



Location
6001 Canyon Parkway

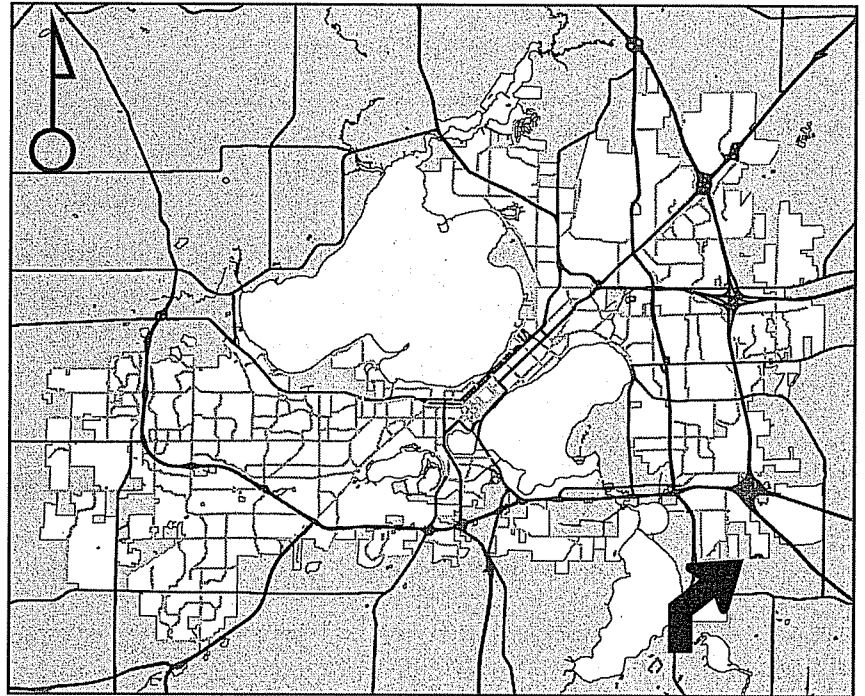
Project Name
Lot 124 of Secret Places

Applicant
Don Esposito - Veridian Homes/
Aaron Otto - Vierbicher Associates, Inc

Existing Use
Vacant Land

Proposed Use
32 Condominium Units in Planned
Residential Development

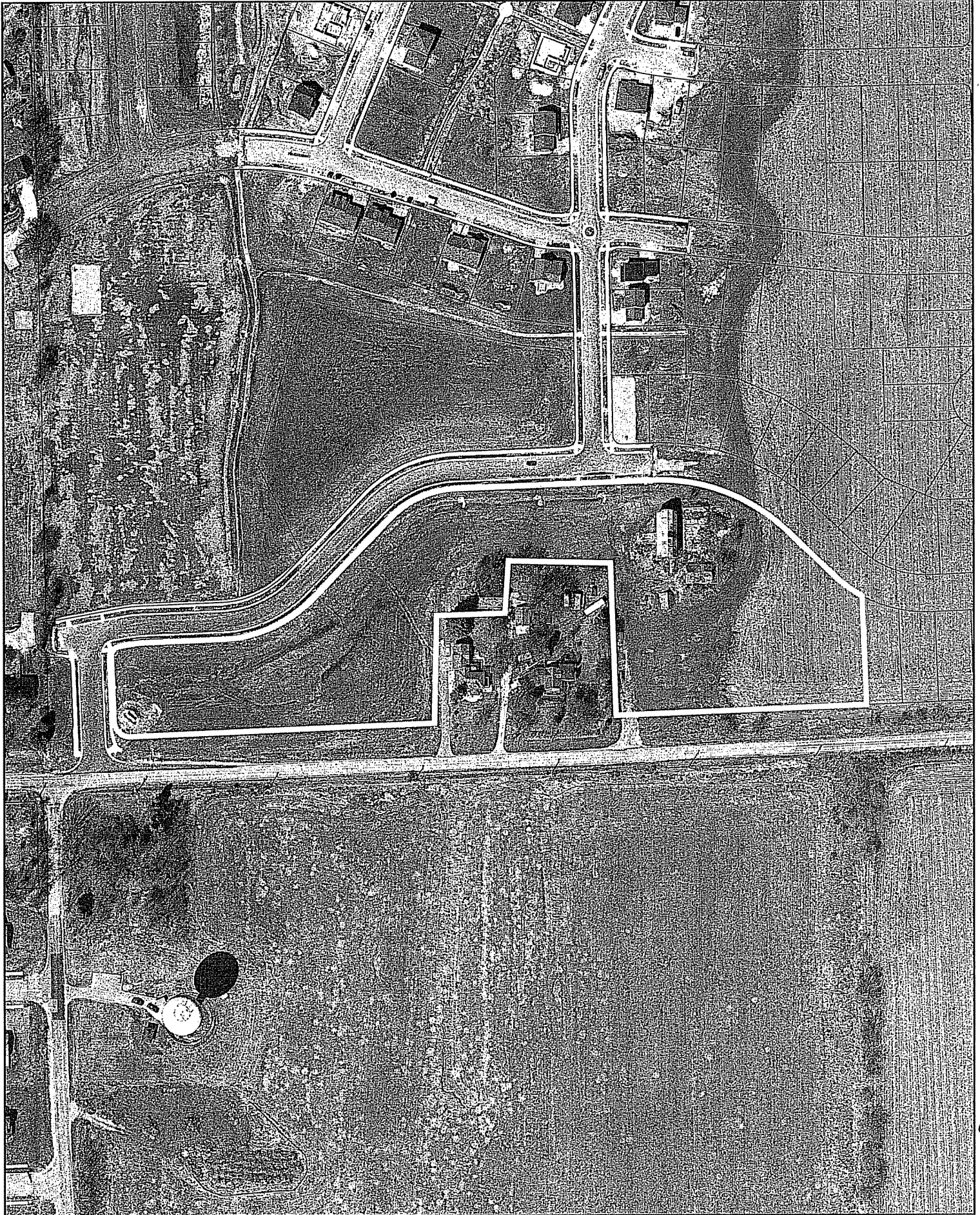
Public Hearing Date
Plan Commission
04 December 2006



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



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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

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 _____ Receipt No. _____

Date Received 10-25-06

Received By _____

Parcel No. 0710-351-0909-2

Aldermanic District 16 - Judy Compton

GQ Eng-Easton,

Zoning District R-4

For Complete Submittal

Application Letter of Intent _____

IDUP _____ Legal Descript. _____

Plan Sets _____ Zoning Text _____

Alder Notification _____ Waiver _____

Nbrhd. Assn Not. _____ Waiver _____

Date Sign Issued _____

Project Address: 6001 Canyon Parkway **Project Area in Acres:** 6.48

Project Title (if any): Lot 124 of Secret Places at Siggelkow Preserve

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

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

Rezoning from _____ to _____

Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP

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

Conditional Use

Demolition Permit

Other Requests (Specify): _____

Applicant, Agent & Property Owner Information:

Applicant's Name: Don Esposito Company: Veridian Homes LLC

Street Address: 7801 South Towne Drive City/State: Madison, WI Zip: 53713

Telephone: (608) 226-3001 Fax: (608) 226-0600 Email: _____

Project Contact Person: Aaron Otto Company: Vierbicher Associates, Inc.

Street Address: 999 Fourier Dr., #201 City/State: Madison, WI Zip: 53717

Telephone: 608 826-0532 Fax: (608) 826-0530 Email: aott@vierbicher.com

Property Owner (if not applicant): _____

Street Address: _____ City/State: _____ Zip: _____

Project Information:

Provide a general description of the project and all proposed uses of the site: Lot 124 is a site in the Secret Places subdivision reserved for 32 multi-family residential homes, which will be the only use on the site.

Development Schedule: Commencement 08/05 Completion 10/06

CONTINUE →

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: \$ 1,400 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

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 applications@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.

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 Marsh Road Neighborhood Plan, which recommends:

medium density 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:
Judy Compton, District 16: Sent April 29, 2005

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

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

Planner Pete Olson Date 5/27/05 | Zoning Staff Kathy Voeck Date 2004

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

Printed Name Aaron Otto Date June 21, 2005

Signature  Relation to Property Owner Consultant

Authorizing Signature of Property Owner  Date June 21, 2005

VIERBICHER ASSOCIATES, INC.

October 25, 2006

City of Madison Planning Department
215 Martin Luther King Jr. Blvd.
Rm. LL100
Madison, WI 53703

Dear Planning Commission Members:

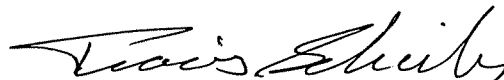
Please find enclosed a revised Conditional Use Application for Veridian's Lot 124. The enclosed represents changes per Urban Design Commission comments and through close coordination with Planning Staff.

In general, the modifications include revised building elevations and floor plans to provide two-story buildings and front porches on one of the buildings. The site plan has been adjusted to bring more of the buildings closer to Canyon Parkway and to provide more usable open space for future residents. The number of buildings and the unit count remain at 16 and 32, respectively. The grading plan, utility plan, and landscaping plan have all been modified to reflect the updated site plan and buildings.

Please see the attached application for more detailed information.

If you have any questions or comments regarding the site or the conditional use application, please contact me at (608) 826-0532, or by e-mail at tsch2@vierbicher.com

Sincerely,
VIERBICHER ASSOCIATES, INC.



Travis Schreiber, PE

TS/lfl

Enclosure – Conditional Use Application

▽ 400 VIKING DRIVE
P.O. BOX 379
REEDSBURG, WI 53959
(608) 524-6468
Fax (608) 524-8218

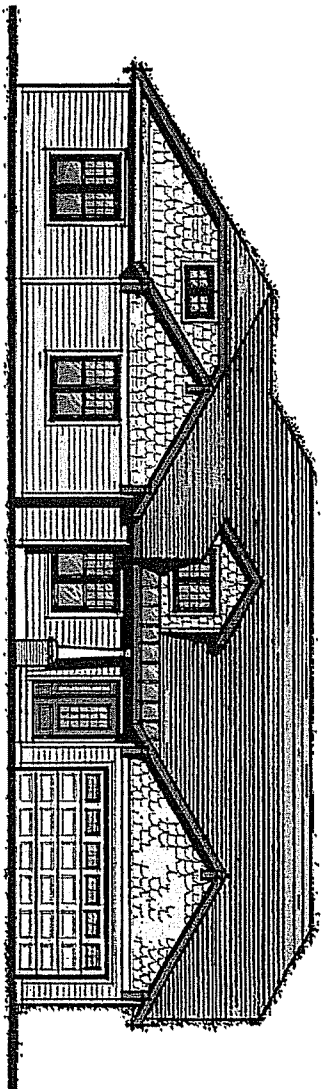
▽ 999 FOURIER DRIVE, SUITE 201
MADISON, WI 53717
P.O. BOX 44010
MADISON, WI 53744-4010
(608) 826-0532
Fax (608) 826-0530

▽ 1521 METRO DRIVE, SUITE 205
P.O. BOX 650
SCHOFIELD, WI 54476-0650
(715) 359-2003
Fax (715) 359-4753

▽ 231 EAST BLACKHAWK AVENUE
P.O. BOX 542
PRAIRIE DU CHIEN, WI 53821-0542
(608) 326-1051
Fax (608) 326-1052

▽ www.vierbicher.com

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Revised
CONDITIONAL USE APPLICATION
for Urban Design Commission Review
of **SECRET PLACES AT SIGGELKOW PRESERVE**
for LOT 124

DESCRIPTION	PAGE
Letter of Intent.....	1
Location & Site Information.....	2
Project Context.....	3
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Signage and Lighting.....	17
Notification Letter to District 16 Alderperson and Neighborhood Association.....	18
Grading Plan West.....	19
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Attachment 1: Deed Restrictions & Covenants	

Submitted By:
 Verdian Homes LLC
 6801 South Towne Drive
 Madison, WI 53713

Prepared On: October 25, 2006

Prepared By:
 Vierbicher Associates, Inc.
 999 Fountier Drive
 Madison, WI 53717

Contact Information:
 Travis Schreiber
 999 Fountier Drive
 Madison, WI 53717

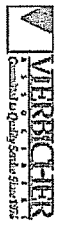
Phone: 608.826.0532
Fax: 608.826.0530
Email: th2@vierbicher.com



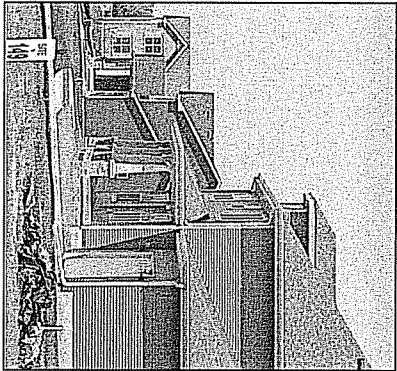
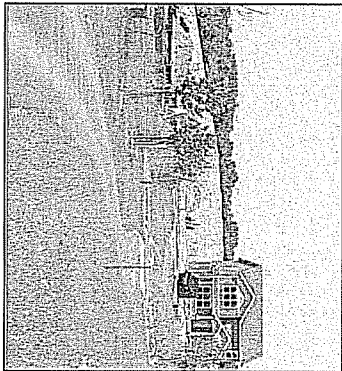
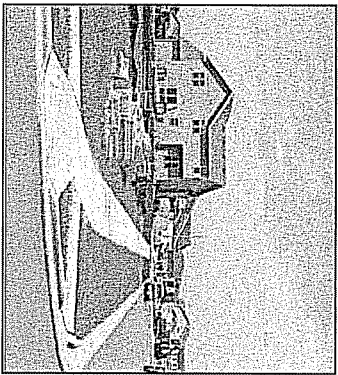
Secret Places at Sigelkow Preserve - Lot 124 Madison, Wisconsin

T A B L E O F C O N T E N T S

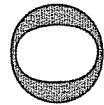
October 25, 2006



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October 25, 2006



City of Madison
210 Martin Luther King Jr. Blvd. Room 403
Madison, WI 53710

Re: Lot 124 of Secret Places at Siggelkow Preserve
Conditional Use Application *Letter of Intent*

Dar Urban Design Commission Members

Attached is the revised Conditional Use application for Lot 124 of Secret Places at Siggelkow Preserve (*Lot 124, part of Secret Places at Siggelkow Preserve, City of Madison, Dane County, Wisconsin*). The original application for this project was submitted to the City of Madison on June 1, 2005. Since that time, revisions have been made to the project and this application is intended to introduce those changes and reactivate the original application for City review.

