

CITY OF MADISON

Proposed Conditional Use

Location: 6001 Canyon Parkway

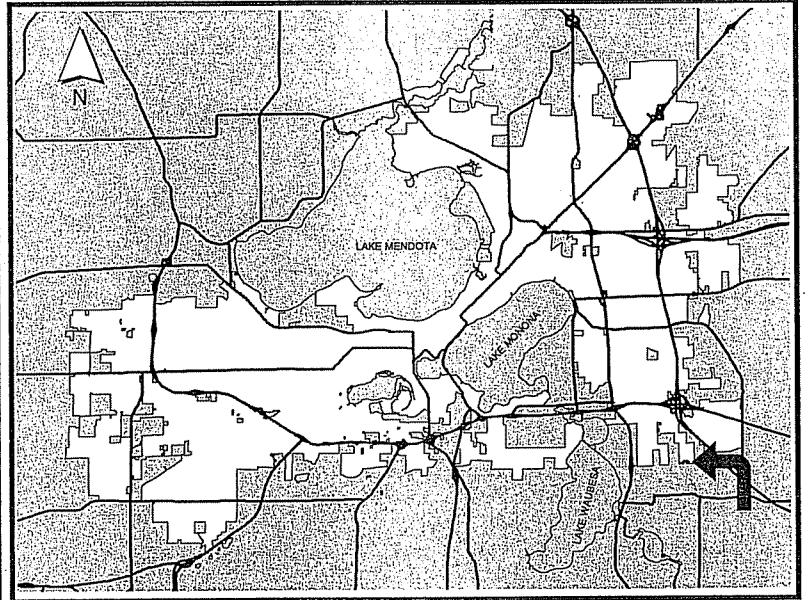
Project Name: Lot 124 of Secret Places at
Sigglekow Preserve

Applicant: Don Esposito - Veridian Homes/
Aaron Otto - Vierbacher Associates

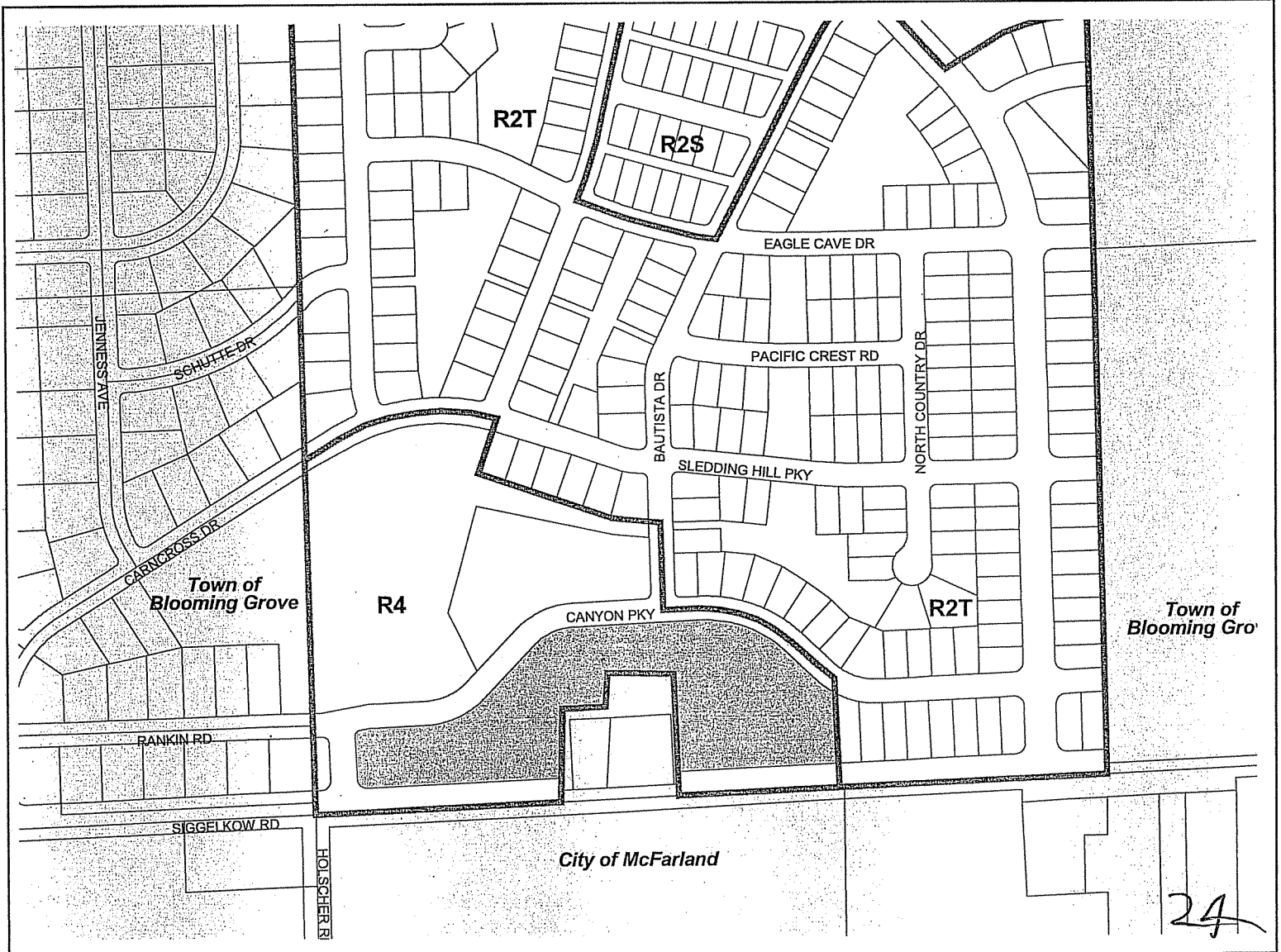
Existing Use: Vacant Land

Proposed Use: 16, 2-Unit Residences in a
Planned Residential Development

Public Hearing Date:
Plan Commission 19 September 2005



For Questions contact: Pete Olson at: 267-1150 or polson@cityofmadison.com or City Planning at 266-4635

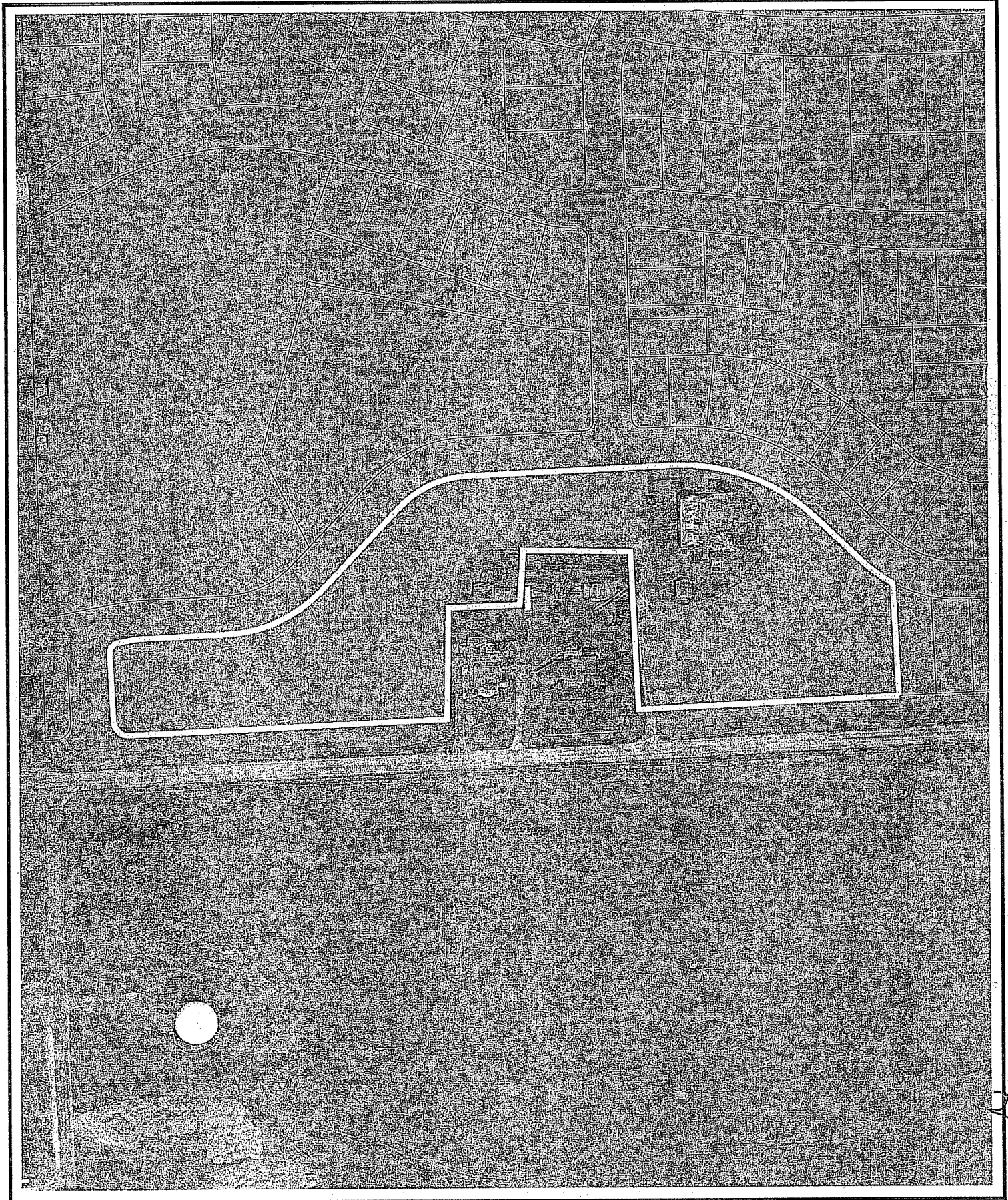


24

6001 Canyon Parkway

0 200 Feet

Date of Aerial Photography - April 2003



17

12:00

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 1400 Receipt No. _____
 Date Received 6/22/05
 Received By [Signature]
 Parcel No. 0710-351-0909-2
 Aldermanic District 16 - COMPTON
 GQ ENG-EASEM
 Zoning District R4
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text
 Alder Notification 4/29/05 Waiver _____
 Ngrbrhd. Assn Not. No Waiver _____
 Date Sign Issued 6/22/05

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

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

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 _____ 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): _____

3. **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: _____

4. **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 →

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5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 1,400 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* 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.

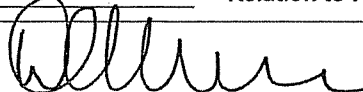
Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

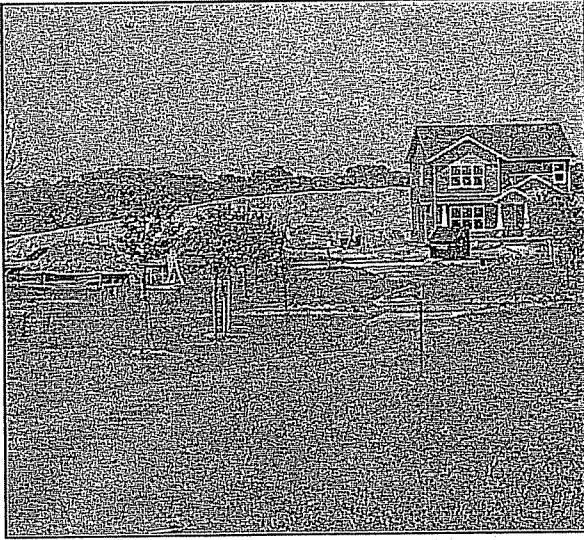
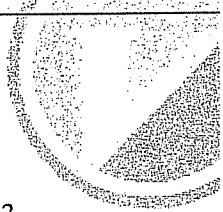
Planner Pete Olson *Date* 5/27/05 | *Zoning Staff* Kathy Voeck *Date* 2004

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



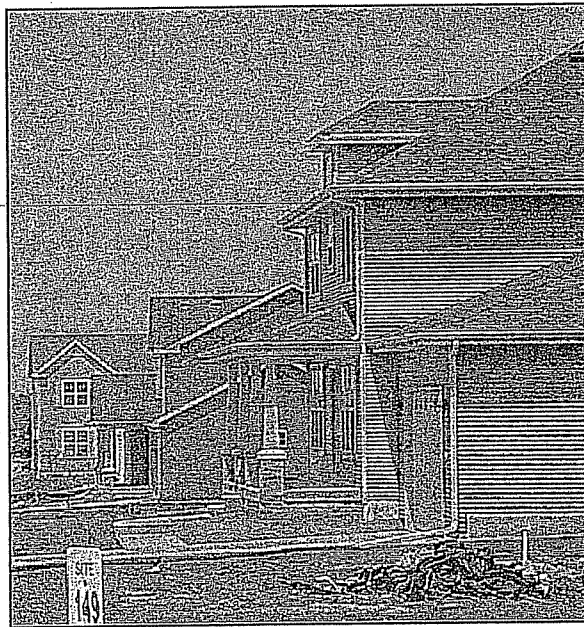
June 22, 2005

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*

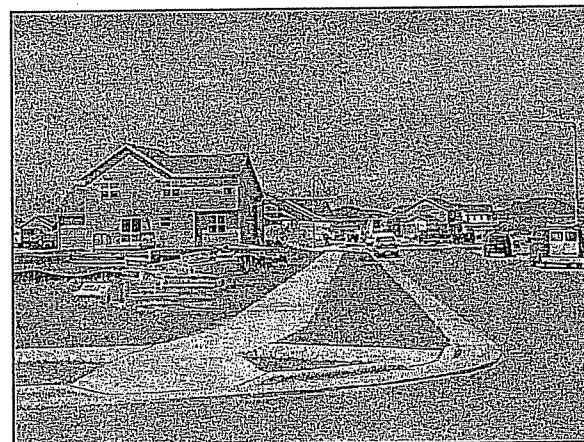
Dear Plan Commission Members:

Attached is the Conditional Use application for Lot 124 of Secret Places at Siggelkow Preserve (*Lot 124, plat of Secret Places at Siggelkow Preserve, City of Madison, Dane County, Wisconsin*). This 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 *Bruce Company*, while surveying and engineering for the site will be completed by Vierbicher Associates, Inc.



