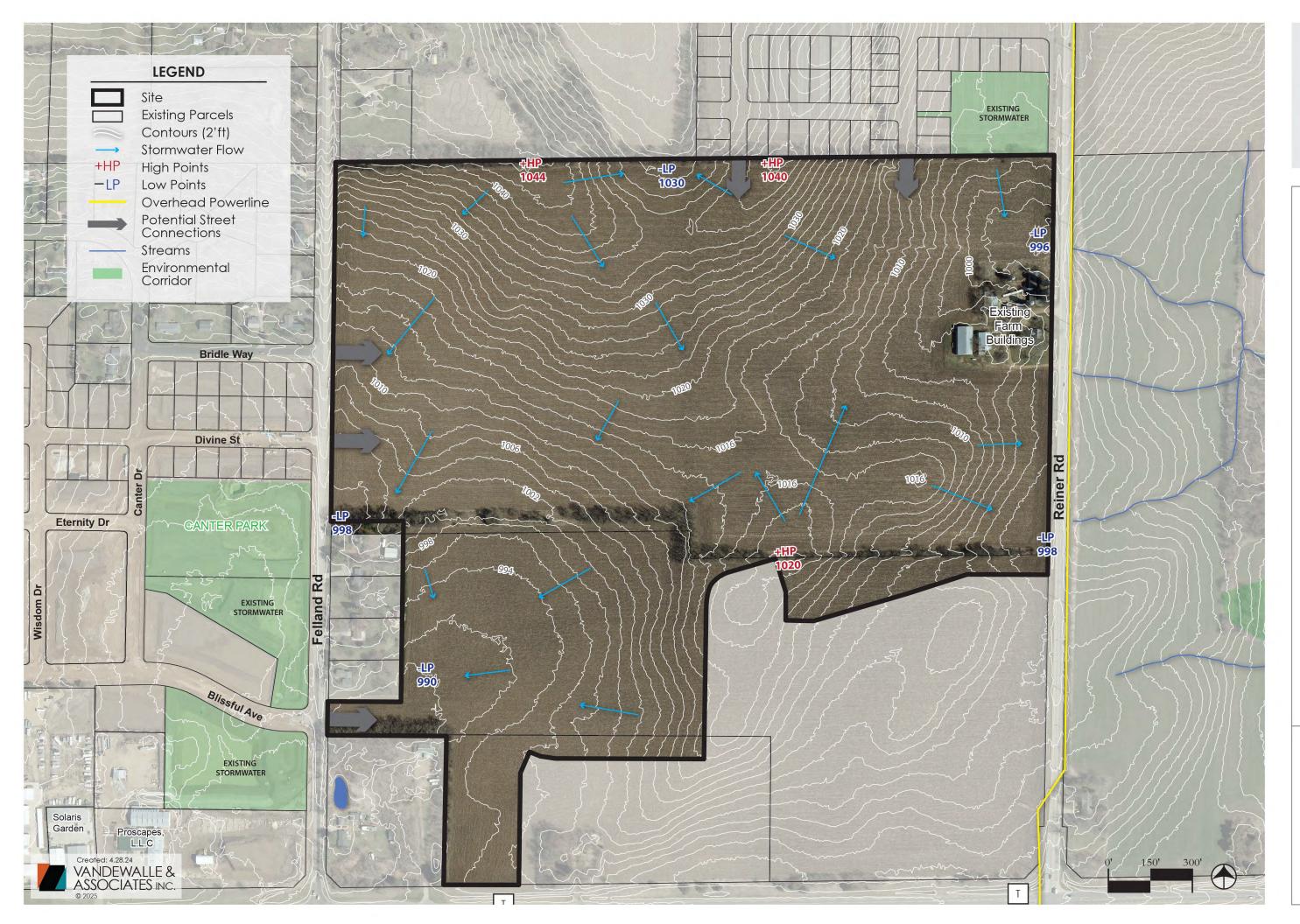


City of Madison Planning Division