This revised application is being submitted by the property owner and developer, *Veridian Homes LLC* (Veridian). Veridian will serve as the contractor, architect, and project coordinator for the development of Lot 124. Landscaping services will be provided by the *Brazz Company*, while surveying and engineering for the site will be completed by *Verbacher Associates, Inc.*

Secret Places at Siggelkow Preserve is a residential development consisting of single-family and multi-family homes. Lot 124 is the first phase of multi-family homes in Secret Places and will begin the second phase of construction for the development. The site is currently zoned R-4 (General Residence District). This conditional use application is for a Planned Residential Development.

Lot 124 is an approved plat that is currently sitting as vacant land. Formerly there were three accessory structures located on the site that have since been removed. The structures were originally part of an operating farmstead that is no longer active. The single-family component of Secret Places is located directly to the north of Lot 124. The construction of communal spaces in Secret Places has been completed, with the exception of some minor outfit landscaping. In addition, the construction of dwelling units in three phases is complete with the current phase being half completed. Existing homes occupy the land to the west and southwest of Lot 124. To the south and east of the site, the land is primarily agricultural with

scattered low-density single-family homes.

Lot 124 is approximately 6.5 acres in gross land area, or 282,780 square feet. A total of 16 buildings, or 32 condominium homes, are being planned on the site, which will include 53,822 gross square feet of building area. Two styles of buildings are being utilized on the site, both of which include two condominium homes. Building "A" provides two styles of units. Unit Type 1 has an owners suite and a second bedroom, which can optionally be used as a den, library, or formal dining room. Unit Type 1 also has an option for an additional bedroom, providing the possibility of a three-bedroom plan. Unit Type 2 is offered as a one-level two-bedroom plan with the option of a sunroom on selected sites. Building "B" has two units of similar design with a first floor owners suite as well as two second-floor bedrooms. Depending on plan options selected, the overall bedroom count can vary from a minimum of 66 to a maximum of 86 on the site. Each condominium home on the site is expected to have a selling price starting around \$230,000.

The development of Lot 124 has the potential to generate an additional 7 school-aged children in the local school system. This approximation is based on a city-wide average of 2 school-aged children per household for two-family and multi-family homes (*data provided by Dane County Planning and Development Department*).

Each unit will have a two-car attached garage, which will provide a total of 64 private parking stalls on the site. In addition, there will be a private drive in front of each garage for the use of each individual home. Owners of each condominium home will be responsible for storage of solid waste. Snow removal will be the responsibility of the condominium association for Secret Places multi-family homes.

The intent is to complete the entitlements this winter and start construction in the spring of 2007.

Submitted by
VERIBICHER ASSOCIATES

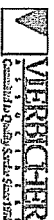
Travis Schreiber
Project Engineer

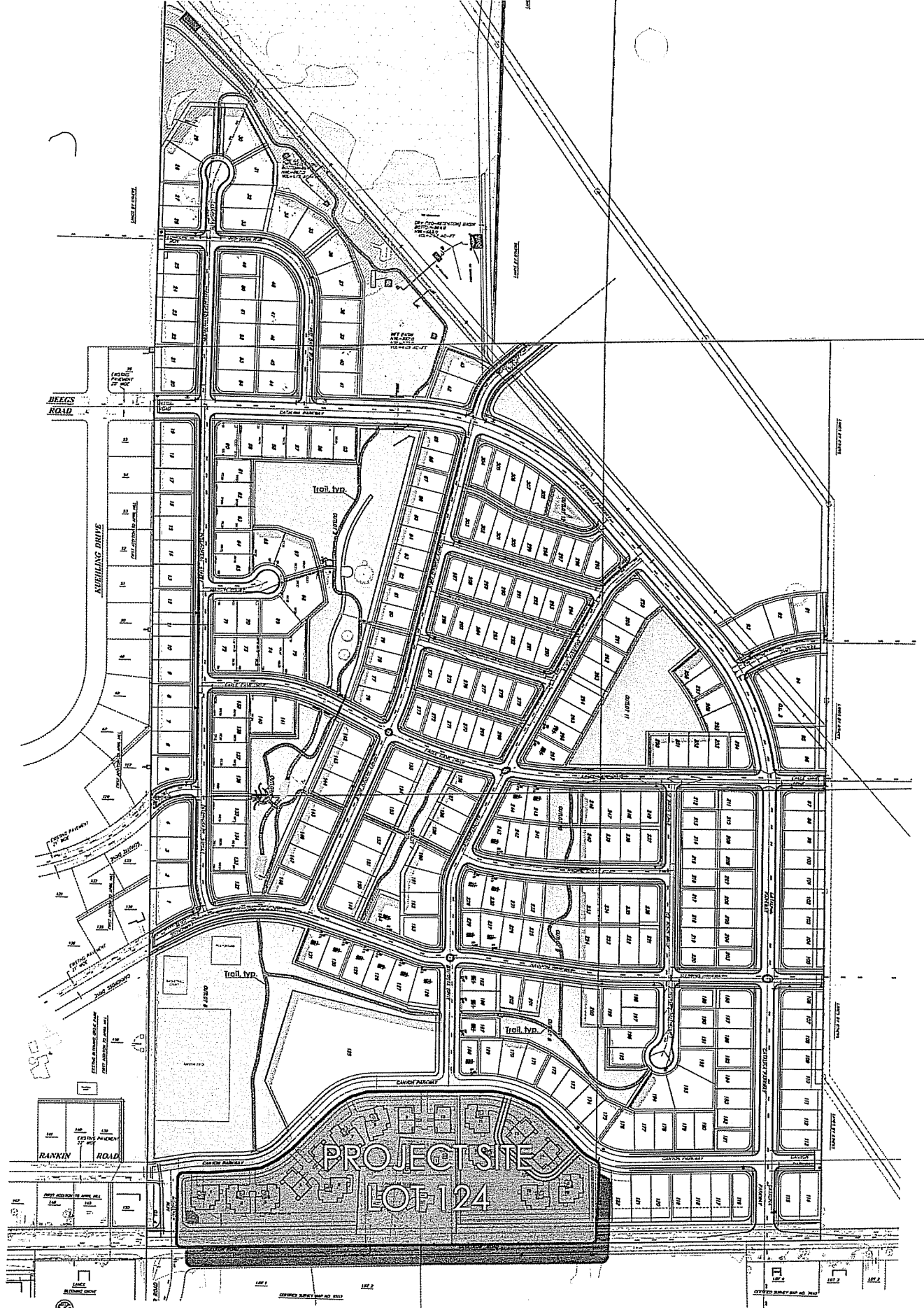


Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

LETTER OF INTENT

October 25, 2006





Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

SITE LOCATION MAP

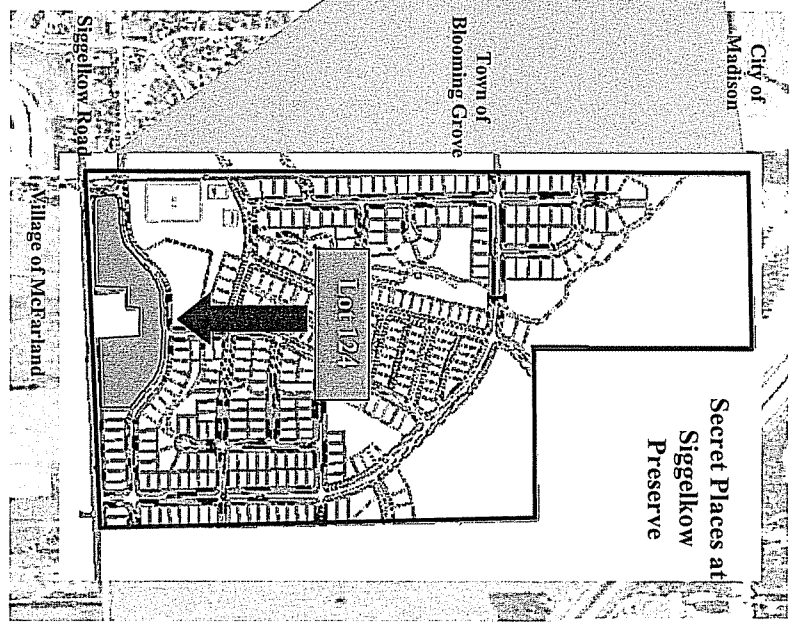
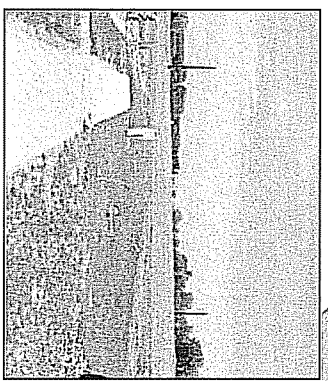
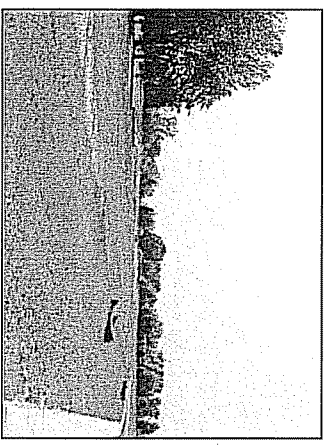
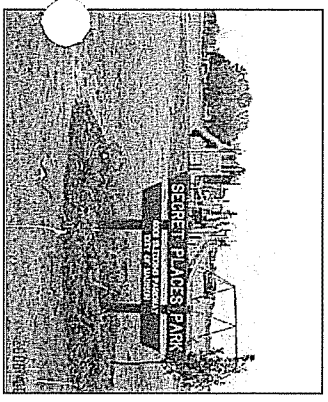
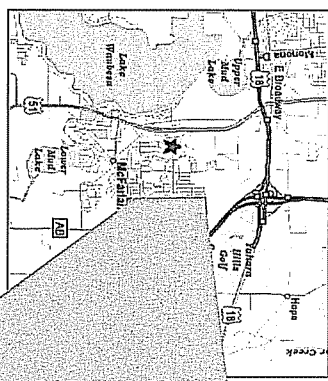
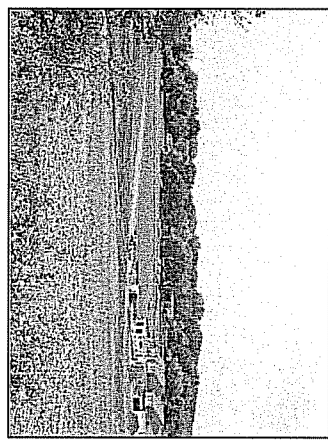
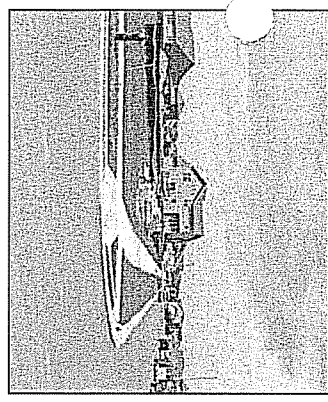
NOVEMBER 1, 2006



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Secret Places is a 148-acre development located on Siggelkow Road in the City of Madison, Wisconsin. While the first phase for single-family homes has already begun, Lot 124 will introduce multi-family units to the development. The City of McFarland is located to the south and southwest of the site, while the Town of Blooming Grove borders in the west and east.