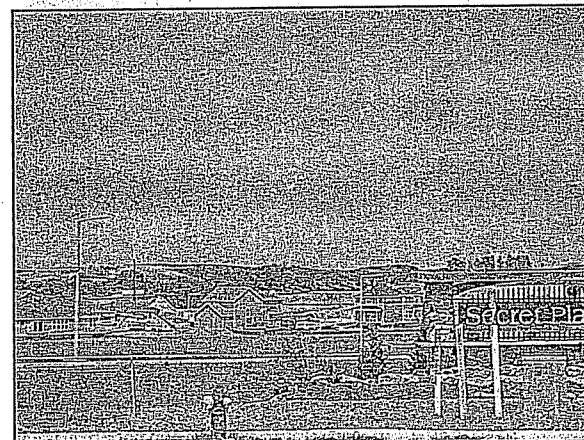
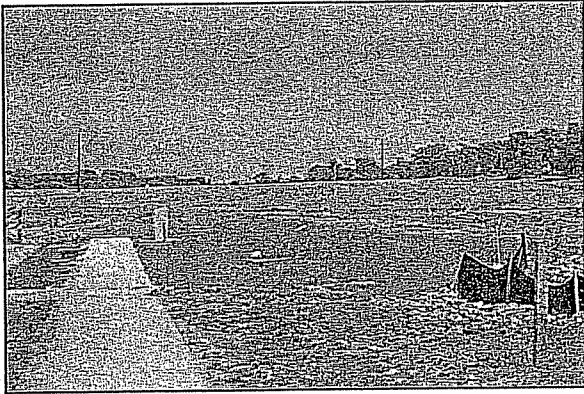
Secret Places at Siggelkow Preserve is a residential development consisting of single-family and multi-family homes. Lot 124 is the first phase of multi-family homes in Secret Places and will begin the second phase of construction for the development. The site is currently zoned R-4 (General Residence 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 open spaces and dwelling units in Phase 1 has begun. 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 65,145 gross square feet of building area. Each building footprint includes two condominium homes, both which have two bedrooms in the standard floor plan. This provides a total of four bedrooms per building, and a total of 64 bedrooms on the site. Each of the three homes being offered also includes a loft option to serve as a possible third bedroom, which would provide an additional 264 square feet to each home. If a loft is included in every home that offers it, an additional 32 bedrooms could potentially be offered on

LETTER OF INTENT



the site (for a total of 96). It is the experience of Veridian Homes that the loft option is rarely chosen. Each condominium home on the site is expected to have a selling price starting around \$230,000.

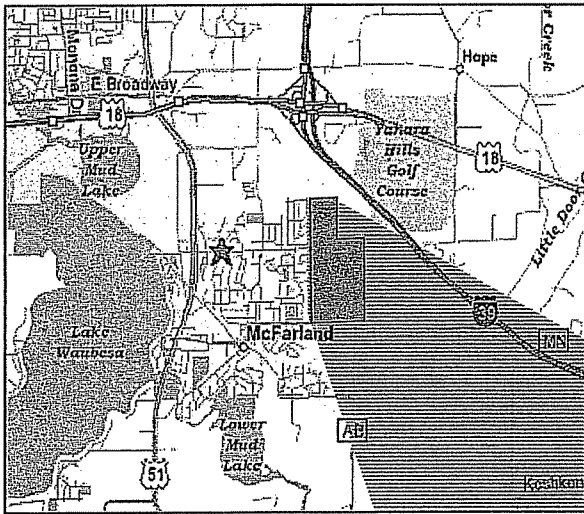
The development of Lot 124 has the potential to generate an additional 7 school-aged children in the local school system. This approximation is based on a city-wide average of .2 school-aged children per household for two-family and multi-family homes (data provided by Dane County Planning and Development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

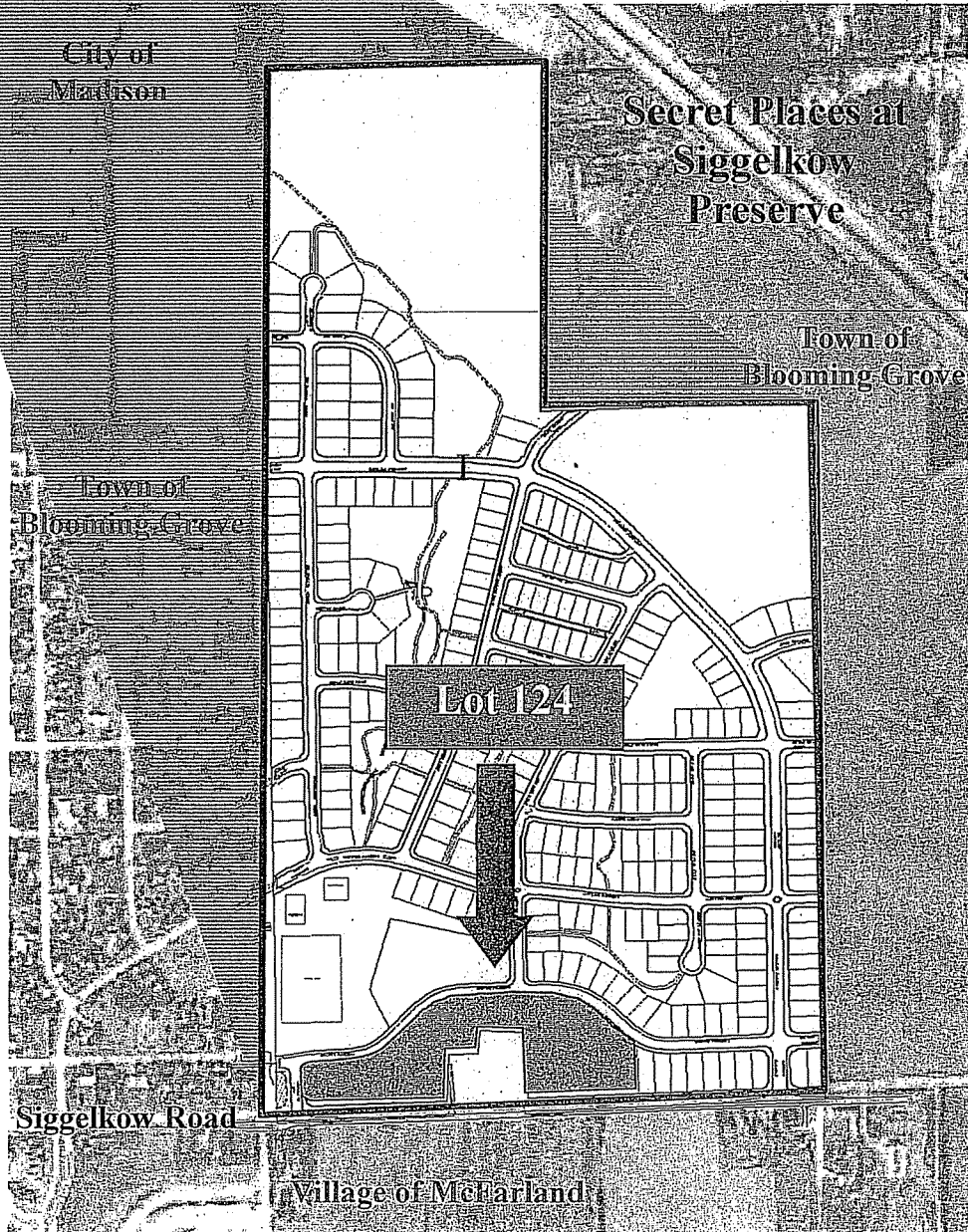
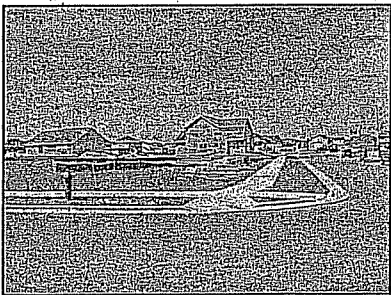
Submitted by
VIERBICHER ASSOCIATES

Aaron Otto
Community Development

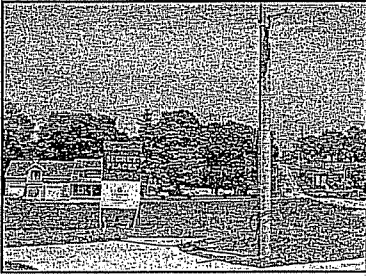
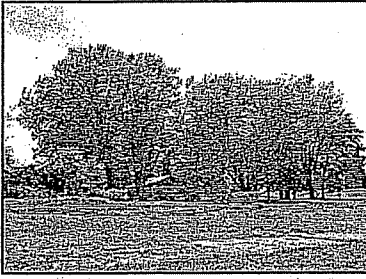


Secret Places is a 148-acre development located on Siggelkow Road in the City of Madison, Wisconsin. While the first phase for single-family homes has already begun, Lot 124 will introduce multi-family units to the development. The City of McFarland is located to the south and southwest of the site,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

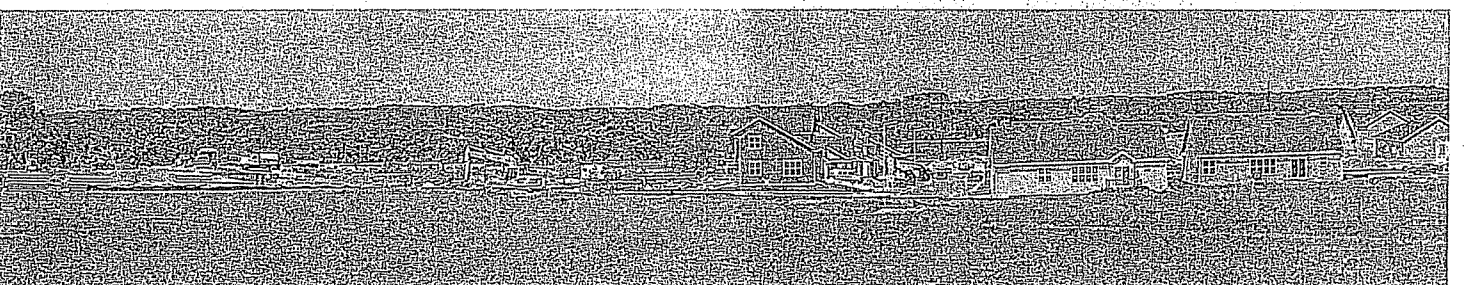


LOCATION & SITE INFORMATION



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 units in Secret Places has recently begun immediately to the north of Lot 124. In addition, several structures are located on a separate parcel near the center of Lot 124 along Siggelkow Road. 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.

