

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____

Project # _____

03555

DATE SUBMITTED: _____	Action Requested
UDC MEETING DATE: _____	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

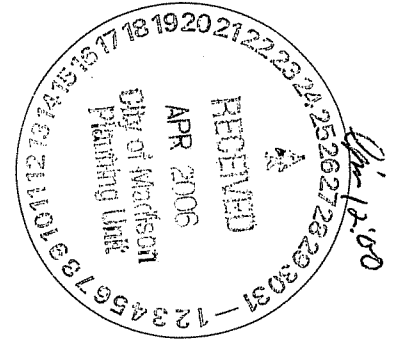
PROJECT ADDRESS: 4609 and 4610 Rustic Dr.

ALDERMANIC DISTRICT: 3

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
The Nelson Group Christopher Staller - agent
2134 Atwood ave

Madison, WI 53704

CONTACT PERSON: Douglas Nelson
 Address: 2134 Atwood ave
Madison, WI 53704
 Phone: 608-235-0466
 Fax: 608-244-0205
 E-mail address: Doug@TheNelsonGroup.org



TYPE OF PROJECT:
(See Section A for:)

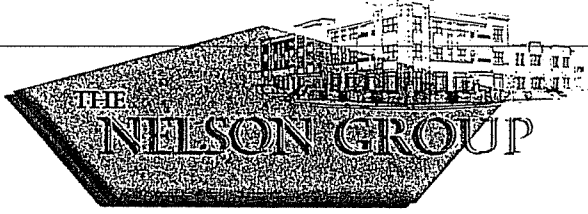
- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)
 New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
 R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
 Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)



Construction ♦ Brokerage ♦ Development ♦ Management

To: Urban Design Commission:

From: Starkweather Square LLC/The Nelson Group

April 25, 2006

The Nelson Group is requesting a change in building design for seven 2 family lots in the Rustic Acres subdivision.

The purpose of the request is to design and build the two family homes that have improved curb appeal, improved floor plans, reduced square footage thus allowing for a product that is more affordable for this area and market. The existing plans are all over 1850 square feet which was resulting in unit prices of \$260,000.00 plus, the market conditions for this area are requiring a smaller unit at a lessor price

A complete presentation will be available to address further details.

Respectfully submitted,

Marc A. Nelson
The Nelson Group



March 22, 2005

Mr. Bradley J. Murphy, AICP
Director of Planning
Dept. of Planning & Development
215 Martin Luther King Jr., Blvd
PO Box 2985
Madison, WI 53701-2985

Re: Letter of Intent - Amended
NELSON'S ADDITION TO RUSTIC ACRES
4609 & 4610 Rustic Drive
Rezoning/General Development Plan/Specific Implementation Plan

Dear Mr. Murphy:

The following is submitted together with the application and zoning descriptions for staff, plan commission and council consideration of approval of the proposed development.

Owners: Starkweather Square, LLC
2134 Atwood Avenue
Madison, WI 53704
Contact: Doug Nelson
(608) 244-4990
(608) 244-0205 Fax

Project: NELSON'S ADDITION TO RUSTIC ACRES
4609 & 4610 Rustic Drive
Madison, Wisconsin

Engineer: Burse Surveying and Engin., Inc
1400 E. Washington Avenue, Suite 158
Madison, WI 53703
Contact: Michelle Burse
(608) 250-9263
(608) 250-9266 Fax

UDC
PUD

PLAN/PARKING FACILITY APPROVAL	
ADDRESS	4609 & 4610 Rustic Dr.
ID#	417
DATE SUBMITTED	4-4-06
ORIGINAL <input checked="" type="checkbox"/>	REVISION#
FINAL SIGN OFF DATE	
SIGNED	

Background:

NELSON'S ADDITION TO RUSTIC ACRES is a 9.78 acre development on the south side of Milwaukee Street and along the east and west sides of Rustic Drive on the City's east side. METROTECH, a mixed use development, is immediately to the north and the expansive residential development known as RESTON HEIGHTS is 500 feet to the east. NELSON'S ADDITION TO RUSTIC ACRES has been designed to create a use in harmony with the existing neighborhood uses. A mix of affordable residential uses is planned within the development including single family, duplex homes, and multi-family units (4 families).

Site Development Statistics:

The proposed development consists of a total of 33 lots. Outlot 1 shall be used for stormwater management purposes. Lots 4 – 21 shall be zoned R2S, Lots 1 – 3, and 22 – 32 shall be zoned PUD-GDP-SIP. The lot numbers (per the Preliminary and Final Plats), their uses and sizes are listed below.

<u>Plat</u> <u>Lot Number</u>	<u>Permitted Use (Type)</u>	<u>Lot Area</u>	<u>Permitted Dwelling Units</u> <u>Max.</u>
Lot 01:	4- UNIT	18,025	4
Lot 02:	4- UNIT	15,817	4
Lot 03:	4- UNIT	13,359	4
Lot 04:	SINGLE	6,929	1
Lot 05:	SINGLE	6,577	1
Lot 06:	SINGLE	6,738	1
Lot 07:	SINGLE	7,423	1
Lot 08:	SINGLE	7,708	1
Lot 09:	SINGLE	7,762	1
Lot 10:	SINGLE	8,864	1
Lot 11:	SINGLE	7,938	1
Lot 12:	SINGLE	8,523	1
Lot 13:	SINGLE	15,095	1
Lot 14:	SINGLE	15,904	1
Lot 15:	SINGLE	13,077	1
Lot 16:	SINGLE	11,757	1
Lot 17:	SINGLE	8,853	1
Lot 18:	SINGLE	7,000	1
Lot 19:	SINGLE	6,900	1
Lot 20:	SINGLE	6,900	1

Lot 21:	SINGLE	6,598	1
Lot 22:	DUPLEX	7,662	2
Lot 23:	DUPLEX	8,348	2
Lot 24:	DUPLEX	11,240	2
Lot 25:	DUPLEX	12,473	2
Lot 26:	DUPLEX	11,054	2
Lot 27:	DUPLEX	8,313	2
Lot 28:	DUPLEX	7,420	2
Lot 29:	4-UNIT	10,533	4
Lot 30:	4-UNIT	10,152	4
Lot 31:	4-UNIT	10,125	4
Lot 32:	4-UNIT	12,538	4

Design Guidelines:

NELSON'S ADDITION TO RUSTIC ACRES has a set of site design and landscape standards that are provided in the General Development Plan. It is intended that city staff, the Urban Design Commission and the Plan Commission, review these design guidelines as they apply to the PUD. After City approvals the GDP and SIP documents will be recorded for public record.

Project Schedule:

It is the developer's intent to obtain the necessary approvals for the preliminary and final plats, the General Development Plan for lots 1 – 3 and 22 - 32 and the Specific Implementation Plan for lots 1 – 3 and 22 - 32 on or before April 4, 2005. The subdivision contract covering the public infrastructure will then be finalized and construction of the plat improvements will begin in the Spring of 2005 with completion scheduled for the Summer of 2005. After completion of plat improvements, individual lots will be available for building permit. It is anticipated that the lots in this development will be built-out by the Spring of 2006. Landscaping will be completed with the construction of each lot.

Service Management and Maintenance:

Each lot within the PUD-GDP-SIP district will be privately owned and managed. Building and site maintenance will be the responsibility of the property owner. The City will provide typical public services such as snow and trash removal and public street maintenance. The maintenance of any private service driveways and walkways will be the responsibility of the individual lot owner.

Social and Economic Impact:

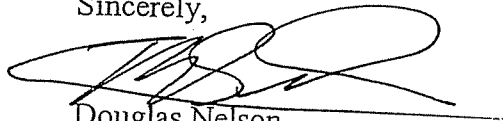
The NELSON'S ADDITION TO RUSTIC ACRES has been designed to meet the needs of the City. More specifically it implements the City's new Inclusionary Zoning. The development provides a diversity of housing for all income levels.

Letter of Intent - Amended
NELSON'S ADDITION TO RUSTIC ACRES
4609 & 4610 Rustic Drive
Page 4

The development will have a positive economic impact. Significant tax increases will be generated from developing the property while the design minimizes public services.

Thank you for your time in reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Douglas Nelson', written over a horizontal line.

Douglas Nelson
Member
Starkweather Square, LLC

Zoning Text: General ImplementatioPlan
Specific Implementation Plan (PUD-GDP-SIP)

Project Name: NELSON'S ADDITION TO RUSTIC ACRES

Project Site Address: 4610 Rustic Drive

Legal Description: The lands subject to this Planned Development District shall include those described in Exhibit A ("SIP Boundary Drawing") and Exhibit B ("Legal Description").

A. Statement of Purpose: This PUD-SIP-GDP zoning district is established to allow for the construction of a compact, residential neighborhood. The district is intended to provide a diversity of housing uses in a cohesive, pedestrian-friendly neighborhood.

B. Permitted Uses: Following are permitted uses, by Final Plat lot number, within NELSON'S ADDITION TO RUSTIC ACRES:

1.	<u>Lot Number</u>	<u>Permitted Use (Type)</u>	<u>Zoning Requested</u>
	Lot 23:	DUPLEX	PUD GDP SIP
	Lot 24:	DUPLEX	PUD GDP SIP
	Lot 25:	DUPLEX	PUD GDP SIP
	Lot 26:	DUPLEX	PUD GDP SIP
	Lot 27:	DUPLEX	PUD GDP SIP
	Lot 28:	DUPLEX	PUD GDP SIP
	Lot 29:	DUPLEX	PUD GDP SIP

2. Temporary buildings for storage of building materials and equipment for construction purposes when on the same lot as a principle use for a period not to exceed the duration of such construction.

3. **Duplex:** A two-family dwelling.

a. Lot Area: As shown on the Preliminary Plat of NELSON'S ADDITION TO RUSTIC ACRES.

b. Height Regulations: No building shall exceed 2.5 stories or 35 feet in height

c. Yard Requirements:

Front Yard: 15 foot minimum/25 foot maximum

Side Yard: 6 foot minimum

Rear Yard: 20 foot minimum

Corner lots: setbacks as shown on site plan

d. Site Landscaping: Site Landscaping will be as shown on the site plans.

e. Usable Open Space Requirements: Usable open space will be provided in the required yards.

f. Parking & Loading: Parking and loading shall be as provided in the M.G.O. R-3 zoning district.

g. Family Definition: The family definition shall be as provided in the M.G.O. R-3 zoning district.

h. Signage: Signage will be allowed as per Chapter 31 of the M.G.O. as compared to the R-3 district.