Lot 124 is located in a prominent area with several major transportation networks in close proximity. Highway 51 travels nearby to the west of the site and Interstates 90 and 39 are located to the east. Also, Highway 18/151 travels nearby to the north.



Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

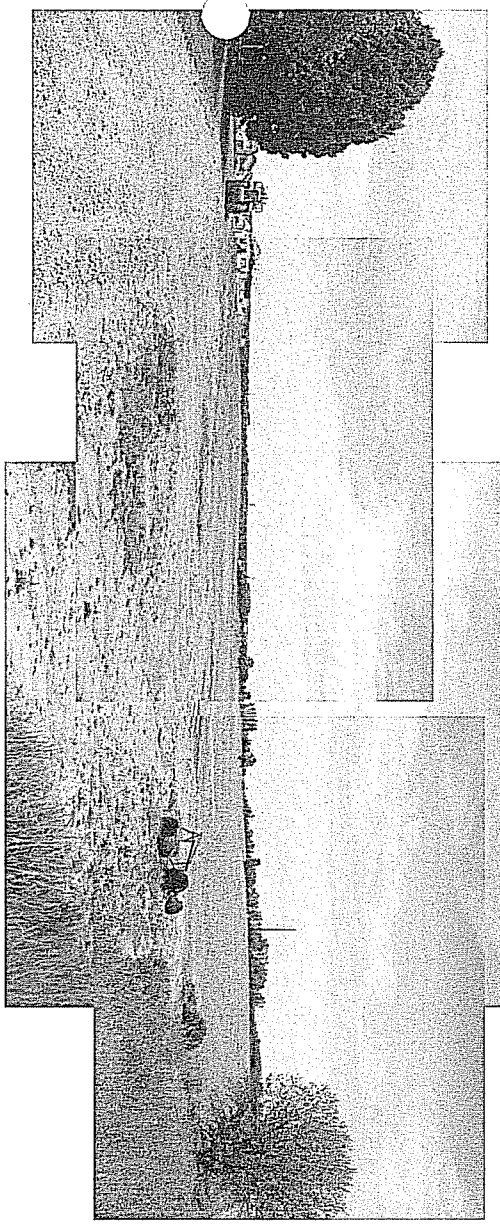
LOCATION & SITE INFORMATION

October 25, 2006



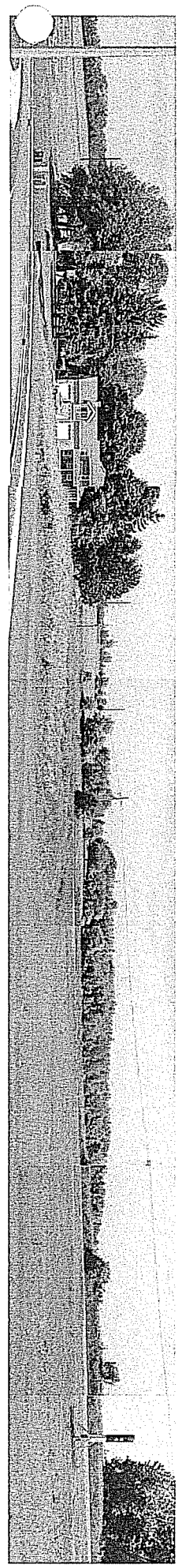
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Lot 124 of Secret Places at Siggelkow Preserve: Conditional Use Application



Lot 124 of Secret Places is located in an area that is entirely residential in nature. Existing single-family residential units are currently located to the west of the site in the Town of Blooming Grove. The land to the east and south of the site is agricultural and open space and farmlands characterize much of the area.

Construction of single-family dwellings has been completed for three phases of Secret Places, with a fourth phase half completed. In addition, construction of all common spaces is complete with the exception of some minor landscaping along the bike trail. The photographs to the left show this residential unit and the accessory structures on the site. This existing parcel is heavily landscaped, which provides a buffer throughout much of the site. The exact building locations for the adjacent site are shown on the following page.

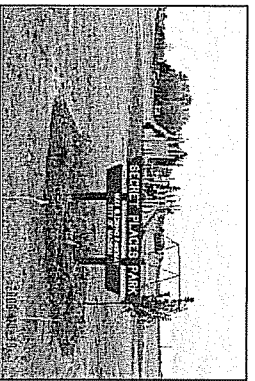
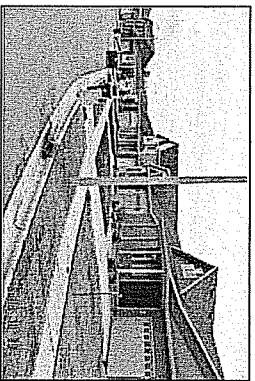
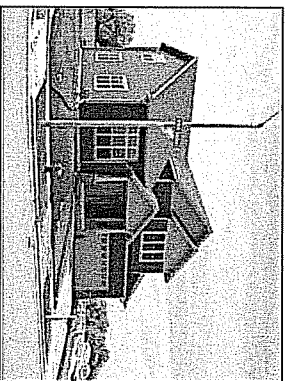
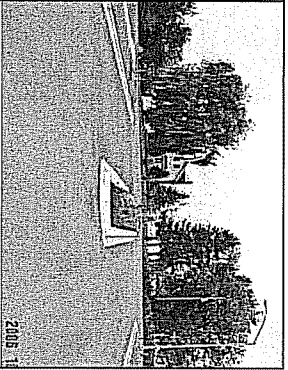
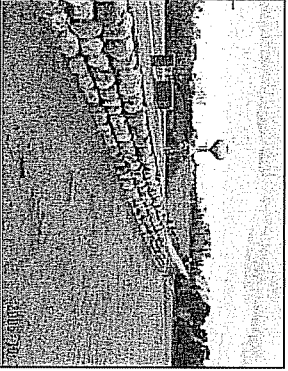


Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

EXISTING CONDITIONS

October 25, 2006





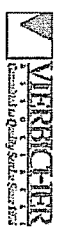
The general purposes of these controls are to help ensure that the lots will become and remain an attractive community; to preserve and maintain the natural beauty of the lots; to ensure the most appropriate development and improvement of each lot, including construction of attractive and harmonious structure; and to ensure the highest and best residential development of the lots. The declaration of conditions, covenants and restrictions are provided as an attachment at the end of this document



Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

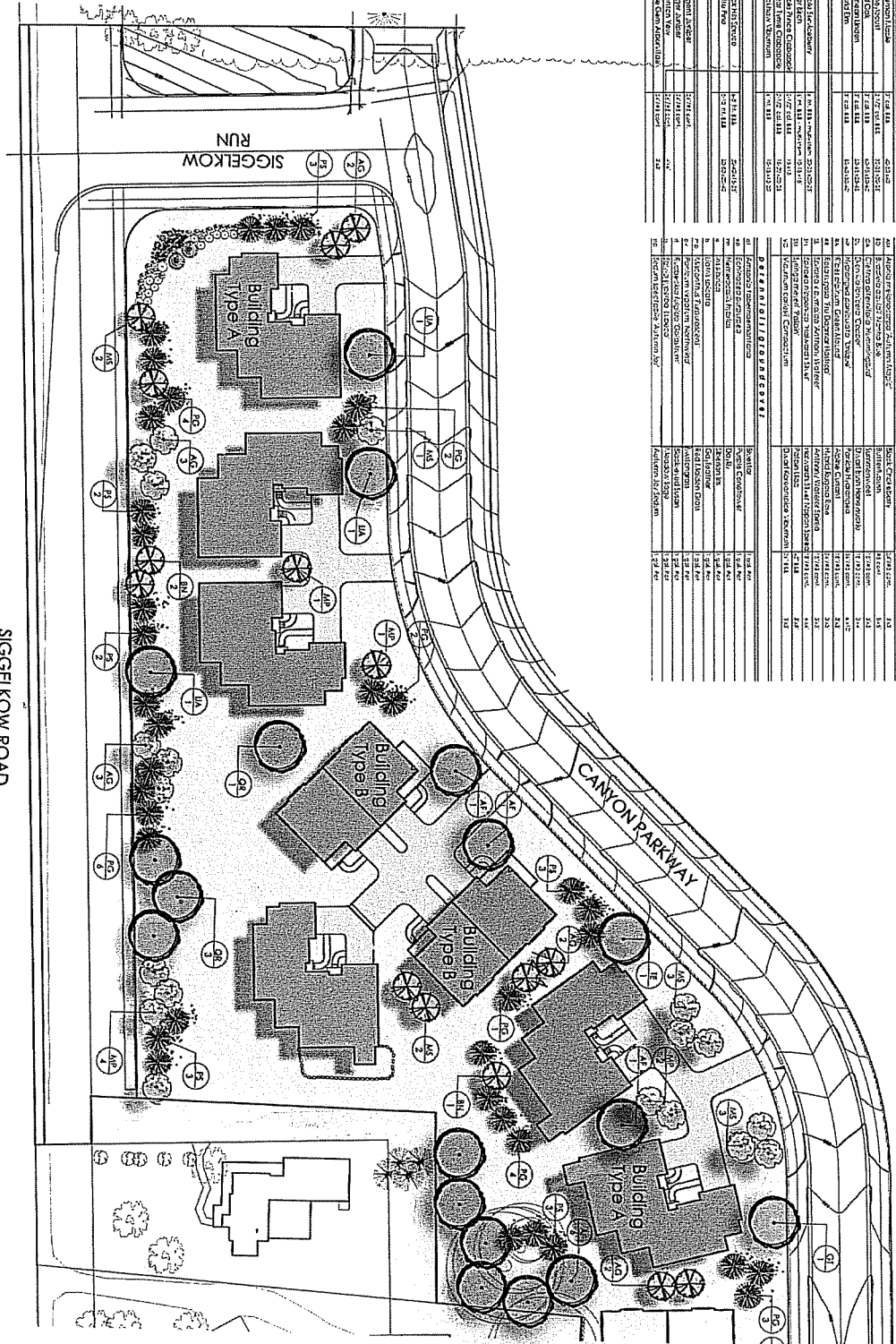
DEED RESTRICTIONS & COVENANTS

October 25, 2006



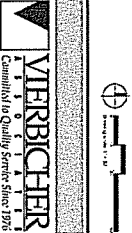
Secret Places at Siggelkow Preserve - Lot 124