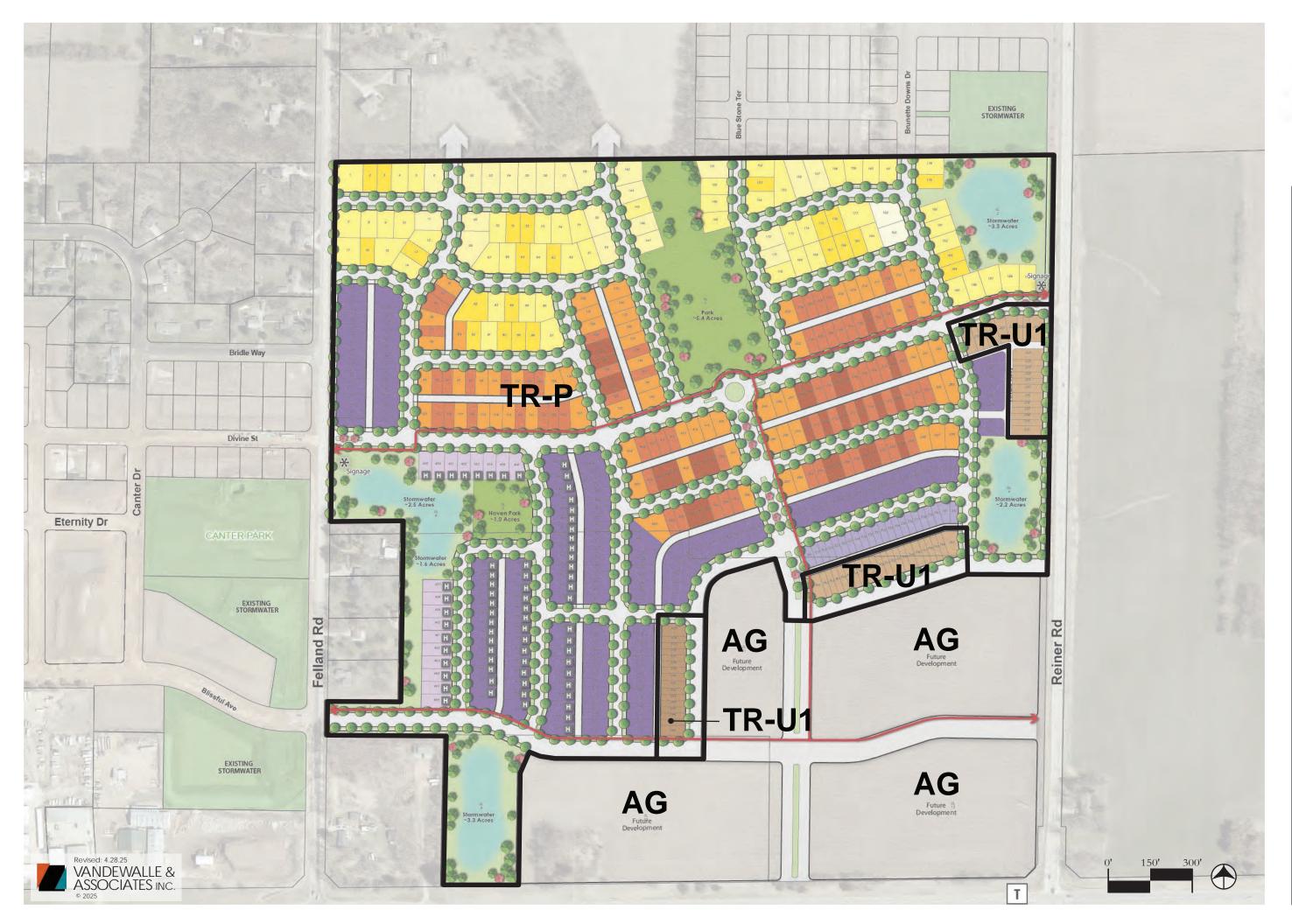
NEIGHBORHOOD GROVE Wisconsin AND Madison, **R**EIL/ NEIGHBORHOOD PLAN