4. **Storm water Retention** – Storm water will be filtered on site with the use of Bioretention Basins (Rain Gardens) and open swales before being discharged into the adjacent storm water management greenways.

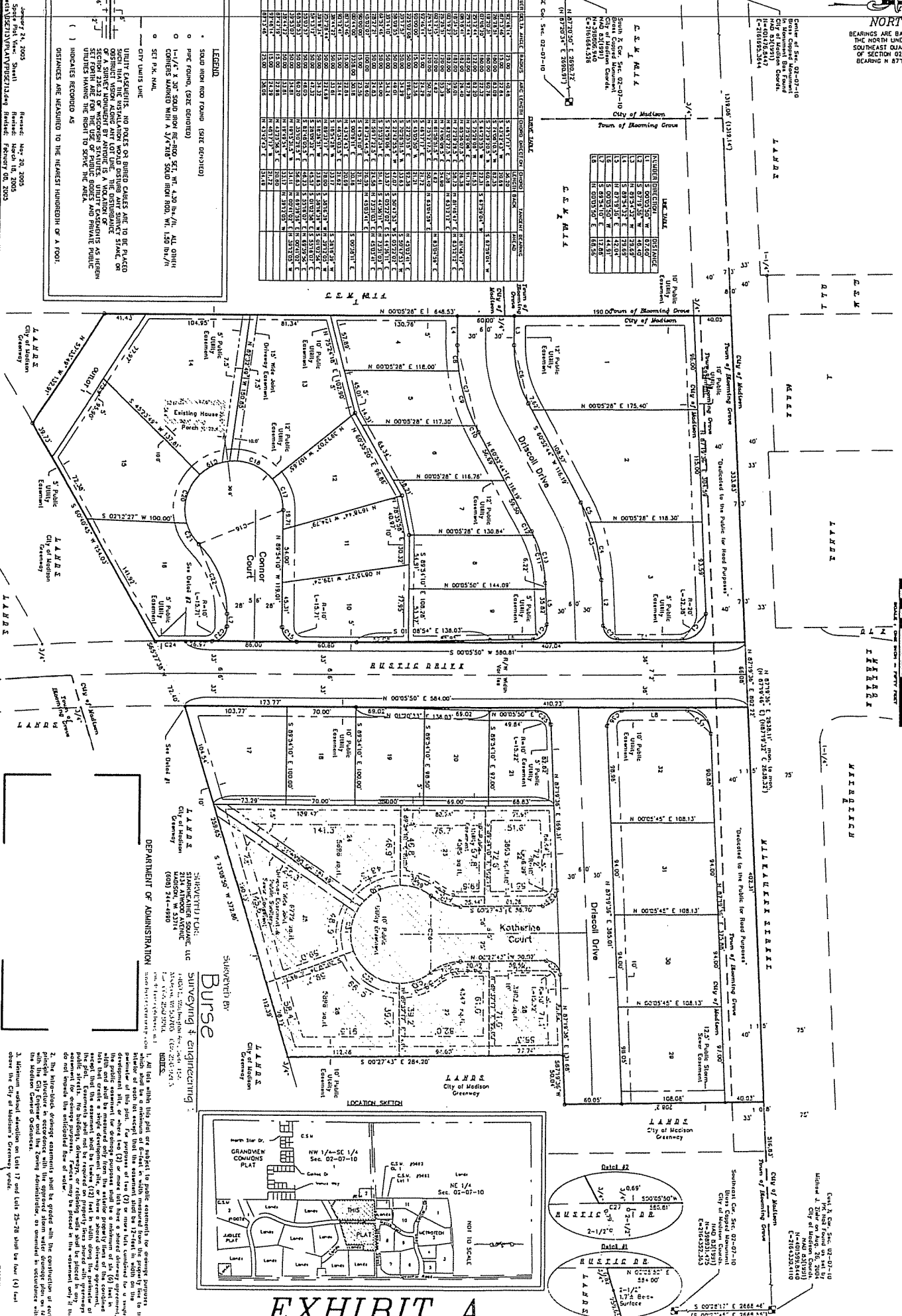
Lots that have or share a Bioretention Basin (Rain Garden): Lots 25, 26, 28 & 29

5. **Shared driveway** – Lots 25 & 26 will require a shared connected driveway and thus a joint driveway easement

- C. ***Alterations and Revisions:*** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

NORTH
 BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER (X) OF SECTION 02, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.
 BEARING N 89°54'42" E
 DISTANCE 29.91'
 BEARING N 89°54'42" E
 DISTANCE 29.91'

NELSON'S ADDITION TO RUSTIC ACRES
 A PART OF THE EAST ONE-HALF (X) OF SECTION 02, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND
 • Solid line from road found (SITE DESIGN)
 ○ Pipe, (size, depth)
 ○ 1-1/2" x 30' SAND IRON PIPE SET 10' x 30' IN. DIA. CONCRETE CEMENT WITH A 1/4" IRON SAND IRON ROD, 1/4" DIA. 1/4" SET PER MAN.
 ○ CITY UTILITY LINE
 ○ UTILITY EASEMENTS. NO POLES OR BUNDLED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY EXISTING OR FUTURE SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.22 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS SHOWN ON THIS PLAN SHALL NOT BE DEEMED TO CONFER UPON ANY UTILITY THE RIGHT TO SCOUR THE AREA.
 ○ DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

DEPARTMENT OF ADMINISTRATION
 SURVEYED BY:
Burse
 SURVEYING & ENGINEERING, INC.
 2115 ALPINE AVENUE
 MADISON, WISCONSIN 53704
 (608) 241-8930

LOCATION SKETCH
 GRANDVIEW COMMONS PLAT
 NW 1/4 - SE 1/4
 SEC. 02-07-10
 NOT TO SCALE

EXHIBIT A

Exhibit B

Alteration – PUD-GDP/SIP Metes and Bounds Description

Part of the East One-Half (1/2) of the Southeast Quarter (1/4) of Section 02, Township 07 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the East Quarter corner of said Section 02; thence South 87 degrees 19 minutes 36 seconds West along the East-West Quarter (1/4) line of said Section 02, 516.83 feet ; thence South 00 degrees 27 minutes 43 seconds East, 208.16 feet; thence South 87 degrees 19 minutes 36 seconds West, 50.04 feet to the point of beginning; thence South 00 degrees 27 minutes 43 seconds East, 284.20 feet; thence South 73 degrees 08 minutes 50 seconds West, 268.32 feet; thence North 00 degrees 05 minutes 50 seconds East, 350.12 feet; thence North 87 degrees 19 minutes 36 seconds East, 254.18 feet to the point of beginning. Said description contains 81,024 square feet or 1.8600 acres.

Also described as:

All of Katherine Court and all of Lots 22 through 28, NELSON'S ADDITION TO RUSTIC ACRES, recorded in Volume 58-084A of Plats, on pages 429 and 430, as Document Number 4093717, Dane County Registry, Dane County, Wisconsin.

