

Certified Survey Map

SURVEYORS CERTIFICATE
STATE of WISCONSIN)
COUNTY of DANE) ss.

I hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes.

I further certify that I have surveyed and mapped the lands described hereon, and that this map is a correct representation in accordance with the information furnished.



Royal Oak Engineering, Inc.
5610 Medical Circle, Suite 6
Madison, Wisconsin 53719
Phone (608) 274-0500
Fax (608) 274-4530

Eric W. Sandsnes
Eric W. Sandsnes, Professional Land Surveyor S-2475



Description:

Outlot 9 of Nesbitt Valley, lying in the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 06 North, Range 08 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

- Commencing at the Southwest corner of said Section 12;
- Thence N 00°20'32" W, 1319.02 feet, along the West line of said Section 12, to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 12;
- Thence N 89°28'36" E, 631.06 feet, along the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 12, to the Northwest corner of Outlot 9 of Nesbitt Valley and the Point of Beginning of this description;
- Thence N 89°28'36" E, 644.88 feet, along said North line of the Southwest 1/4 of the Southwest 1/4 and the North line of said Outlot 9, to the West right-of-way of Maple Grove Drive;
- Thence S 00°03'54" E, 765.47 feet, along said West right-of-way;
- Thence, continuing along said West right-of-way, being a curve to the right, having a radius of 1034.00 feet and a chord bearing S 03°00'03" W, 110.60 feet, to the most Southeast corner of said Outlot 9;
- Thence N 79°39'00" W, 68.62 feet, along the South line of said Outlot 9, to the Southwest corner of said Outlot 9;
- Thence N 34°31'00" W, 806.00 feet, along the Westerly line of said Outlot 9;
- Thence, continuing along said Westerly line N 30°52'00" W, 225.54 feet, to the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 09, the Northwest corner of said Outlot 9 and the Point of Beginning of this description;

Said parcel contains 315,984 square feet or 7.254 acres.

SURVEYED FOR: Savanna on the Park, LLC:
Bill Roche & Tom Ellefson
ADDRESS: 6425 Odana Road, Madison, WI 53719

SURVEYED by JRS, JP
DRAWN by E Sandsnes
CHECKED by A T Sandsnes
APPROVED by A T Sandsnes
Field Book _____ Pages _____
Date of Survey Feb 4, 2003
Dir /data/dane/verona/section
Dir cont. 12/nesbitt/
Data Level(s) PLAT & PLAT2
File 145568

DESCRIPTION-LOCATION: Outlot 9, Nesbitt Valley, lying in the SW 1/4 of the SW 1/4, Section 12, R08E, T06N, R08E, City of Madison, Dane County, Wisconsin

REGISTER of DEEDS CERTIFICATE
Received for record this 3rd day of JUNE 2003, at 12:17 o'clock, P .M. and recorded in Volume 64 of Certified Survey Maps of Dane County, on Page(s) 108-112

Jane Light by Malla Postal deputy
Register of Deeds

Office Map No. 14568
Sheet 1 of 5 Sheet(s)

DOCUMENT NO. 3726206
CSM. No. 10769, VOLUME 64 Pages 108

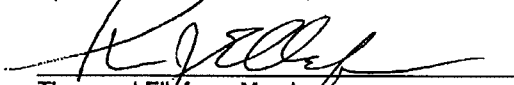
5/19 5

**LIMITED LIABILITY COMPANY
OWNER'S CERTIFICATE OF DEDICATION**

Savanna on the Park, LLC., a Wisconsin Limited Liability Company, duly organized and existing by the virtue of the laws of the State of Wisconsin, as owner does hereby certify that said Limited Liability Company caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.


IN WITNESS WHEREOF, the said Savanna on the Park, LLC., a Wisconsin Limited Liability Company, has caused these presents to be executed, signed William S. Roach, Member and Thomas J. Ellefson, Member, at Madison, Wisconsin, this 4TH day of April, 2003.

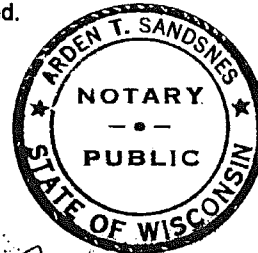

William S. Roach, Member


Thomas J. Ellefson, Member

**STATE OF WISCONSIN)
COUNTY OF DANE) ss.**

Personally came before me this 4TH day of April, 2003, William S. Roach and Thomas J. Ellefson, to me known to be Members, of the above named Limited Liability Company, and acknowledge that they executed the foregoing instrument as such officers as the deed of said Limited Liability Company, by its authority, for the purposes therein contained.


Notary Public, Dane County, Wisconsin
My Commission Expires 30 Oct 2006



CONSENT OF MORTGAGE HOLDER

As Mortgagee of the hereon described land, the (Bank Name) Anchor Bank, FSB of (City) Madison, WI

Wisconsin, does hereby consent to the surveying, dividing, mapping and dedication of the lands described on this plat, and does hereby consent to the certificate of Savanna on the Park, LLC., a Wisconsin Limited Liability Company, as owner. (Bank Name) Anchor Bank, FSB of (City) Madison, Wisconsin does hereby consent to the release of their mortgage and lien rights on all lands and rights hereon dedicated and accepted by the City of Madison.

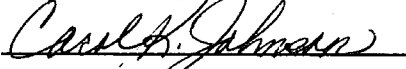
WITNESS the hand and seal of (Signers Name) _____ and (Signers Name) _____ (Title) _____ (Title) _____ this _____ day of _____, 2003.

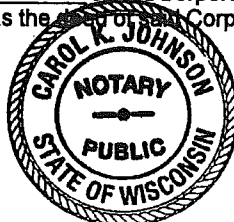
by:  (Name & Title)

Attest: _____ (Name & Title)

**State of Wisconsin)
County of Dane) ss.**

Personally came before me this 2nd day of June, 2003, (Signers Name) David Weimert and (Signers Name) _____ of the above named corporation, to me known to be such (Title) 3rd Vice President and (Title) _____ of said Corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority, for the purposes therein contained.