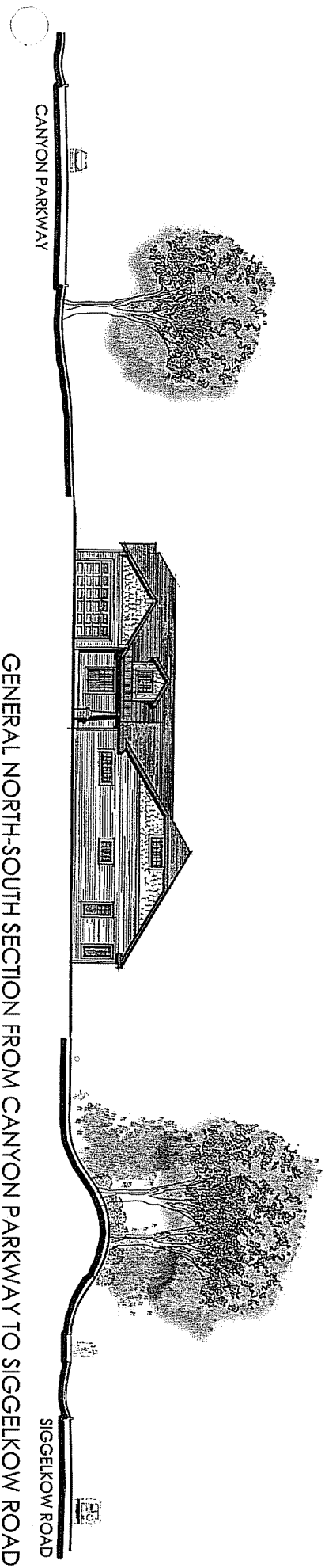
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
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2	Excavation	1	Lot	100.00	100.00
3	Foundation	1	Lot	150.00	150.00
4	Structural Steel	1	Lot	300.00	300.00
5	Roofing	1	Lot	120.00	120.00
6	Interior Finishes	1	Lot	250.00	250.00
7	Exterior Finishes	1	Lot	180.00	180.00
8	Landscaping	1	Lot	100.00	100.00
9	Site Work	1	Lot	50.00	50.00
10	Permit Fees	1	Lot	20.00	20.00
11	Contingency	1	Lot	100.00	100.00
12	Professional Fees	1	Lot	150.00	150.00
13	Construction Management	1	Lot	100.00	100.00
14	Site Investigation	1	Lot	50.00	50.00
15	Environmental Assessment	1	Lot	100.00	100.00
16	Historical Research	1	Lot	50.00	50.00
17	Archaeological Excavation	1	Lot	100.00	100.00
18	Historical Interpretation	1	Lot	50.00	50.00
19	Historical Signage	1	Lot	50.00	50.00
20	Historical Preservation	1	Lot	50.00	50.00
21	Historical Research	1	Lot	50.00	50.00
22	Historical Interpretation	1	Lot	50.00	50.00
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29	Historical Research	1	Lot	50.00	50.00
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33	Historical Research	1	Lot	50.00	50.00
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35	Historical Signage	1	Lot	50.00	50.00
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37	Historical Research	1	Lot	50.00	50.00
38	Historical Interpretation	1	Lot	50.00	50.00
39	Historical Signage	1	Lot	50.00	50.00
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41	Historical Research	1	Lot	50.00	50.00
42	Historical Interpretation	1	Lot	50.00	50.00
43	Historical Signage	1	Lot	50.00	50.00
44	Historical Preservation	1	Lot	50.00	50.00
45	Historical Research	1	Lot	50.00	50.00
46	Historical Interpretation	1	Lot	50.00	50.00
47	Historical Signage	1	Lot	50.00	50.00
48	Historical Preservation	1	Lot	50.00	50.00
49	Historical Research	1	Lot	50.00	50.00
50	Historical Interpretation	1	Lot	50.00	50.00
51	Historical Signage	1	Lot	50.00	50.00
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66	Historical Interpretation	1	Lot	50.00	50.00
67	Historical Signage	1	Lot	50.00	50.00
68	Historical Preservation	1	Lot	50.00	50.00
69	Historical Research	1	Lot	50.00	50.00
70	Historical Interpretation	1	Lot	50.00	50.00
71	Historical Signage	1	Lot	50.00	50.00
72	Historical Preservation	1	Lot	50.00	50.00
73	Historical Research	1	Lot	50.00	50.00
74	Historical Interpretation	1	Lot	50.00	50.00
75	Historical Signage	1	Lot	50.00	50.00
76	Historical Preservation	1	Lot	50.00	50.00
77	Historical Research	1	Lot	50.00	50.00
78	Historical Interpretation	1	Lot	50.00	50.00
79	Historical Signage	1	Lot	50.00	50.00
80	Historical Preservation	1	Lot	50.00	50.00
81	Historical Research	1	Lot	50.00	50.00
82	Historical Interpretation	1	Lot	50.00	50.00
83	Historical Signage	1	Lot	50.00	50.00
84	Historical Preservation	1	Lot	50.00	50.00
85	Historical Research	1	Lot	50.00	50.00
86	Historical Interpretation	1	Lot	50.00	50.00
87	Historical Signage	1	Lot	50.00	50.00
88	Historical Preservation	1	Lot	50.00	50.00
89	Historical Research	1	Lot	50.00	50.00
90	Historical Interpretation	1	Lot	50.00	50.00
91	Historical Signage	1	Lot	50.00	50.00
92	Historical Preservation	1	Lot	50.00	50.00
93	Historical Research	1	Lot	50.00	50.00
94	Historical Interpretation	1	Lot	50.00	50.00
95	Historical Signage	1	Lot	50.00	50.00
96	Historical Preservation	1	Lot	50.00	50.00
97	Historical Research	1	Lot	50.00	50.00
98	Historical Interpretation	1	Lot	50.00	50.00
99	Historical Signage	1	Lot	50.00	50.00
100	Historical Preservation	1	Lot	50.00	50.00



SECRET PLACES AT SIGGELKOW PRESERVE - LOT 124
 MADISON, WISCONSIN

WEST SIDE
 NOVEMBER 1, 2006





GENERAL NORTH-SOUTH SECTION FROM CANYON PARKWAY TO SIGGELKOW ROAD

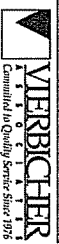
Not To Scale

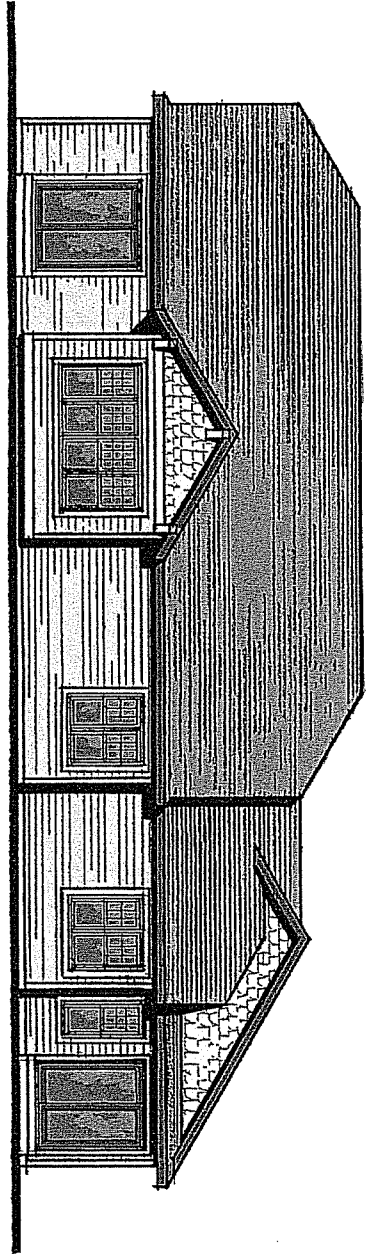


Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

GENERAL SECTIONS / ELEVATIONS

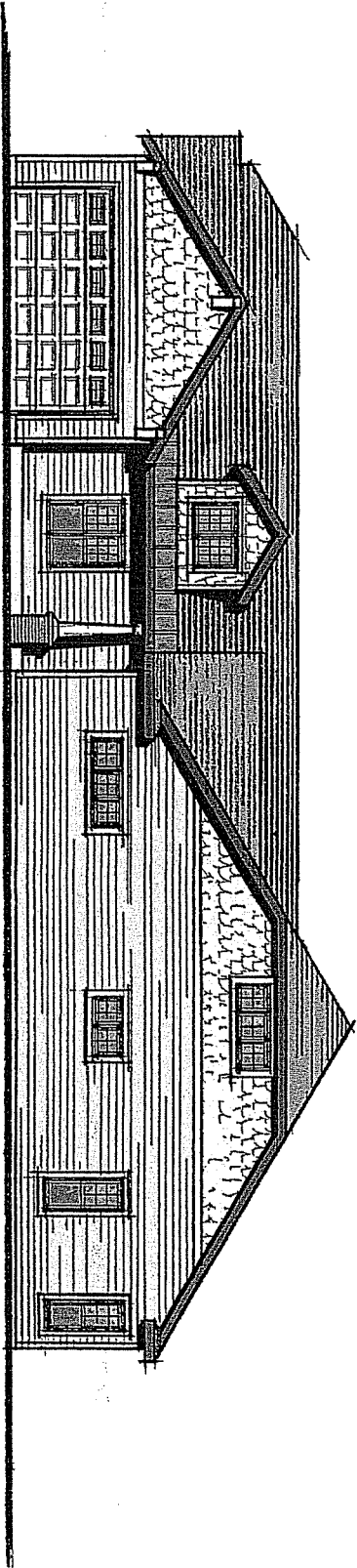
NOVEMBER 1, 2006





REAR ELEVATION FOR BUILDING 'A' - UNIT 1 & 2

Not To Scale



SIDE ELEVATION FOR BUILDING 'A' - UNIT 1 & 2

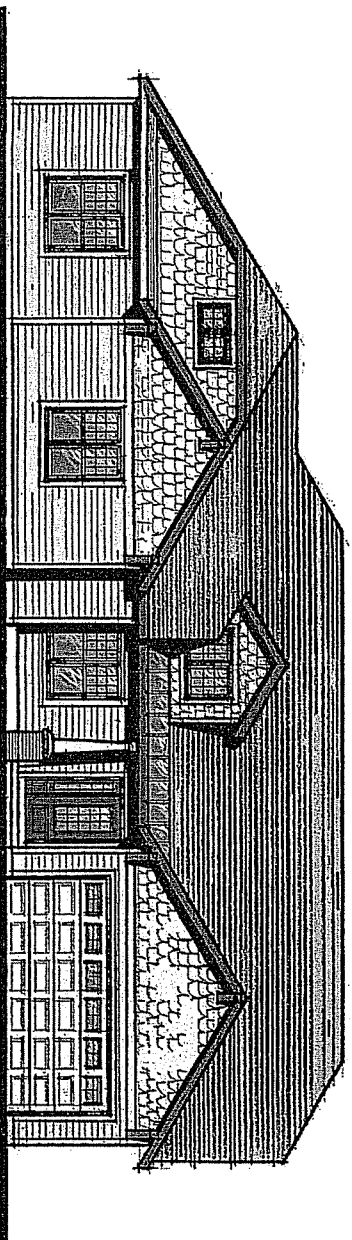
Not To Scale



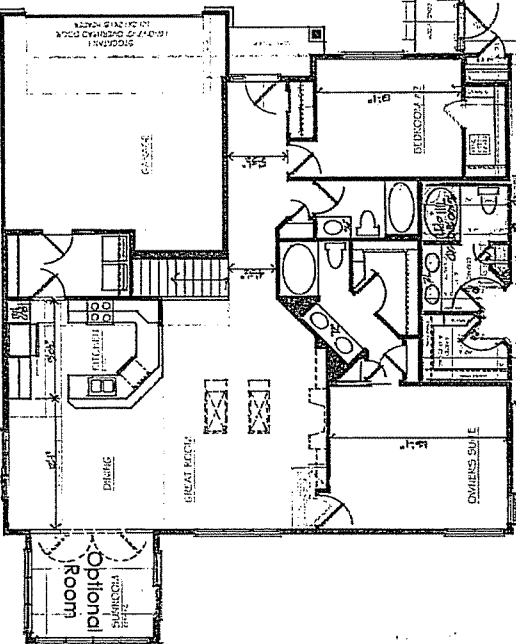
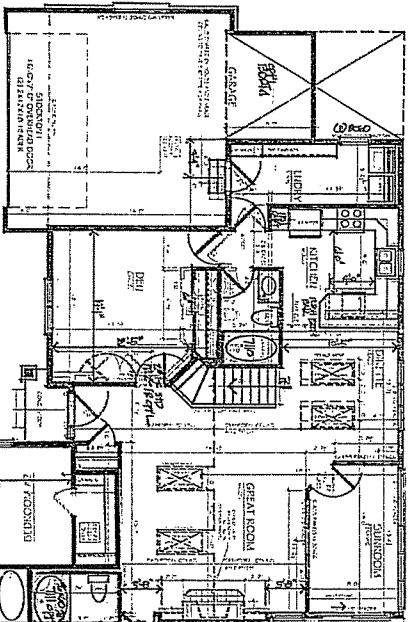
Secret Places at Siggelkrow Preserve - Lot 124 Madison, Wisconsin