**AMMENDED SIP SUBMITTAL
LOTS 22-28
RUSTIC ACRES**

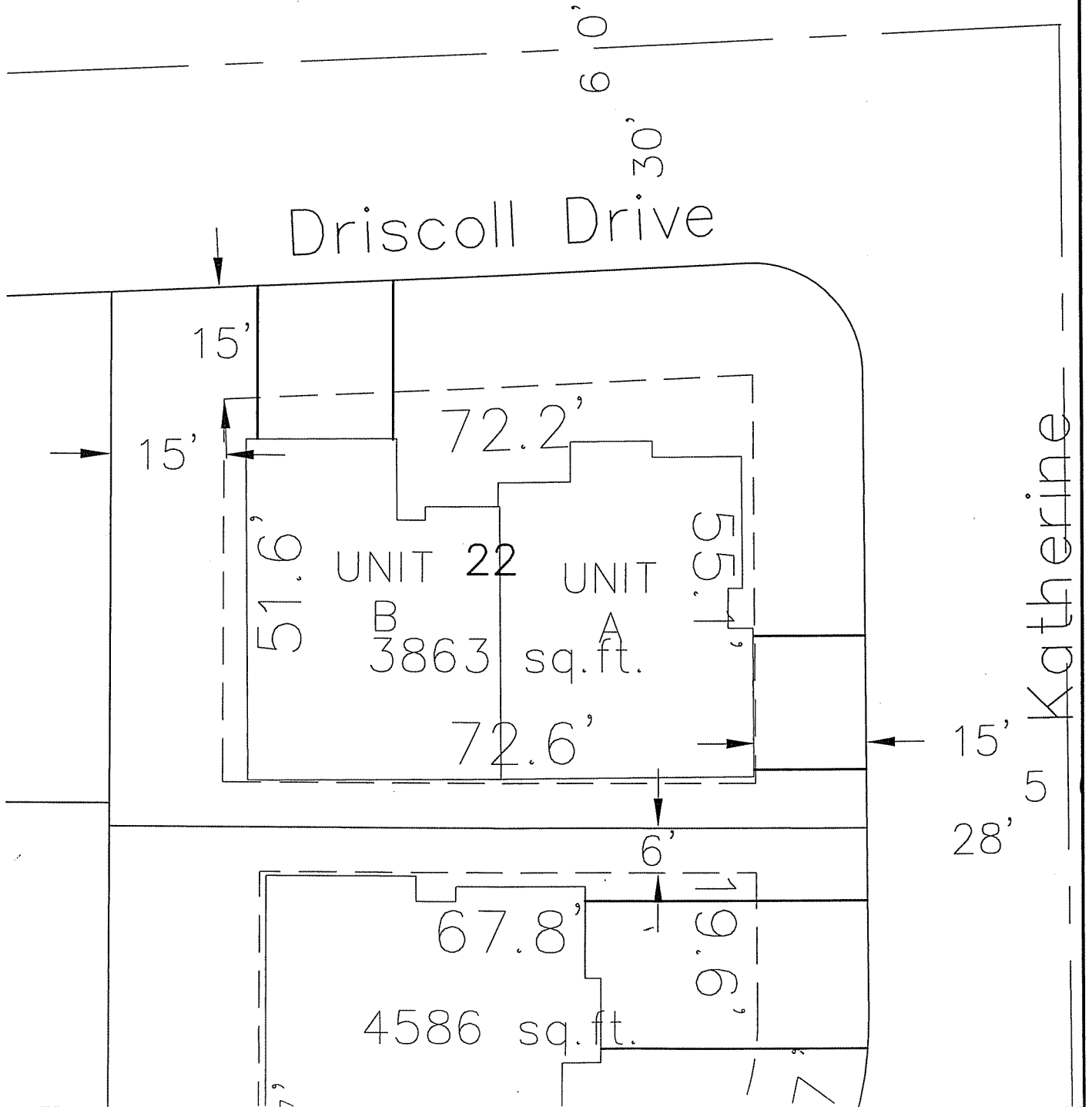
Lot 22
DUPLEX

SITE PLAN

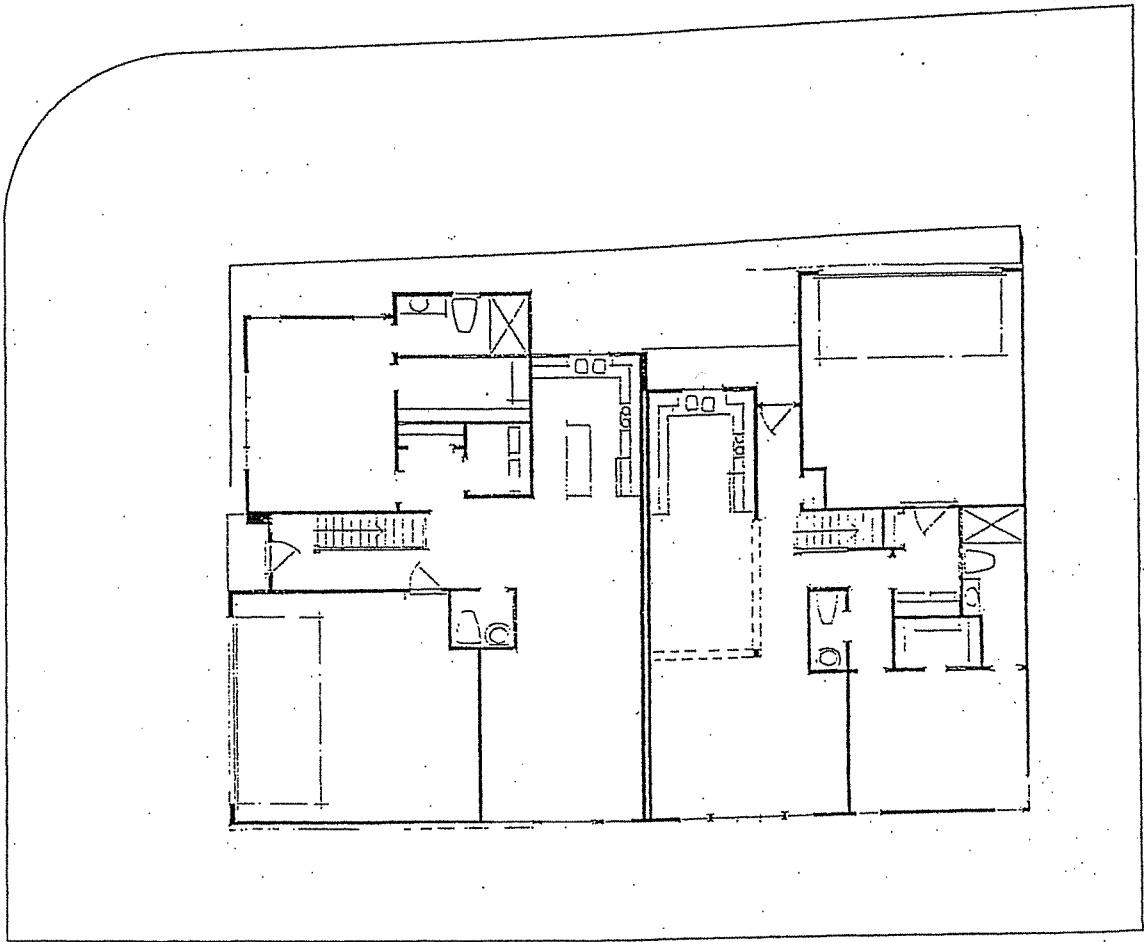
LOT 22



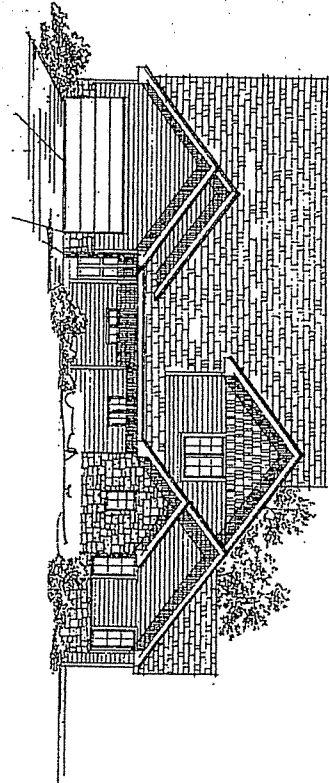
SCALE : ONE INCH = TWENTY FEET



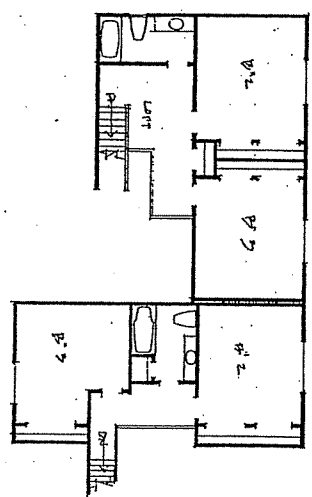
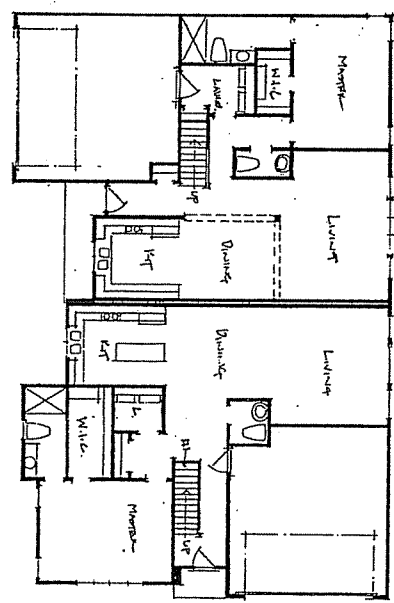
22



lot 22



Lot 22 (Lot 28 mirrored)



