



Plat Name
1000 Oaks

Location
604 & 702 South Point Road

Applicant
Don Esposito - Veridian Homes/
Wayne Barsness - D'Onofrio Kotke & Assoc

Preliminary Final

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

Proposed Use
Re-approval of 257 Residential Lot and 23 Outlot
Preliminary Plat and 3-Residential Lot and 1
Outlot Final Plat

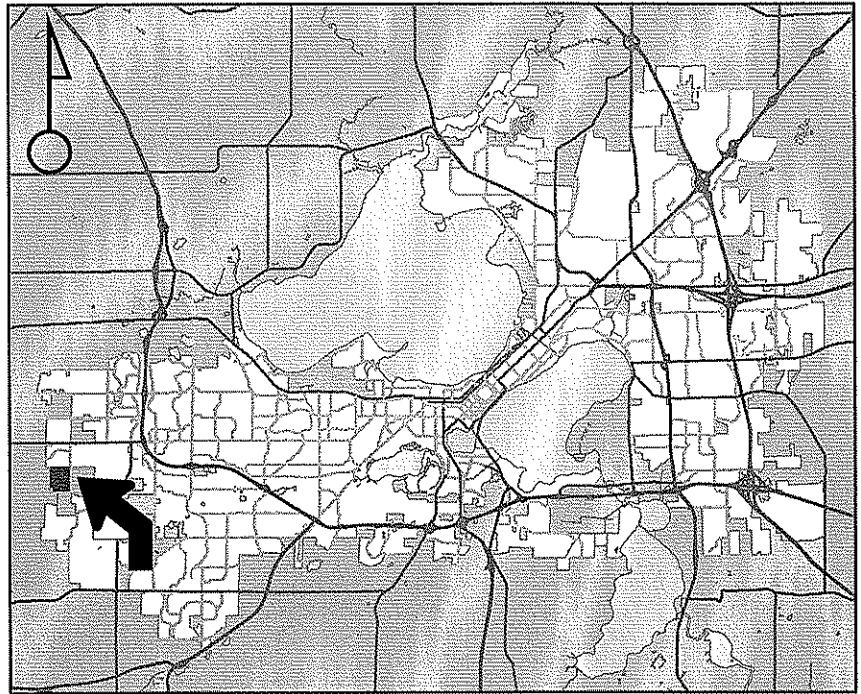
Public Hearing Date

Plan Commission

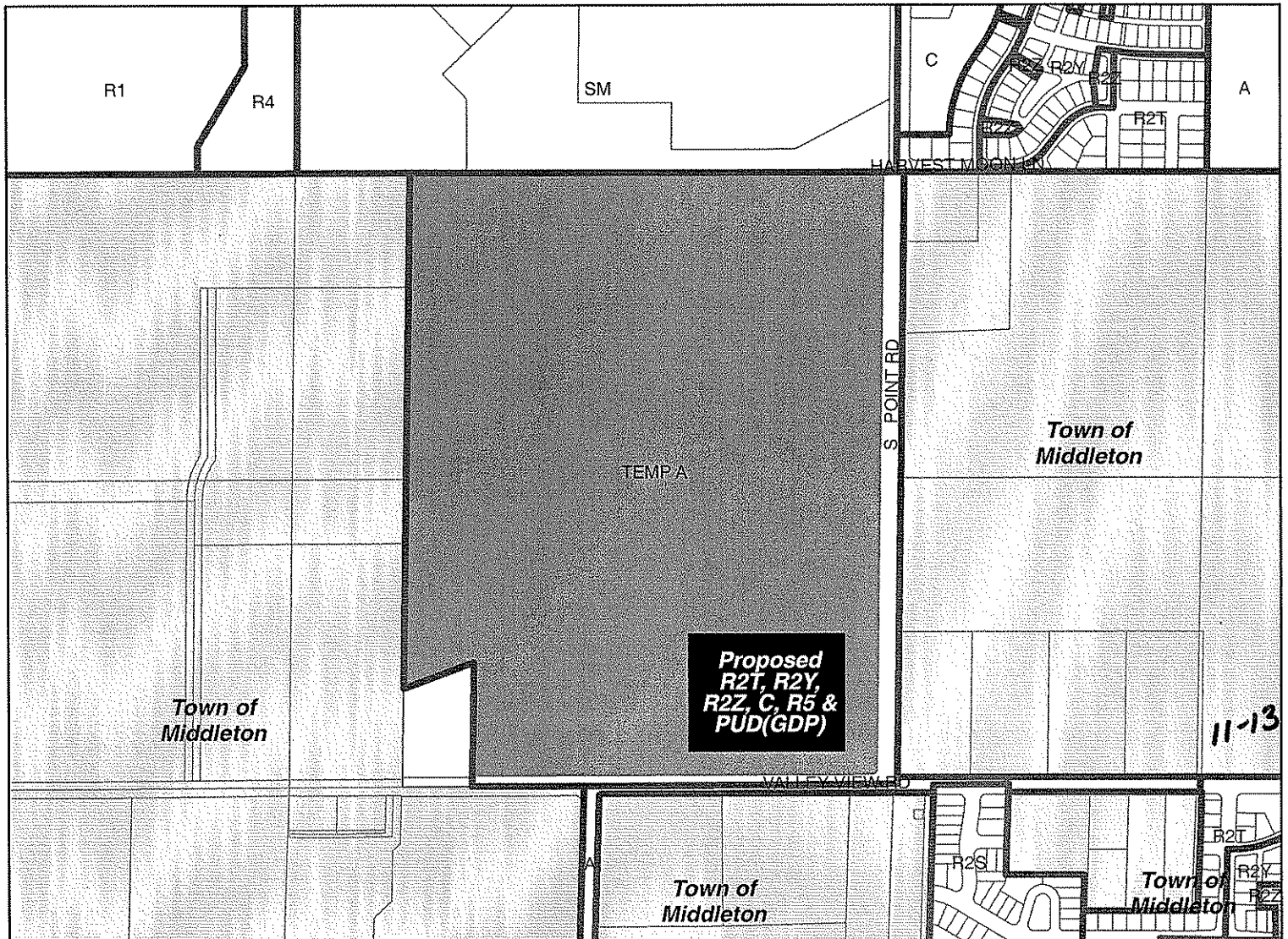
02 June 2008

Common Council

03 June 2008



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 700'