BUILDING A - FLOOR PLANS / ELEVATIONS
NOVEMBER 1, 2006





FRONT ELEVATION FOR BUILDING 'A' - UNIT 1 & 2
 Not To Scale



FLOOR PLANS FOR BUILDING 'A' - UNIT 1 & 2
 Not To Scale



Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

BUILDING A - FLOOR PLANS / ELEVATIONS

NOVEMBER 1, 2006



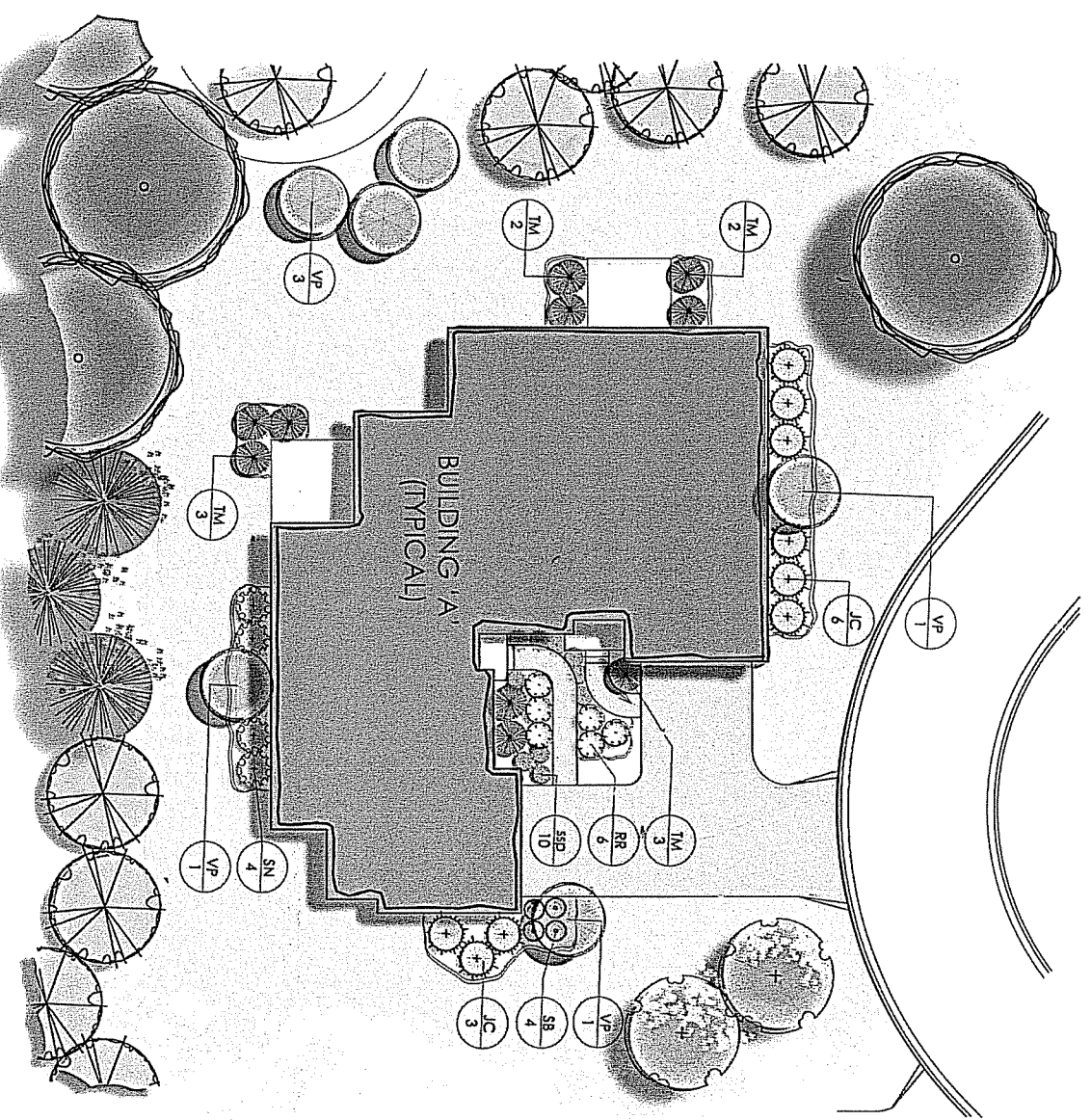
6

Secret Places at Siggelkow Preserve - Lot 124

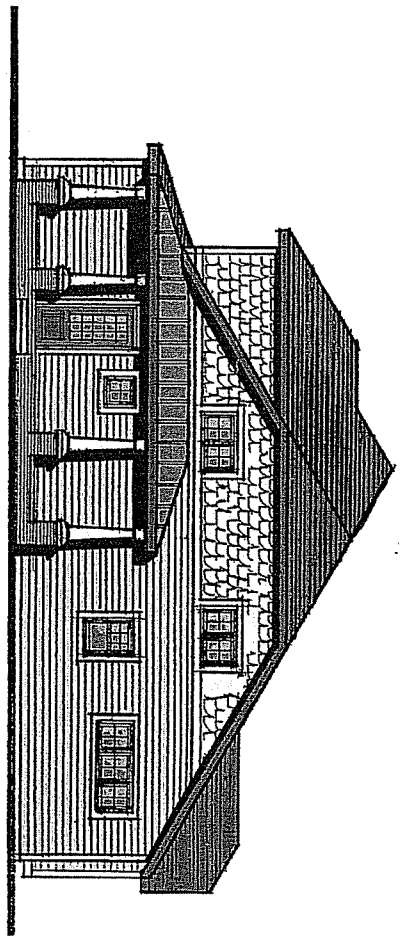
Plant Use	Key Botanical Name	Common Name	Planting Use	Native Use
Shade Trees	<i>Acer / Fraxinus / Quercus</i>	Red Maple	1 gal. Red	3-5 gal. Red
	<i>Quercus / Fraxinus</i>	White Oak	1 gal. Red	3-5 gal. Red
	<i>Quercus / Fraxinus</i>	Red Oak	1 gal. Red	3-5 gal. Red
	<i>Quercus / Fraxinus</i>	Black Oak	1 gal. Red	3-5 gal. Red
	<i>Quercus / Fraxinus</i>	White Oak	1 gal. Red	3-5 gal. Red
Shade Shrubs	<i>Hydrangea / Viburnum</i>	Hybrid Elm	1 gal. Red	3-5 gal. Red
	<i>Hydrangea / Viburnum</i>	Hybrid Elm	1 gal. Red	3-5 gal. Red
	<i>Hydrangea / Viburnum</i>	Hybrid Elm	1 gal. Red	3-5 gal. Red
	<i>Hydrangea / Viburnum</i>	Hybrid Elm	1 gal. Red	3-5 gal. Red
	<i>Hydrangea / Viburnum</i>	Hybrid Elm	1 gal. Red	3-5 gal. Red
Ornamental Trees	<i>Amelanchier / Sycamore</i>	Amelanchier	1 gal. Red	3-5 gal. Red
	<i>Amelanchier / Sycamore</i>	Amelanchier	1 gal. Red	3-5 gal. Red
	<i>Amelanchier / Sycamore</i>	Amelanchier	1 gal. Red	3-5 gal. Red
	<i>Amelanchier / Sycamore</i>	Amelanchier	1 gal. Red	3-5 gal. Red
	<i>Amelanchier / Sycamore</i>	Amelanchier	1 gal. Red	3-5 gal. Red
Vegetation Issues	<i>Picea / Pinus</i>	Black Hills Spruce	1 gal. Red	3-5 gal. Red
	<i>Picea / Pinus</i>	Black Hills Spruce	1 gal. Red	3-5 gal. Red
	<i>Picea / Pinus</i>	Black Hills Spruce	1 gal. Red	3-5 gal. Red
	<i>Picea / Pinus</i>	Black Hills Spruce	1 gal. Red	3-5 gal. Red
	<i>Picea / Pinus</i>	Black Hills Spruce	1 gal. Red	3-5 gal. Red
Deciduous Shrubs	<i>Juniperus / Thuja</i>	Juniper	1 gal. Red	3-5 gal. Red
	<i>Juniperus / Thuja</i>	Juniper	1 gal. Red	3-5 gal. Red
	<i>Juniperus / Thuja</i>	Juniper	1 gal. Red	3-5 gal. Red
	<i>Juniperus / Thuja</i>	Juniper	1 gal. Red	3-5 gal. Red
	<i>Juniperus / Thuja</i>	Juniper	1 gal. Red	3-5 gal. Red
Perennials / Groundcover	<i>Asplenium / Thymus</i>	Asplenium	1 gal. Red	3-5 gal. Red
	<i>Asplenium / Thymus</i>	Asplenium	1 gal. Red	3-5 gal. Red
	<i>Asplenium / Thymus</i>	Asplenium	1 gal. Red	3-5 gal. Red
	<i>Asplenium / Thymus</i>	Asplenium	1 gal. Red	3-5 gal. Red
	<i>Asplenium / Thymus</i>	Asplenium	1 gal. Red	3-5 gal. Red

Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

NOVEMBER 1, 2006

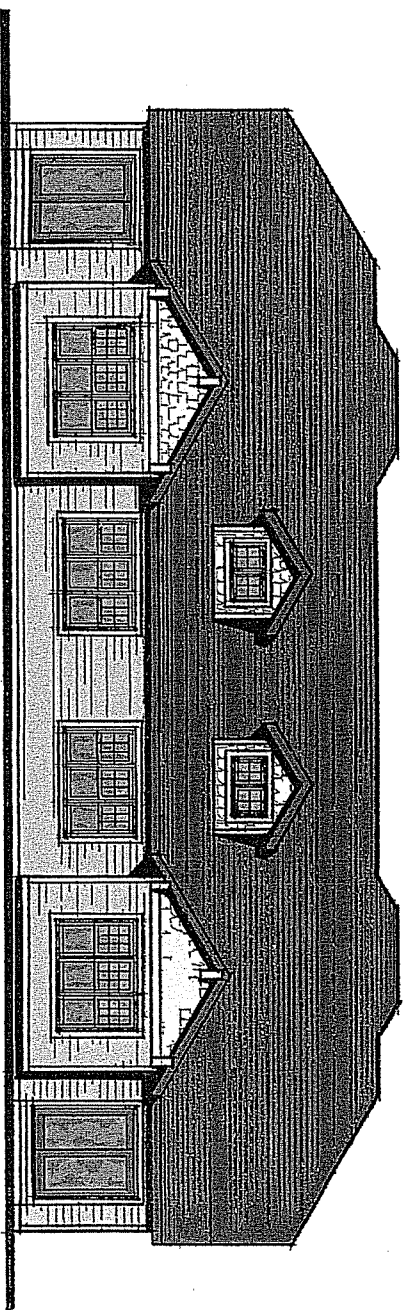


6



STREET ELEVATION FOR BUILDING 'B'

Not To Scale



REAR ELEVATION FOR BUILDING 'B'

Not To Scale



VERIDIAN
INCORPORATED

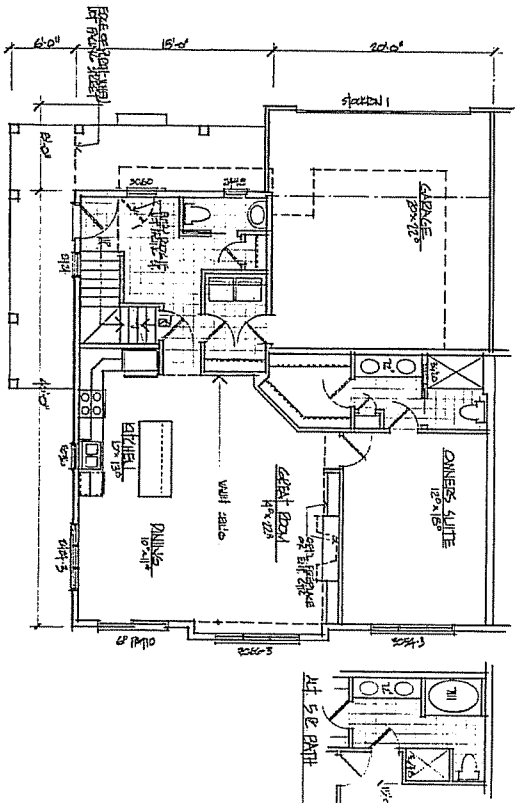
Secret Places at Sigelkew Preserve - Lot 124 Madison, Wisconsin

BUILDING BLUEPRINTS / ELEVATIONS

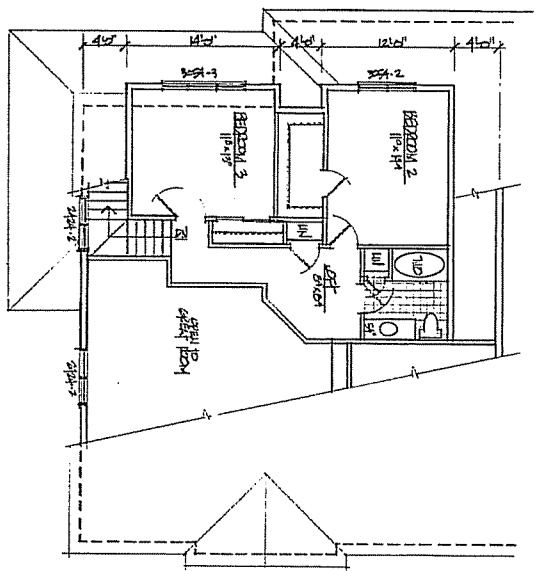
NOVEMBER 1, 2006



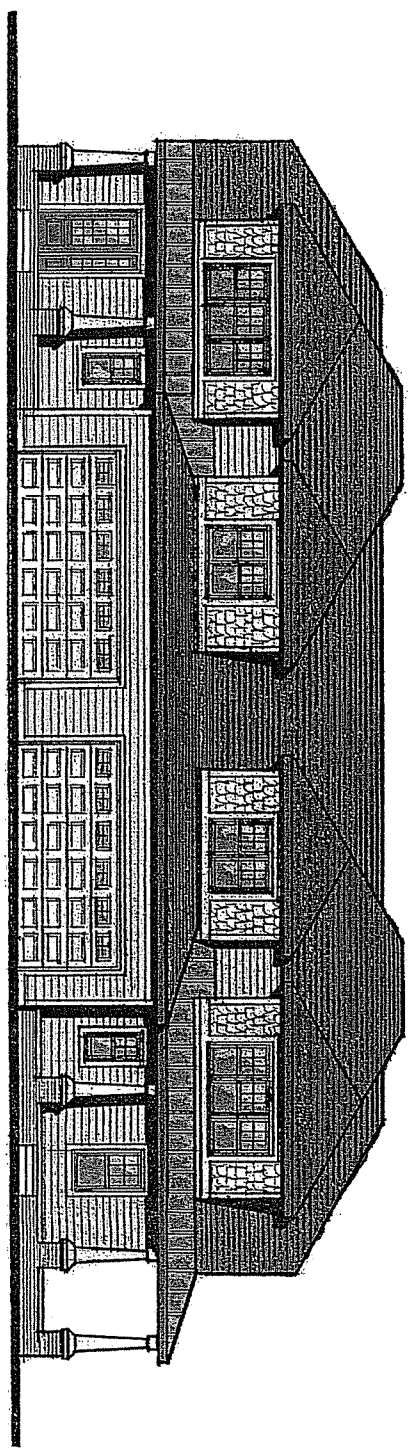
VERBICHER
Commitment to Quality Service Since 1976