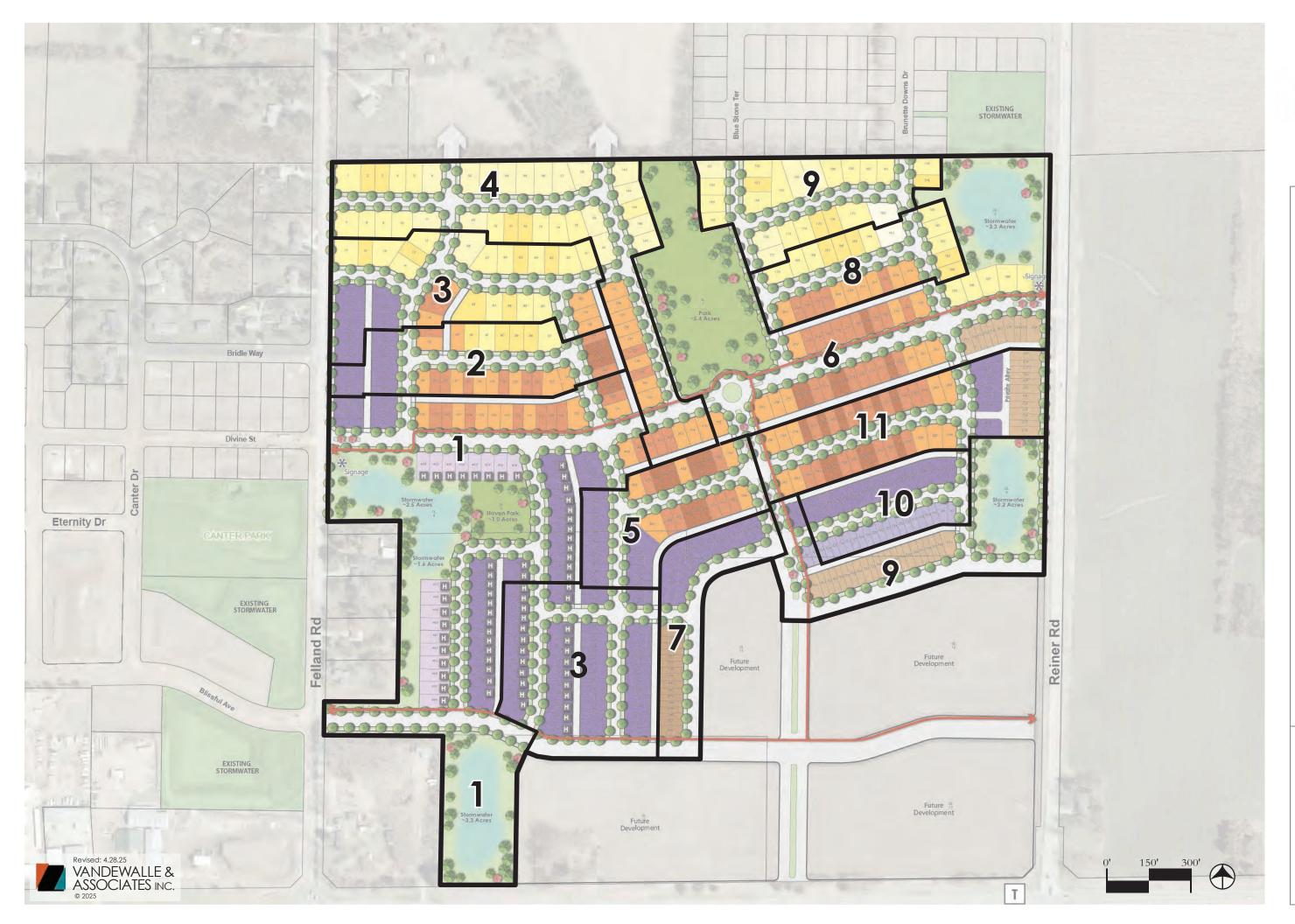
EXISTING







ZONING





PHASING PLAN





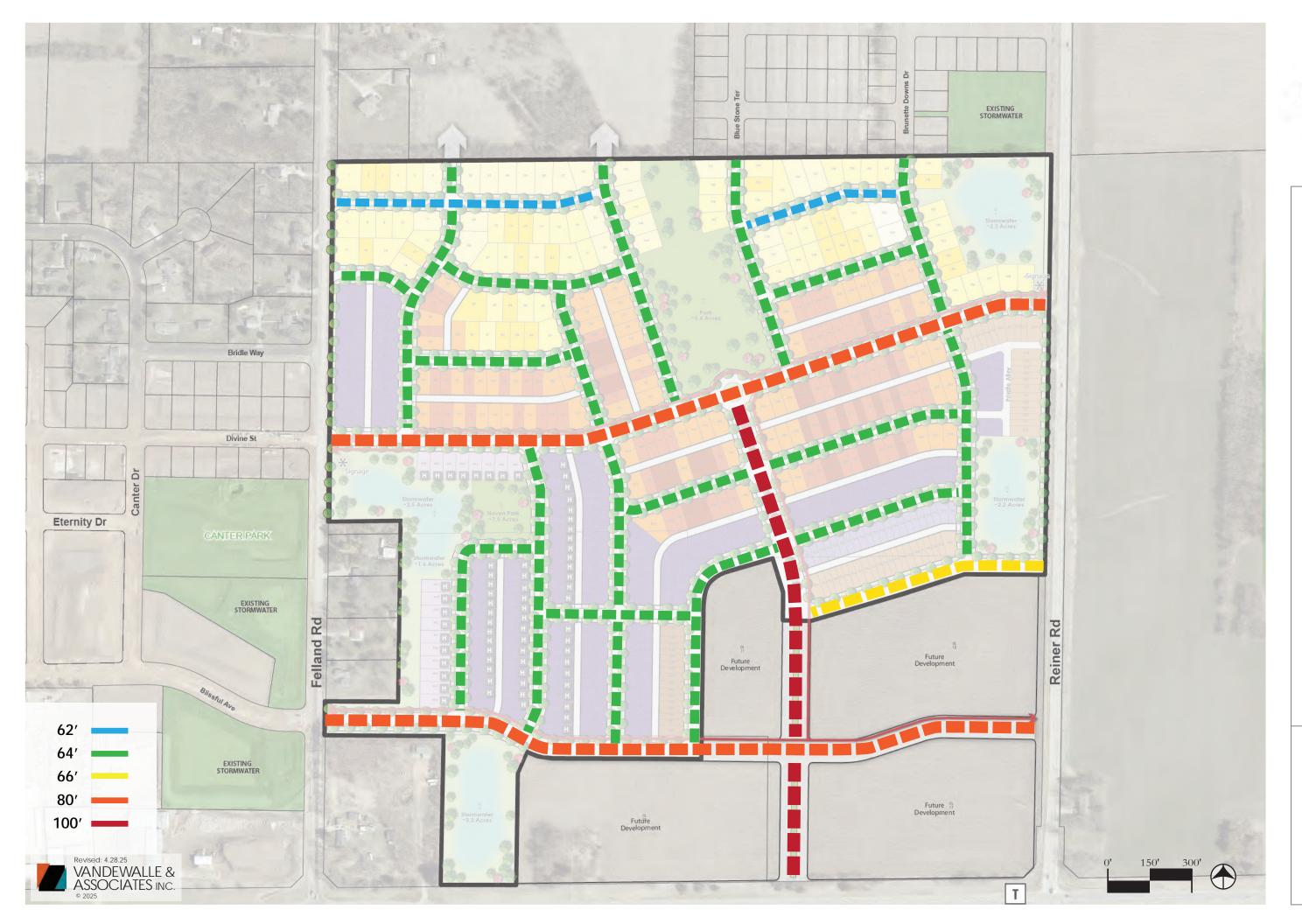