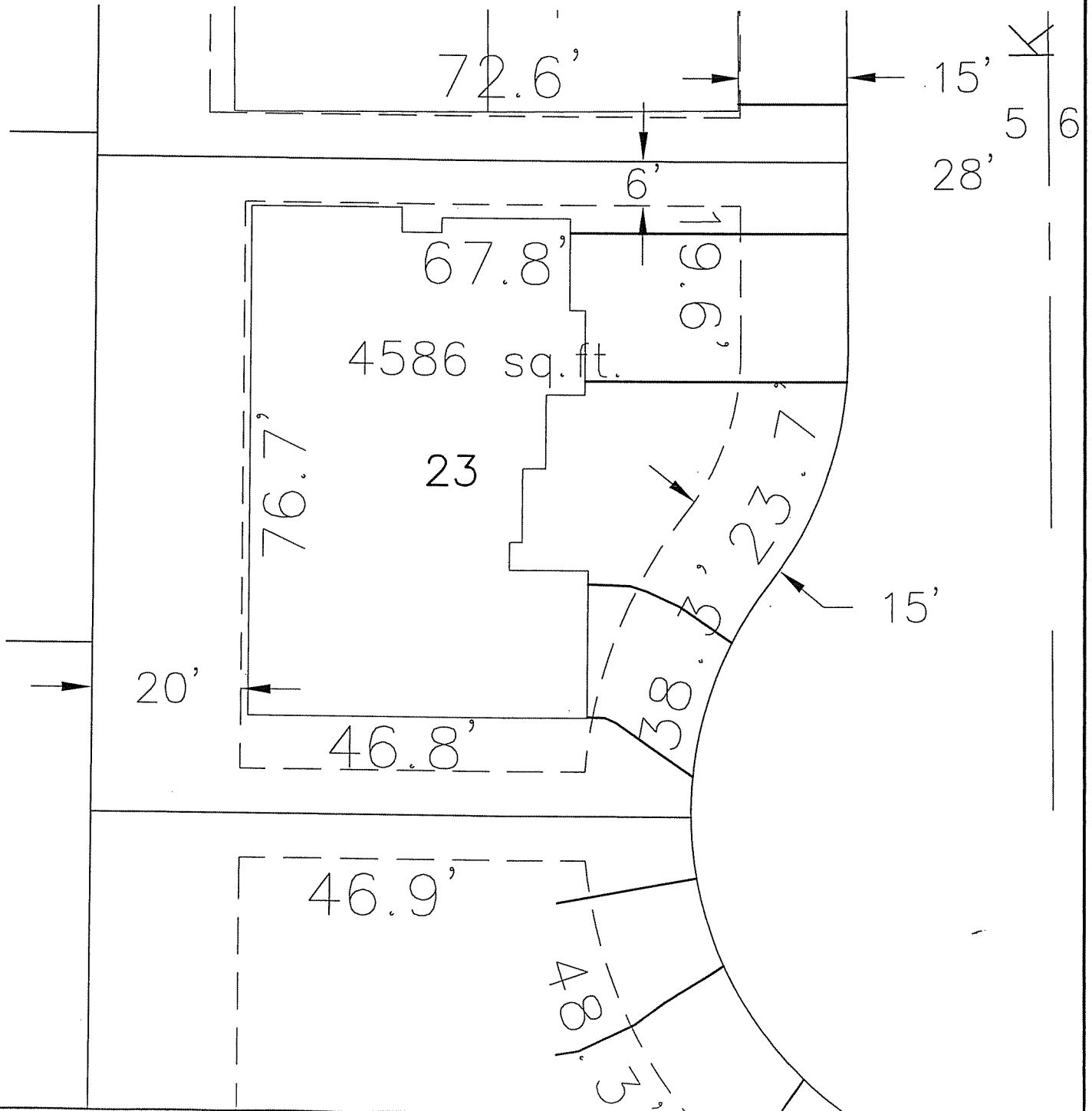
LOT 23
DUPLEX

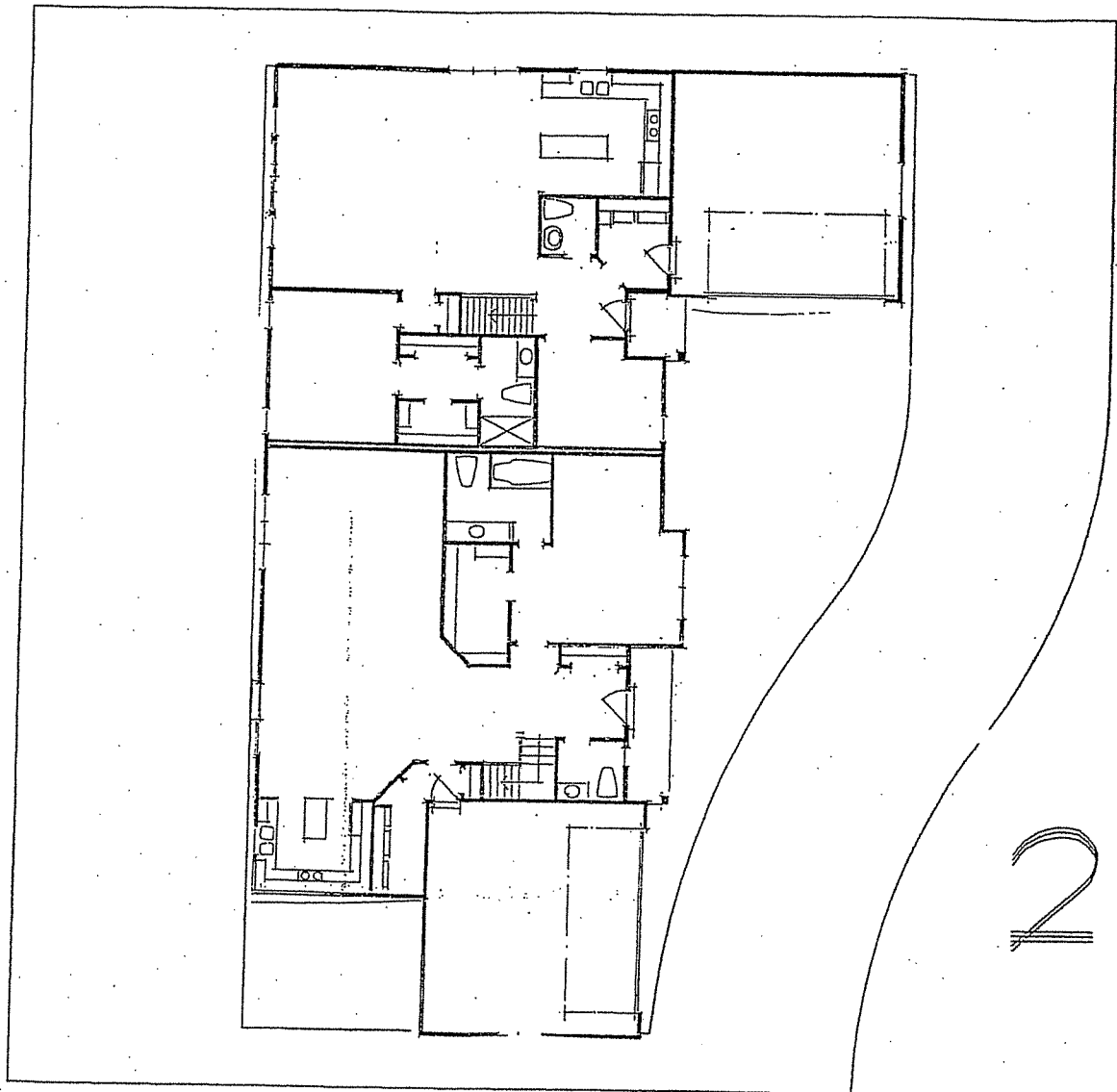
SITE PLAN

LOT 23



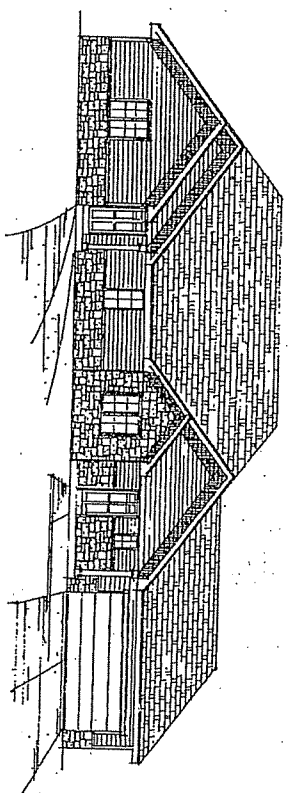
SCALE : ONE INCH = TWENTY FEET



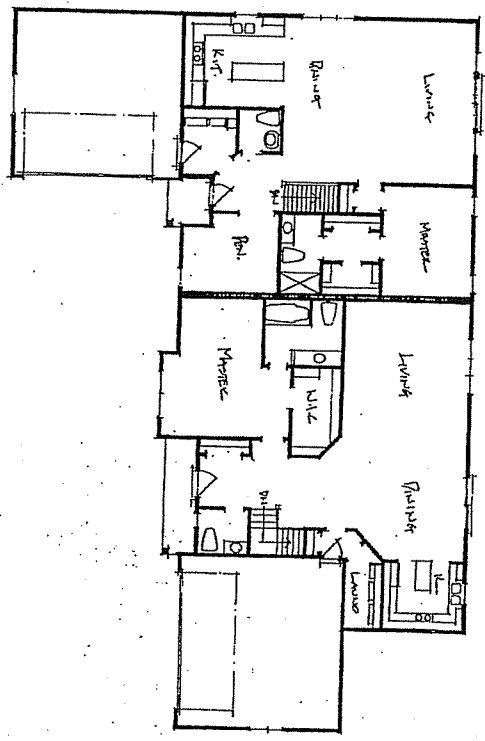


211

lot 23



Lot 27 (Lot 23 Mirror)
Per:
Experience Inc ARCHITECTS
WEDDING HOUSE



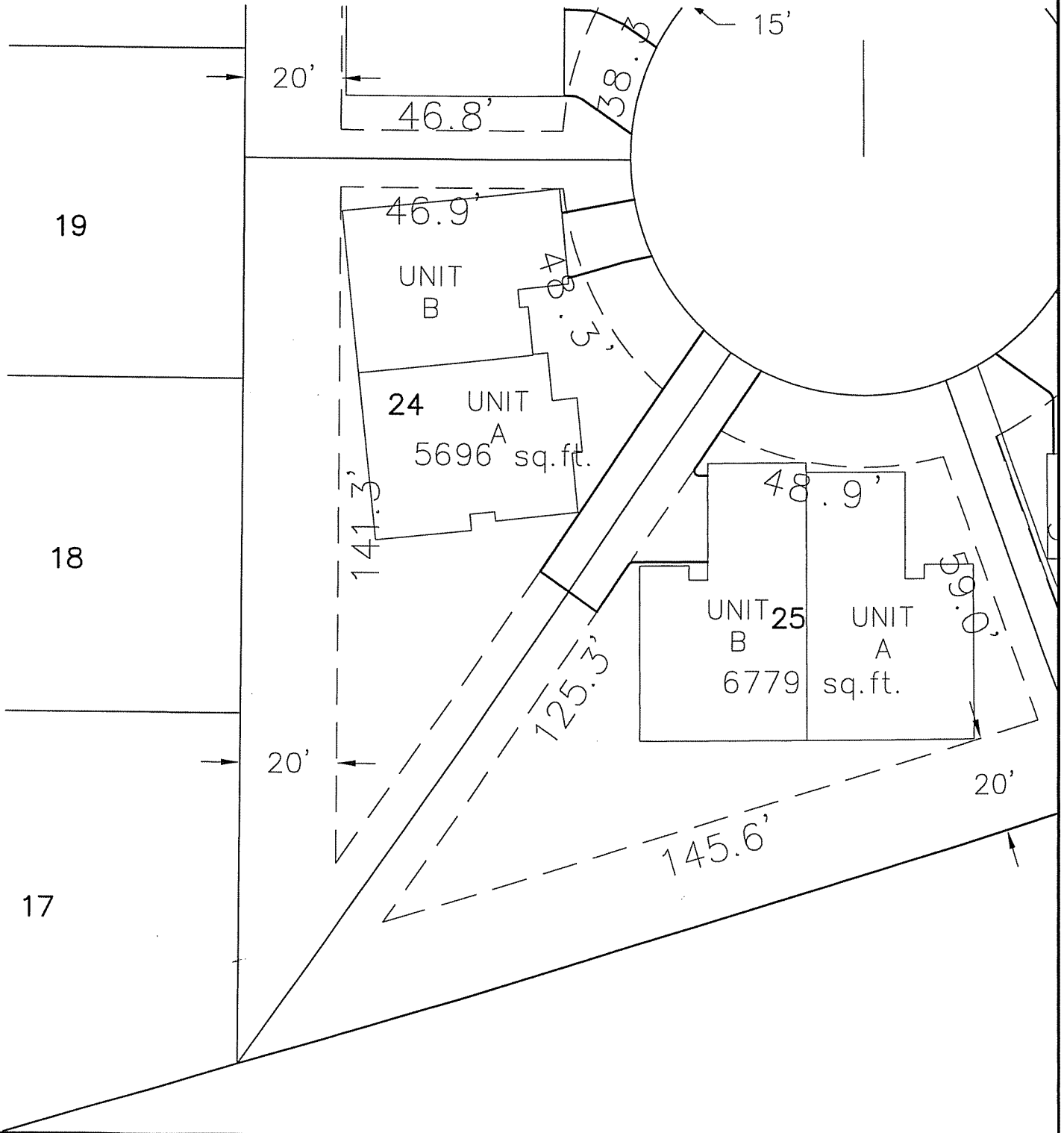
**LOT 24
DUPLEX**