Notary Public, Dane County, Wisconsin
My Commission 01-21-02



**Common Council Resolution
City of Madison, Wisconsin**

"Resolved that this Certified Survey Map being in the Southwest of Section 12, Township 06 North, Range 08 East, City of Madison, Dane County, Wisconsin, having been approved by the City Plan Commission, be and the same, is hereby approved and that said resolution further provided for acceptance of those lands and rights dedicated by said Certified Survey Map to the City of Madison for public use."

I, Ray Fisher, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Madison, and that this Certified Survey Map was approved by the City Council of the City of Madison, Dane County, Wisconsin by resolution No. 59840, adopted on the 1 day of October, 2003, ID No. 32599 and further certify that the conditions of said approval were fulfilled on the 3 day of June, 2003.

Ray Fisher
Ray Fisher, City Clerk

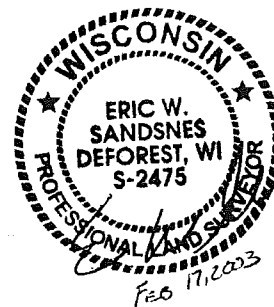
City of Madison Plan Commission

Approved for recording by the Secretary of the City of Madison Plan Commission this 3rd day of JUNE, 2003.

Mark A. Olinger
Mark A. Olinger, Secretary

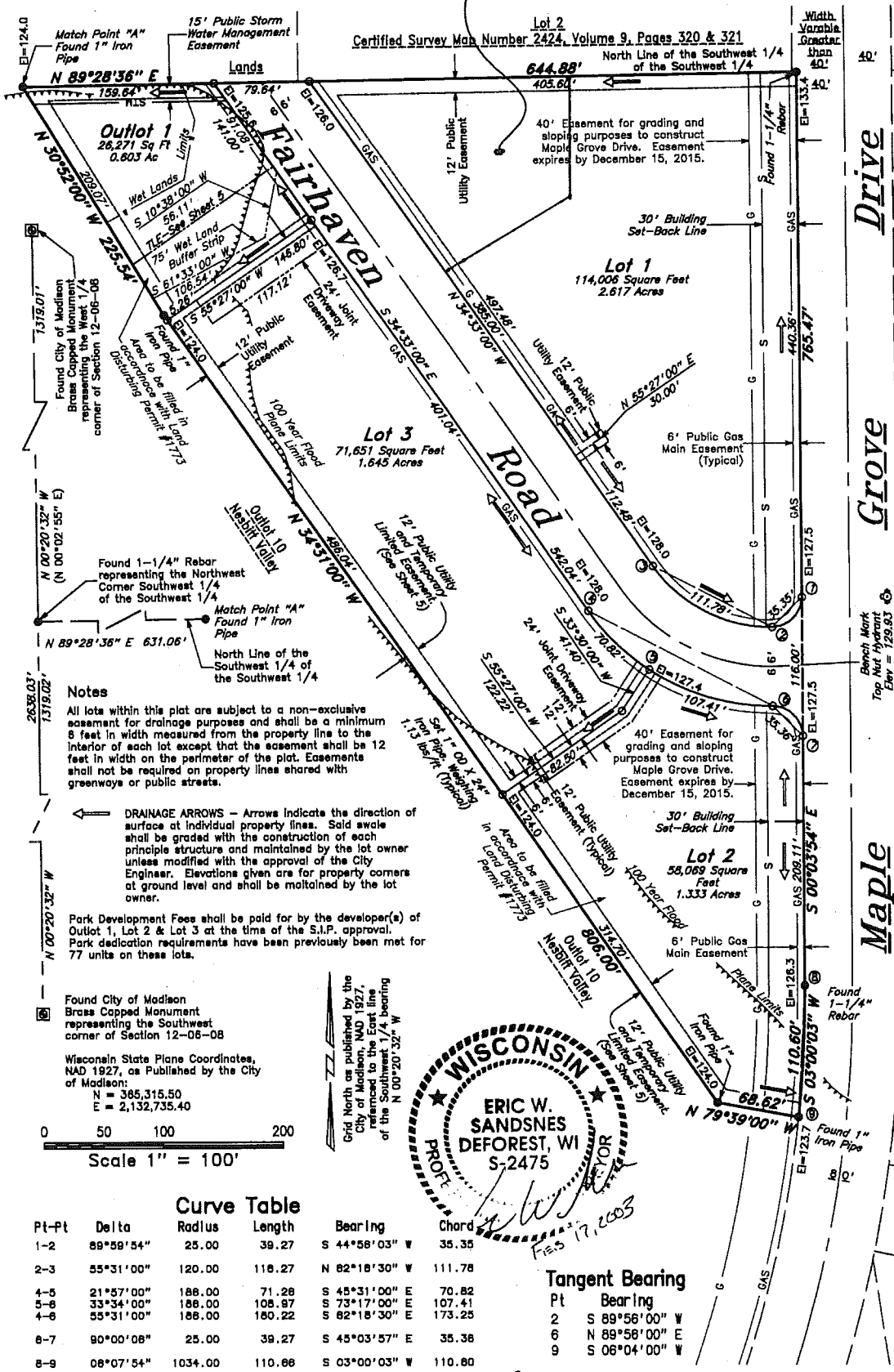
Certificate of City Treasurer, Ray Fisher, being duly appointed, qualified and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments as of this 3rd day of June, 2003 on any of the lands included in the Certified Survey Map.

Ray Fisher
Ray Fisher, City Treasurer



SITE (APPROX.)

002237



Notes

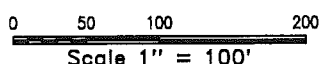
All lots within this plat are subject to a non-exclusive easement for drainage purposes and shall be a minimum 8 feet in width measured from the property line to the interior of each lot except that the easement shall be 12 feet in width on the perimeter of the plot. Easements shall not be required on property lines shared with greenways or public streets.