City of Madison, Planning Division : RPJ : Date : 20 May 2008



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 5050 Receipt No. 89896
 Date Received 4/2/08
 Received By [Signature]
 Parcel No. 0708-283-0101-3
 Aldermanic District 9 - Skidmore
 GQ PUDGDP; ENG
 Zoning District C PUDGDP
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets maps 2 Zoning Text
 Alder Notification Waiver _____
 Ngrbrhd. Assn Not. Waiver _____
 Date Sign Issued 4/2/08

1. Project Address: 702 South Point Road **Project Area in Acres:** 124.7 acres
Project Title (if any): 1000 Oaks Neighborhood

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

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

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

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

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Don Esposito Company: 1000 Oaks Land, LLC
 Street Address: 6801 South Towne Drive City/State: Madison, Wisconsin Zip: 53713
 Telephone: (608) 226-3100 Fax: (608) 226-0600 Email: desposito@veridianhomes.com

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

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

4. Project Information:

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

Development Schedule: Commencement TBD Completion TBD

CONTINUE →

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ 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:** \$ 5,050 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

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

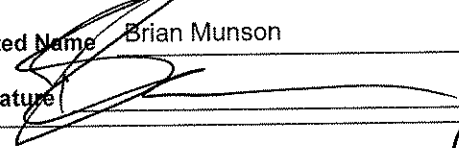
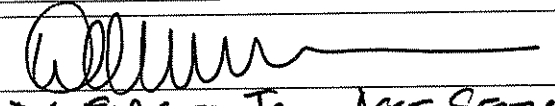
- For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

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

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
 - The site is located within the limits of Pioneer Neighborhood Plan, which recommends: Low Density, Low-Medium Density & Medium Density Residential, Park, Drainage (Stormwater) 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:
Alderperson Skidmore, 9th District (Feb. 28, 2008), Neighborhood Association not applicable
 - If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.*
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
 - Planner Brad Murphy Date 3.27.08 | Zoning Staff Brad Murphy Date 3.27.08

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

Printed Name Brian Munson Date April 2, 2008
 Signature  Relation to Property Owner Agent
 Authorizing Signature of Property Owner  Date April 2, 2008
D.A. Esposito, Jr ASST. SECTY
1000 OAKS LAND, LLC

April 2, 2008

Mr. Brad Murphy
City of Madison - Department of Planning & Development
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

Re: Letter of Intent
1000 Oaks Neighborhood: Zoning Renewal Application

Dear Mr. Murphy:

On behalf of Veridian Homes, Inc., we are submitting the 1000 Oaks Neighborhood R2T, R2Y, R2Z, R5, Conservancy, and PUD:GDP application for zoning renewal. The plat and zoning are unchanged from the December 13, 2005 adopted PUD-GDP Zoning Application; however, the IZ plan has been brought up to conformance with the current IZ ordinance. The following plan, plat, application, and zoning text are submitted for staff, plan commission, and council consideration for zoning renewal.

Submittal Contents:

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

Owners:

1000 Oaks Land, LLC.	Jeff Rosenberg
6801 South Towne Drive	David Simon
Madison, Wisconsin 53713	Don Esposito
(608) 226.3100	

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

Design Team:

Vandewalle & Associates, Inc.	Brian Munson
120 East Lakeside Street	Chris Landerud
Madison, Wisconsin 53715	
(608) 255.3988	

D'Onofrio Kottke & Associates	Dan Day
7530 Westward Way	
Madison, Wisconsin 53717	
(608) 833.7530	

Development Information:

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

Parcel Information

See attached document

Site Breakdown

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

Development Concept:

See attached document

Project Highlights:

- Varied single-family residential options feature a range of sizes and prices, front porches, recessed or alley loaded garages, reduced setbacks, and strong architectural character
- Wide range of residential housing options
- Complete open space network allowing spaces for residents to enjoy recreation opportunities within a preserved oak woods, neighborhood tot lot, neighborhood stormwater management systems, and conservancy areas
- Integrated network of interconnected streets and carefully placed cross sections, designed to accommodate automotive traffic while remaining focused on the pedestrian level

Project Schedule:

Construction on Phase I public improvements are to begin on a date to be determined. The overall neighborhood will be developed in 9 phases spanning approximately 8-12 years.

Thank you for your time in reviewing this project.

Sincerely,



Brian Munson
Project Manager

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



1000 OAKS NEIGHBORHOOD

Inclusionary Zoning Application

April 2, 2008



Vandewalle & Associates
Planning - Creating - Rebuilding



MERIDIAN
HOMES

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Dwelling Unit Breakdown

Residential Units:	R2T Single Family	182 units
	R2Y Single Family	32 units
	R2Z Single Family	60 units
	R5: Mixed Residential	390 units
	PUD:GDP Duplex	18 units
	PUD:GDP Townhomes	12 units
	Total	694 units
	single family/duplex IZ units	44
	Townhome IZ units	2
	Mixed Residential IZ units	59

Target AMI Levels

IZ Unit Breakdown:	Single Family:	80% AMI	16
		70% AMI	10
	Mansion Duplex Units:	80% AMI	12
		70% AMI	6
	Townhome Units:	80% AMI	2
	Mixed Residential:	80% AMI	TBD
		70% AMI	TBD
		60% AMI	TBD
		50% AMI	TBD