VERIDIAN



AN

VERIDIA

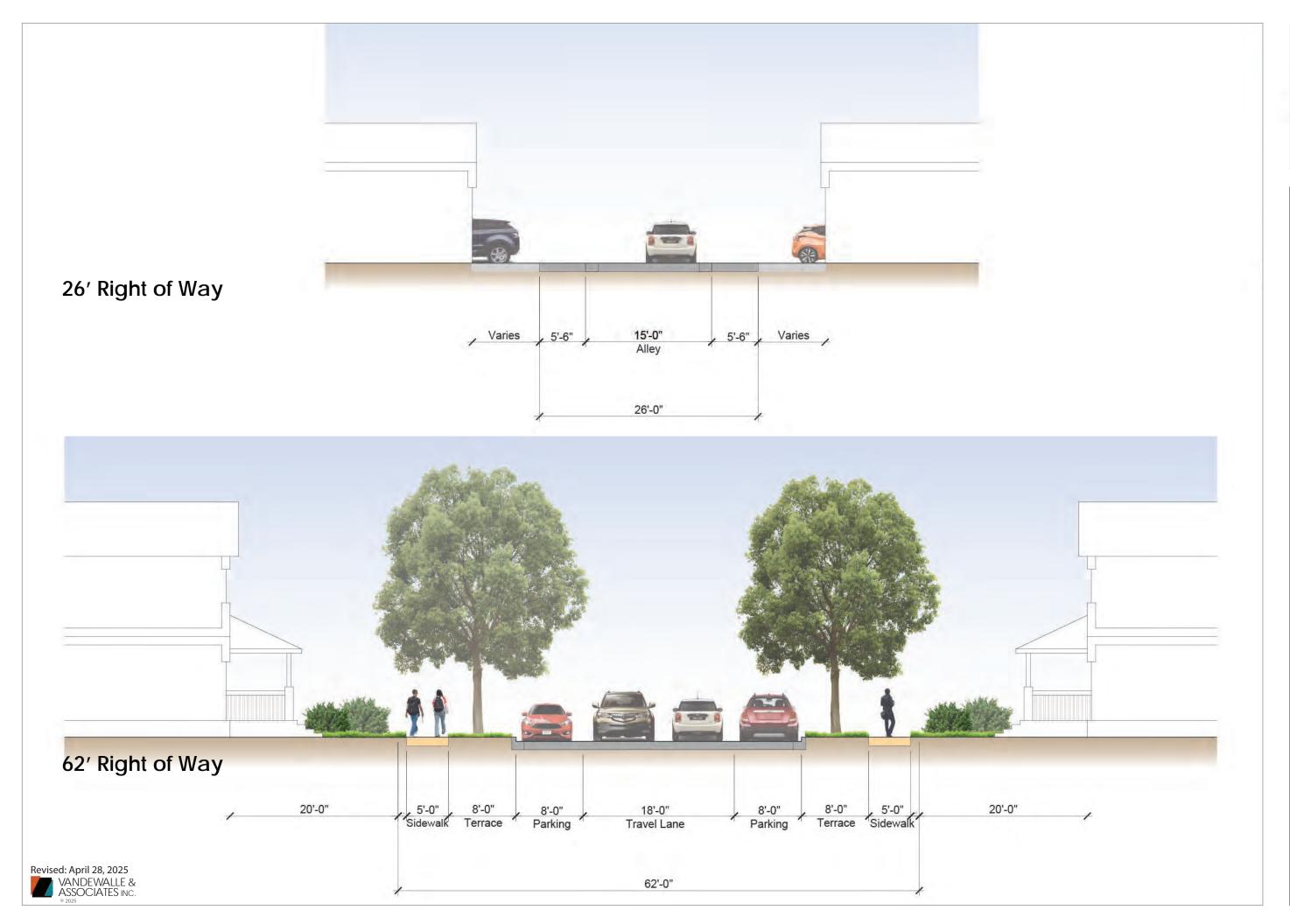
PARKS & OPEN SPACE PLAN



NEIGHBORHOOD GROVE