← DRAINAGE ARROWS - Arrows indicate the direction of surface at individual property lines. Said swale shall be graded with the construction of each principle structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.

Park Development Fees shall be paid for by the developer(s) of Outlet 1, Lot 2 & Lot 3 at the time of the S.I.P. approval. Park dedication requirements have been previously met for 77 units on these lots.

Found City of Madison Brass Capped Monument representing the Southwest corner of Section 12-08-08

Wisconsin State Plane Coordinates, NAD 1927, as Published by the City of Madison:
 N = 365,315.50
 E = 2,132,735.40

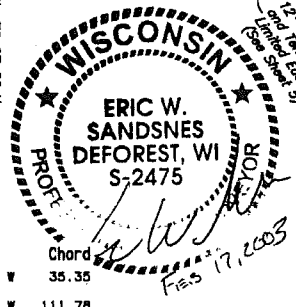


Curve Table

Pt-Pt	Delta	Radius	Length	Bearing	Chord
1-2	89°58'54"	25.00	39.27	S 44°58'03" W	35.35
2-3	55°31'00"	120.00	116.27	N 82°18'30" W	111.78
4-5	21°57'00"	186.00	71.28	S 45°31'00" E	70.82
5-6	33°34'00"	186.00	105.97	S 73°17'00" E	107.41
4-6	55°31'00"	186.00	180.22	S 82°18'30" E	173.25
6-7	90°00'08"	25.00	39.27	S 45°03'57" E	35.36
8-9	08°07'54"	1034.00	110.86	S 03°00'03" W	110.80

Tangent Bearing

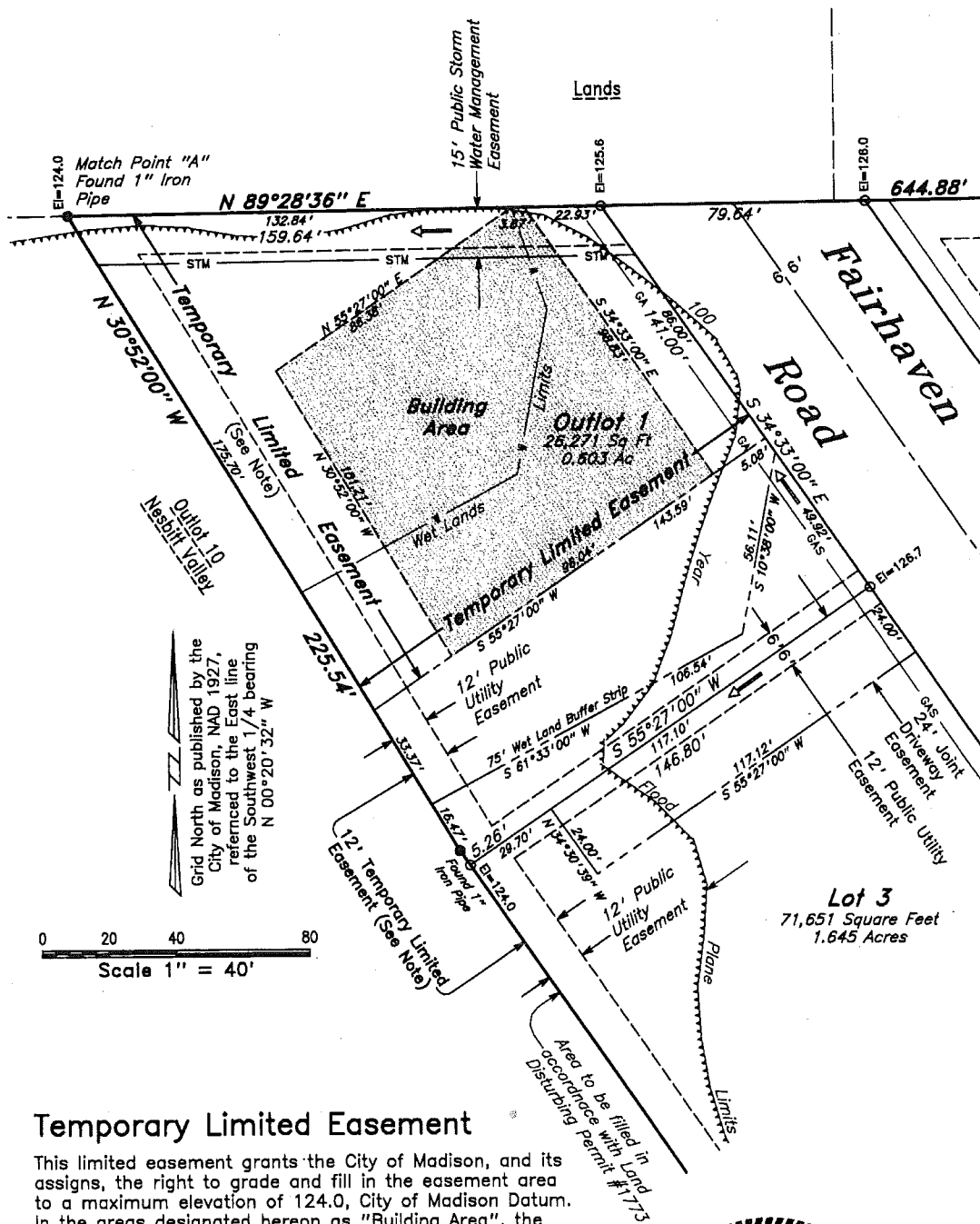
Pt	Bearing
2	S 89°58'00" W
6	N 89°58'00" E
9	S 06°04'00" W



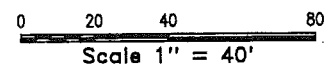
Office Map No. 14568
 Sheet 4 of 5 Sheet(s)