Bedrooms/unit:	Single Family:	3-bedroom units	9
		4-bedroom units	17
	Mansion Duplex Units:	3-bedroom units	7
		4-bedroom units	11
	Townhome Units:	4-bedroom units	2
	Mixed Residential:	1-bedroom units	TBD
		2-bedroom units	TBD
		3-bedroom units	TBD
		4-bedroom units	TBD

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

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

 Total Points Generated: 1

Incentives Requested: Park Fee Reduction

Project Narrative

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

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

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

Project Team:

Owner/Developer:	1000 Oaks Land, LLC. 6801 South Towne Drive Madison, Wisconsin 53713 (608) 226-3100	Jeff Rosenberg David Simon Don Esposito
Owner	Pellett Development, LLC. 702 South Point Road Verona, Wisconsin 53593 (608) 833-0482	Josh Pellett Joanie Pellett
Planner/Applicant:	Vandewalle & Associates, Inc. 120 East Lakeside Street Madison, Wisconsin 53715 (608) 255-3988	Brian Munson Chris Landerud
Engineer:	D'Onofrio Kottke & Associates 7530 Westward Way Madison, Wisconsin 53717 (608) 833-7530	Dan Day

Construction Schedule: Phase One Infrastructure: TBD

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

Single Family to Townhome Units

<u>Phase</u>	<u>Total Units</u>	<u>IZ units</u>
1	25	1
2	59	11
3	39	5
4	34	4
5	39	4
6	35	5
7	19	8
8	32	4
9	22	4

Mixed Residential

<u>Phase</u>	<u>Total Units</u>	<u>IZ units</u>
****	390	58
Total	694	104

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



PART 1 – DEVELOPMENT INFORMATION:

Project or Plat 1000 Oaks Neighborhood

Project Address: 702 South Point Road **Project Area (in acres):** 124.7

Developer: 1000 Oaks Land, LLC **Representative:** Don Esposito

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

Telephone: () 226-3100 **Fax:** () **Email:** desposito@veridianhomes.com

Agent, if Any: Brian Munson **Company:** Vandewalle & Associates

Street Address: 120 East Lakeside Street **City/State:** Madison, Wisconsin **Zip:** 53715

Telephone: () 255-3988 **Fax:** () **Email:** bmunson@vandewalle.com

PART 2 – PROJECT CONTENTS:

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family	248	-	26	-	274	40.2
Duplexes	0	-	18	1	18	1.7
Multi-Family	10	-	2	-	12	.5
TOTAL	258		46		304	42.4

PART 3 – AFFORDABLE HOUSING DATA:

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI					16	30	46
Anticipated Sale Price					\$182,515	\$208,589	
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							
Maximum Monthly Rent Price							

PART 4 – DWELLING UNIT COMPARISON:

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Effic	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:				87	161				16	40
Minimum Floor Area:				1,150	1,270				1,150	1,270
Rental Units With:										
Minimum Floor Area:										

CONTINUE →

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

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

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

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

PART 7 – APPLICANT’S DECLARATION:

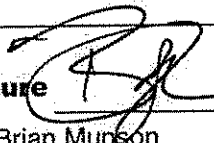
The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing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

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

CONTINUE →

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

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → March 27, 2008
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → March 27, 2008
- The applicant notified Alderperson Skrimore of District 9 of this development proposal in writing on: → Feb, 28, 2008
- The applicant also notified NA of the NA neighborhood in writing on: NA
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

Applicant Signature  **Date** April 2, 2008

Printed Name Brian Munson **Phone** () 255-3988

1000 OAKS NEIGHBORHOOD

Madison, Wisconsin

Inclusionary Zoning Plan (Standard Distribution)

54 - Lot Number
 ④ - Number of Bedrooms
 ① - AMI Percentage

Single Family IZ Units:

- ④ 80% AMI Four Bedroom: 41 Units
- ④ 80% AMI Three Bedroom: 12 Units
- ④ 80% AMI Three Bedroom: 14 Units
- ④ 70% AMI Four Bedroom: 15 Units

Multi-Family IZ Units (PUD-GDP):

- ④ Twin Homes: 5 Units
- ④ 80% AMI Four Bedroom: 1 Unit
- ④ 80% AMI Three Bedroom: 1 Unit
- ④ 70% AMI Four Bedroom: 1 Unit

Townhomes

- ④ 80% AMI Four Bedroom: 1 Unit
- ④ 80% AMI Three Bedroom: 1 Unit

Mixed Residential (Future Substantial):