FIRST FLOOR PLAN FOR BUILDING 'B'
Not To Scale



SECOND FLOOR PLAN FOR BUILDING 'B'
Not To Scale



FRONT ELEVATION FOR BUILDING 'B'
Not To Scale

VERIDIAN
PLANS
Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

UNITED BUILDING CORPORATION / ELEVATIONS
NOVEMBER 1, 2006

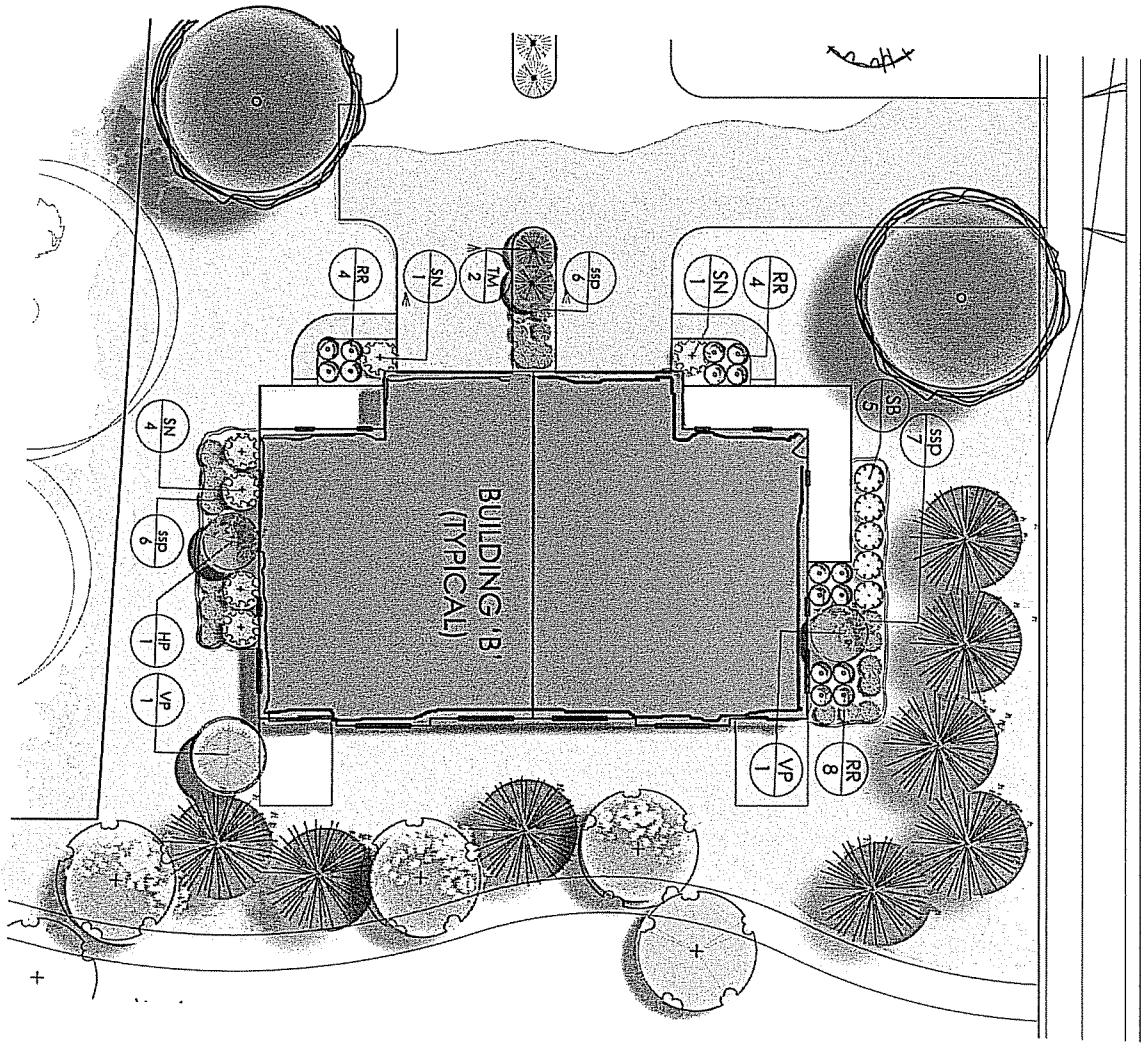
Secret Places at Siggelkow Preserve - Lot 124

Latin Name	Biological Name	Common Name	Planting Size	Medium Size
Shade Trees				
Az	<i>Acer fraxinifolium</i> 'Autumn Blaze'	Fraxinon Linden	7 cal. 8.5x	45-55' x 45'
Q1	<i>Quercus macrocarpa</i> 'Mansfield'	Honolokut	2-1/2 cal. 8.5x	35-45' x 25'
Q2	<i>Quercus rubra</i>	Red Oak	7 cal. 11.5x	45-55' x 45'
U1	<i>Ulmus alatus</i> 'Laciniatus'	Crabapple Linden	7 cal. 11.5x	55-65' x 45'
U2	<i>Ulmus x Acciardo</i>	Hybrid Elm	7 cal. 11.5x	55-65' x 45'
Ornamental Trees				
AG	<i>Amelanchier canadensis</i> 'Autumn Brilliance'	River Birch	8 cal. 8.5x, multi-trunk 25-30' x 25'	18-24' x 18'
BU	<i>Betula nigra</i> 'Little King'	Black Birch	2-1/2 cal. 8.5x	18-24'
MA	<i>Malus 'Sugartime'</i>	Sugartime Crabapple	2-1/2 cal. 8.5x	15-20' x 25'
V1	<i>Viburnum acerifolium</i>	Blackhaw Viburnum	7 cal. 11.5x	18-24' x 20'
Evergreen Trees				
FR	<i>Fraxinifolia canadensis</i>	Black Elm Spruce	4-6 cal. 8.5x	25-30' x 15'
FR	<i>Fraxinifolia canadensis</i>	White Pine	5-6 cal. 8.5x	35-45' x 25'
Evergreen Shrubs				
SE	<i>Juniperus chinensis</i> 'Sargentii'	Sargent Juniper	2-1/2 cal. 8.5x	25-30' x 25'
JA	<i>Juniperus sibirica</i> 'Halimii'	Halimii Juniper	2-1/2 cal. 8.5x	4-6'
MA	<i>Malus x 'Sugartime'</i>	Crabapple	2-1/2 cal. 8.5x	4-6'
U1	<i>Ulmus glaberrimus</i> 'Little Gem'	Little Gem	2-1/2 cal. 8.5x	3-3'
Deciduous Shrubs				
AM	<i>Aronia melanocarpa</i> 'Autumn Magic'	Black Chokeberry	2-1/2 cal. 8.5x	3-3'
DB	<i>Deutzia crenata</i> 'Nana's Blue'	Butterflybush	4-5 cal. 8.5x	3-3'
CA	<i>Cornus alternifolia</i> 'Hamburgii'	Sweetgum	2-1/2 cal. 8.5x	3-3'
CO	<i>Cornus amomum</i> 'Coppert'	Spicebush	2-1/2 cal. 8.5x	3-3'
HY	<i>Hydrangea paniculata</i> 'Vanilla'	Vanilla Hydrangea	2-1/2 cal. 8.5x	3-3'
GA	<i>Gardenia jasminoides</i>	Star Gardenia	2-1/2 cal. 8.5x	3-3'
GR	<i>Gratiola virginiana</i>	Gratiola	2-1/2 cal. 8.5x	3-3'
HA	<i>Hamamelis virginiana</i>	Witch Hazel	2-1/2 cal. 8.5x	3-3'
HO	<i>Hortensia</i>	Hortensia	2-1/2 cal. 8.5x	3-3'
HY	<i>Hydrangea</i>	Hydrangea	2-1/2 cal. 8.5x	3-3'
MA	<i>Malus</i>	Malus	2-1/2 cal. 8.5x	3-3'
SA	<i>Saxifraga</i>	Saxifraga	2-1/2 cal. 8.5x	3-3'
SP	<i>Sparganium</i>	Sparganium	2-1/2 cal. 8.5x	3-3'
VE	<i>Viburnum acerifolium</i> 'Compassium'	Blackhaw Viburnum	7 cal. 11.5x	3-3'
Perennial Groundcovers				
BU	<i>Buena Vista</i>	Buena Vista	1 cal. 8.5x	3-3'
CA	<i>Cornus alternifolia</i>	Spicebush	1 cal. 8.5x	3-3'
DA	<i>Deutzia</i>	Deutzia	1 cal. 8.5x	3-3'
GR	<i>Gratiola</i>	Gratiola	1 cal. 8.5x	3-3'
HA	<i>Hamamelis</i>	Witch Hazel	1 cal. 8.5x	3-3'
MA	<i>Malus</i>	Malus	1 cal. 8.5x	3-3'
SA	<i>Saxifraga</i>	Saxifraga	1 cal. 8.5x	3-3'
SP	<i>Sparganium</i>	Sparganium	1 cal. 8.5x	3-3'
VE	<i>Viburnum acerifolium</i>	Blackhaw Viburnum	7 cal. 11.5x	3-3'

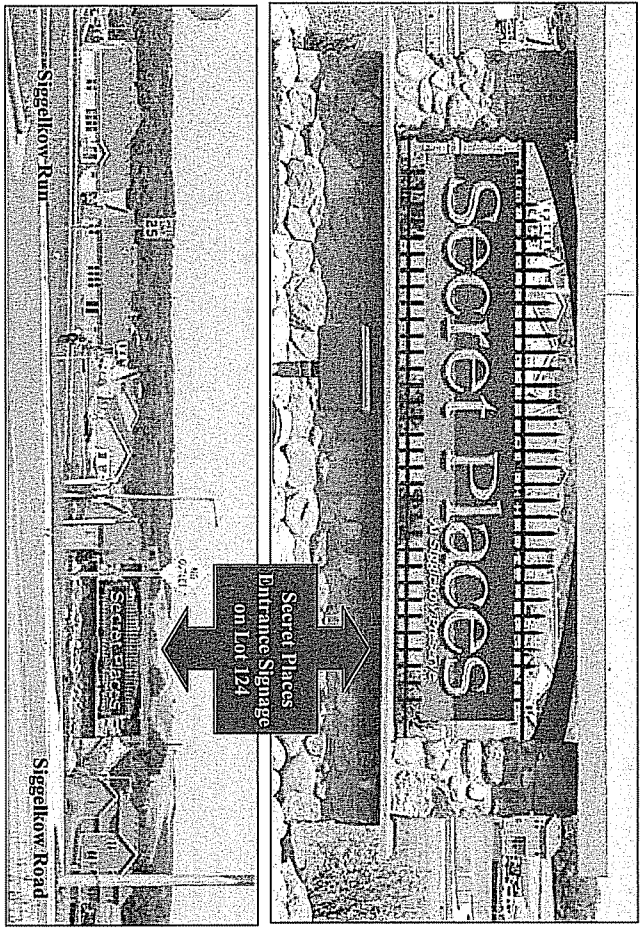
Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

BUILDING TYPICAL PLANTING PLAN

NOVEMBER 1, 2006



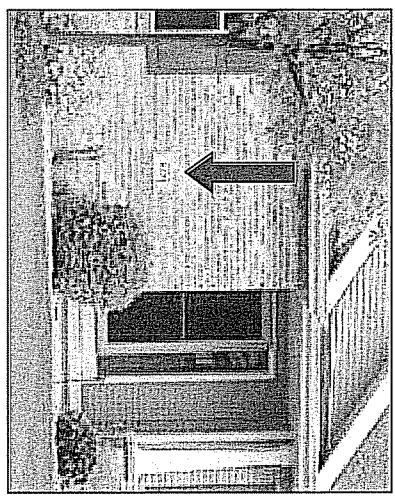
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Existing signage on the site includes a single entrance sign at the intersection of Sigelkow Road and Sigelkow Run in the far southwestern corner of Lot 124. This entrance sign is for the entire development and is shown in the photographs below.