DOCUMENT NO. 3726206
 CERTIFIED SURVEY MAP NO. 10769, VOLUME 64 PAGE 111

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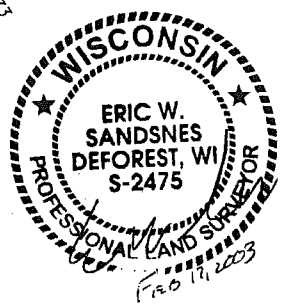
Grid North as published by the City of Madison, NAD 1927, referenced to the East line of the Southwest 1/4 bearing N 00°20'32" W



Temporary Limited Easement

This limited easement grants the City of Madison, and its assigns, the right to grade and fill in the easement area to a maximum elevation of 124.0, City of Madison Datum. In the areas designated hereon as "Building Area", the fill placed to raise the ground surface to or above the base flood elevation in order to gain exclusion from Special Flood Hazard Area shall meet the criteria of Title 44 of the Code of Federal Regulations, Section 65.5(a)(6). Said fill shall be compacted to 95 percent of the maximum density obtainable with the Standard Proctor Test method or an acceptable equivalent.

The Temporary Limited Easement shall expire upon the FEMA approval of a CLOMAR/LOMAR covering the easement area or December 15, 2015, whichever date occurs sooner.



CURRENT PLAT OF SPRING CREEK CONDO.

Second Addendum SPRING CREEK CONDOMINIUM A Condominium Plat

CITY OF MADISON, DANE COUNTY, WISCONSIN

MAPLE GROVE DRIVE

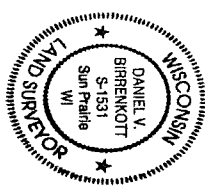
VOL 5-127A CONDO PLATS PAGE 1

SURVEYORS CERTIFICATE:

I, Daniel V. Birenkott, Wisconsin Registered Land Surveyor No. 1531, do hereby certify that I have surveyed and mapped the property described and placed thereon in accordance with official records the Condominium Plat of the Spring Creek Condominium, recorded in the County of Dane, Wisconsin, Register of Deeds, Section 702.31 and in a correct representation of the condominium described and the identification and location of each unit and the common areas as determined from this plat.

Daniel V. Birenkott, RLS No. 1531

RECORD REFERENCED TO THE PARTIAL OF LOT 1, CERTIFIED SURVEY MAP NO. 10789, BEARING DATE:



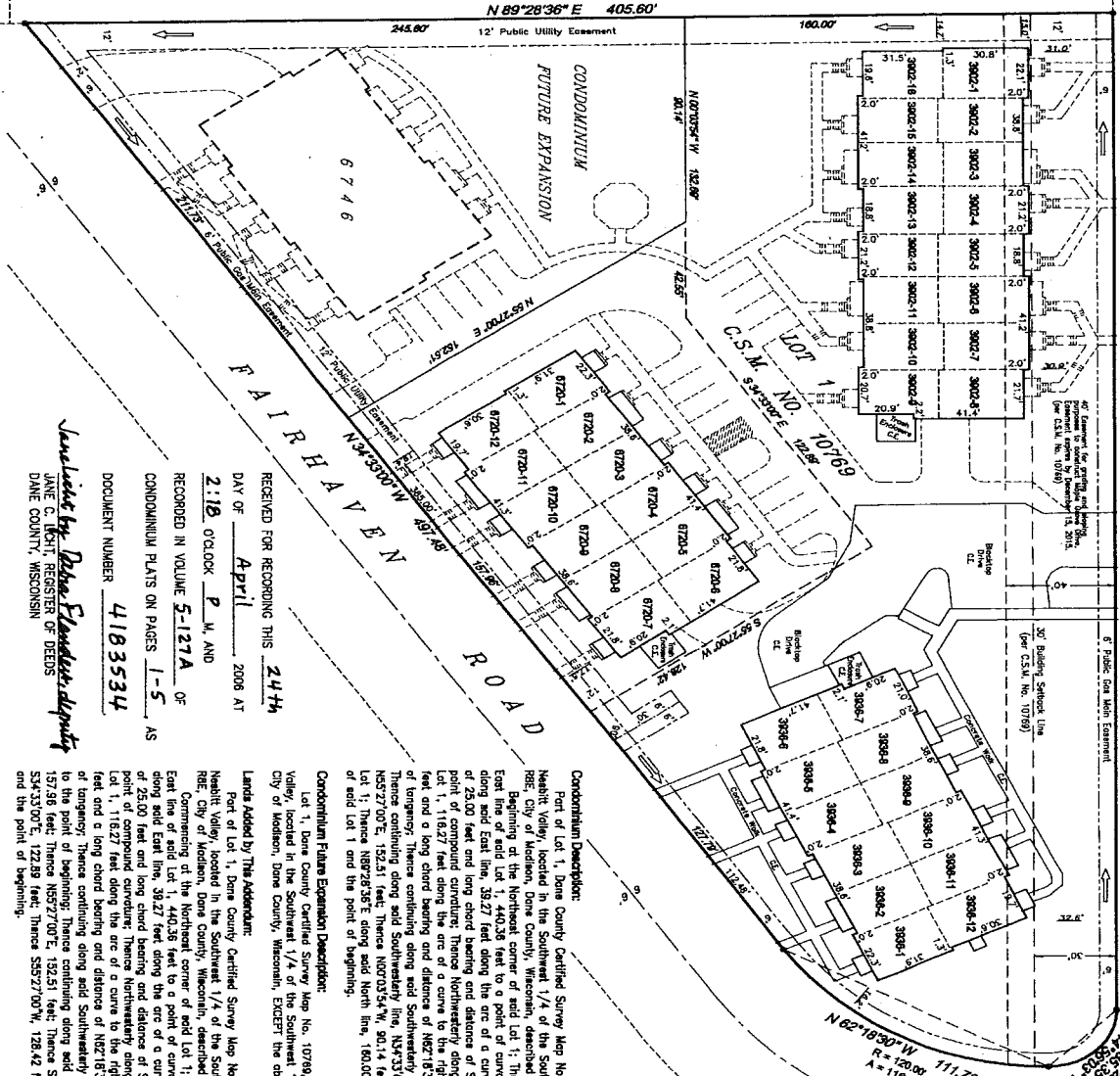
Notes

- 1) This property is subject to any and all easements and agreements, both recorded and unrecorded.
- 2) Wetlands, if present, have not been delineated.
- 3) All areas outside of building are Common Elements unless otherwise noted hereon or in the Condominium Declaration.
- 4) Units may be described with interior orientation, including but not limited to interior opening walls, closet locations and interior door openings. These or for informational purposes and may be subject to change by the developer. They should not be relied upon for exact interior design.
- 5) Lot 1, 3827-12 per field survey dated May 12, 2004, Units 3801-2 through 3802-12 per field survey dated October 4, 2004, Units 6720-1 through 6720-12 per field survey dated August 10, 2005, Position of Building 6746 per Site Plan provided to this office.
- 6) Exterior Improvements (dashed) depicted per Site Plan provided to this office.
- 7) All lots within this plat are subject to a non-exclusive easement for drainage purposes and shall be a minimum 6 feet in width measured from the exterior wall of the building to the centerline of the drainage ditch to be 12 feet in width on the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. (per C.S.M. No. 10769)
- 8) DRAINAGE ARROWS -- Arrows indicate the direction of surface drainage of individual property lines. Solid circles shall be placed with the construction of each principle structure and mentioned by the lot owner unless modified with the approval of the City Engineer. (per C.S.M. No. 10769)

L:\2004\040527 Condo\2nd Addendum\040527.dwg
BIRENKOTT SURVEYING, INC.

PREPARED BY:
BIRENKOTT SURVEYING, INC.
1877 N. BRISTOL STREET
SUN PRAIRIE, WI 53590
(608) 837-7483 office
(608) 837-1081 fax

LEGEND
● FOUND IRON STAKE
○ COMMON ELEMENTS
→ DIRECTION OF DRAINAGE
(per road)



RECEIVED FOR RECORDING THIS 24th DAY OF April 2006 AT 2:18 O'CLOCK P.M. AND RECORDED IN VOLUME 5-127A OF CONDOMINIUM PLATS ON PAGES 1-5 AS DOCUMENT NUMBER 4183534

Witnessed by: *Diane Flansburg-Alphey*
JANE C. LOFT, REGISTER OF DEEDS
DANE COUNTY, WISCONSIN

Condominium Description:
Part of Lot 1, Dane County Certified Survey Map No. 10789, formerly Outlot 9 of Nesbit Valley, located in the Southwest 1/4 of the Southwest 1/4 of Section 12, 18th, RBE, City of Madison, Dane County, Wisconsin, described as follows: The East line of the Northeast corner of said Lot 1, thence S00°05'51"E along the East line of Lot 1, 38.27 feet along the line of a curve to the right having a radius of 25.00 feet and long chord bearing and distance of S4°56'03"W, 35.35 feet to a point of compound curvature; thence Northwest along the Southwesterly line of said Lot 1, 118.27 feet along the arc of a curve to the right having a radius of 120.00 feet and a long chord bearing and distance of N82°18'30"W, 111.78 feet to the point of tangency; thence continuing along said Southwesterly line, N34°33'00"W, 127.79 feet to the point of tangency; thence continuing along said Southwesterly line, N34°33'00"W, 157.98 feet; thence N53°27'00"E, 152.51 feet; thence N00°03'54"W, 90.14 feet to the North line of said Lot 1; thence N82°28'58"E along said North line, 181.00 feet to the Northeast corner of said Lot 1 and the point of beginning.

Condominium Future Expansion Description:
Lot 1, Dane County Certified Survey Map No. 10789, formerly Outlot 9 of Nesbit Valley, located in the Southwest 1/4 of the Southwest 1/4 of Section 12, 18th, RBE, City of Madison, Dane County, Wisconsin, EXCEPT the above-described parcel.

Land Added by This Addendum:
Part of Lot 1, Dane County Certified Survey Map No. 10789, formerly Outlot 9 of Nesbit Valley, located in the Southwest 1/4 of the Southwest 1/4 of Section 12, 18th, RBE, City of Madison, Dane County, Wisconsin, as follows: The East line of the Northeast corner of said Lot 1, thence S00°05'51"E along the East line of Lot 1, 38.27 feet along the line of a curve to the right having a radius of 25.00 feet and long chord bearing and distance of S4°56'03"W, 35.35 feet to a point of compound curvature; thence Northwest along the Southwesterly line of said Lot 1, 118.27 feet along the arc of a curve to the right having a radius of 120.00 feet and a long chord bearing and distance of N82°18'30"W, 111.78 feet to the point of tangency; thence continuing along said Southwesterly line, N34°33'00"W, 127.79 feet to the point of tangency; thence continuing along said Southwesterly line, N34°33'00"W, 157.98 feet; thence N53°27'00"E, 152.51 feet; thence N00°03'54"W, 90.14 feet to the North line of said Lot 1; thence N82°28'58"E along said North line, 181.00 feet to the Northeast corner of said Lot 1 and the point of beginning.