- ④ 80% AMI: TBD
- ④ 70% AMI: TBD
- ④ 60% AMI: TBD
- ④ 50% AMI: TBD

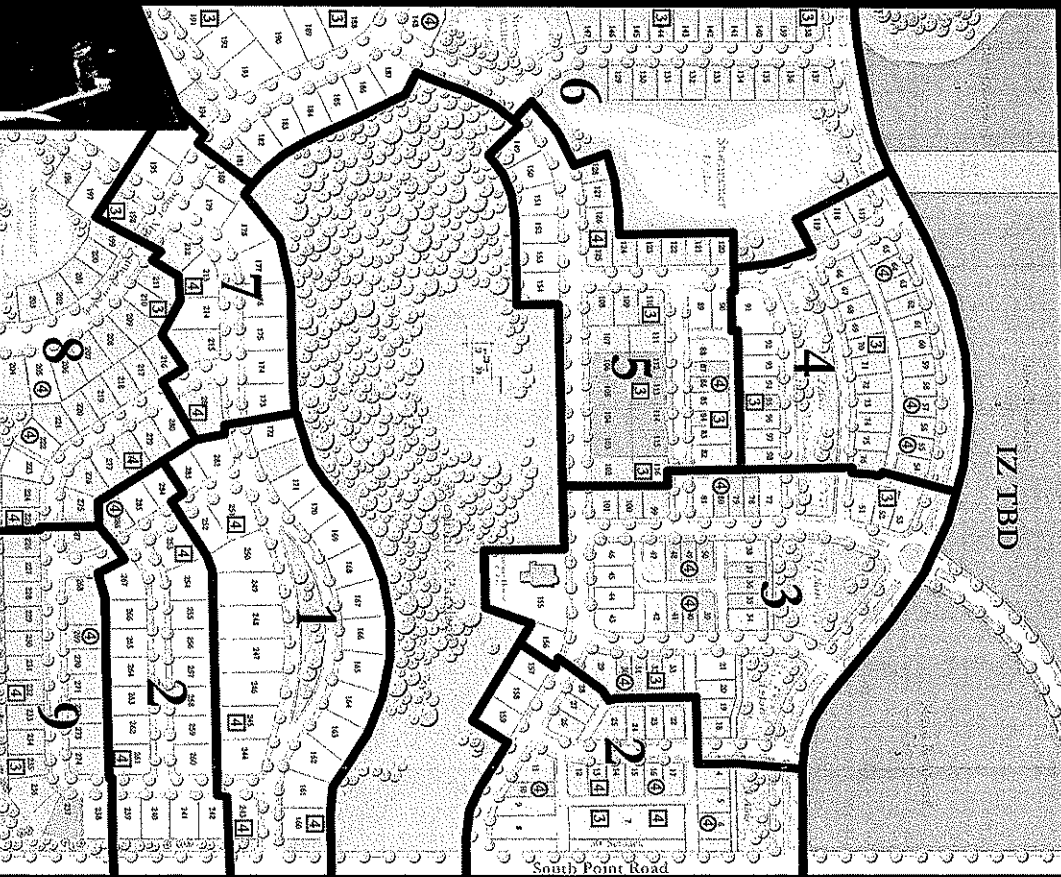
Total IZ Units: 46 Units

Total Units at 80% AMI: 30 Units

Total Units at 70% AMI: 16 Units

Total 4-Bedroom Units: 30 Units

Total 3-Bedroom Units: 16 Units



Phase	Total Units	IZ Units
1	25	4
2	59	9
3	39	6
4	34	5
5	39	6
6	35	5
7	19	3
8	32	5
9	22	3

Future School/Park

Future Mixed Use

Future Residential

VERIDIAN HOMES
 Madison, Wisconsin
 Contact: Veridian Homes & Associates, Inc.
 Revised: 6/21/05, 6/29/05, 7/28/05, 8/31/05
 92105 1013105 12908 4238 4238

1000 OAKS NEIGHBORHOOD

Madison, Wisconsin

Inclusionary Zoning Plan ("Shift" Distribution)

54 - Lot Number
 ⑨ - Number of Bedrooms
 ④ - AMI Percentage

Single Family IZ Units:
 ④ 80% AMI Four Bedroom 26 Units
 ③ 80% AMI Three Bedroom 7 Units
 ③ 80% AMI Three Bedroom 9 Units
 ④ 70% AMI Four Bedroom 10 Units

Multi-Family IZ Units (PUD-GDP):
 ④ Twin Homes 20 Units
 ④ 80% AMI Four Bedroom 5 Unit
 ④ 80% AMI Three Bedroom 7 Unit
 ④ 70% AMI Four Bedroom 6 Unit

Townhomes 2 Units
 ④ 80% AMI Four Bedroom

Mixed Residential (Future Submittal):
 80% AMI TBD
 70% AMI TBD
 60% AMI TBD
 50% AMI TBD

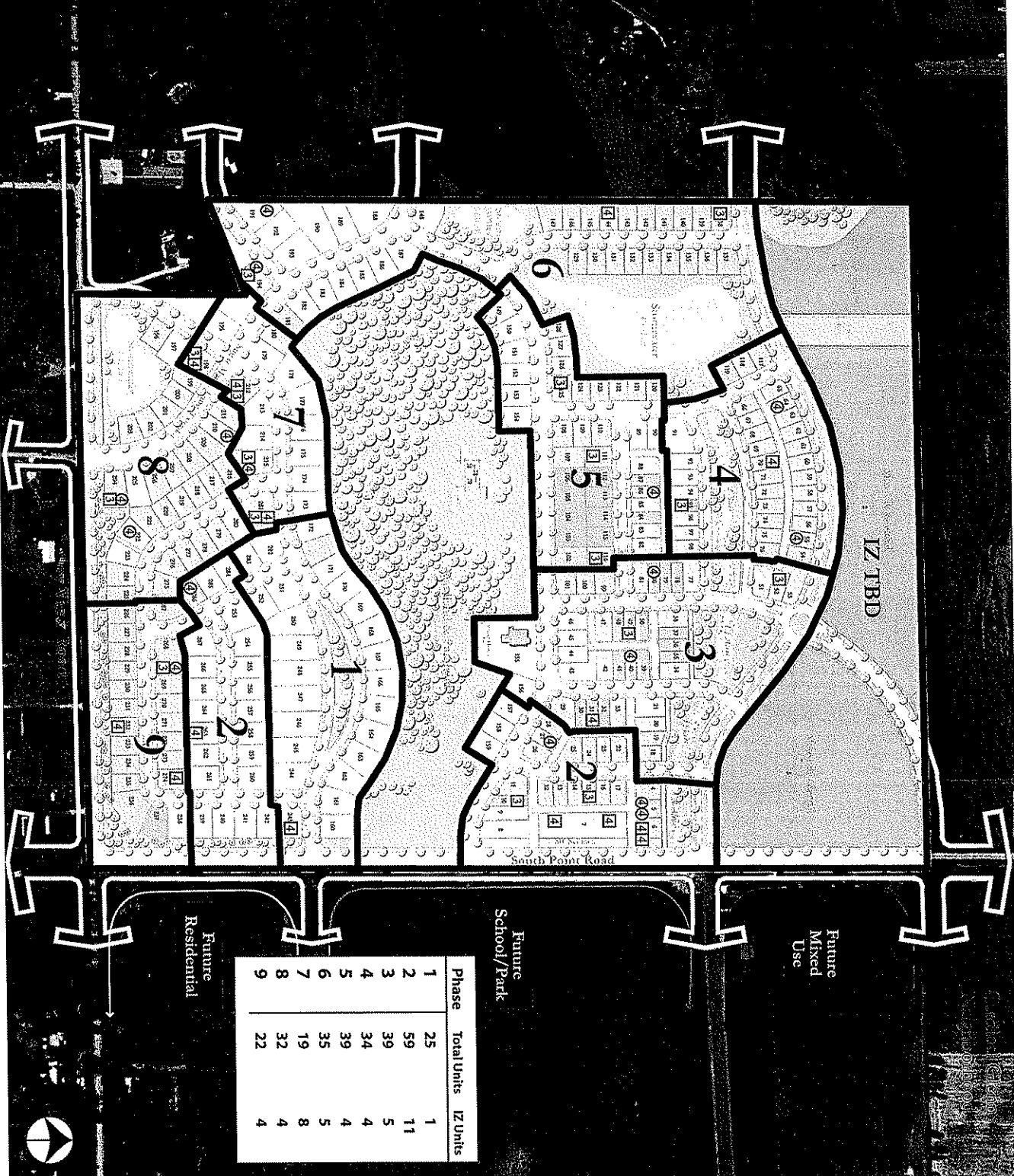
Total IZ Units: 46 Units
 Total Units at 80% AMI 30 Units
 Total Units at 70% AMI 16 Units
 Total 4-Bedroom Units 30 Units
 Total 3-Bedroom Units 16 Units