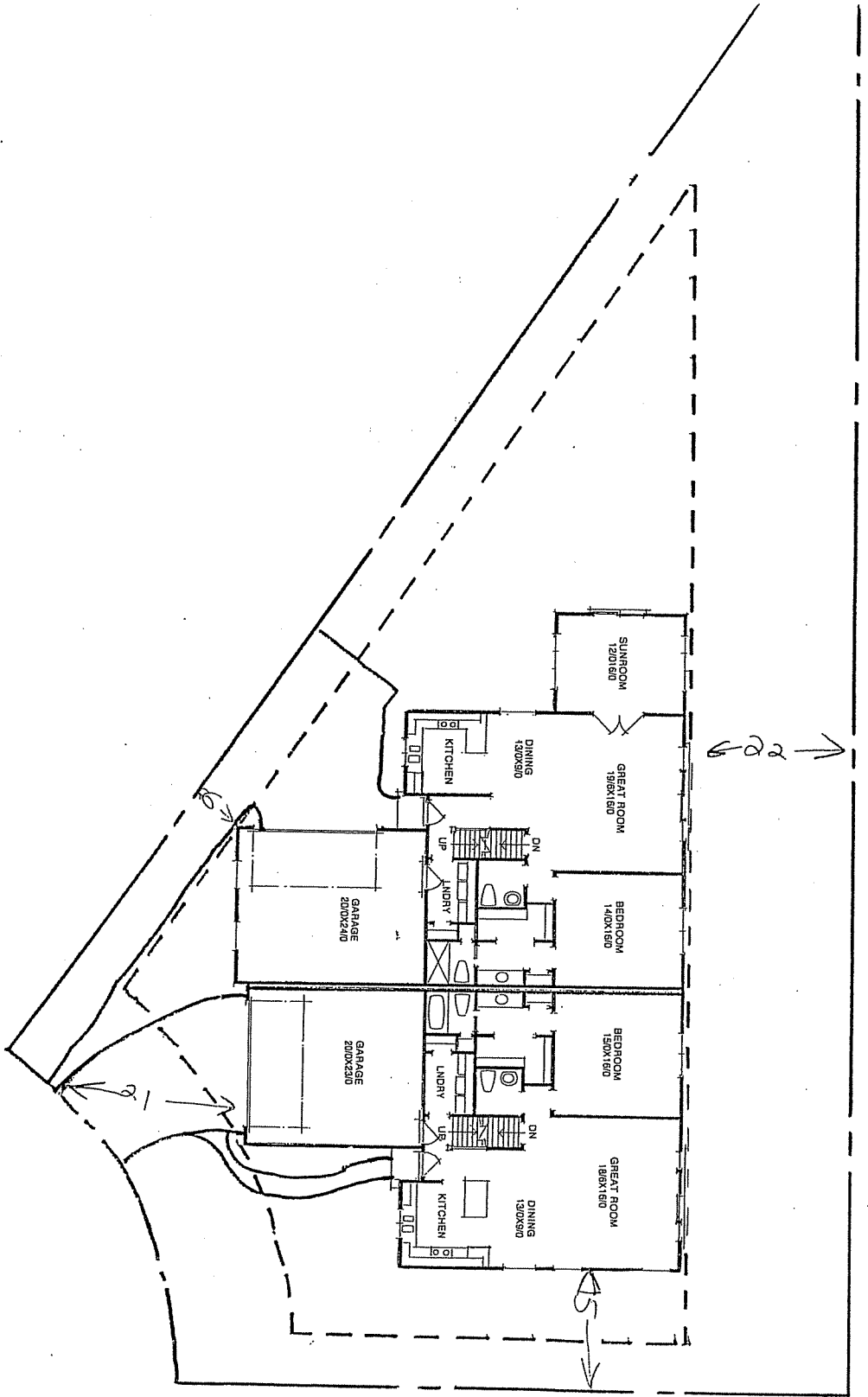
SITE PLAN

LOT 24



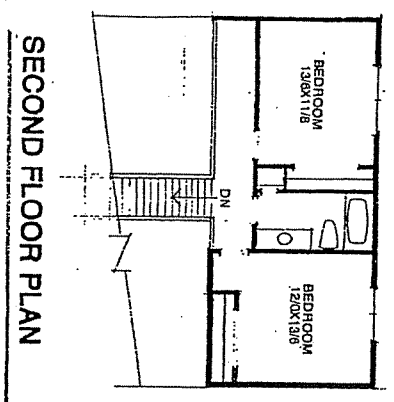
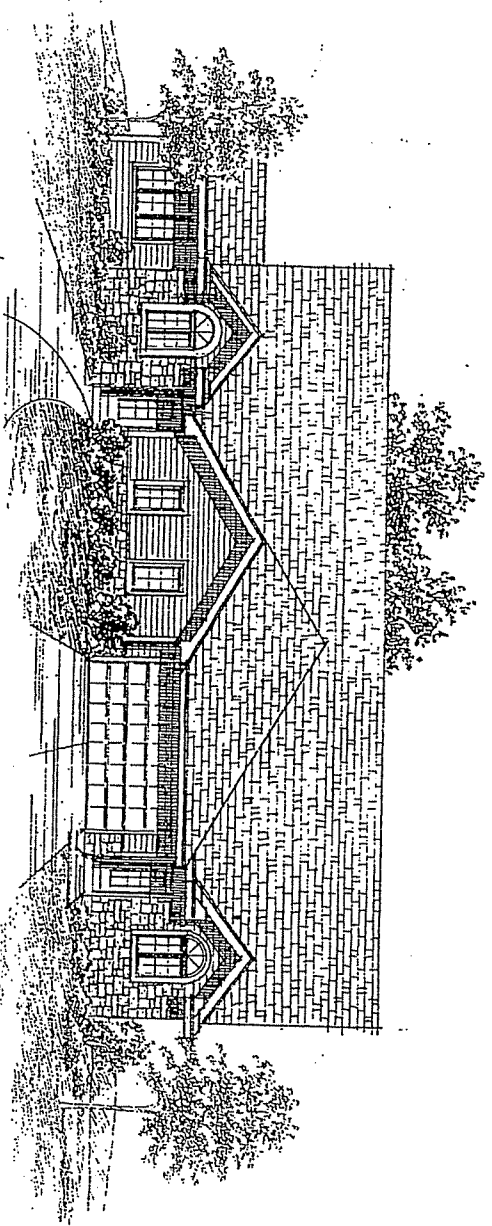
SCALE : ONE INCH = THIRTY FEET



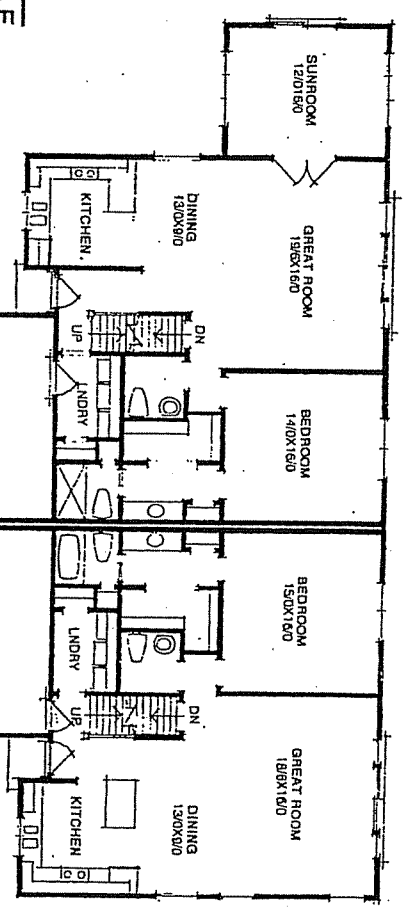


24

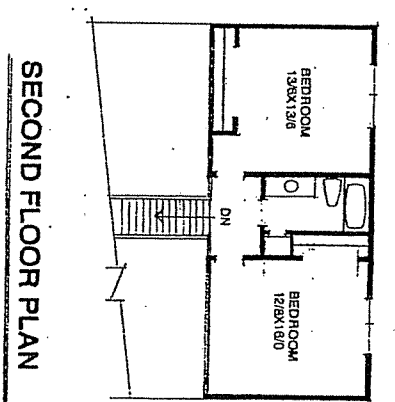
Lot 29



SECOND FLOOR PLAN
595 S.F.



MAIN FLOOR PLAN
1400 S.F.
TOTAL 1995 S.F.



SECOND FLOOR PLAN
595 S.F.

MAIN FLOOR PLAN
1188 S.F.
TOTAL 1783 S.F.