2002 APPROVED
LETTERS OF INTENT
& ZONING TEXTS

LETTER OF INTENT

PLANNED UNIT DEVELOPMENT - GENERAL DEVELOPMENT PLAN PUD (GDP)
Mixed Apartment and Condominium Development
Lots 1, 2, and 3, Certified Survey Map No. 10769,
in the City of Madison, Dane County, Wisconsin,
to be known as Savanna on the Park

Application Submittal Date: July 31, 2002 (Revised February 7, 2003)

Project Name: Savanna on the Park

Owner: Savanna on the Park, LLC
6425 Odana Road
Madison, Wisconsin 53719
Contact: Bill Roche

Project Manager: Tom Ellefson
The Ellefson Companies
1018 Gammon Lane, Suite 100
Madison, Wisconsin 53719
(608) 274-1594

Designer: Mr. Casey Louthier
Louthier Architectural Design
7014 Wildberry Drive
Madison, Wisconsin 53719

Engineer: Mr. George Weir, P.E.
Royal Oak Engineering
5610 Medical Circle, Suite 6
Madison, Wisconsin 53719

Landscape Architect: The Ellefson Companies
1018 Gammon Lane, Suite 100
Madison, Wisconsin
(608) 274-1594

Legal: Mr. Ronald M. Trachtenberg
Murphy Desmond, S.C.
2 East Mifflin Street, Suite 800
Madison, Wisconsin 53703

Project:

115 unit mixed apartment and condominium development located on Lots 1, 2, and 3 of Certified Survey Map No. 10769, in the City of Madison, Dane County, Wisconsin

The proposed development, part of Madison's very popular Cross Country neighborhood, consists of 6 townhouse style buildings with 82 condominium units and 1 apartment style building with 33 apartment units, totaling 65,882 square feet of dwelling unit improvements.

This development has been designed to provide a maximum amount of functional and usable open space proximate to all units. Field stone walls will be used to accommodate grade changes and flat open lawn areas will be adjacent to all areas of the building. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.

Front porches will be provided for all ground units of the townhouse condominiums and a variety of landscaping will be used to act as screening or for general separation. Lots 2 and 3 will share a joint driveway. The joint driveway agreement allows for improved site planning and more greenspace for all areas of the development

Uses:

The uses of Lots 1, 2, and 3 are as follows:

CSM Lot No.	Permitted Use	Lot Area	Permitted Dwelling Units	Bedrooms
Lot 1	Townhouse Condo Units	58,069 s.f.	50	100
Lot 2	Apartment Units	114,006 s.f.	33	66
Lot 3	Townhouse Condo Units	71,651 s.f.	32	64
		<u>243,726 s.f.</u>	<u>115</u>	<u>230</u>

The improvements to Lot 1 shall consist of four townhouse style buildings with 50 condominium unit dwellings as specified above.

The improvements to Lot 2 shall consist of one apartment style building with 33 apartment units as specified above.

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The improvements to Lot 3 shall consist of two townhouse style buildings with 32 condominium units.

The units, limited common elements, and the common elements of the condominium shall be used for single family residential purposes only as that term is defined in the R1 zoning code. (Occupancy in the apartment units shall be limited per the R4 zoning code.). To further assure that the condominium units will be owner occupied, the condominium declarant shall commence marketing of the units following issuance of a building permit by the City of Madison. The declarant shall list the units with real estate brokers participating in a multiple listing service and shall maintain such listing until the initial sale of all units. In compliance with requirements imposed by the City of Madison to the extent those requirements are not in violation of the Wis. Statutes. Section 703.27, the declarant shall state that all units shall initially be marketed and sold by the declarant as "owner occupied" condominiums. It is not the intent of the declarant to develop the condominiums as rental property. If for any reason it becomes economically necessary for the declarant to rent any of the units, the declarant shall, nonetheless, continue to list the rented units for sale until they are sold to owners that intend to owner occupy those units. No lease entered into by declarant shall have a term exceeding one (1) year and no renewals or extension of any lease beyond one (1) year by the declarant shall be permitted.

Accessory uses shall include but not be limited to: a. accessory uses directly associated with those permitted uses including parking for residents and guests, and b. temporary building for storage of building materials and equipment for construction purposes when on same lot as a principle use for a period not to exceed the duration of such construction.

Timetable for Construction:

Building construction is anticipated to begin immediately following plan approval and construction will occur in multiple phases. Ultimate completion is expected in 5-8 years.

Total area of Lots 1, 2 and 3: 243,726 sq. ft.

Lot Area Requirements/ Per PUD (GDP) total area as defined above is
243,726 sq. ft.

Dwelling Units/Lot Area Dwelling units proposed total 115
Per Dwelling Unit Lot area/dwelling unit = 2119.4 sq. ft.

Usable Open Space Area Required: 500 s.f. x (115) units = 57,500 s.f.
Requirements: Total Open Space Area Provided: 60,887_s.f.

Snow and Trash Storage and Snow and trash storage and removal will be done by
Removal, Maintenance private contractor. All on site maintenance equipment
will be stored within the underground parking garages.

Economic/Socioeconomic Impact: The development is readably accessible to a variety of employment centers, retail services, daycare centers, and recreation areas and is in the vicinity of entirely new multi-family and single family development which dominates the area. The creation of 115 new condominium and apartment units will add approximately \$17,930,000 of tax base.

ZONING TEXT

PLANNED UNIT DEVELOPMENT – GENERAL DEVELOPMENT PLAN PUD (GDP)
Mixed Apartment and Condominium Development
Lots 1, 2, and 3, Certified Survey Map No. 10769,
in the City of Madison, Dane County, Wisconsin,
to be known as Savanna on the Park

Statement of Purpose:

This Planned Unit Development – General Development Plan PUD (GDP) provides for a new 65,882 gross square foot, 115 unit mixed apartment and condominium development. The proposed development is part of Madison's very popular Cross Country neighborhood.

This development has been designed to provide a maximum amount of functional and usable open space proximate to all units. Field stone walls will be used to accommodate grade changes and flat open lawn areas will be adjacent to all areas of the building. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.

Front porches will be provided for all ground units of the townhouse condominiums and a variety of landscaping will be used to act as screening or for general separation. Lots 2 and 3 will share a joint driveway. The joint driveway agreement allows for improved site planning and more greenspace for all areas of the development.

Building Descriptions:

This development will consist of 6 townhouse style buildings with 82 condominium dwelling units and 1 apartment style building with 33 apartment dwelling units. The dwelling units will offer a mix of interiors and amenities with a total of roughly 230 bedrooms on the site with loft units being available in some townhouse units. Townhouse style buildings will offer units ranging from roughly 1,225-1,600 s.f.