Phase	Total Units	IZ Units
1	25	1
2	59	11
3	39	5
4	34	4
5	39	4
6	35	5
7	19	8
8	32	4
9	22	4

Future School/Park

Future Mixed Use

Future Residential



VERIDIAN HOMES
 Madison, Wisconsin
 Veridian Homes & Associates, Inc.
 5310 S. Sunnyside Ave., Suite 200
 Madison, WI 53704
 608.271.1111

LOT 10
CERTIFIED SURVEY
MAP NO. 8411
SIX FOUR PALMER
BUSINESS PARK

LOT 3
CERTIFIED SURVEY
MAP NO. 8987

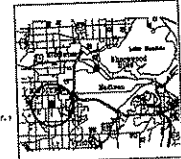
150°30'00" E
660'24"47" S
2023.01

HURVEST MOOR LANE

CERTIFIED SURVEY
MAP NO. 10867

LOT 1
CERTIFIED SURVEY
MAP NO. 1338

LEGEND
FOUR INCH SOLID ROAD
DASHED LINE
UTILITY EASEMENT
FIRELINE
EXISTING BUILDING
EXIST. CONSID.
SPOT ELEVATION OR DECIMAL FT.
HOUS. ELEVATIONS ARE IN
1984.



LEGAL DESCRIPTION
LOT 1 AND LOT 2, CERTIFIED SURVEY MAP NO. 13762, HEREBY
TO WITNESS, BE OF CERTIFIED SURVEY MAP NO. 8411 ON PAGES 30-31 OF
DOCUMENT NO. 285879, DONE IN AND FOR THE COUNTY OF MADISON,
STATE OF WISCONSIN, BY THE CITY OF MADISON.

SURVEYOR'S CERTIFICATE
I, WALTER D. BURTON, Surveyor, hereby certify that this
preliminary plat is a correct representation of all existing land
ownership and that it is correct and accurate. I hereby
declare that this preliminary plat is in accordance with the Land
Division Regulations of the City of Madison.
WALTER D. BURTON
Registered Land Surveyor, 3-1881



**PRELIMINARY PLAT
1000 OAKS
LOT 1 AND LOT 2, CERTIFIED SURVEY MAP NO. 13762
LOCATED IN ALL 1/4'S OF THE SW 1/4 OF SECTION 26, T17N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN**

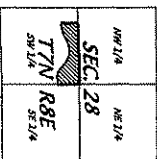
WILLIAMS BROTHERS AND ASSOCIATES, INC.
1150 Sherman Way, Madison, WI 53707
Phone: 608/248-2811 Fax: 608/248-1385
WWW.BAUSA-ENGINEERING.COM

6010 NORTH
WARNING: PROCEED TO THE
SOUTH LINE OF THE 1/4 SECTION
IF YOU ARE AT THE NORTH LINE.
STAYING YOUR DISTANCE
SCALE: 1" = 100'

AREA	AREA 001	AREA 002	AREA 003	AREA 004	AREA 005	AREA 006	AREA 007	AREA 008	AREA 009	AREA 010
01	01	02	03	04	05	06	07	08	09	10
02	11	12	13	14	15	16	17	18	19	20
03	21	22	23	24	25	26	27	28	29	30
04	31	32	33	34	35	36	37	38	39	40
05	41	42	43	44	45	46	47	48	49	50
06	51	52	53	54	55	56	57	58	59	60
07	61	62	63	64	65	66	67	68	69	70
08	71	72	73	74	75	76	77	78	79	80
09	81	82	83	84	85	86	87	88	89	90
10	91	92	93	94	95	96	97	98	99	100