Wisconsin Reiland Madison, RIGHT-OF-WAY WIDTHS

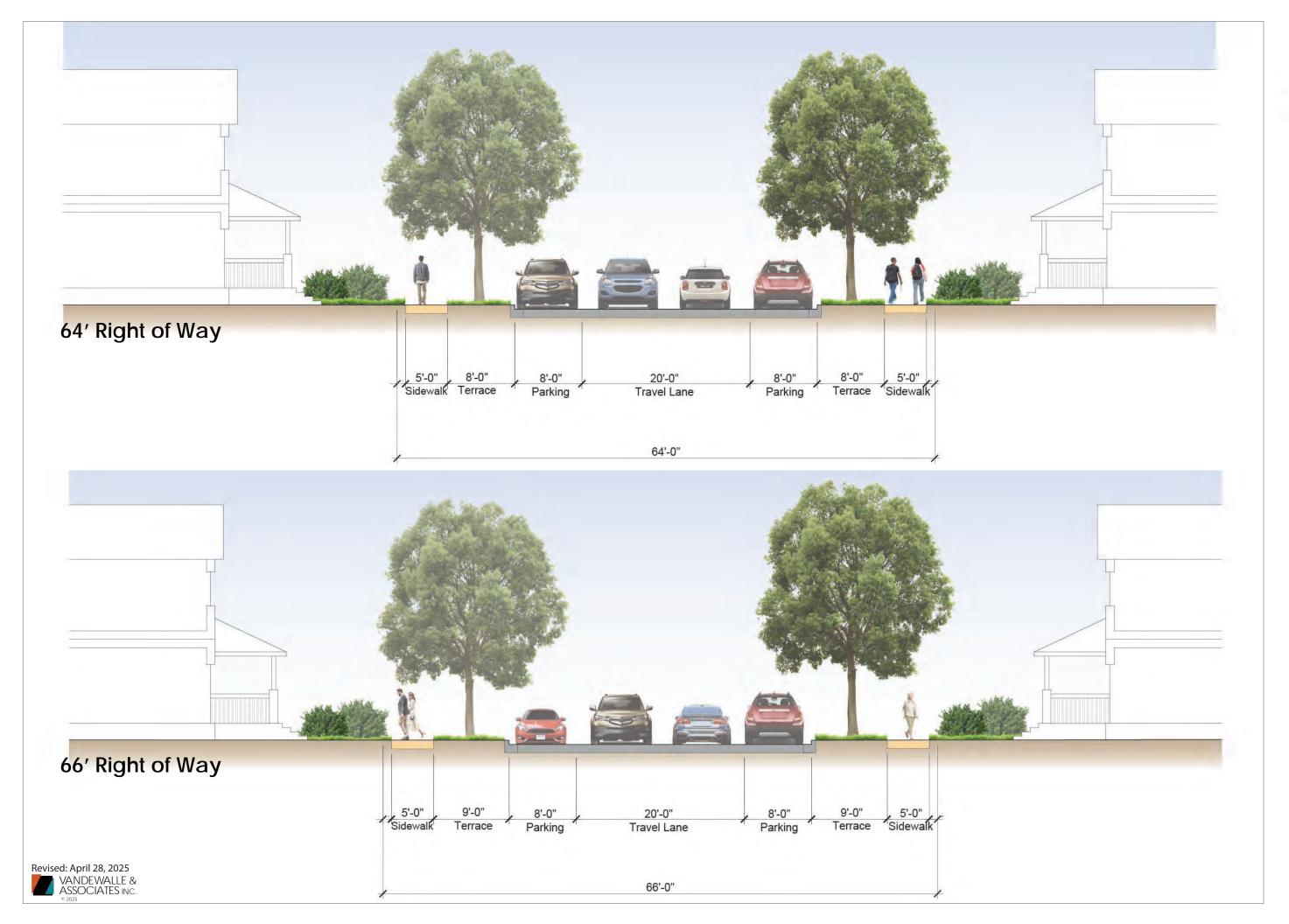
AN

VERIDIA