Uses:

The uses of Lots 1, 2, and 3 are as follows:

CSM Lot No.	Permitted Use	Lot Area	Permitted Uses	
			Dwelling Units	Bedrooms
Lot 1	Townhouse Condo Units	58,069 s.f.	50	100
Lot 2	Apartment Units	114,006 s.f.	33	66
Lot 3	Townhouse Condo Units	71,651 s.f.	32	64
		243,726 s.f.	115	230

**Units included in Lot 3 of CSM

The improvements to Lot 1 shall consist of four townhouse style buildings with 50 condominium unit dwellings as specified above.

The improvements to Lot 2 shall consist of one apartment style building with 33 apartment units as specified above.

The improvements to Lot 3 shall consist of two townhouse style buildings with 32 condominium units.

To further assure that the condominium units will be owner occupied, the condominium declarant shall commence marketing of the units following issuance of a building permit by the City of Madison. The declarant shall list the units with real estate brokers participating in a multiple listing service and shall maintain such listing until the initial sale of all units. In compliance with requirements imposed by the City of Madison to the extent those requirements are not in violation of the Wis. Statutes. Section 703.27, the declarant shall state that all units shall initially be marketed and sold by the declarant as "owner occupied" condominiums. It is not the intent of the declarant to develop the condominiums as rental property. If for any reason it becomes economically necessary for the declarant to rent any of the units, the declarant shall, nonetheless, continue to list the rented units for sale until they are sold to owners that intend to owner occupy those units. No lease entered into by declarant shall have a term exceeding one (1) year and no renewals or extension of any lease beyond one (1) year by the declarant shall be permitted.

Accessory uses shall include but not be limited to: a. accessory uses directly associated with those permitted uses including parking for residents and guests, and b. temporary building for storage of building materials and equipment for construction purposes when on same lot as a principle use for a period not to exceed the duration of such construction.

Family Definition:

The units, limited common elements, and the common elements of the condominium (Lots 1 and 3) shall be used for single family residential purposes only as that term is defined in the R1 zoning code. Occupancy in the apartment units (Lot 2) shall be limited per the R4 zoning code..

Yard Requirements:

Minimum Yard Requirements:

Front Yard: 20 ft.
Side Yard: 10 ft.
Rear Yard: 25 ft.

***Lot Area Requirements/
Dwelling Units***

Lots 1, 2 and 3 total 243,726-s.f.
Total dwelling units proposed is 115
Lot area/dwelling unit = 2119.4 s.f.

***Usable Open Space
s.f.
Requirements:***

Area Required: 500 s.f. x (115) units = 57,500
Open Space Area Provided: 60, 887 s.f.

Height Requirements:

Maximum Building Height is: (3) stories or (45) ft.
Proposed Building Heights for Townhouses are (2) stories with average height of 28'-3 1/2' at entries.

Landscaping:

Landscaped areas will be provided as shown on approved plans. Upon commencement of building construction, a local provider will be responsible for the installation of all landscape materials.

Accessory Off-Street Parking:

Min. Parking Stalls Required (R-4 based): 202
Parking Stalls Provided:

Underground 173 total in (7) bldgs.
Surface 73 total
Total 246

Bicycle Requirements:

Spaces required: 115
Spaces provided: 115

Site Lighting:

Lighting will be provided as shown on approved plans.

Signage:

Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R4 District--Max. Allowable Signage: 32 sq. ft.
Proposed Signage: 24 sq. ft.
All signage shall be per the approved PUD (SIP)

Snow and Trash Storage and Removal, Maintenance

Snow and trash storage and removal will be done by private contractor. All on site maintenance equipment will be stored within the underground parking garages.

Alterations and Revisions:

No alteration or revision of this 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 that are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.

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05/25/02

LETTER OF INTENT

PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN PUD (SIP)
New Condominium Development
Lot 1 of Certified Survey Map No. 10769,
in the City of Madison, Dane County Wisconsin

Application Submittal Date: July 31, 2002 (Revised February 7, 2003)

Project Name: Savanna on the Park

Owner: Savanna on the Park, LLC
6425 Odana Road
Madison, Wisconsin 53719
Contact: Bill Roche

Project Manager: Mr. Tom Ellefson
The Ellefson Companies
1018 Gammon Lane, Suite 100
Madison, Wisconsin 53719
(608) 274-1594

Designer: Mr. Casey Louther
Louther Architectural Design
7014 Wildberry Drive
Madison, Wisconsin 53719

Engineer: Mr. George Weir, P.E.
Royal Oak Engineering
5610 Medical Circle, Suite 6
Madison, Wisconsin 53719

Landscape Architect: The Ellefson Companies
1018 Gammon Lane, Suite 100
Madison, Wisconsin
(608) 274-1594

Legal: Mr. Ronald M. Trachtenberg
Murphy & Desmond, S.C.
2 East Mifflin Street, Suite 800
Madison, Wisconsin 53703

Project:

50 unit condominium development
Lot 1 of Certified Survey Map No.10769
in the City of Madison, Dane County, Wisconsin

The proposed development is part of Madison's very popular Cross Country neighborhood. The proposed development will consist of 4 townhouse style buildings consisting of one ten unit building, two 12 unit buildings, and one 16 unit building, totally 50 units. This development has been designed to provide a maximum amount of functional and usable open space proximate to all units. Field stone walls will be used to accommodate grade changes and flat open lawn areas will be adjacent to all areas of the building. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.

Front porches will be provided for all ground units of the townhouse condominiums and a variety of landscaping will be used to act as screening or for general separation.