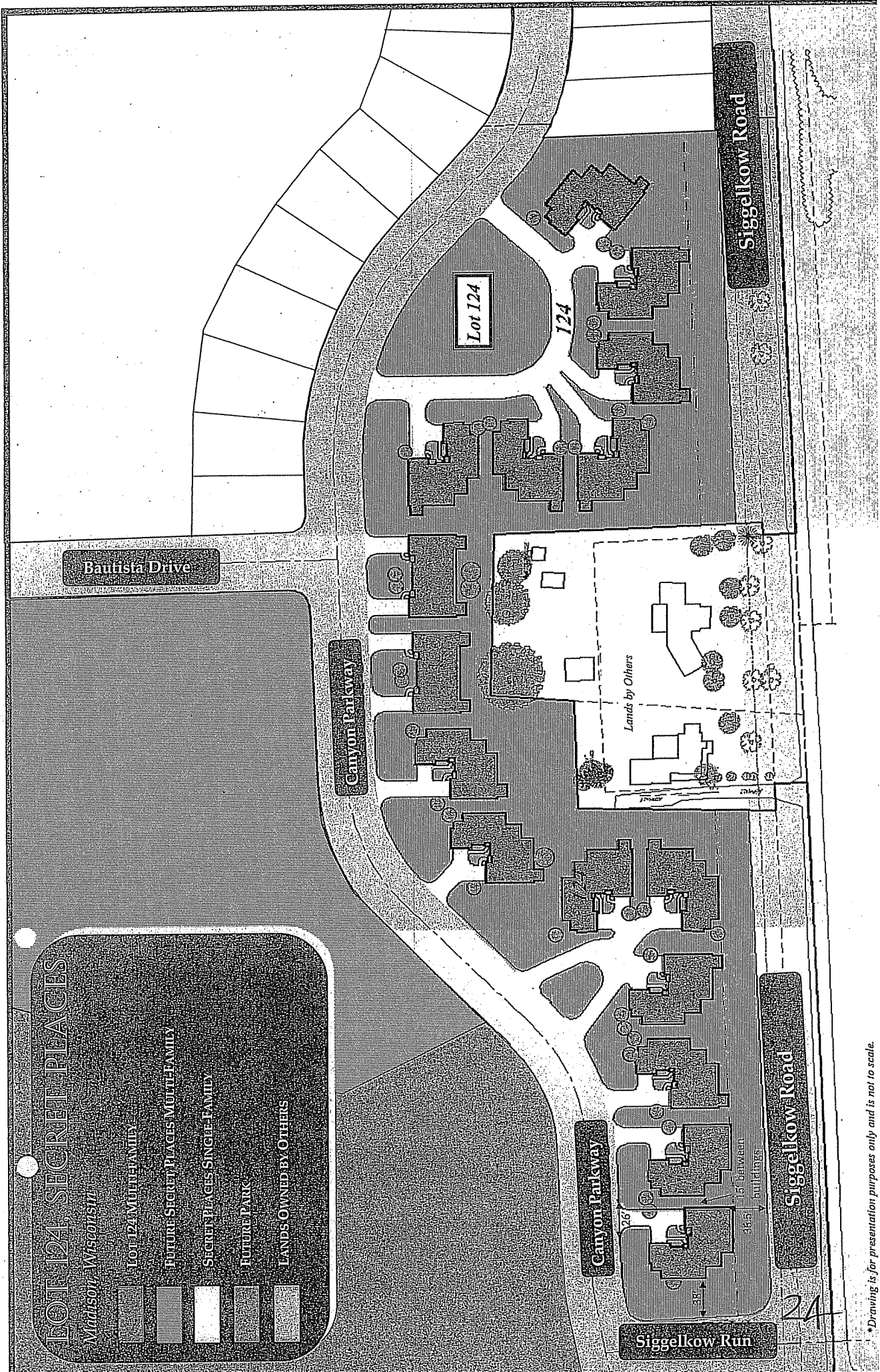


EXISTING CONDITIONS

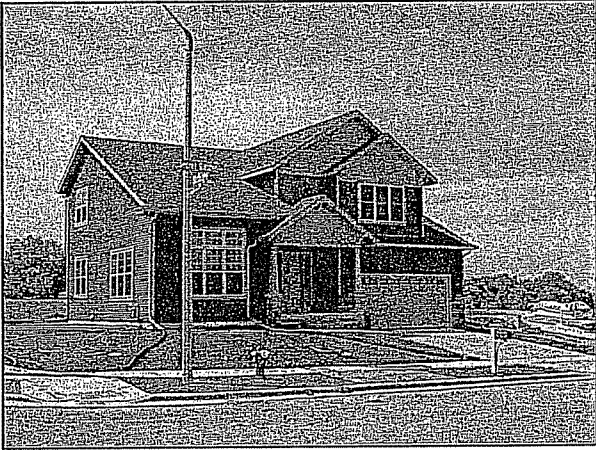
LOT 124 SECRET PLACES

Matthison Wisconsin

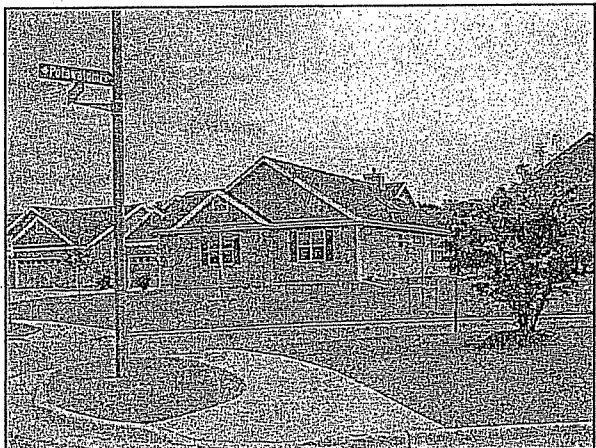
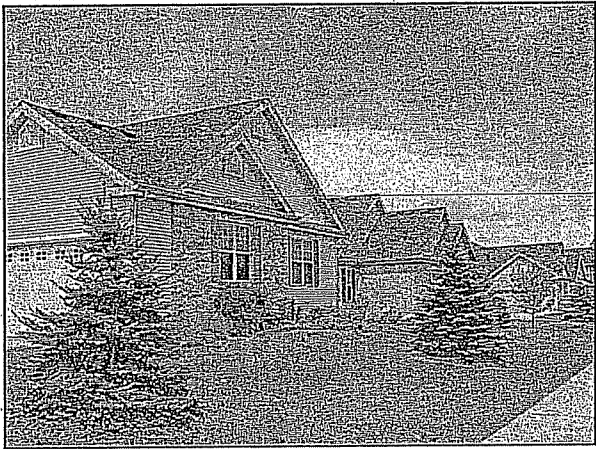
-  LOT 124 MULTIFAMILY
-  FUTURE SECRET PLACES MULTIFAMILY
-  SECRET PLACES SINGLE-FAMILY
-  FUTURE PARK
-  LANDS OWNED BY OTHERS



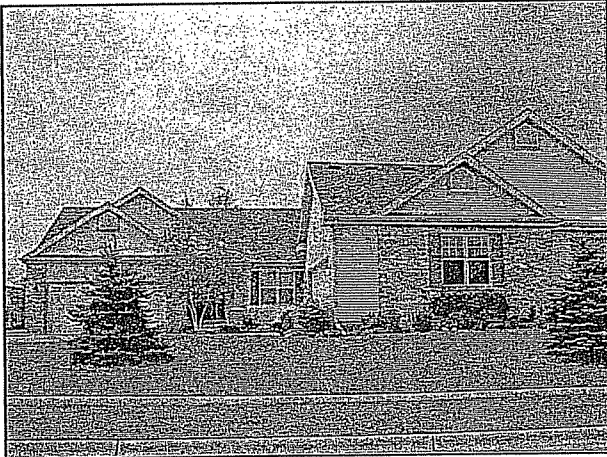
*Drawing is for presentation purposes only and is not to scale.



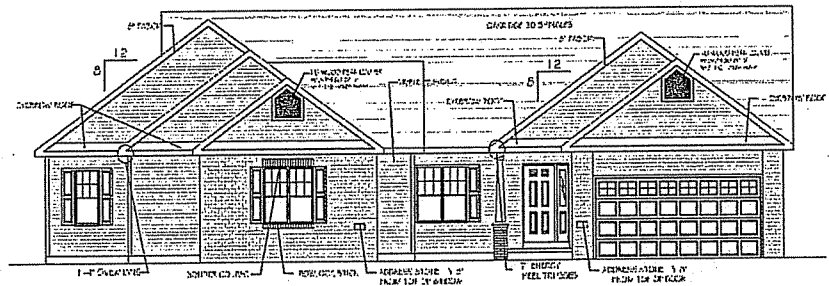
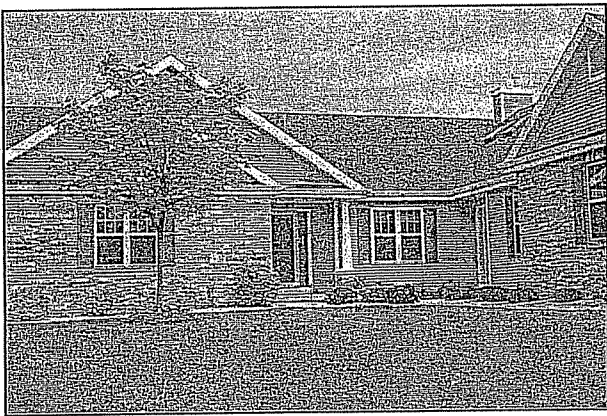
The general purposes of these controls are to help ensure that the lots will become and remain an attractive community; to preserve and maintain the natural beauty of the lots; to ensure the most appropriate development and improvement of each lot, including construction of attractive and harmonious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



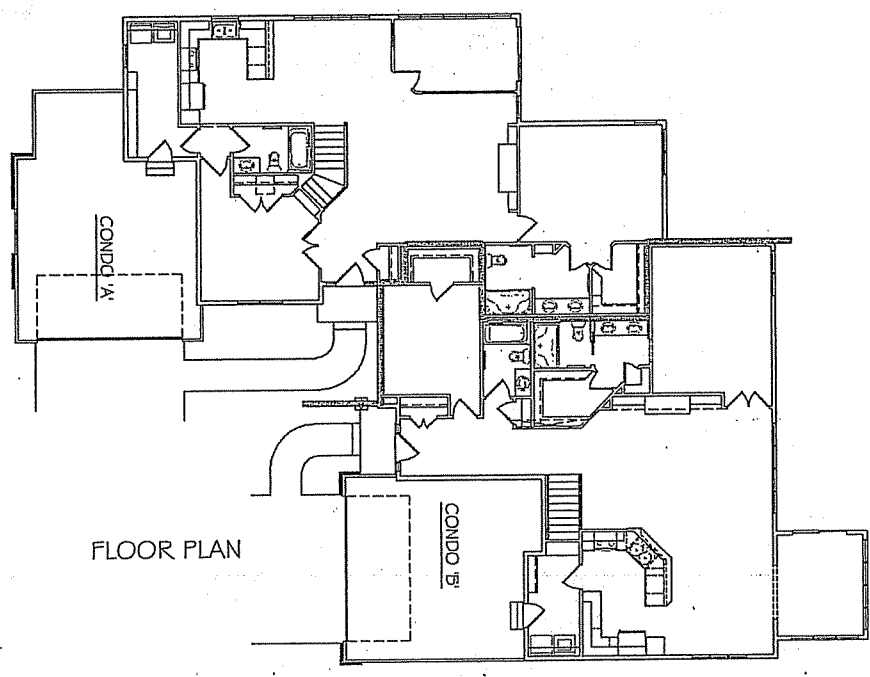
DEED RESTRICTIONS & COVENANTS



The Sedona units are attached to form the majority of building footprints on the Lot 124 site. The homes are different, although each includes two bedrooms, two baths, and an attached two-car garage. Each home also has an optional lofted third bedroom. Fourteen of the buildings on the site include this building footprint, or a variation thereof. The two structures on the far west end of the site have slightly less square footage on the backside of Condo "B". *The images on this page are not to scale. Scaled and dimensioned plans and elevations of the Sedona units can be found on pages 8 through 10 of the site plan documents.*

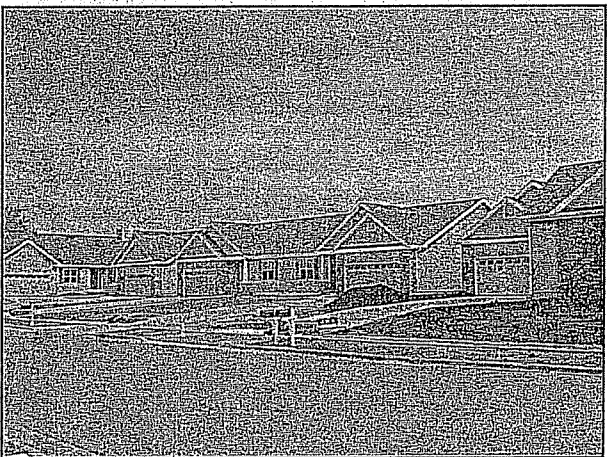


FRONT-ELEVATION

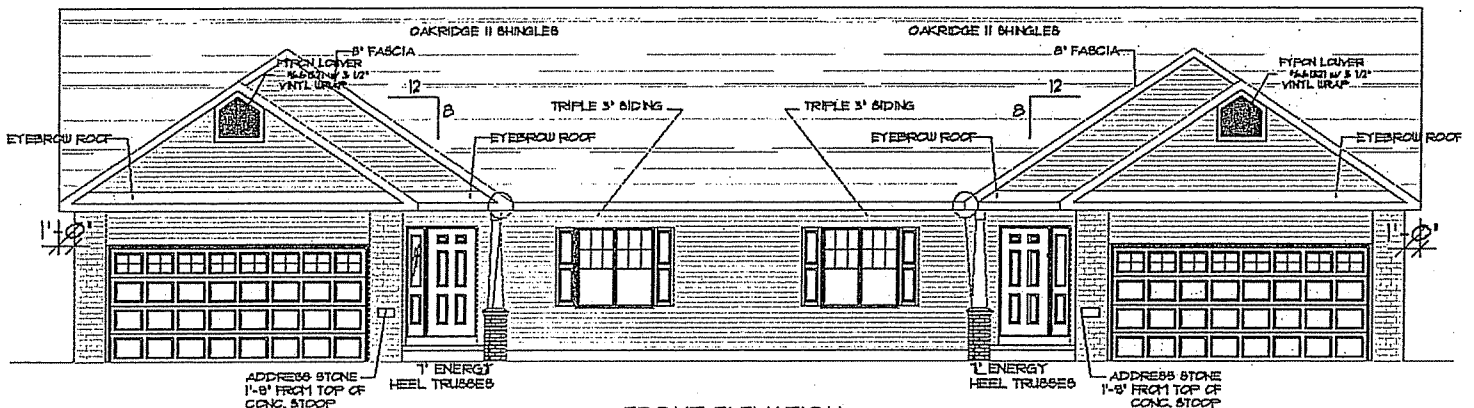
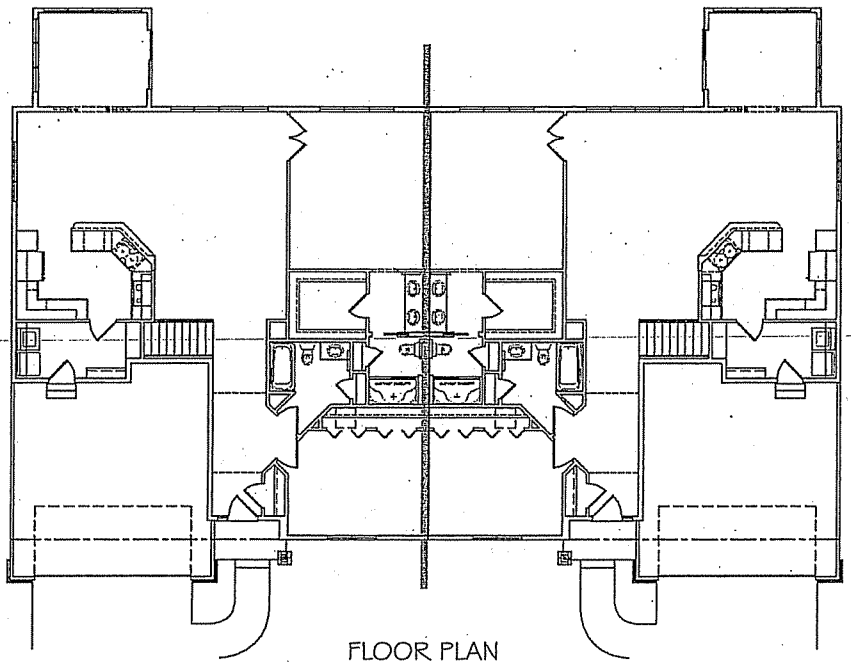