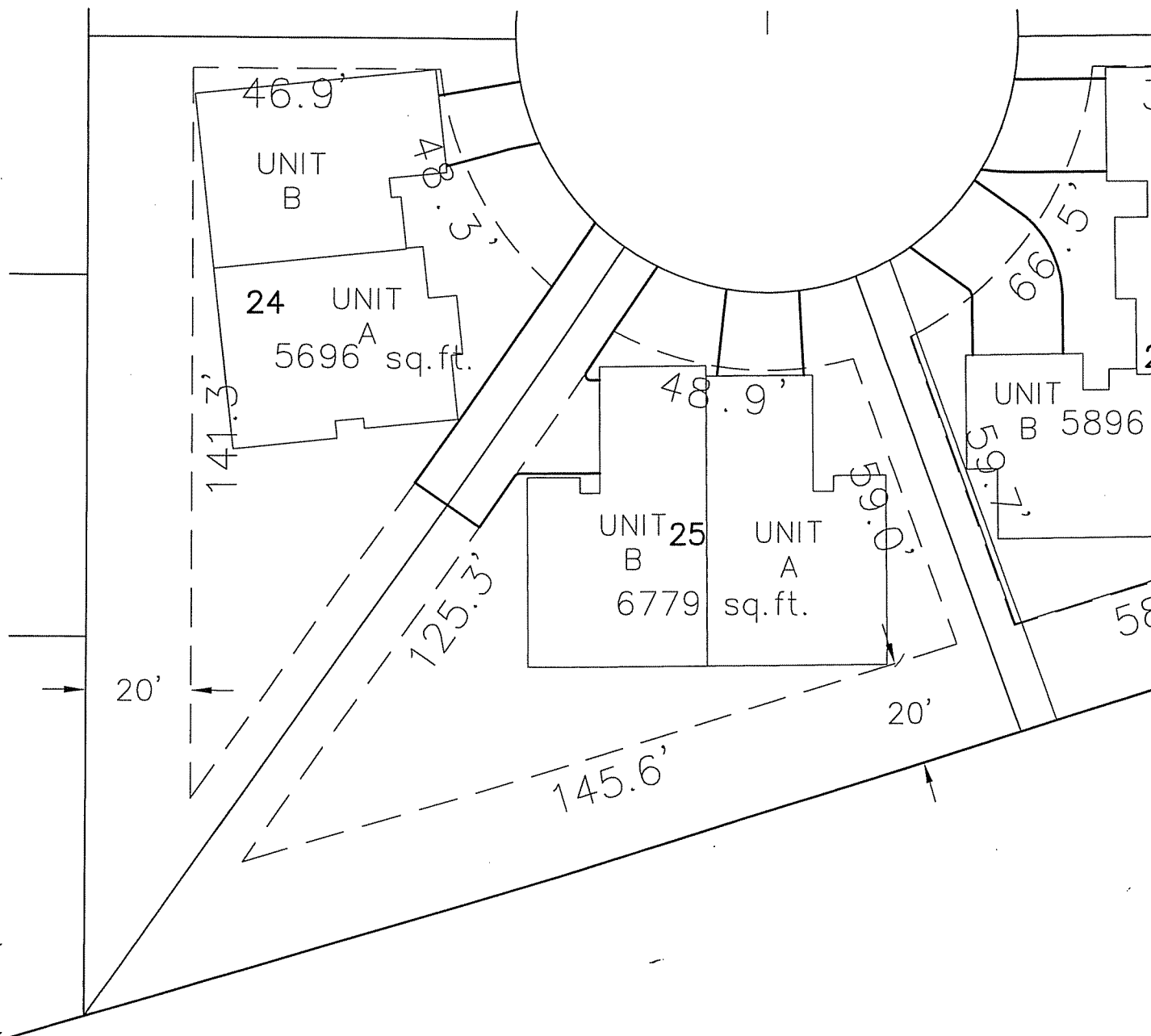
Lot 25
DUPLEX

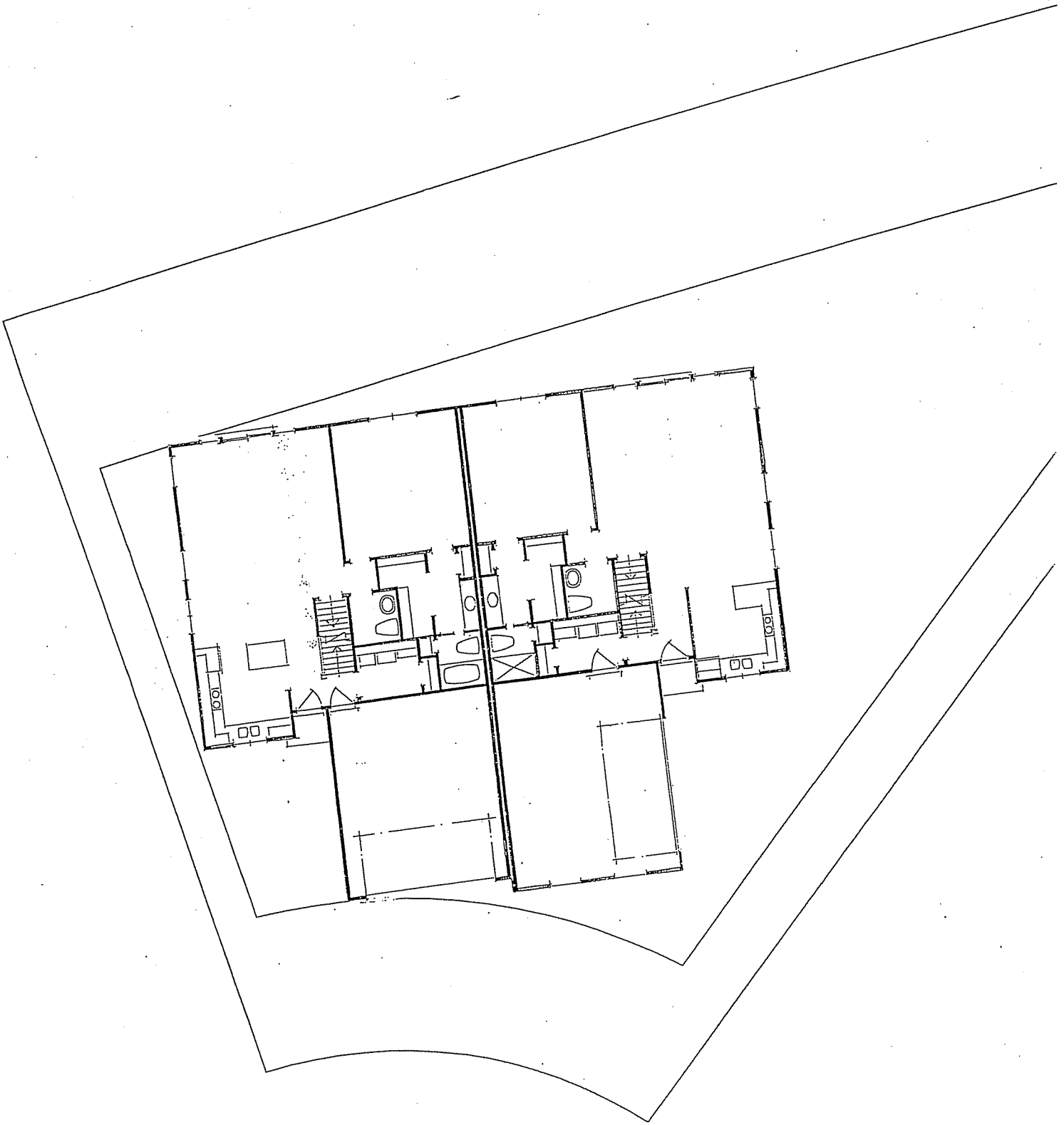
SITE PLAN

LOT 25

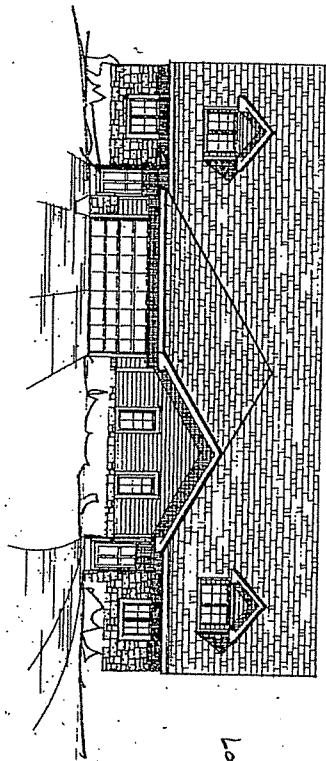


SCALE : ONE INCH = THIRTY FEET



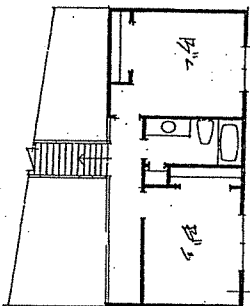
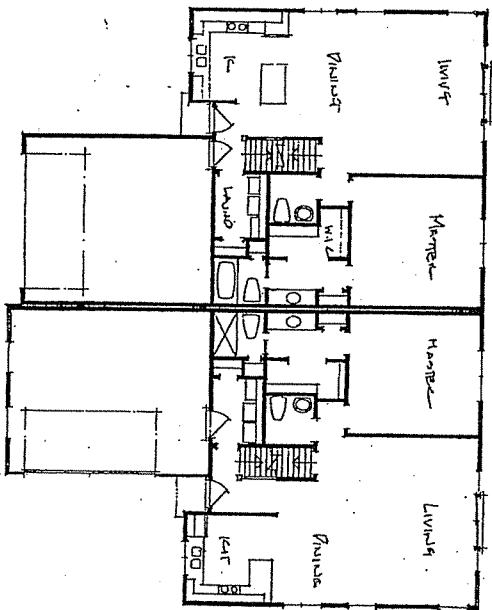
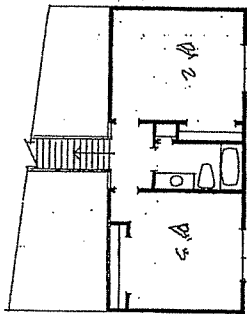