The units, limited common elements, and the common elements of the condominium shall be used for single family residential purposes only as that term is defined in the R1 zoning code. To further assure that the condominium units will be owner occupied, the condominium declarant shall commence marketing of the units following issuance of a building permit by the City of Madison. The declarant shall list the units with real estate brokers participating in a multiple listing service and shall maintain such listing until the initial sale of all units. In compliance with requirements imposed by the City of Madison to the extent those requirements are not in violation of the Wis. Statutes. Section 703.27, the declarant shall state that all units shall initially be marketed and sold by the declarant as "owner occupied" condominiums. It is not the intent of the declarant to develop the condominiums as rental property. If for any reason it becomes economically necessary for the declarant to rent any of the units, the declarant shall, nonetheless, continue to list the rented units for sale until they are sold to owners that intend to owner occupy those units. No lease entered into by

declarant shall have a term exceeding one (1) year and no renewals or extension of any lease beyond one (1) year by the declarant shall be permitted.

Accessory uses shall include but not be limited to: a. accessory uses directly associated with those permitted uses including parking for residents and guests, and b. temporary building for storage of building materials and equipment for construction purposes when on same lot as a principle use for a period not to exceed the duration of such construction.

Timetable for Construction:

Building construction is anticipated to begin immediately following plan approval and construction will occur in multiple phases. Ultimate completion is expected in 3 years.

Building Unit Information:

Units	Bldgs.	Density	Bedrooms	Unit Sq. Ft.
50	4	19.1 du/acre	100 (2/unit)	Between 1240 s.f. and 1620 s.f.

Total Lot Area:

114,006 sq. ft.

***Lot Area Requirements/
Dwelling Units***

Lot 1 is 114,006 sq. ft.
Dwelling units proposed is 50
Lot area/dwelling unit = 2280 s.f.

***Usable Open Space
Requirements:***

Area Required: 500 s.f. x (50) units = 25,000 s.f.
Open Space Area Provided: 26,755 s.f.

Economic/Socioeconomic Impact: The development is readily accessible to a variety of employment centers, retail services, daycare centers, and recreation areas. This proposal is also in the vicinity of entirely new multi-family and single family development which dominates the area. The creation of 50 new condominium units will add approximately \$7,745,000 of tax base.

ZONING TEXT

PLANNED UNIT DEVELOPMENT - SPECIFIC IMPLEMENTATION PLAN PUD (SIP)

New Condominium Development
Lot 1 of Certified Survey Map No 10769,
in the City of Madison, Dane County Wisconsin

Statement of Purpose:

This Planned Unit Development – Specific Implementation Plan PUD (SIP) provides for a new 31,919 gross square foot, 50 unit condominium development. The proposed development is part of Madison’s very popular Cross Country neighborhood.

This development has been designed to provide a maximum amount of functional and usable open space proximate to all units. Field stone walls will be used to accommodate grade changes and flat open lawn areas will be adjacent to all areas of the building. Asphalt paving has been minimized and proposed landscaping does not hinder the use of the lawn areas.

Front porches will be provided for all ground units of the townhouse condominiums and a variety of landscaping will be used to act as screening or for general separation.

Permitted Uses:

Permitted uses to be i. Multi-family residential buildings, ii. Accessory uses including but not limited to: a. Accessory uses directly associated with those permitted uses including parking for residents and guests and iii. Temporary building for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

Uses/Restrictions:

Residential Use. This multi-family development is to be owned and operated as a residential condominium. The units, limited common elements, and the common elements of the condominium shall be used for single family residential purposes only. A unit shall be deemed to be used for “single family residential purpose” if it is occupied by no more than one family as that term is defined in the R1 zoning district.

Sales and Leasing by Declarant. To further assure that the condominium units will be owner occupied, the condominium declarant shall commence marketing of the units following issuance of a building permit by the City of Madison. The declarant shall list the units with real estate brokers participating in a multiple listing service and shall maintain such listing until the initial sale of all units. In compliance with requirements imposed by the City of Madison to the extent those requirements are not in violation of the Wis. Statutes. Section 703.27, the declarant states that all units shall initially be marketed and sold by the declarant as "owner occupied" condominiums. It is not the intent of the declarant to develop the condominiums as rental property. If for any reason it becomes economically necessary for the declarant to rent any of the units, the declarant shall, nonetheless, continue to list the rented units for sale until they are sold to owners that intend to owner occupy those units. No lease entered into by declarant shall have a term exceeding one (1) year and no renewals or extension of any lease beyond one (1) year by the declarant shall be permitted.

Family Definition:

The family definition shall coincide with the definition given in M. G.O. 28.03 for the R-1 zoning district.

Building Descriptions:

Units	Bldgs.	Density	Bedrooms	Unit Sq. Ft.
50	4	19.1 du/acre	100 (2/unit)	Between 1240 s.f. and 1620 s.f.

Yard Requirements:

Yard Requirements: Front Yard: 20 ft.
Side Yard: 10 ft.
Rear Yard: 25 ft. min.

***Lot Area Requirements/
Dwelling Units***

114,006 sq. ft.
Dwelling units proposed is 50
Lot area/dwelling unit = 2280 s.f.

***Usable Open Space
Requirements:***

Area Required: 500 s.f. x (50) units = 25,500 s.f.
Open Space Area Provided: 26,755 s.f.

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Height Requirements:

Proposed Building Heights are (2) stories.

Landscaping:

Landscaped areas will be provided as shown on approved plans. Upon commencement of building construction, a local provider will be responsible for the installation of all landscape materials.

Accessory Off-Street Parking:

Min. Parking Stalls Required (R-4 based): 88

Parking Stalls Provided:

Underground	86 total in 4 bldgs.
Surface	<u>21</u> total
Total	107

Bicycle Requirements:

Spaces required: 50
Spaced provided: 50. See attached plans. Spaces will be provided inside underground garages plus surface spaces for visitors.

Site Lighting:

Lighting will be provided as shown on approved plans.

Signage:

Madison
Max.

Signage will be allowed as per Chapter 31 of the General Ordinances as compared to the R4 District--
Allowable Signage: 32 sq. ft.

Proposed Signage: 24 sq. ft.

All signage will be per the approved PUD (SIP)

Snow and Trash Storage and Removal, Maintenance

Snow and trash storage and removal will be done private contractor. All on site maintenance equipment will be stored within the underground parking garages.

Alterations and Revisions:

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