FLOOR PLAN

CONDOMINIUM UNITS - SEDONA



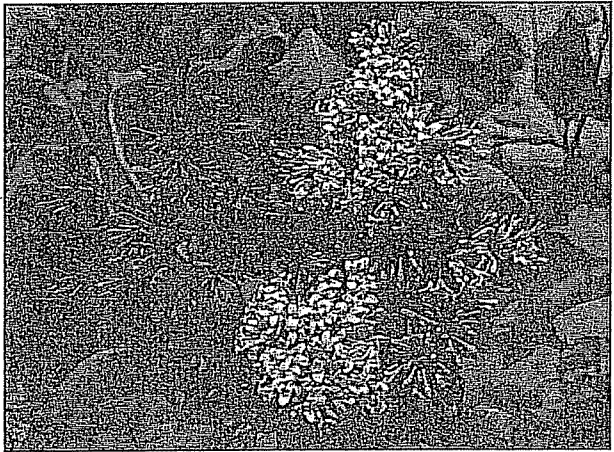
The Sedona III is a condominium building with two homes that are mirrored by an interior wall. Lot 124 includes two footprints for the Sedona III that are located near the center of the site across from the intersection of Canyon Parkway and Bautista Drive. Each home includes two bedrooms, one and a half baths, and a two-car attached garage. *The images on this page are not to scale. Scaled and dimensioned plans and elevations of the Sedona III can be found on pages 11 and 12 of the site plan documents.*



CONDOMINIUM UNITS - SEDONA III



CRABAPPLE TREE

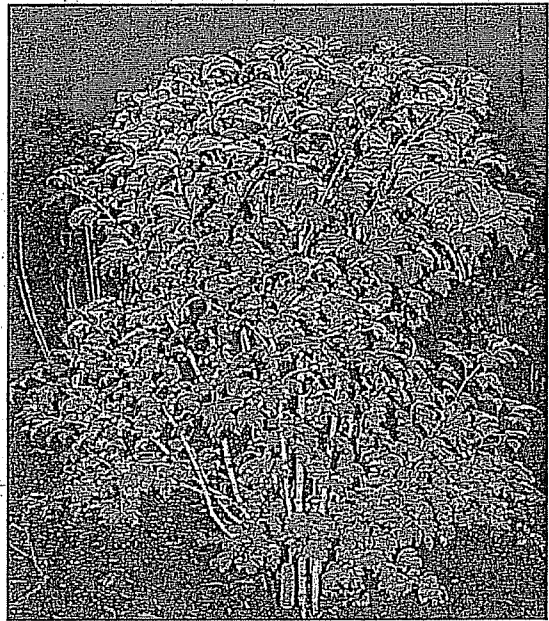


LILAC BUSH

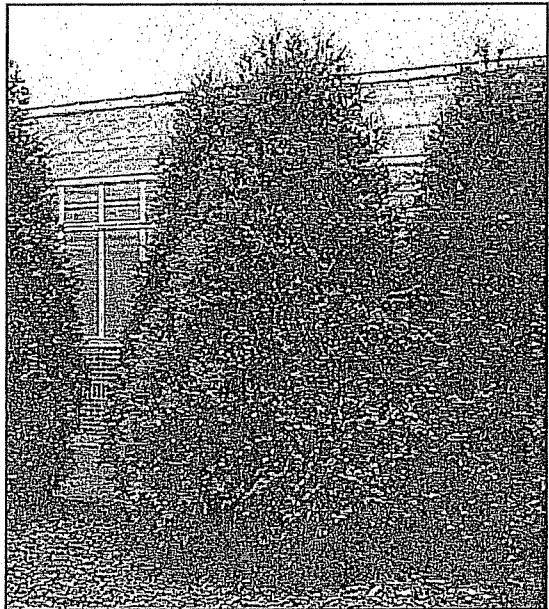


HOSTAS

Landscaping required throughout the subdivision is intended to contribute to neighborhood character, create an aesthetically appealing neighborhood, and establish a link throughout the area. The photos shown below provide a representative look at the landscaping planned for Lot 124 of Secret Places. *The full landscaping plans are provided on pages 13 and 14 of the site plan documents.*



CRANBERRY BUSH



ARBOR VITAE

LANDSCAPING PLAN

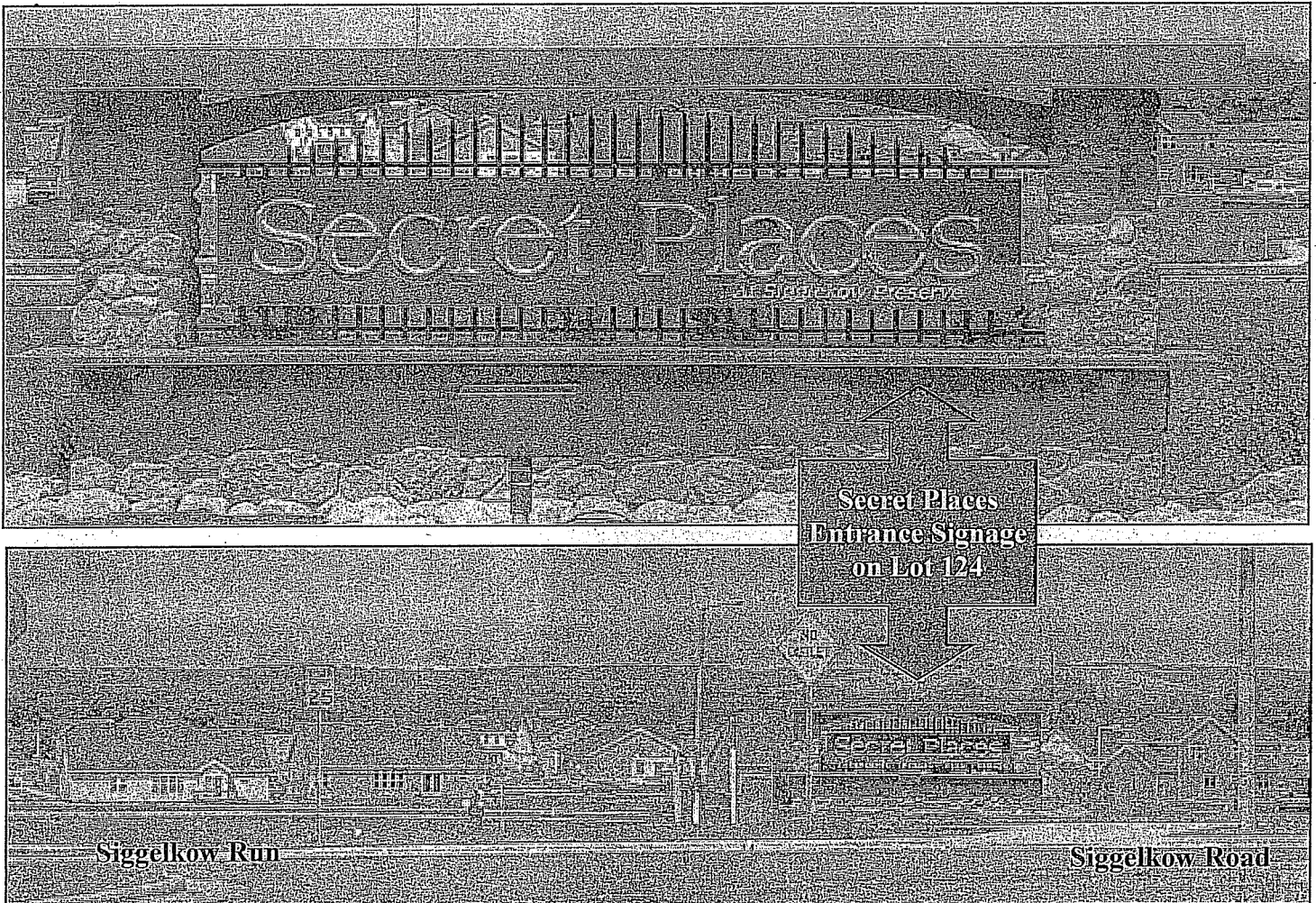


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xisting signage on the site includes a single entrance sign at the intersection of Siggelkow Road and Siggelkow Run in the far southwestern corner of Lot 124. This entrance sign is for the entire development and is shown in the photographs below.

No additional free-standing signs are being planned on the site for Lot 124 of Secret Places. Each individual home will have address numbers imprinted on the brick façade 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 luminaries attached to the entrance of each condominium unit, 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.



SIGNAGE AND LIGHTING

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 1st, 2005.



April 29th, 2005

Ms. Judy Compton
Alderman, District 16
6030 Fairfax 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 Veridian 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.

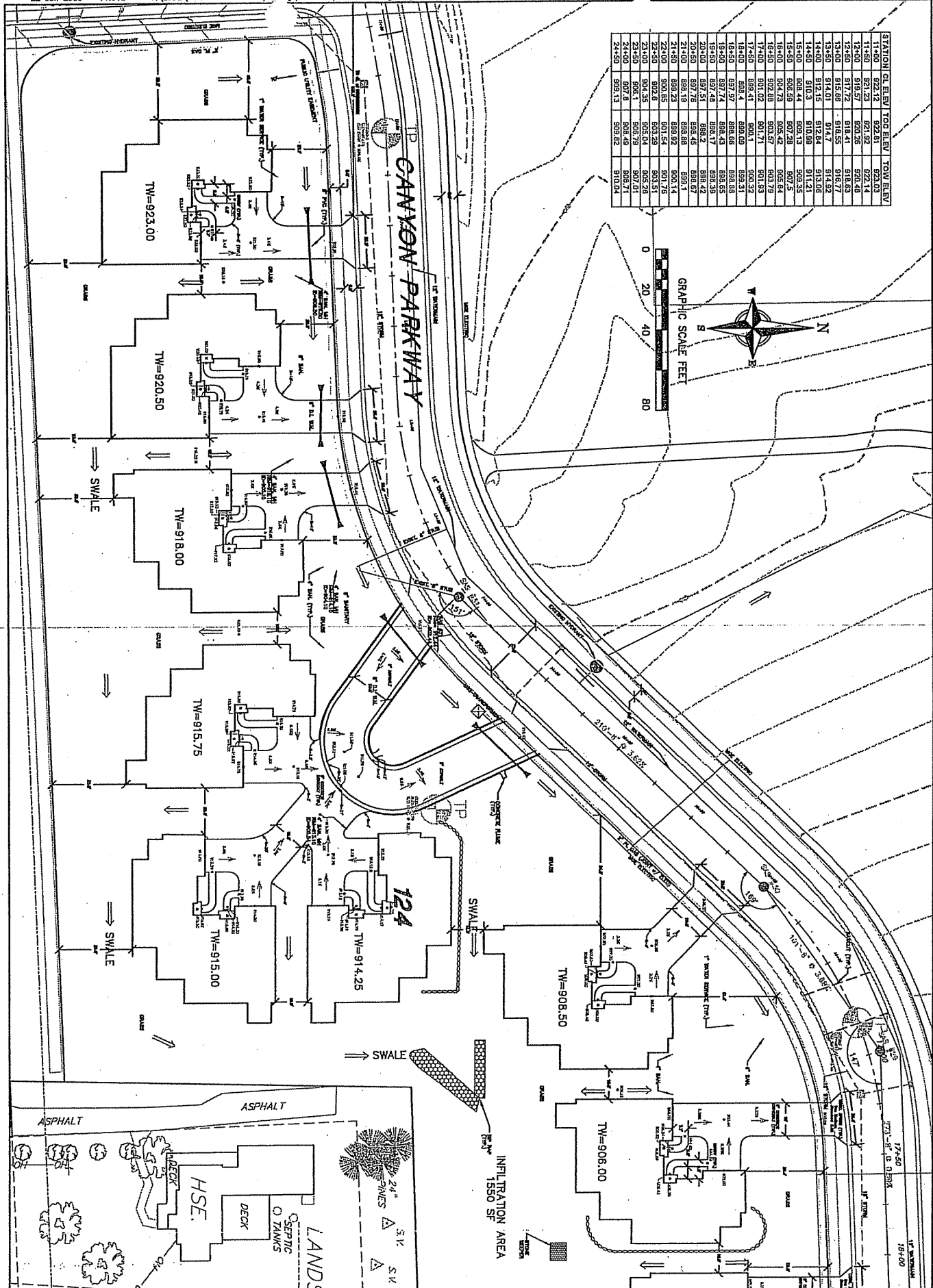
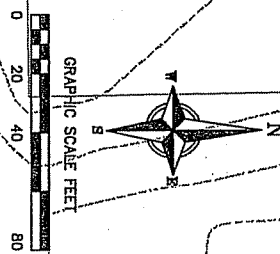
The site is an approved plat and the concept plan accommodates 16 duplex-condominium buildings for a total of 32 units. There are currently four dilapidated accessory structures on the parcel, which have already been approved by the City for demolition.