25



Lot 25

lot 25



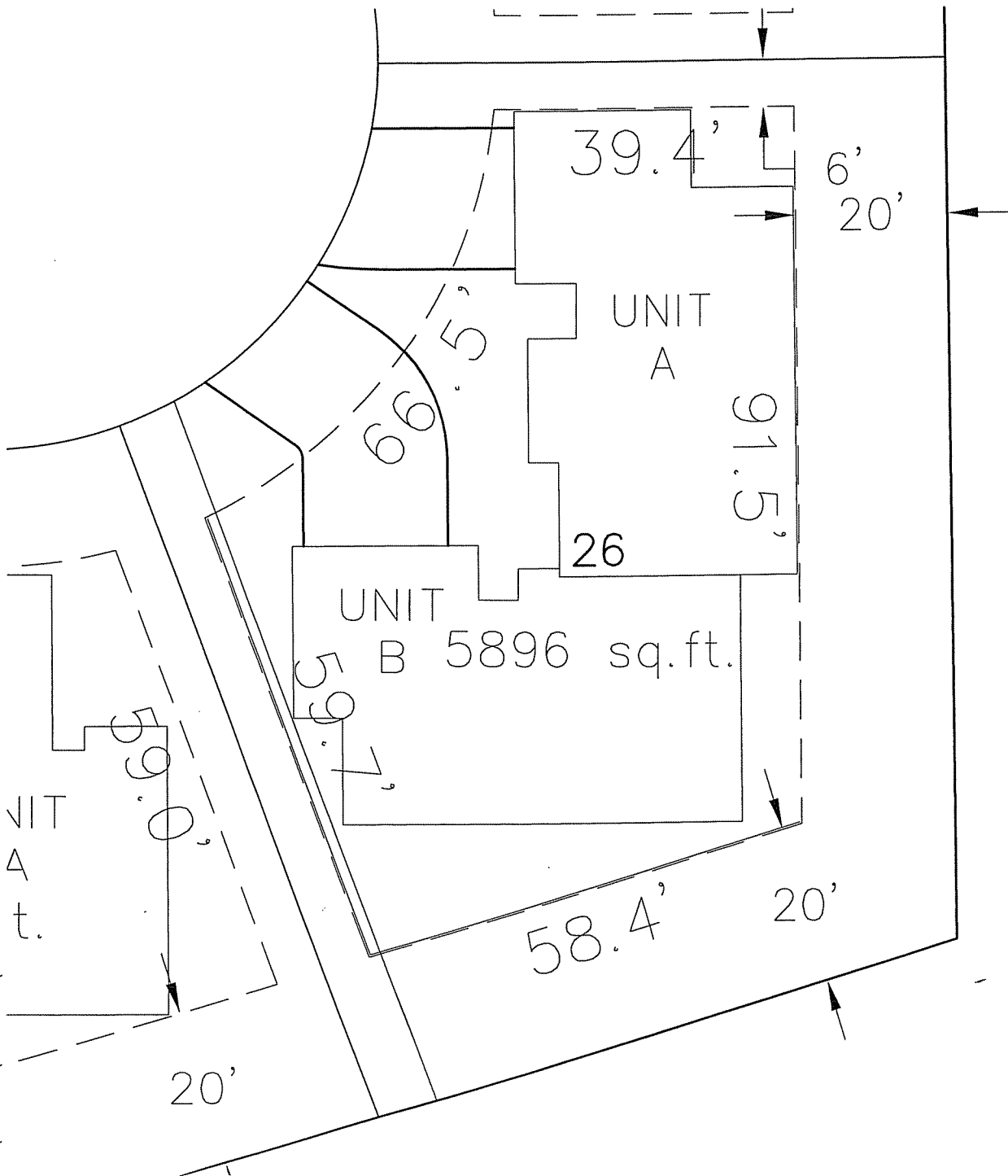
LOT 26
DUPLEX

SITE PLAN

LOT 26



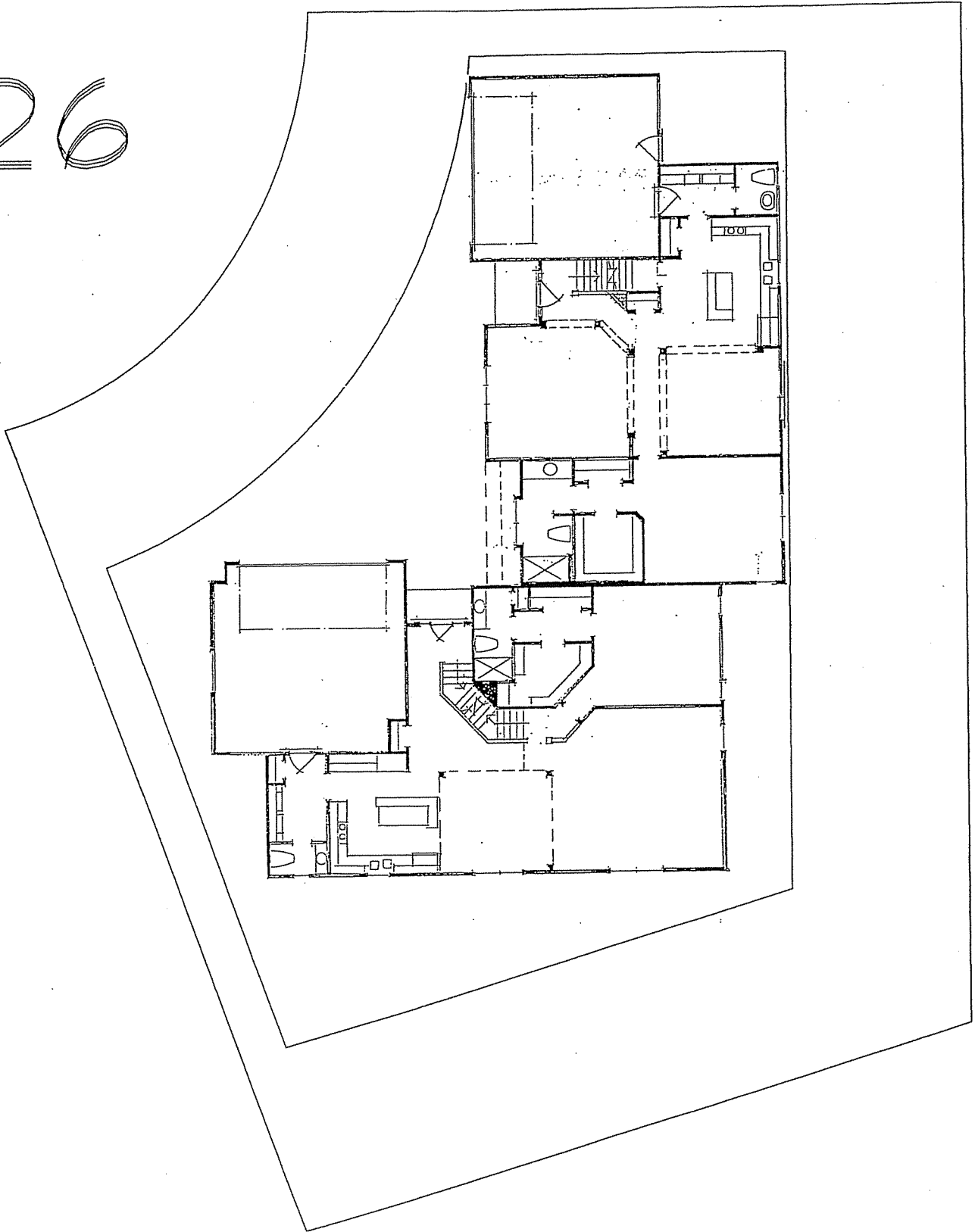
SCALE : ONE INCH = TWENTY FEET



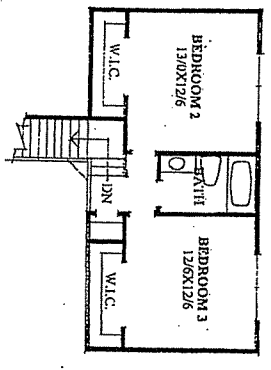
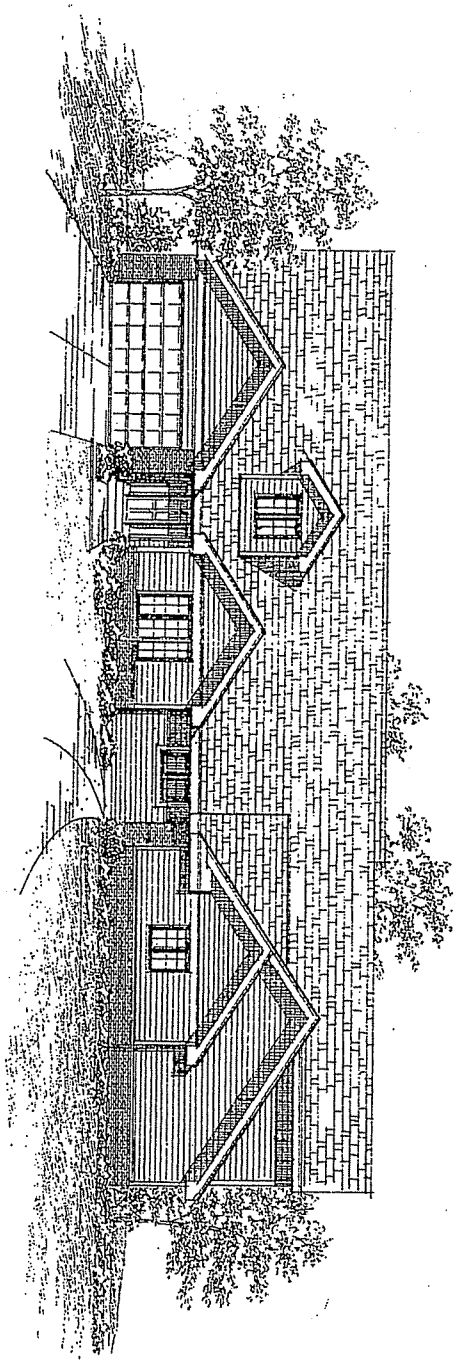
M:\BSE713\GDP-SIP\SIP-2006.DWG

UNIT A
t.

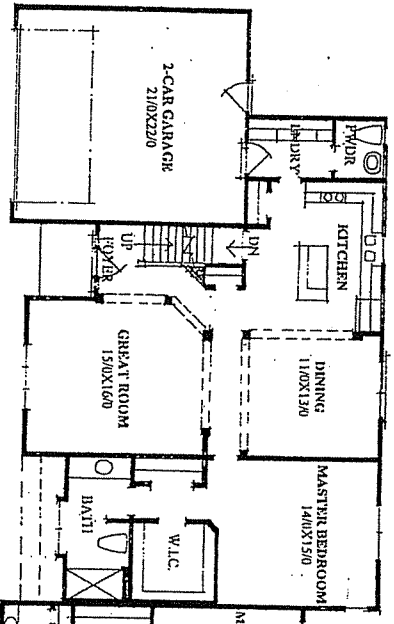
26



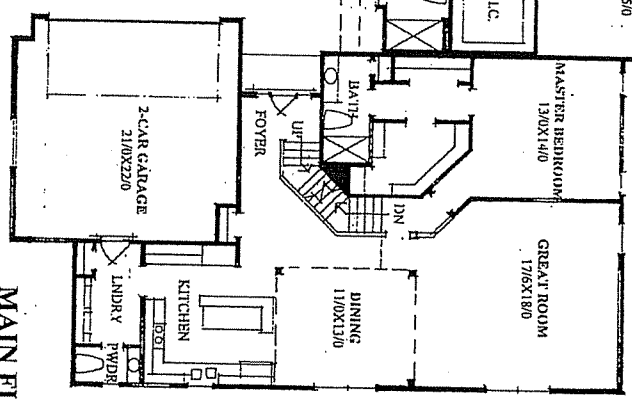
lot 26



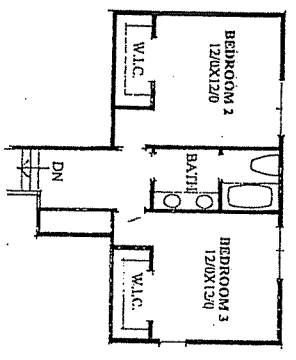
SECOND FLOOR PLAN
UNIT A
560 S.F.



MAIN FLOOR PLAN
UNIT A
TOTAL 1794 S.F.