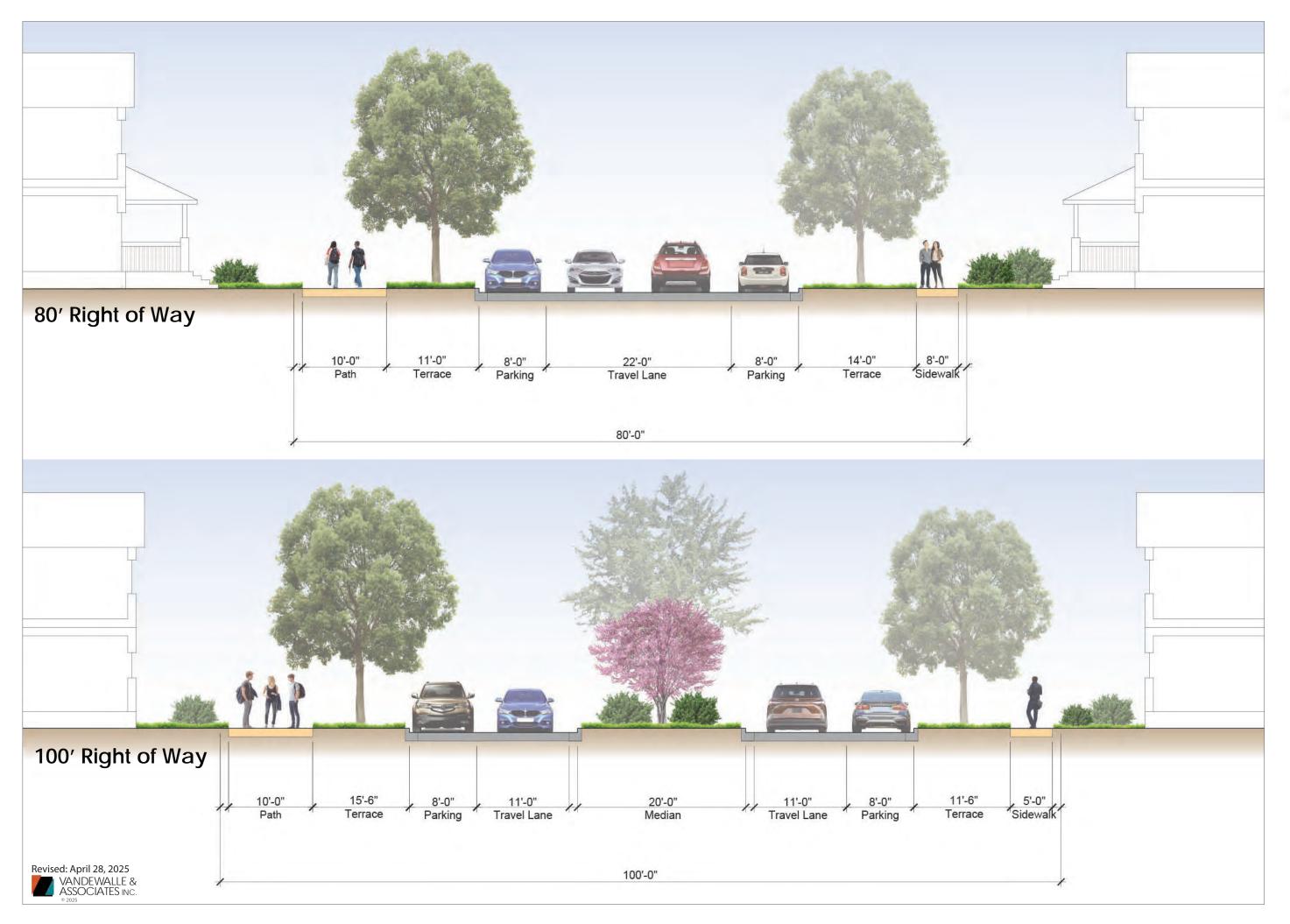


NEIGHBORHOOD WISCONSIN GROVE Reiland Madison, STREET CROSS SECTIONS





NEIGHBORHOOD WISCONSIN GROVE Reiland Madison, STREET CROSS SECTIONS





NEIGHBORHOOD **NISNO** GROVE WISCO Reiland Madison, STREET CROSS SECTIONS