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 aott@vierbicher.com

Sincerely,

Aaron Otto
VIERBICHER ASSOCIATES, INC.

STATION	CR. ELEV.	TOP ELEV.	TOW. ELEV.
11+00	822.12	822.51	823.13
11+20	818.57	820.26	820.48
12+00	817.72	818.41	818.63
13+00	815.86	818.55	818.77
14+00	814.01	814.7	814.92
14+50	810.3	810.59	811.21
15+00	808.44	809.13	809.35
15+50	806.59	807.28	807.5
16+00	804.74	805.43	805.65
17+00	802.89	803.58	803.8
17+50	801.02	801.71	801.93
18+00	800.17	800.86	801.08
18+50	800.32	801.01	801.23
19+00	800.47	801.16	801.38
19+50	800.62	801.31	801.53
20+00	800.77	801.46	801.68
20+50	800.92	801.61	801.83
21+00	801.07	801.76	801.98
21+50	801.22	801.91	802.13
22+00	801.37	802.06	802.28
22+50	801.52	802.21	802.43
23+00	801.67	802.36	802.58
23+50	801.82	802.51	802.73
24+00	801.97	802.66	802.88
24+50	802.12	802.81	803.03

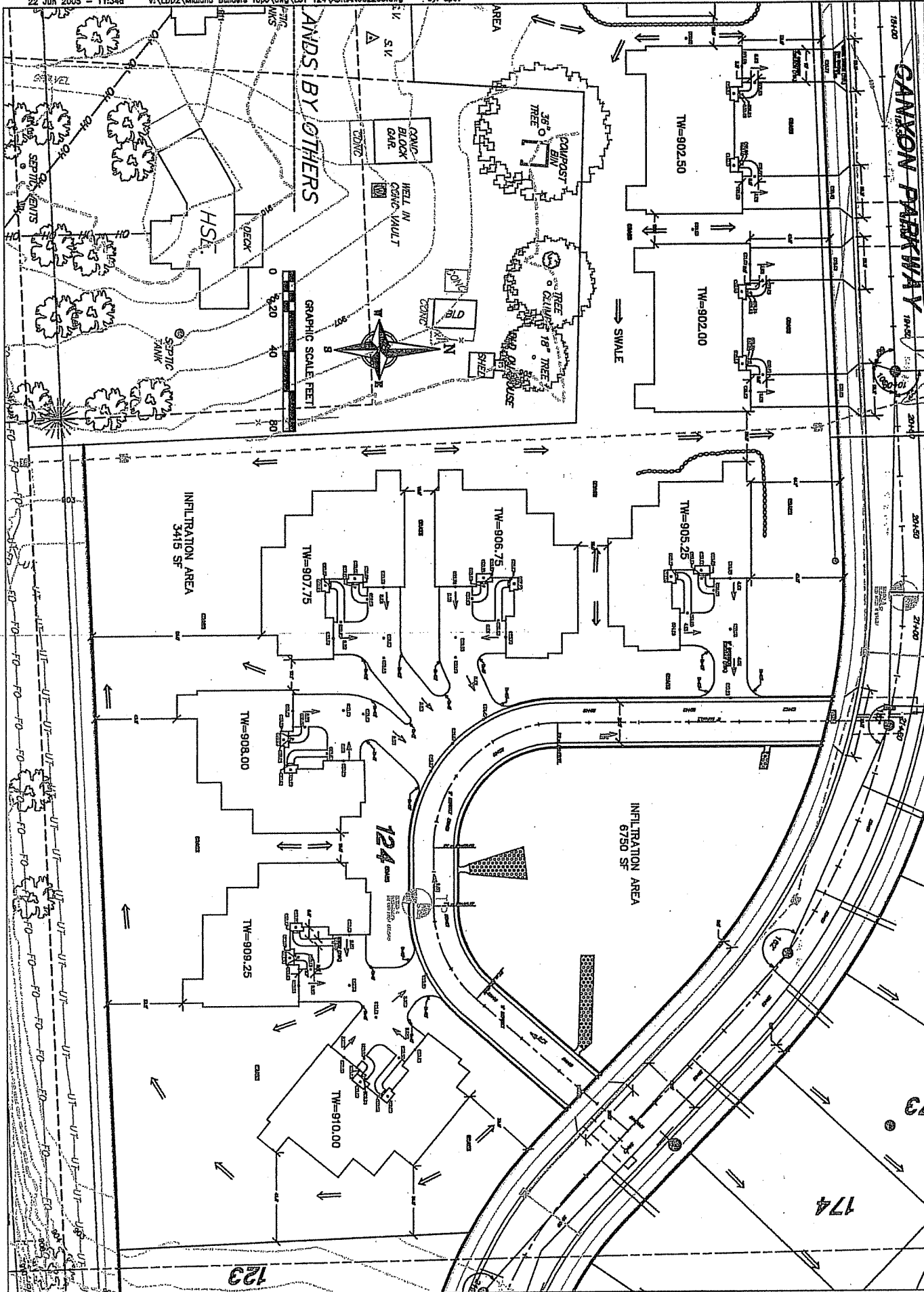


ARCHITECTURAL SITE PLAN

Lot 124 (West)
Secret Places at Siggelkow Preserve
Madison, WI

VIERBICHER ASSOCIATES
Committed to Quality Service Since 1878
REEDSBURG - MADISON - SCHOFIELD - PRAIRIE DU CHIEN
938 Fourth Drive Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

NO.	DATE	REVISIONS	BY	CHKD.
1	6-15-05	ISSUED	DPOL	DPOL
2	6-15-05	REVISED	DPOL	DPOL
3	6-15-05	REVISED	DPOL	DPOL
4	6-15-05	REVISED	DPOL	DPOL
5	6-15-05	REVISED	DPOL	DPOL
6	6-15-05	REVISED	DPOL	DPOL
7	6-15-05	REVISED	DPOL	DPOL
8	6-15-05	REVISED	DPOL	DPOL
9	6-15-05	REVISED	DPOL	DPOL
10	6-15-05	REVISED	DPOL	DPOL



ARCHITECTURAL SITE PLAN

Lot 124 (East)
Secret Place at Siggelkow Preserve
Madison, WI

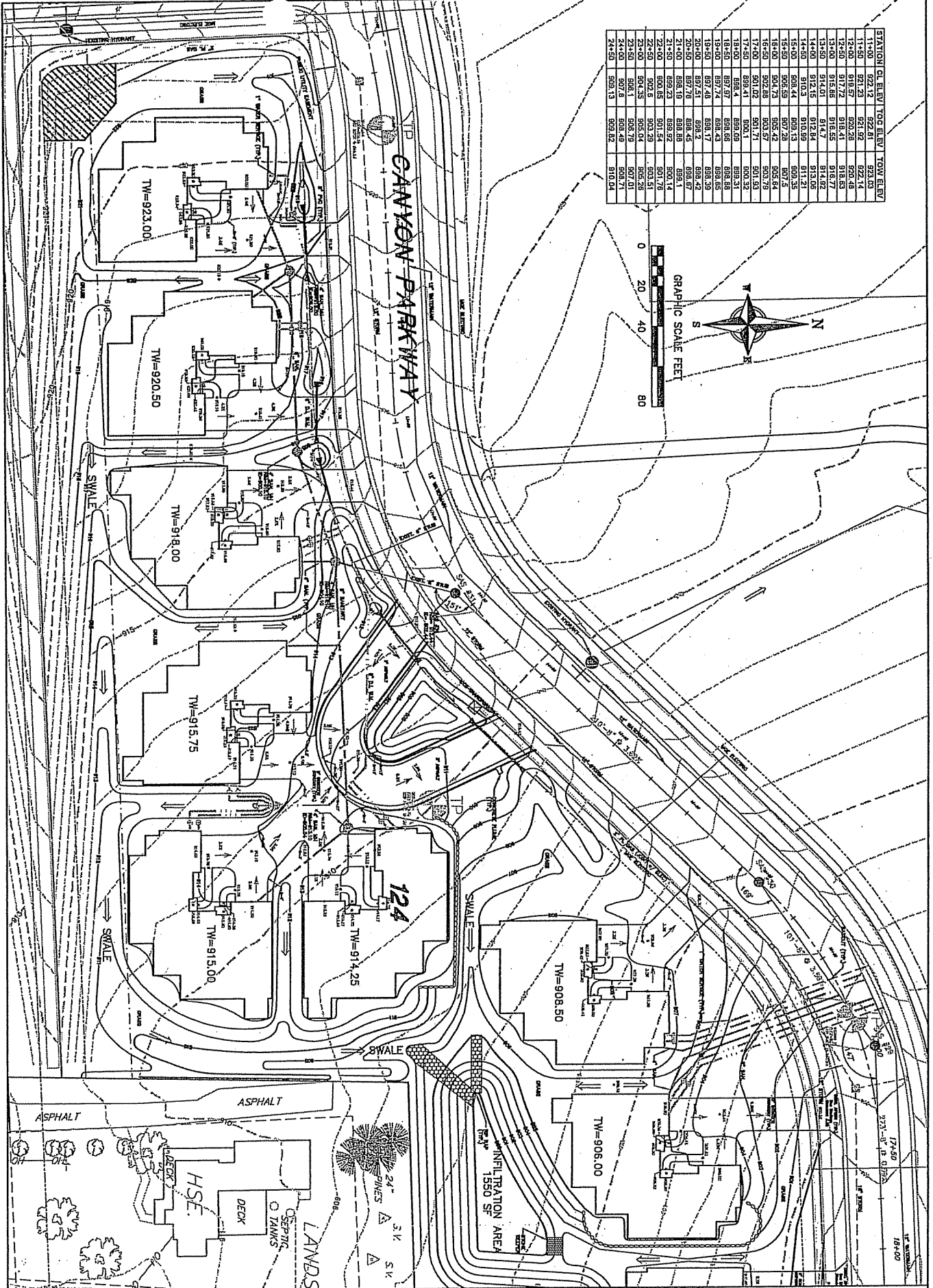
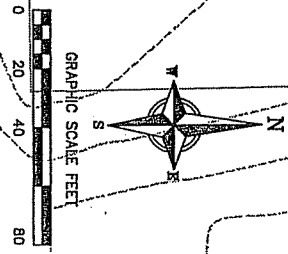


VIERBICHER ASSOCIATES
Committed to Quality Service Since 1978

REEDSBURG - MADISON - SCHOFIELD - PRAIRIE DU CHIEN
809 Fourfour Drive Madison, Wisconsin 53717
Phone: (608) 826-0552 Fax: (608) 826-0550