No additional free-standing signs are being planned on the site for Lot 124 of Secret Places. Each individual home will have address numbers impanted on the brick facade near the front door of the unit, as shown in the picture to the left, which will be in a standard format for entire site. The size and exact location of the address stones are shown on the building elevations in the site plan documents.

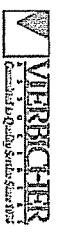
The lighting being planned for the site includes minimal outdoor luminaires attached to the entrance of each home, which will be controlled by the unit owner from the interior. The existing entrance sign for Secret Places on the site has an existing luminary facing the southern side of the sign. No additional free-standing lights are planned for the site, other than standard street lighting.



Secret Places at Sigelkow Preserve - Lot 124 Madison, Wisconsin

S I G N A G E & L I G H T I N G

October 25, 2006



The following letter was sent to Judy Compton, alderman of District 16 in the City of Madison, Wisconsin, on April 29th, 2005 as notification of intent to apply for a Conditional Use Permit on June 14, 2005.

April 29th, 2005

Ms. Judy Compton
Alderson, District 16
6030 Farfax Avenue
Madison, WI 53718

Ms. Compton:

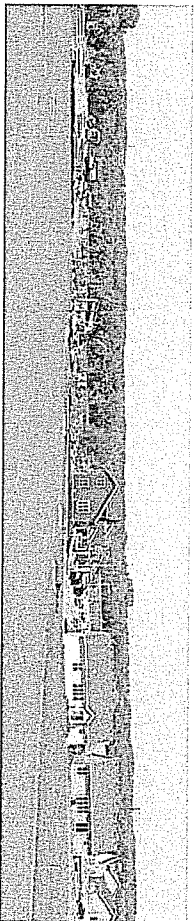
This letter is a formal 30-day notification of the intent to apply for a conditional use permit from the City of Madison for Parcel 124 of the Secret Places Subdivision, located at 6001 Canyon Parkway. The site is owned by Verdian Homes and is currently zoned R-4 (Multi-family). Conceptual plans are being prepared for the parcel to be a Planned Residential Development (PRD), which is a conditional use of this zoning district.

The site is an approved plat and the concept plan accommodates 16 duplex-condominium buildings for a total of 32 units. There are currently four dilapidated accessory structures on the parcel, which have already been approved by the City for demolition.

We will continue to keep you informed as this process moves forward. If you have any questions or comments regarding the site or the conditional use application, please contact me at (608) 826-0532, or by e-mail at aot@vierbicher.com

Sincerely,

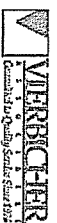
Aaron Otto
VIERBICHER ASSOCIATES, INC.

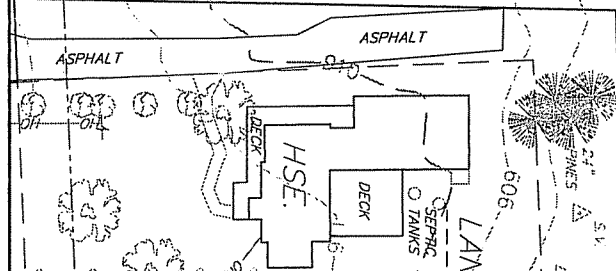
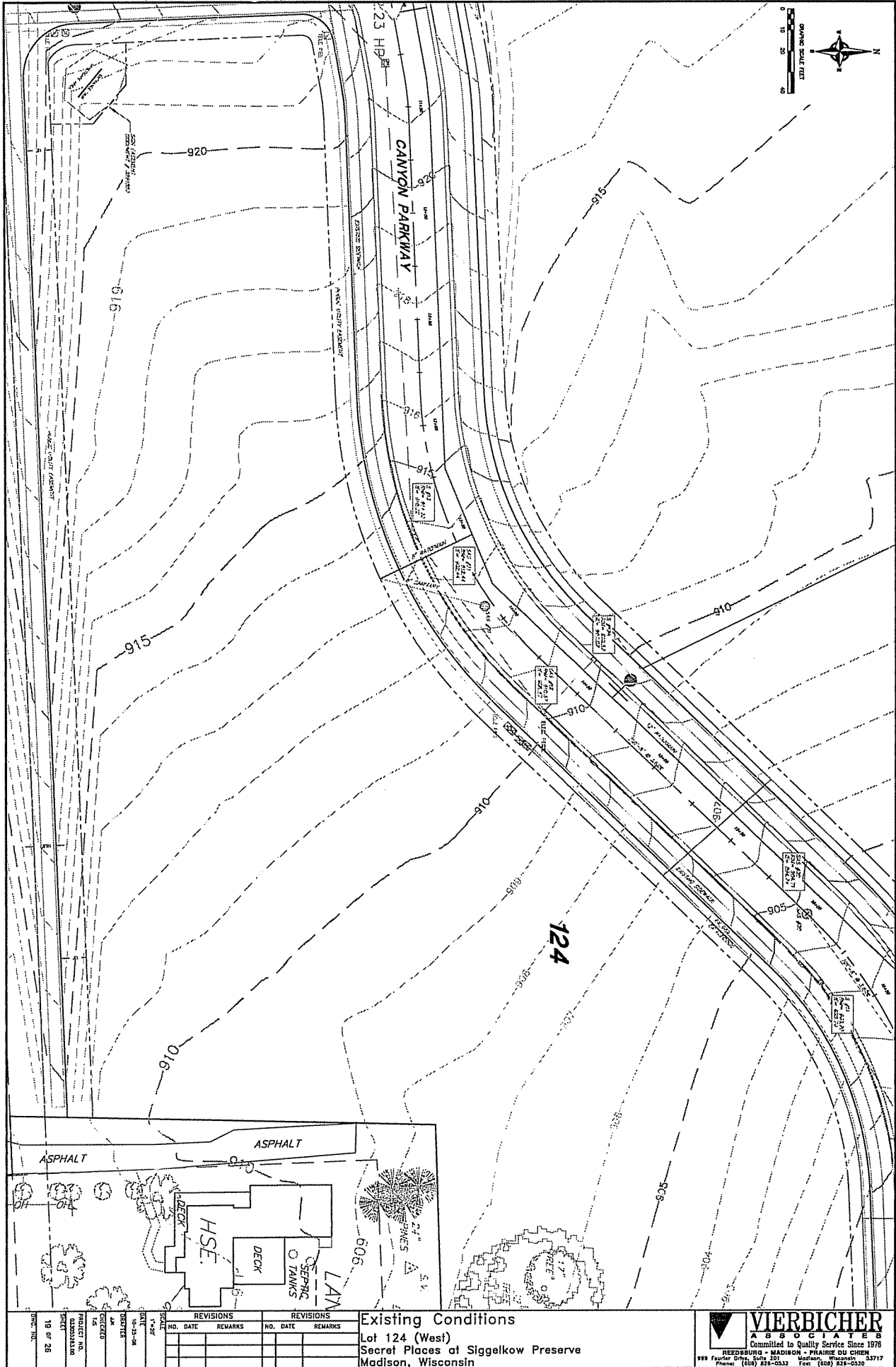


Secret Places at Sigelkow Preserve - Lot 124 Madison, Wisconsin

ALDERMANIC NOTIFICATION LETTER

October 25, 2006



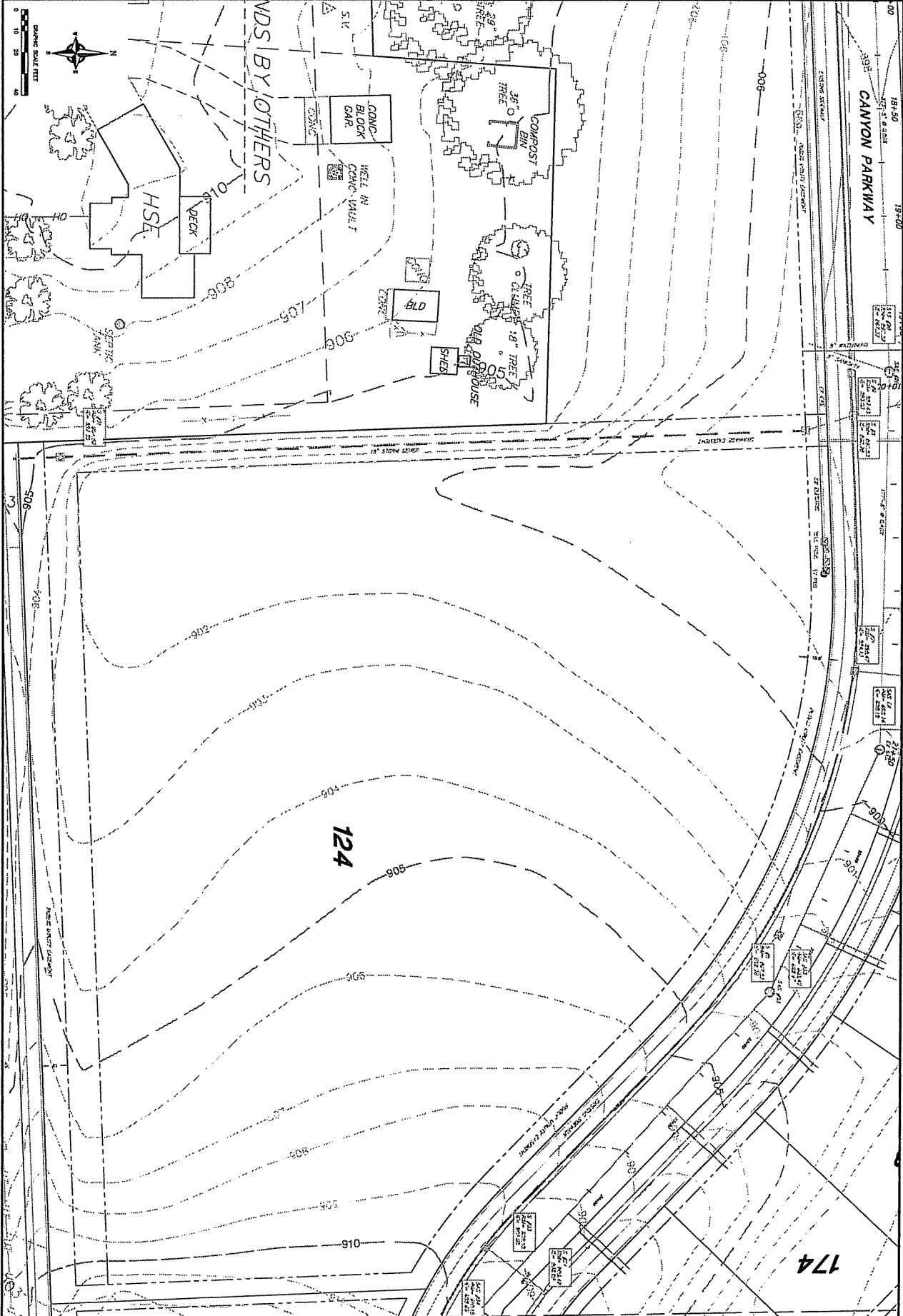


REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

Existing Conditions
 Lot 124 (West)
 Secret Places at Sigelkow Preserve
 Madison, Wisconsin

VERIBICHER ASSOCIATES
 Committed to Quality Service Since 1976
 REDORNBURG - MADISON - PRAIRIE DU CHIEN
 889 Faulker Drive, Suite 201 Madison, Wisconsin 53717
 Phone (608) 828-0532 Fax (608) 828-0530