- 1. OUTLOTS A, B, C & D ARE DEDICATED TO THE PUBLIC FOR USE.
- 2. AREA 010 WHICH CONTAINS THE REMAINDER OF A PARCELSHED AREA, FOR
GOLF COURSE PURPOSES SHALL BE A VESTIGE OF A PLOT IN THE ORIGINAL
CONVEYANCE TO THE CITY OF MADISON BY THE STATE OF WISCONSIN. THE
CONVEYANCE SHALL BE IN CASE IN THE CITY OF MADISON AND THE CITY ENGINEER
SHALL BE RESPONSIBLE FOR THE PROPERLY MARKED OFF IN THE RECORDS
OF PUBLIC RECORDS.
- 3. THE DEVELOPMENT OF THIS AREA SHALL BE IN ACCORDANCE WITH THE
CITY ENGINEER'S DEVELOPMENT PLAN OF 1914 AND THE CITY ENGINEER
AND THE ENGINEERING BOARD, AS AMENDED IN ACCORDANCE WITH THE
LATEST CITY ORDINANCES.
- 4. OWNER:
Patriot Development LLC
1000 South Tower Drive
Madison, WI 53703
- 5. DEVELOPER:
1000 Oaks LLC
1000 South Tower Drive, Madison, WI 53703
- 6. LAND PLANNING:
Williams & Associates
1212 South Tower Drive, Madison, WI 53703
- 7. SURVEYOR & ENGINEER:
Walter D. Burton & Associates, Inc.
1150 Sherman Way, Madison, WI 53707

1000 OAKS
 LOT 1 AND PART OF LOT 2, CERTIFIED SURVEY MAP NO. 11750
 LOCATED IN THE NE 1/4 AND NW 1/4 OF THE SW 1/4 OF
 SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

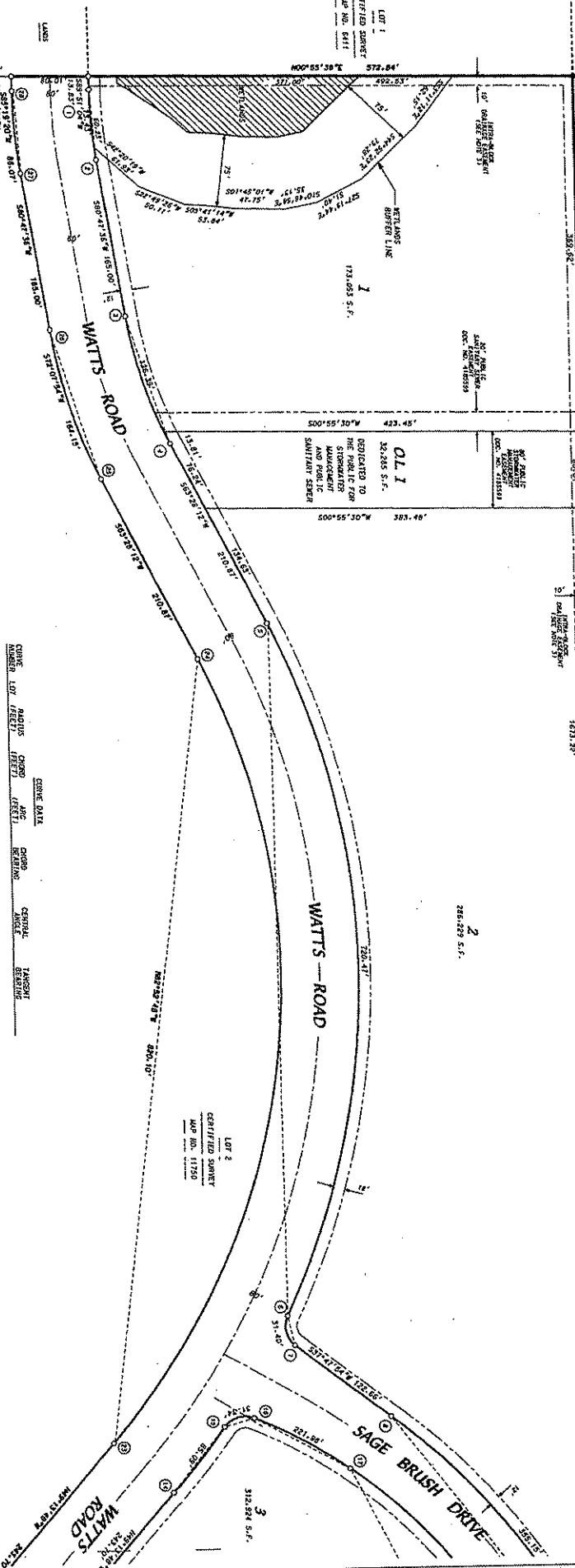


READING MAP INTERSECTION OF
 SECTION 28, T7N, R8E, WISCONSIN
 SECTION 28, T7N, R8E, WISCONSIN
 SYSTEM, GRID BOUNDING 289951.00 N
 0 100 200
 SCALE: 1" = 60'



CERTIFIED SURVEY
 MAP NO. 9327

- LEGEND**
- 1 Found 3/4" utility lines from state.
 - 2 Found 1/4" & 1/2" utility lines from state.
 - 3 Found 1/4" & 1/2" utility lines from state.
 - 4 Found 1/4" & 1/2" utility lines from state.
- NOTES**
1. Distances, lengths and widths are measured to the nearest hundredth of a foot.
 2. Distances along utility lines are shown in feet.
 3. All lots within this plat are subject to a general utility easement for the location of utility lines. The easement is shown by a dashed line and is subject to the provisions of the City Engineer's Ordinance for the location and maintenance of utility lines. No other utility lines are shown on this plat.
 4. The description of each parcel is as shown on the City Engineer's Plat and is subject to the provisions of the City Engineer's Ordinance for the location and maintenance of utility lines.