24

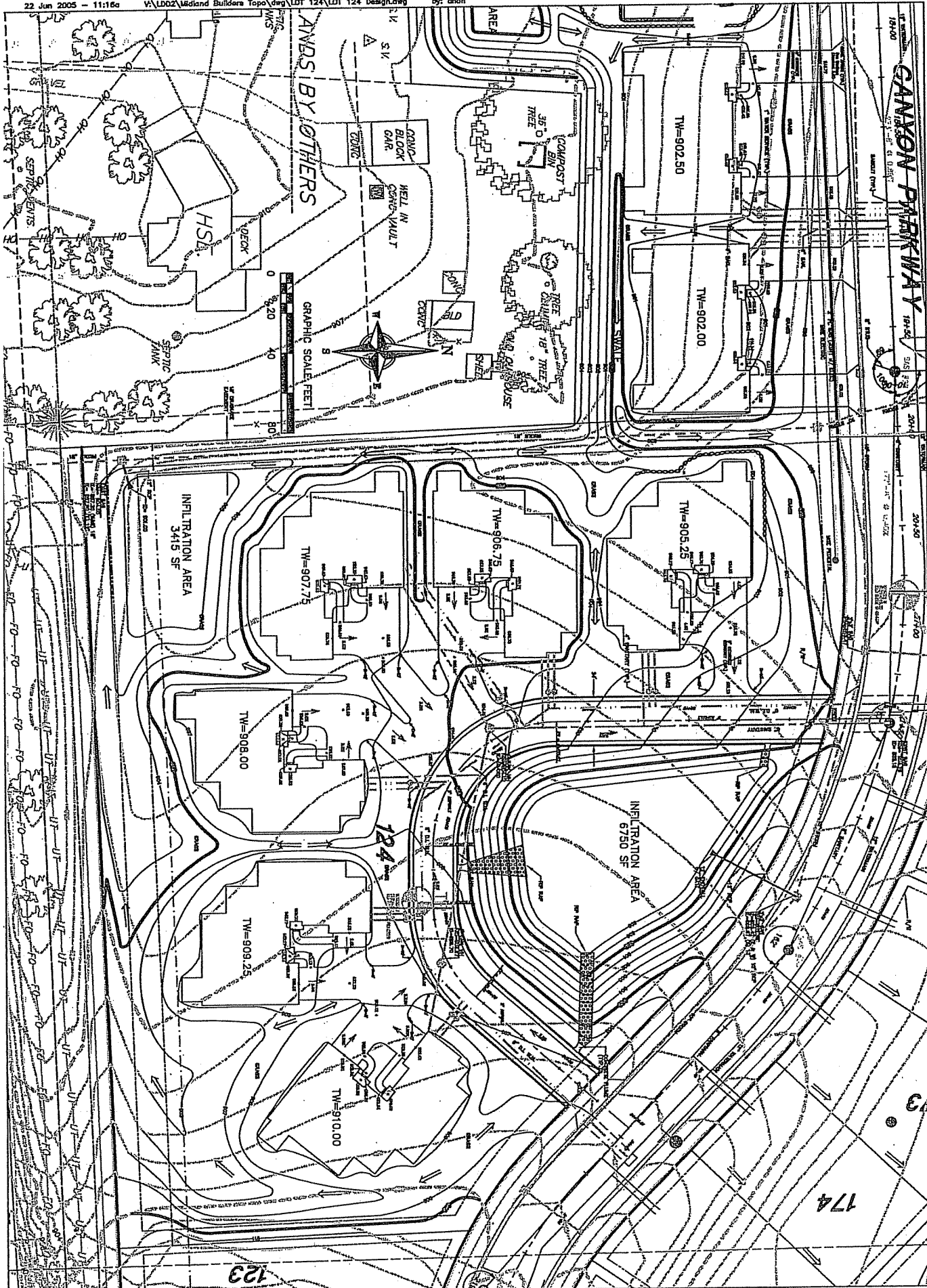
STATION	CL. ELEV.	TOG. ELEV.	TOW. ELEV.
11+50	923.12	922.81	923.03
11+50	921.23	921.92	922.14
12+00	919.57	920.28	920.48
12+50	917.72	918.41	918.53
13+00	913.58	913.53	913.77
13+50	914.01	914.12	914.16
14+00	910.3	910.59	911.21
14+50	906.44	909.13	909.35
15+00	906.59	907.28	907.5
16+00	904.73	905.42	905.64
16+50	902.88	903.57	903.79
17+00	901.02	901.71	901.93
17+50	899.31	898.1	898.32
18+00	897.74	898.43	898.58
18+50	897.48	898.17	898.39
19+00	897.51	898.2	898.42
20+00	897.78	898.45	898.67
21+00	898.19	898.89	899.1
21+50	898.23	899.92	899.14
22+00	898.59	901.54	901.76
22+50	904.35	905.42	905.78
23+00	906.1	906.79	907.01
24+00	907.8	908.49	908.71
24+50	909.13	909.82	910.04



GRADING, UTILITY & EROSION CONTROL PLAN
 Lot 124 (West)
 Secret Places at Siggelkow Preserve
 Madison, WI

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 999 Fourier Drive Madison, Wisconsin 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530

24



ANDS BY OTHERS

HST

FOUND
BLOCK
CONC

WELL IN
CONC VULT

TOURIST
35' O
TREE

35' O
TREE

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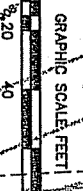
35' O
TREE

35' O
TREE

35' O
TREE

35' O
TREE

35' O
TREE



CANYON PARKWAY

INFILTRATION AREA
3415 SF

TW-907.75

TW-906.75

TW-905.25

TW-908.00

TW-909.25

TW-910.00

INFILTRATION AREA
6750 SF

123

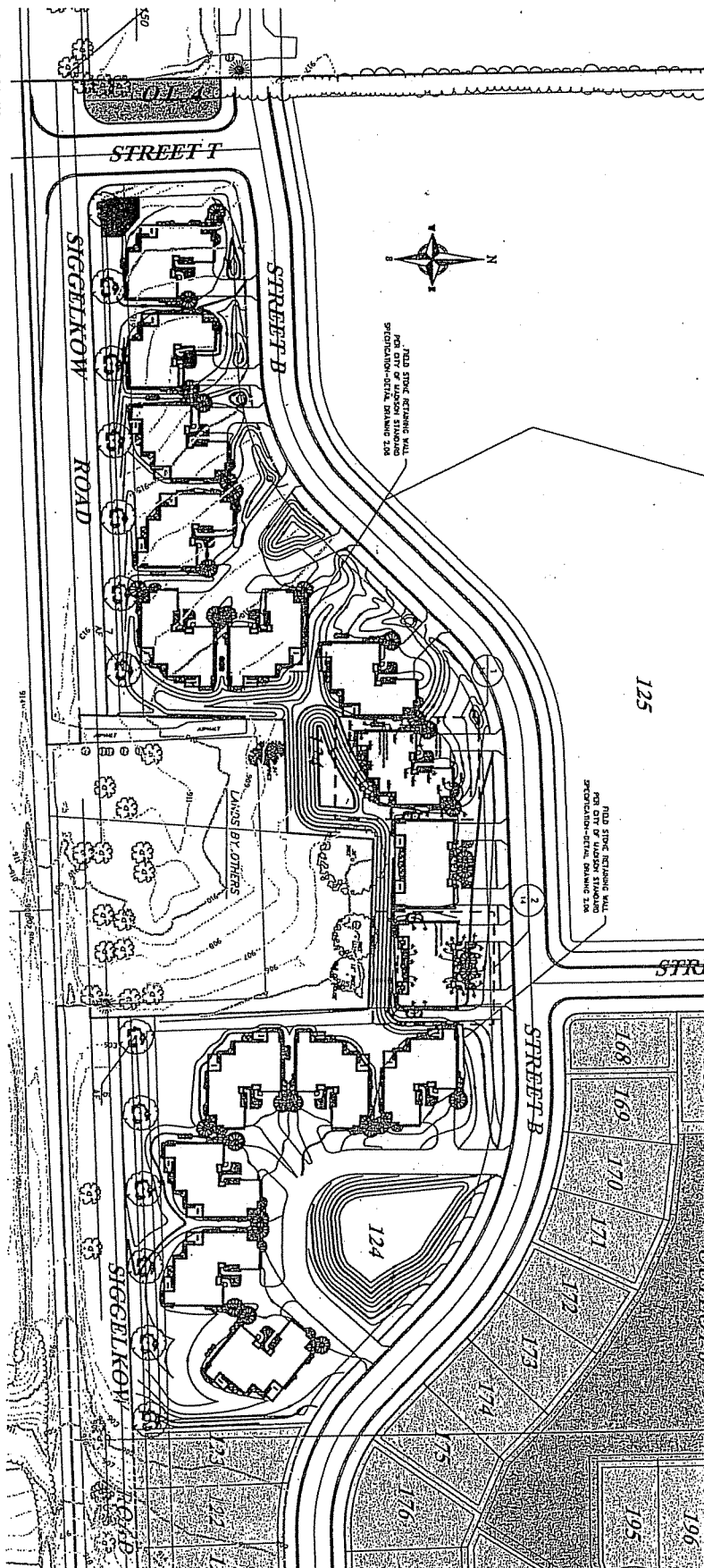
174

GRADING, UTILITY & EROSION CONTROL PLAN
 Lot 124 (East)
 Secret Places at Stiggelkow Preserve
 Madison, WI

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 REEDSBURG - MADISON - SCHOFIELD - PRAIRIE DU CHIEN
 888 Fourlar Drive Madison, Wisconsin 53717
 Phone: (608) 826-0532 Fax: (608) 826-0550

24

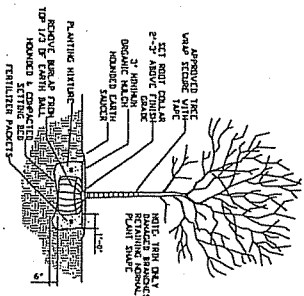
1 OVERALL LANDSCAPE PLAN



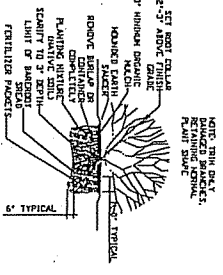
PLANT	SYMBOL	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES
T1	(Symbol)	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES
T2	(Symbol)	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES
T3	(Symbol)	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES
T4	(Symbol)	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES
T5	(Symbol)	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES
T6	(Symbol)	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES
T7	(Symbol)	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES
T8	(Symbol)	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES
T9	(Symbol)	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES
T10	(Symbol)	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES
T11	(Symbol)	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES
T12	(Symbol)	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES
T13	(Symbol)	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES
T14	(Symbol)	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES
T15	(Symbol)	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES
T16	(Symbol)	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES
T17	(Symbol)	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES
T18	(Symbol)	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES
T19	(Symbol)	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES
T20	(Symbol)	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT SPECIES

PLANT LIST - SIGGELKOW RD COMMON AREA

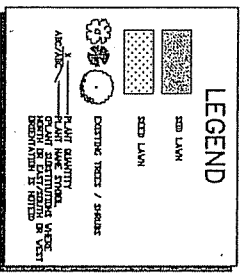
TYP. TREE PLANTING



TYP. SHRUB PLANTING



LEGEND



1. SEE DETAILS THIS SHEET AND SPECIFICATION.
 2. WHERE SHOWN, SET IRRIGATION SYSTEM.
 3. WHERE SHOWN, SET IRRIGATION SYSTEM.
 4. WHERE SHOWN, SET IRRIGATION SYSTEM.
 5. WHERE SHOWN, SET IRRIGATION SYSTEM.

OVERALL LANDSCAPING PLAN

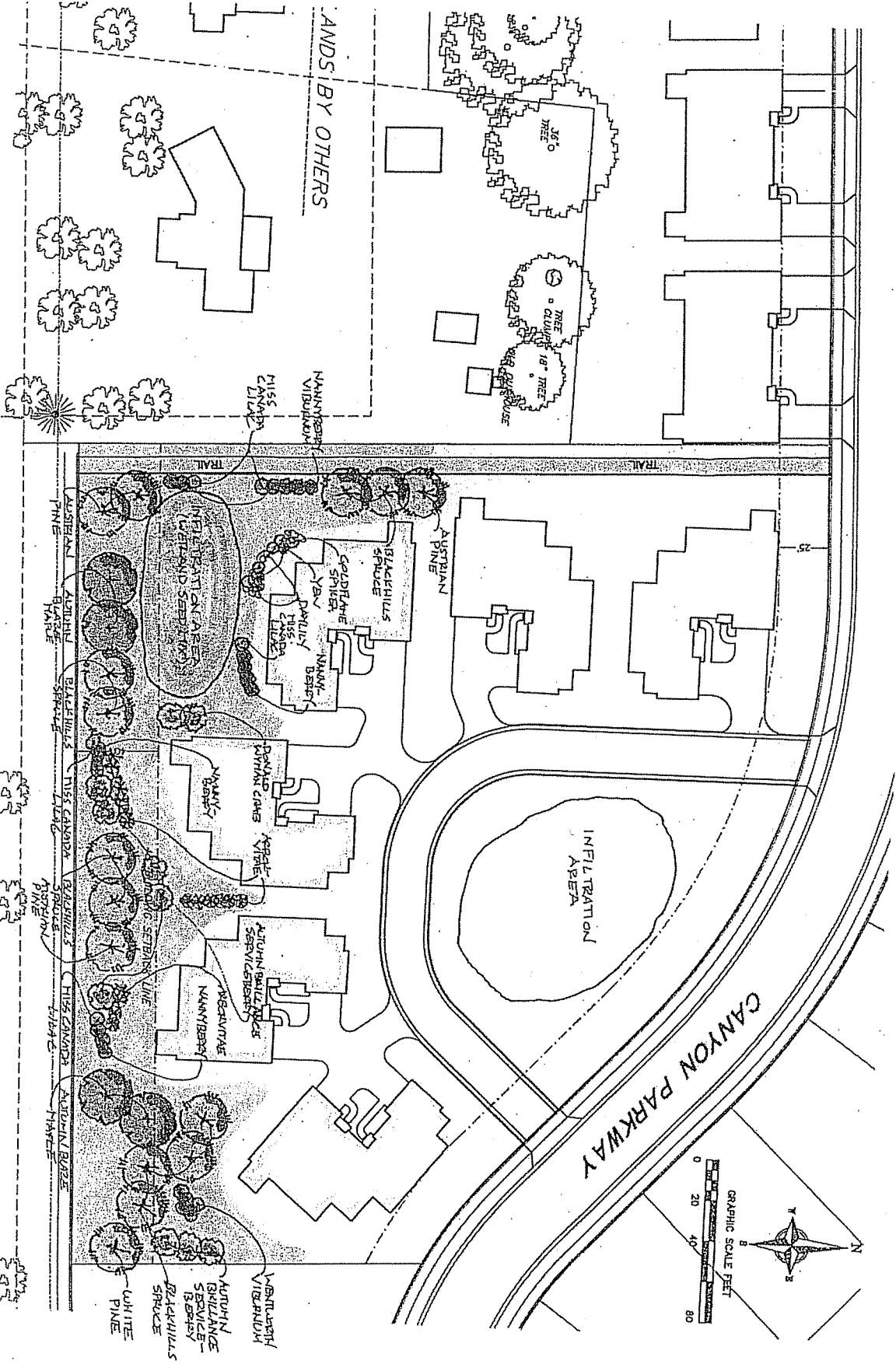
LOT 124
 Secret Places at Siggelkow Preserve
 Madison, WI