6

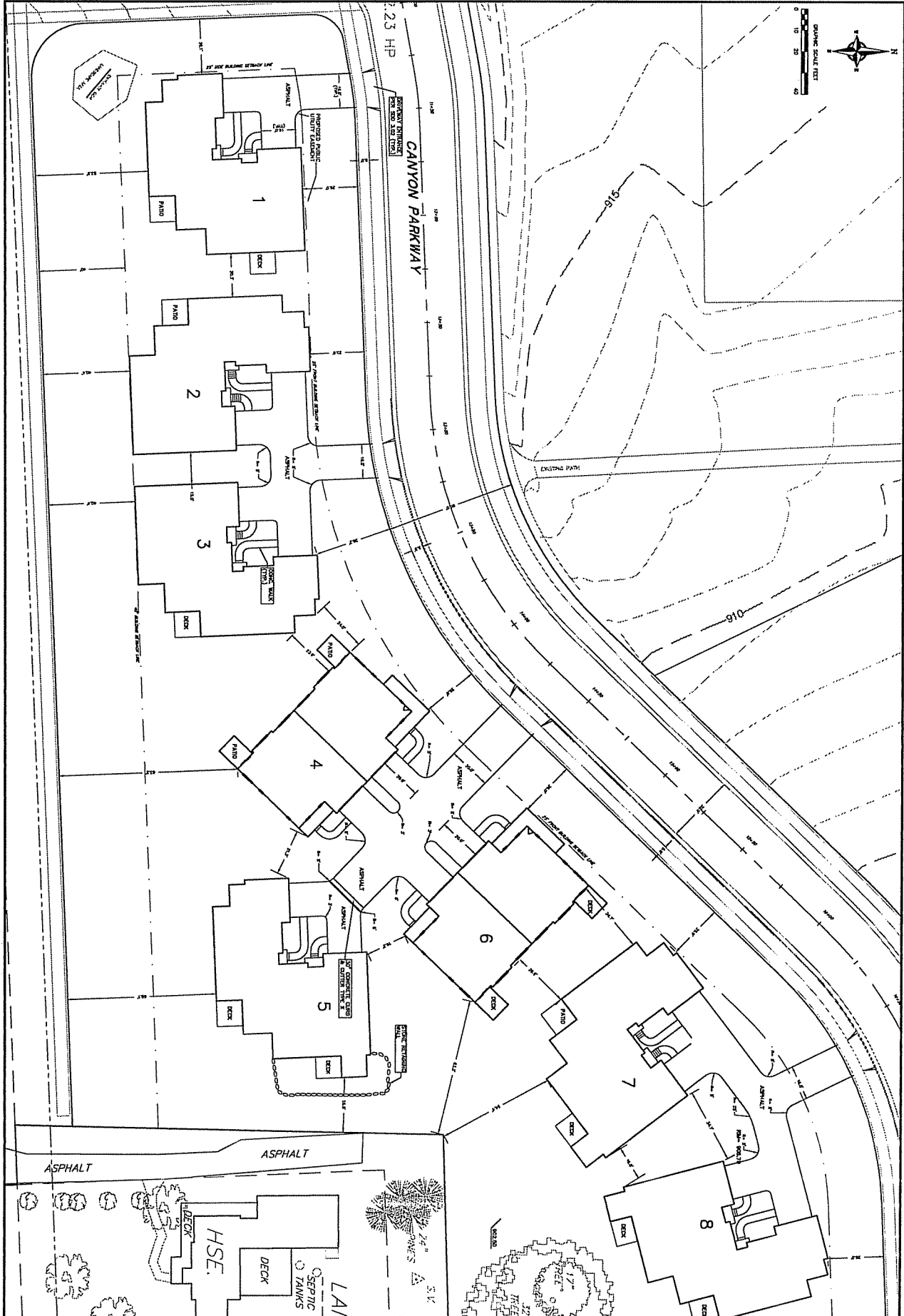


REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

Existing Conditions
 Lot 124 (East)
 Secret Places at Sigelkow Preserve
 Madison, Wisconsin

VIERBICHER ASSOCIATES
 Committed to Quality Service Since 1978
 REDBURN - MADISON - PRAIRIE DU CHIEN
 800 Fouler Drive, Suite 201 Madison, Wisconsin
 Phone: (608) 828-0532 Fax: (608) 828-0530 53717

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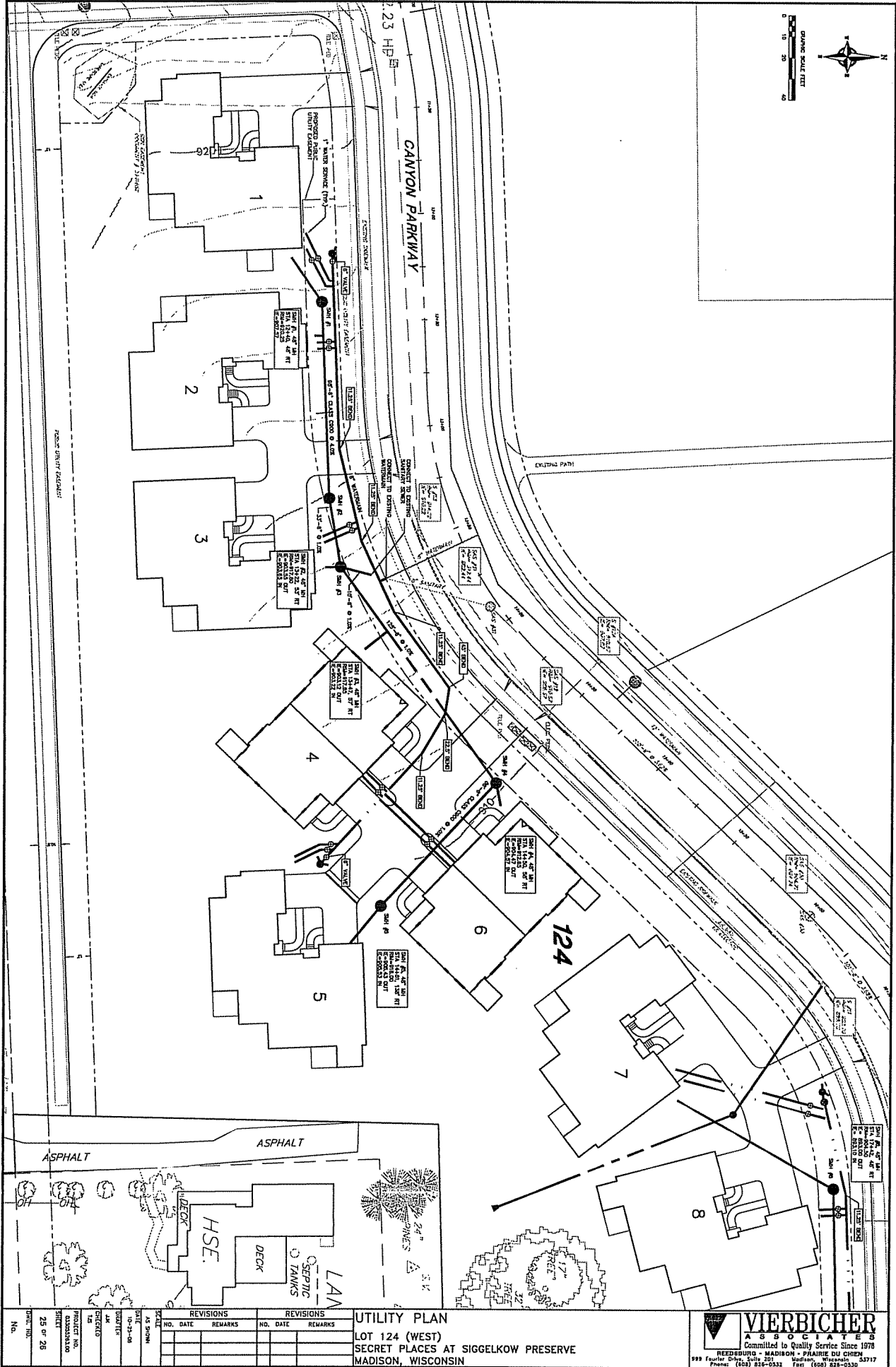


REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

SITE PLAN
 LOT 124 (WEST)
 SECRET PLACES AT SIGGELKOW PRESERVE
 MADISON, WISCONSIN

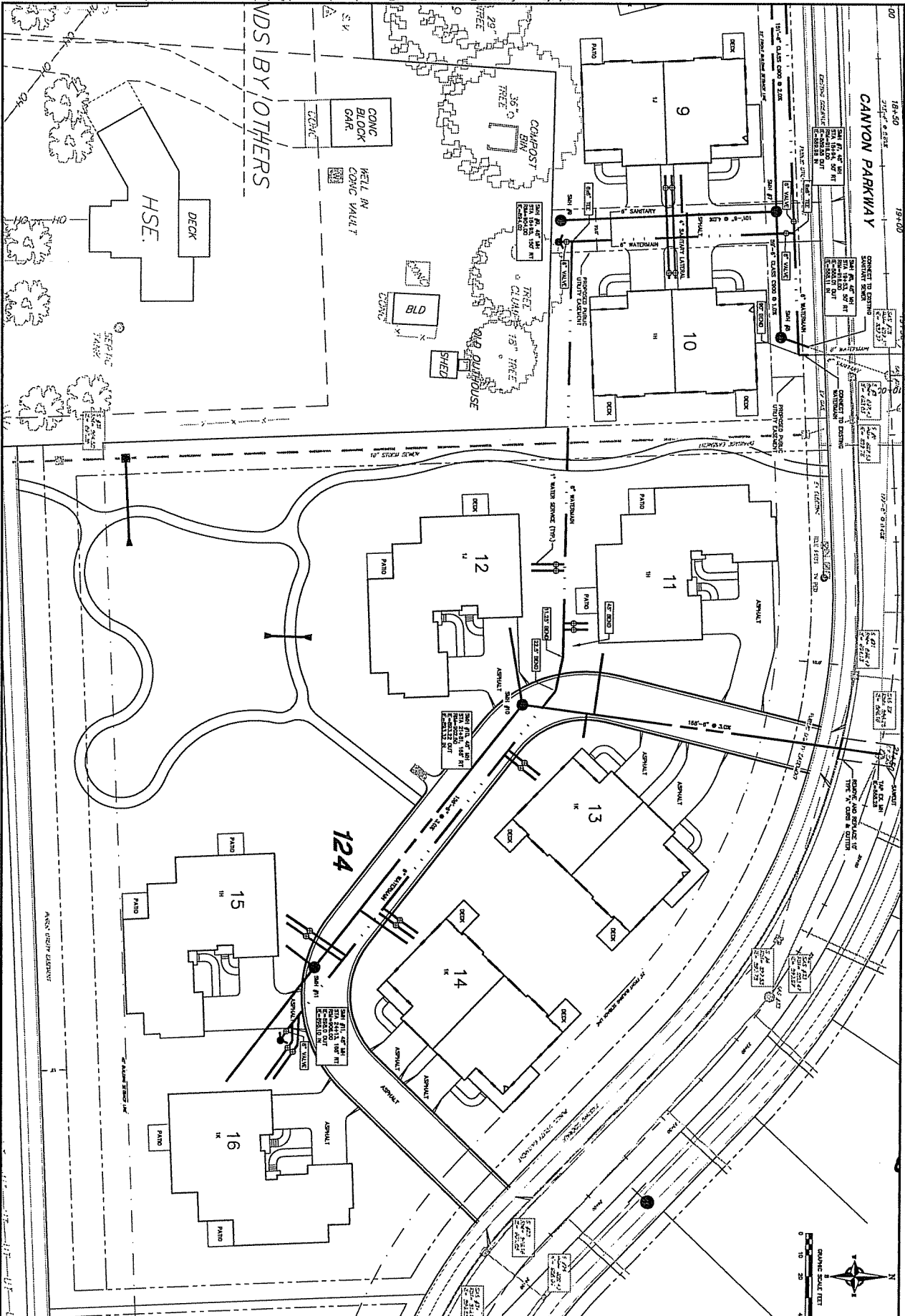
VIERBICHER ASSOCIATES
 Committed to Quality Service Since 1976
 REEDSBURG - MADISON - PRAIRIE DU CHIEN
 888 Fourler Drive, Suite 201 - Madison, Wisconsin 53717
 Phone: (608) 626-0532 Fax: (608) 626-0530

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VIERBICHER ASSOCIATES
 Committed to Quality Service Since 1976
 REEDBRIDGE • MADISON • FRAZEEVILLE
 999 Frazier Drive, Suite 201 Madison, Wisconsin 53717
 Phone: (608) 826-0533 Fax: (608) 826-0530

6



REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

UTILITY PLAN
LOT 124 (EAST)
SECRET PLACES AT SIGGELKOW PRESERVE
MADISON, WISCONSIN

VIERBICHER ASSOCIATES
 Committed to Quality Service Since 1978
 REDDING - MADISON - PRANIER DU CHEN
 999 Fowler Drive, Suite 201 Madison, Wisconsin 53717
 Phone: (608) 624-5555 Fax: (608) 624-5330

6