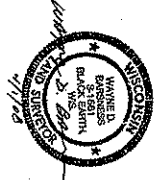


CURVE DATA

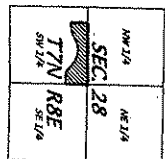
CURVE	LOT	ADIUS	CHORD	ANGLE	BEARING	CENTRAL ANGLE	TANGENT
1-2	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
1-3	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
4-4	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
6-7	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
6-8	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
7-9	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
11-11	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
11-12	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
11-13	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
11-14	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
11-15	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
11-16	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
11-17	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
11-18	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
11-19	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
11-20	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
11-21	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
11-22	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
11-23	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
11-24	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
11-25	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
11-26	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
11-27	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47
11-28	2	465.00	125.43	174.51	N52°19'30"E	089°39'22"	61.47

720 Woodland Way
 Madison, WI 53713
 (608) 261-6000
 THE NATIONAL REAL ESTATE REFORM STRATEGY
 CERTIFIED SURVEY MAP NO. 11750

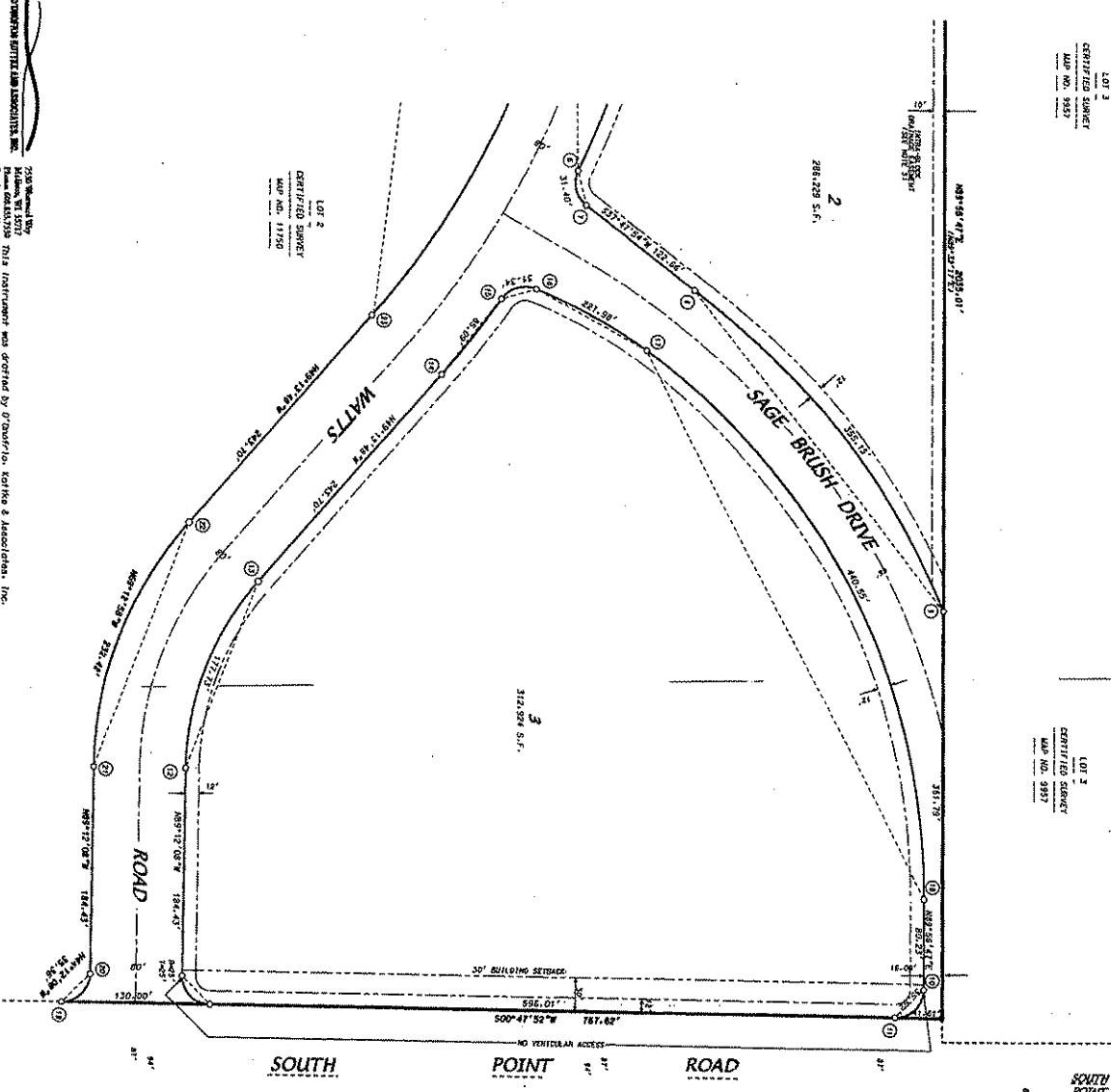
There are no objections to this plat submitted to the City Engineer within the time specified in the notice. This plat is approved by a Registered Professional Engineer.
 Certified _____
 Department of Administration



1000 OAKS
 LOT 1 AND PART OF LOT 2, CERTIFIED SURVEY MAP NO. 11750
 LOCATED IN THE NE 1/4 AND NW 1/4 OF THE SW 1/4 OF
 SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



There are no objections to this plat with respect to
 Sbn. 23611, 23616, 23620 and 23621(1) and (2),
 Wis. Stat. as provided by s. 236.12, Wis. Stat.
 Credited _____ 20
 Department of Administration