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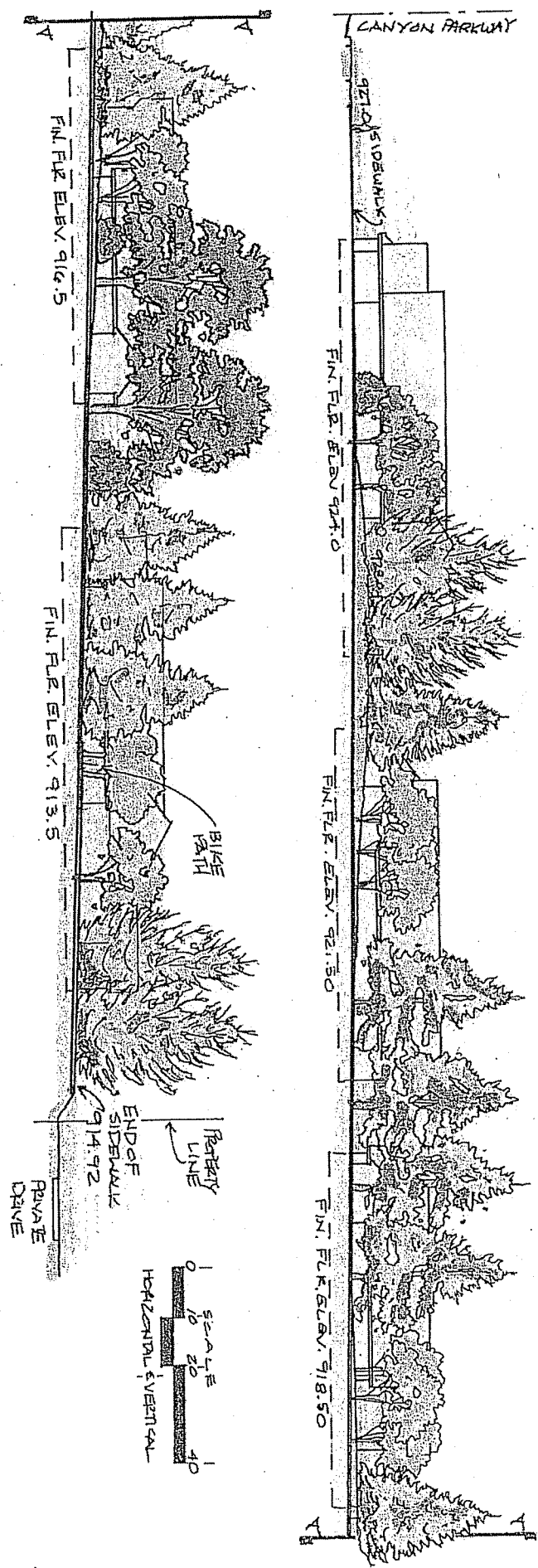
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DATE	13 of 14
REV.	

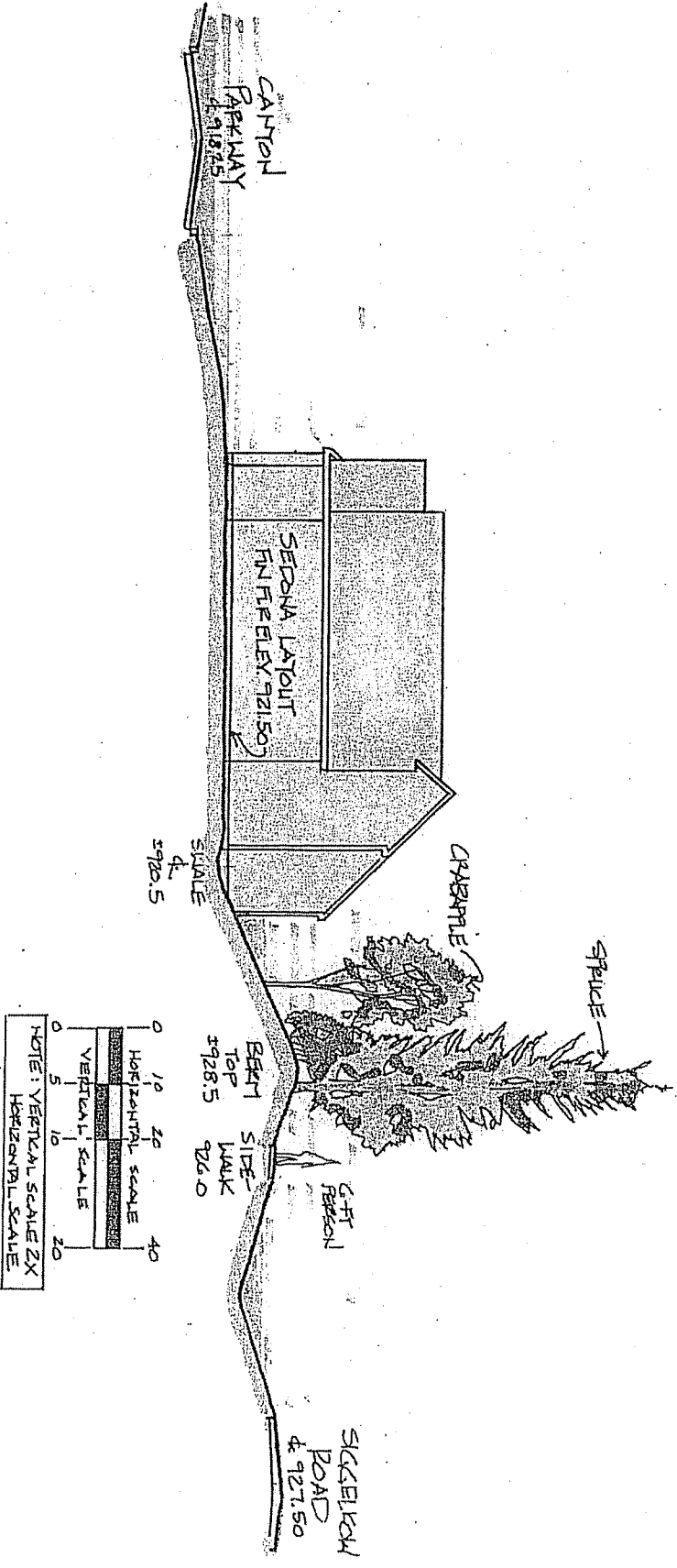
Landscaping Plan - East



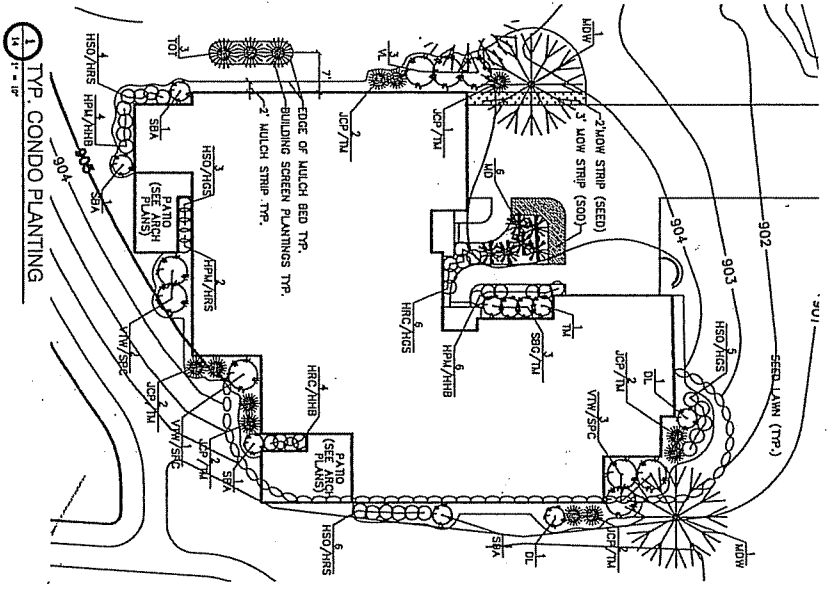
Street Elevation



Site Cross-section



1/20/15
1/20/15

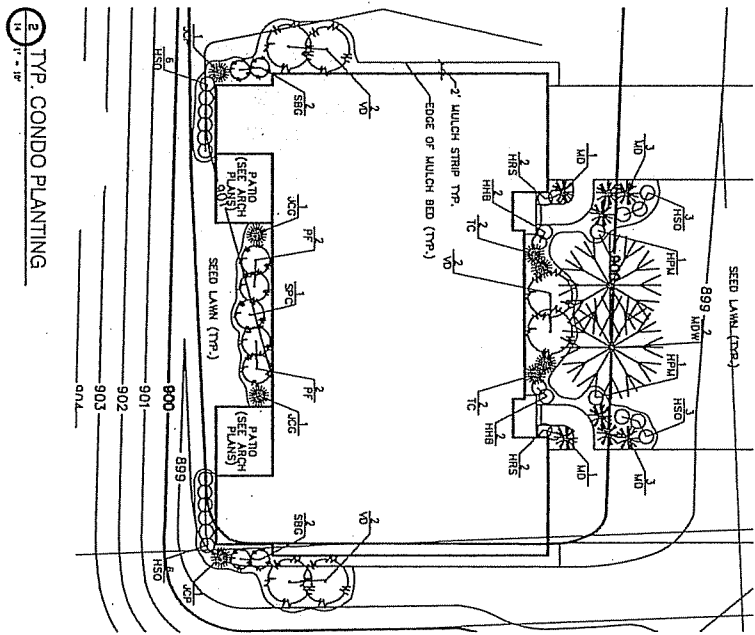


PLANT LIST

SYM. NO.	SYMBOLIC NAME	COMMON NAME	HT. (FT.)	WID. (FT.)	SPACING
1	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
2	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
3	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
4	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
5	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
6	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
7	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
8	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
9	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
10	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
11	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
12	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
13	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
14	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS

PLANT LIST - EA UNIT (14 TOTAL UNITS OF THIS TYPE)

REVISIONS: REVISED ORIGINAL LANDSCAPE PLAN FOR PLANT SPECIFICATIONS EA UNIT.



PLANT LIST

SYM. NO.	SYMBOLIC NAME	COMMON NAME	HT. (FT.)	WID. (FT.)	SPACING
1	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
2	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
3	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
4	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
5	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
6	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
7	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
8	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
9	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
10	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
11	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
12	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
13	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS
14	SPARGANGLER SPARGANGLER	SPARGANGLER	12-18	12-18	4' ON CENTERS

PLANT LIST - EA UNIT (2 TOTAL UNITS OF THIS TYPE)

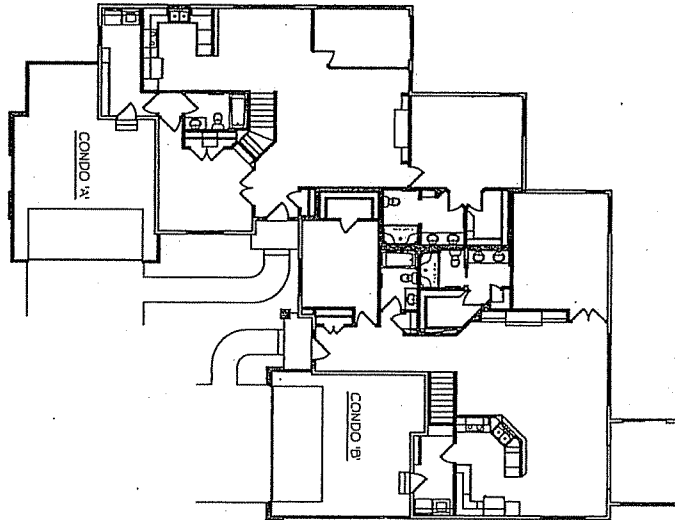
NO.	DATE	REVISIONS
1	6-1-05	ISSUED
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Detailed Landscaping Plans

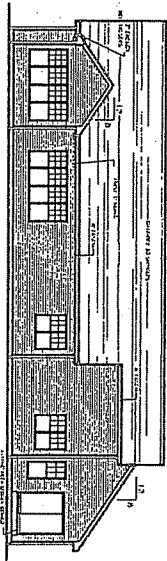
LOT 124
Secret Places at Siggelkow Preserve
Madison, WI

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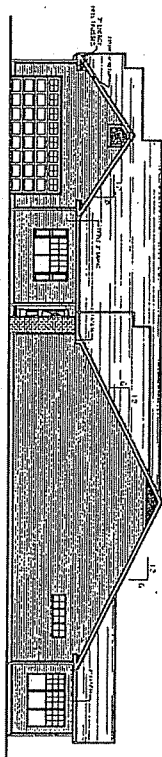
1 SEDONA LAYOUT - FLOOR PLAN
1/8" = 1'-0"



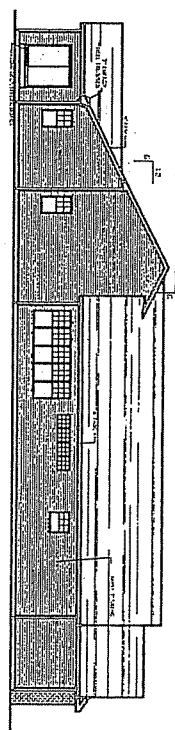
2 SEDONA - REAR ELEVATION
1/8" = 1'-0"



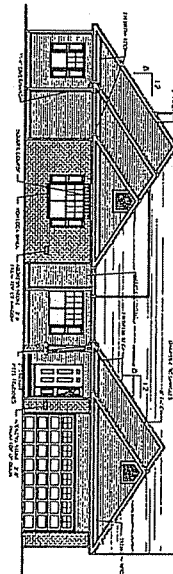
3 SEDONA - LEFT ELEVATION
1/8" = 1'-0"



4 SEDONA - RIGHT ELEVATION
1/8" = 1'-0"



5 SEDONA - FRONT ELEVATION
1/8" = 1'-0"



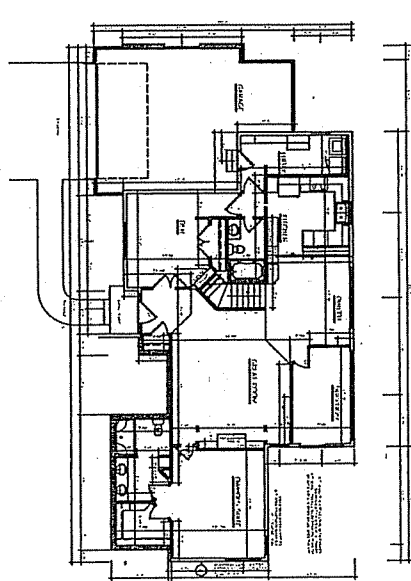
SEDONA CONDO LAYOUT

LOT 124
Secret Places at Siggekow Preserve
Madison, WI.