LOT 2
 CERTIFIED SURVEY
 MAP NO. 11750

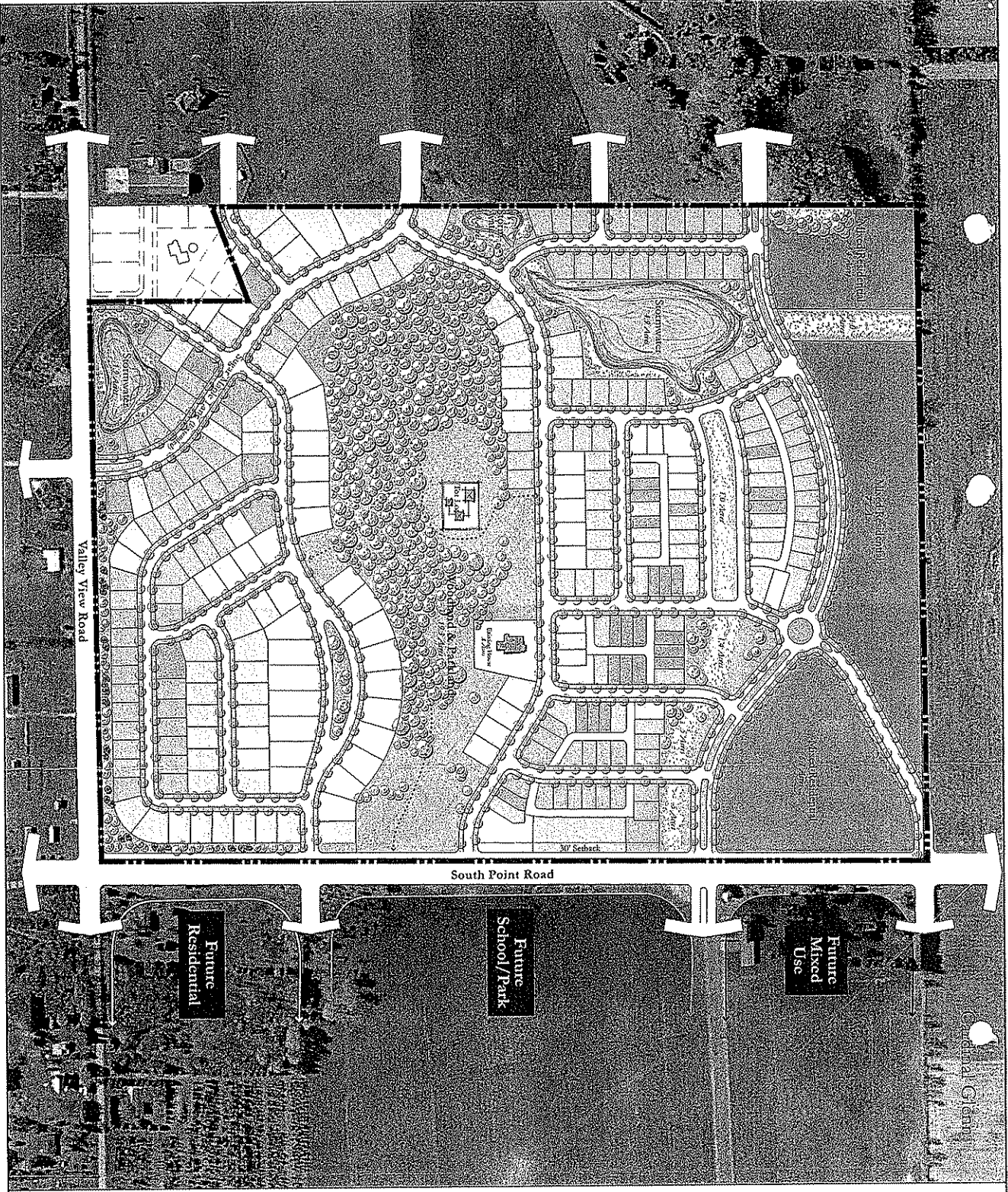
LOT 2
 CERTIFIED SURVEY
 MAP NO. 9937

LOT 200
 CERTIFIED
 SURVEY MAP
 NO. 12320

CERTIFIED SURVEY
 MAP NO. 10841

- NOTES**
- Distances, lengths and widths are measured to the nearest hundredth of a foot.
 - Distances shown along drives are chord lengths.
 - All lots within this plat are subject to a non-exclusive easement with a right of way from the street to the center of the road for a distance of 10 feet. The easement shall be 10 feet in width on the property lines shown with green lines or public streets.
 - The intersection of each parcel boundary is indicated with the intersection of each parcel boundary in accordance with the and the zoning administrator or provided in accordance with the local zoning ordinance.

5100 Woodland Way
 Madison, WI 53711
 761-447-1100
 761-447-1100
 761-447-1100



1000 OAKS

Madison, Wisconsin

Concept Plan

Unit Type	Count	Percentage
Single Family (Alley Loaded)	92 Units	34%
37' x 95'	23 Units	
45' x 80'	32 Units	
45' x 95'	25 Units	
51' x 95'	12 Units	
Single Family (Street Accessed)	182 Units	66%
51' x 100'	4 Units	
59' x 85'	89 Units	
69' x 100'	60 Units	
80' x 120'	28 Units	
Existing House	1 Unit	
Subtotal	274 Units	

Unit Type	Count	Percentage
Multi Family	420 Units	
Duplexes	18 Units	
Town Homes	12 Units	
Mixed Residential	390 Units	
Total Units	694 Units	

Category	Count	Percentage
Parks & Open Space	19.6 Acres	
Regional Park Distribution	13.8 Acres	
Regional Park Distribution	5.8 Acres	
Stormwater	12.1 Acres	

2005 APPROVED
PRELIMINARY
PLAN

VERIDIAN HOMES
Vandewalle & Associates
© 2005

Grand 2005 Printed: 02/05, 12/05, 01/06, 02/06

1,000 OAKS Unit Chart

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

==

1000 OAKS

Madison, Wisconsin Plan P-41

Phasing Plan/Inclusionary Zoning Plan

- 54 - Lot Number
- ⊙ - Number of Bedrooms
- AMI Percentage
- Single Family IZ Units:
 - 80% AMI
 - 70% AMI
- Mansion Duplex:
 - 70% AMI
 - 80% AMI
- 4 Four Bedroom Units
- 3 Three Bedroom Units
- Multi-Family IZ Units (PUD-GDP):

Townhomes:	□ 80% AMI	1 Units
Mixed Residential:		59 Units
	80% AMI	TBD
	70% AMI	TBD
	60% AMI	TBD
	50% AMI	TDB

2005 IDUP
UNIT DISPERSION
/ PHASING PLAN