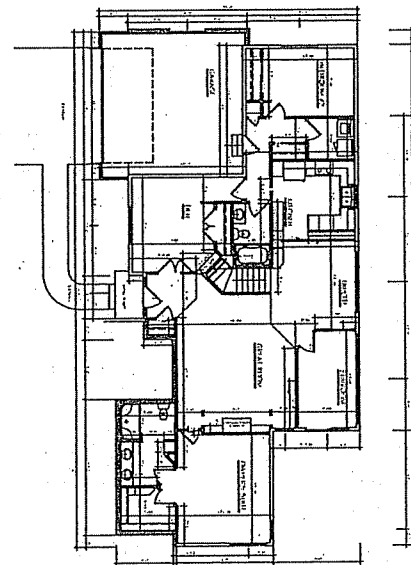


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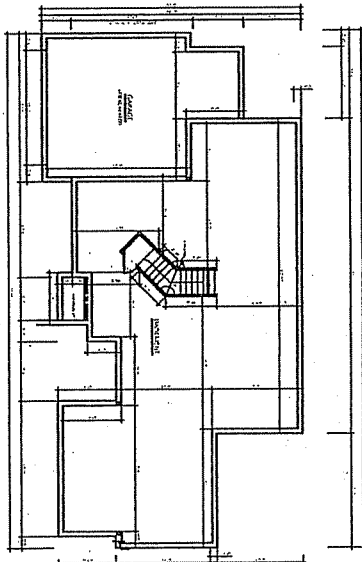
REEDSBURG - MADISON - SCHOFIELD - PRAIRIE DU CHIEN
999 Fourler Drive Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530



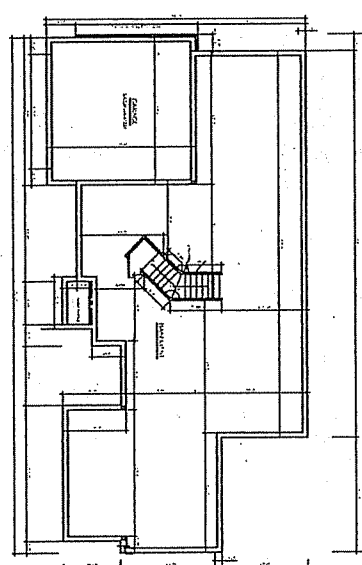
1 SEDONA CONDO UNIT 'A' - FLOOR PLAN
1/8" = 1'-0"



2 SEDONA CONDO UNIT 'A' W/ BDRM OPT. - FLOOR PLAN
1/8" = 1'-0"



3 SEDONA CONDO UNIT 'A' - BASEMENT FLOOR PLAN
1/8" = 1'-0"




4 SEDONA CONDO UNIT 'A' W/ BDRM OPT. - BASEMENT FLOOR PLAN
1/8" = 1'-0"

PRINT	DATE
9 of 14	
REVISIONS NO. DATE REVISIONS 1 6-1-05	
PROJECT FILED FOR RECORD IN THE COUNTY OF DAVENPORT WISCONSIN DATE 6-1-05	

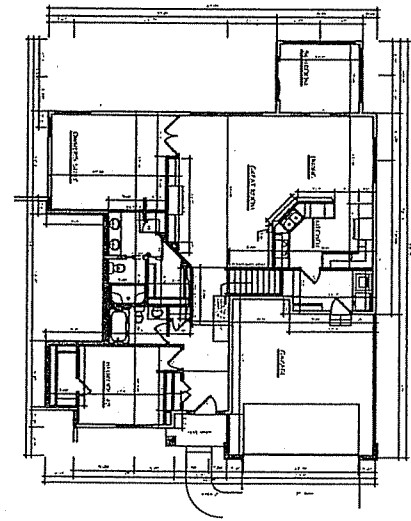
SEDONA UNIT 'A' FLOOR PLAN

LOT 124
 Secret Places at Siggelkow Preserve
 Madison, WI

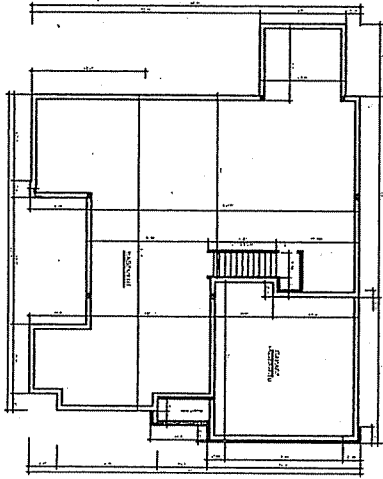


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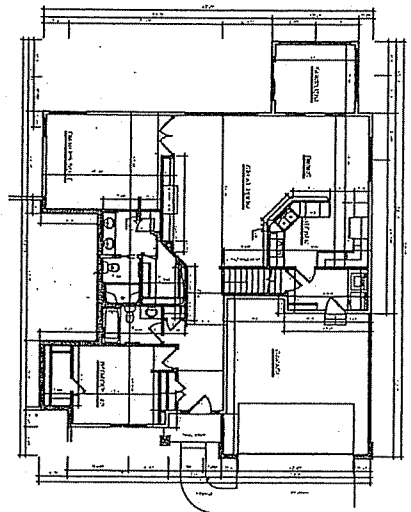
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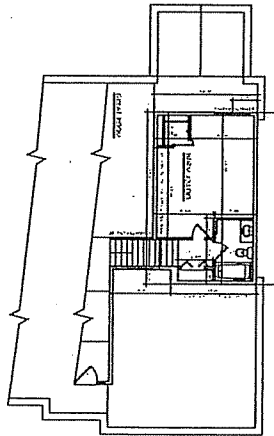
1 SEDONA CONDO UNIT 'B' - FLOOR PLAN
 1/8" = 1'-0"



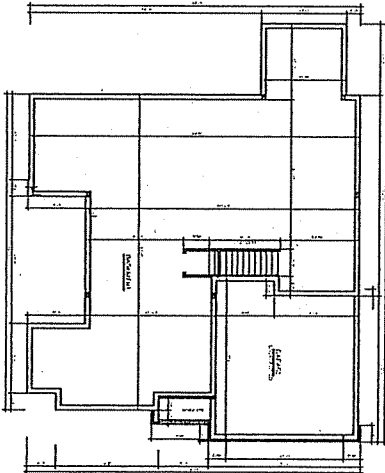
3 SEDONA CONDO UNIT 'B' - BASEMENT FLOOR PLAN
 1/8" = 1'-0"



2 SEDONA CONDO UNIT 'B' W/ LOFT OPT. - FLOOR PLAN
 1/8" = 1'-0"



4 SEDONA CONDO UNIT 'B' W/ LOFT OPT. - LOFT FLOOR PLAN
 1/8" = 1'-0"



5 SEDONA CONDO UNIT 'B' W/ LOFT OPT. - BASEMENT FLOOR PLAN
 1/8" = 1'-0"


SEDONA UNIT 'B' FLOOR PLAN

LOT 124
 Secret Places at Siggelkow Preserve
 Madison, WI

REVISIONS

No.	Date	Revised

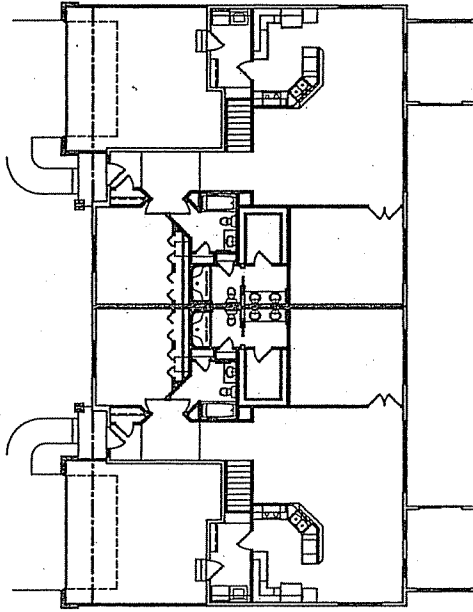
DATE	BY	APP'D
10/14		



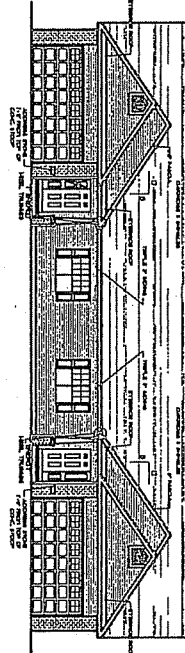
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 999 Fourbar Drive Madison, Wisconsin 53717
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24

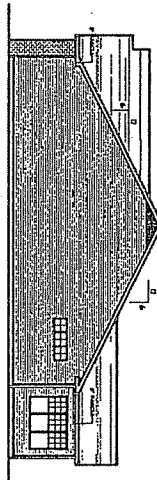
1 SEDONA 3 LAYOUT - FLOOR PLAN
1/8" = 1'-0"



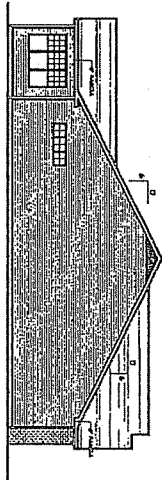
2 SEDONA 3 - FRONT ELEVATION
1/8" = 1'-0"



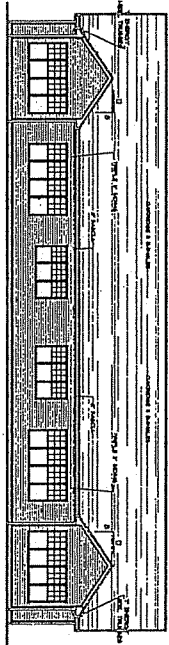
3 SEDONA 3 - RIGHT ELEVATION
1/8" = 1'-0"



4 SEDONA 3 - LEFT ELEVATION
1/8" = 1'-0"



5 SEDONA 3 - REAR ELEVATION
1/8" = 1'-0"



'SEDONA 3' CONDO LAYOUT

LOT 124
Secret Places at Siggelkow Preserve
Madison, WI

REVISIONS

NO.	DATE	BY	REVISIONS

DATE: 6-1-05

SCALE: 1/8"

DRAWN BY: JBUS

CHECKED BY: JBUS

PROJECT: SECRET PLACES AT SIGGELKOW PRESERVE

SHEET: 1 OF 14

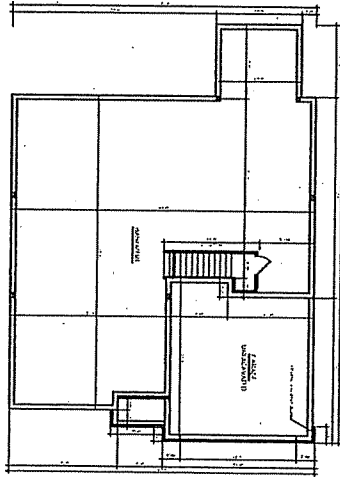


VIERBICHER
ASSOCIATES

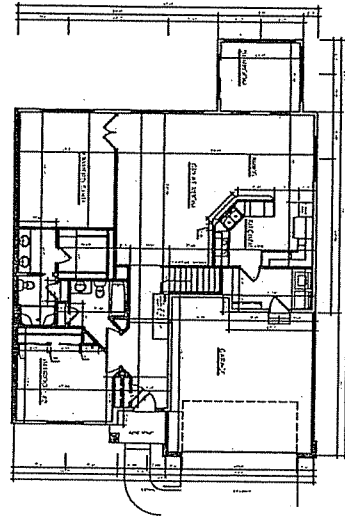
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999 Fourier Drive Madison, Wisconsin 53717
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2 SEDONA 3 CONDO UNIT - BASEMENT FLOOR PLAN
1/8" = 1'-0"



1 SEDONA 3 CONDO UNIT - FLOOR PLAN
1/8" = 1'-0"



12 of 14

REVISIONS	NO.	DATE	DESCRIPTION

'SEDONA 3' UNIT FLOOR PLAN
 LOT 124
 Secret Places at Siggelkow Preserve
 Madison, WI

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24