MAIN FLOOR PLAN
UNIT B
TOTAL 1922 S.F.



SECOND FLOOR PLAN
UNIT B
560 S.F.

LOT 27
DUPLEX

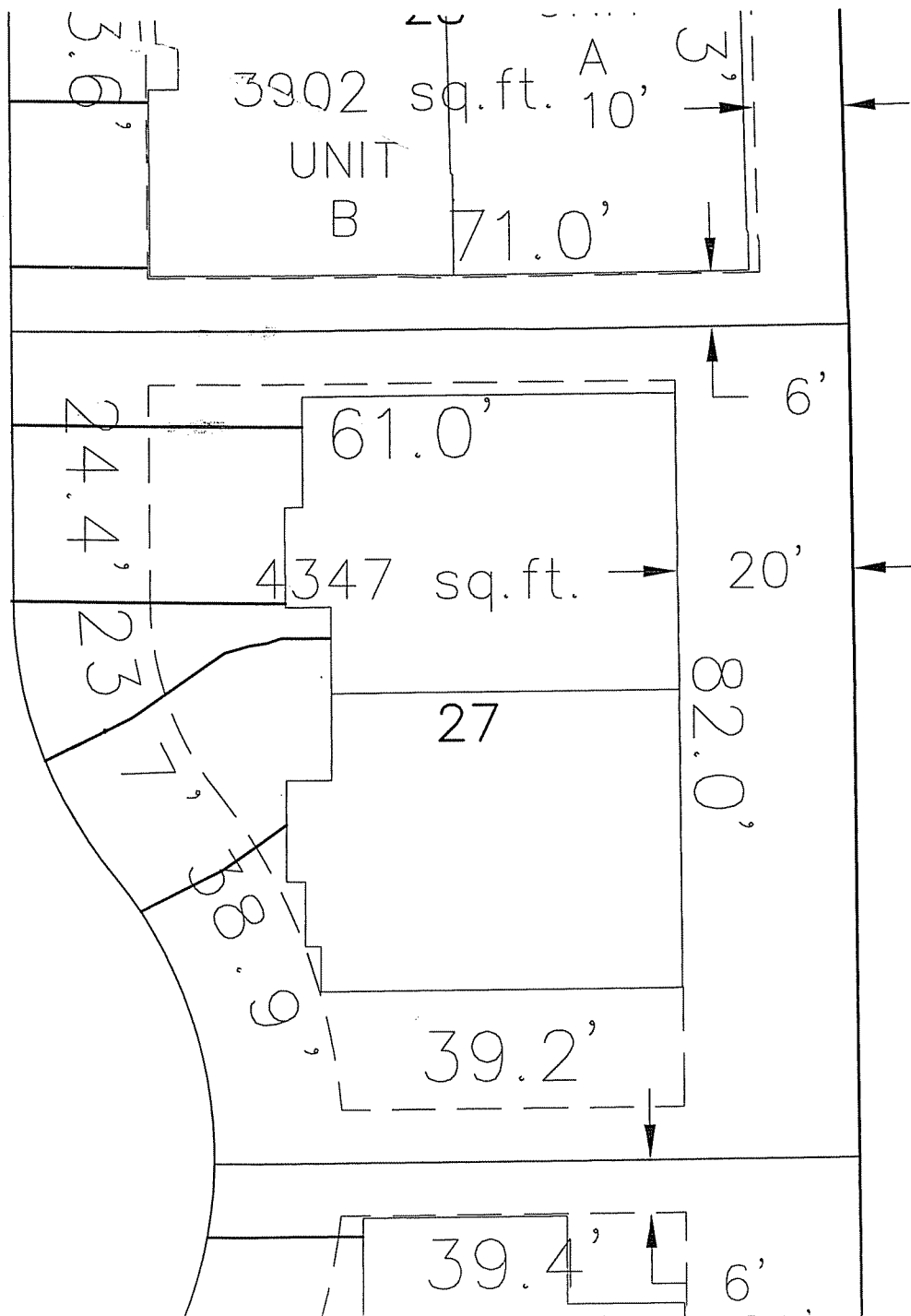
SITE PLAN

LOT 27

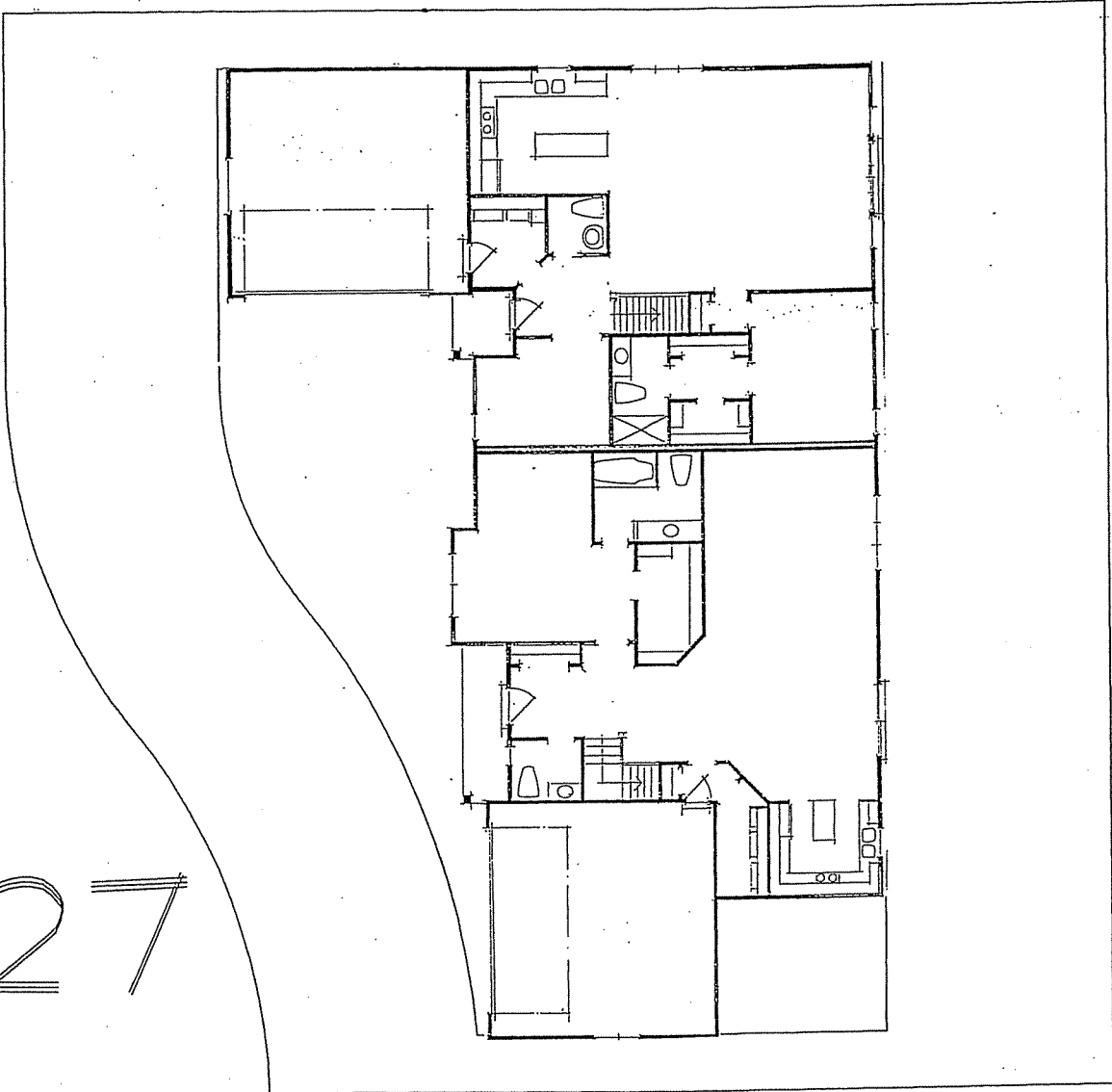


SCALE : ONE INCH = TWENTY FEET

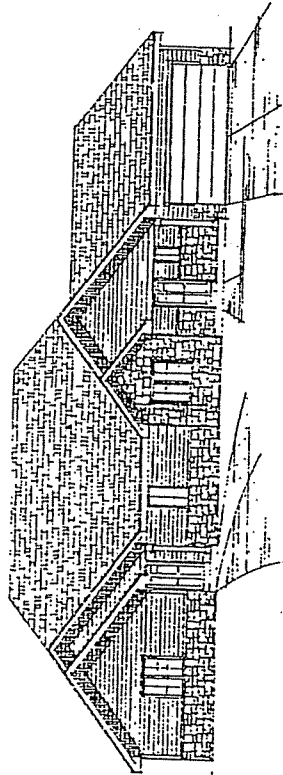
08' 05" Kather
05' Cour
06' 28'



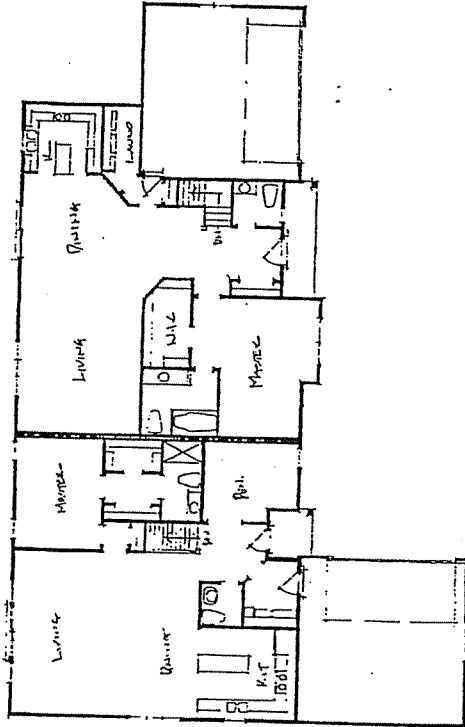
27



27



LOT 27 (LOT 23 Mirror)
PUB.
EXPENSE FOR ADDITIONAL
PERMITS LOWER



Lot 28
DUPLEX

SITE PLAN

LOT 28



SCALE : ONE INCH = TWENTY FEET

Driscoll Drive

Katherine Court

15'

53.6'

28 UNIT

3902 sq.ft. A

UNIT B

71.0'

56.3'

15'

71.1'

28'

24.4'

61.0'

4347 sq.ft.

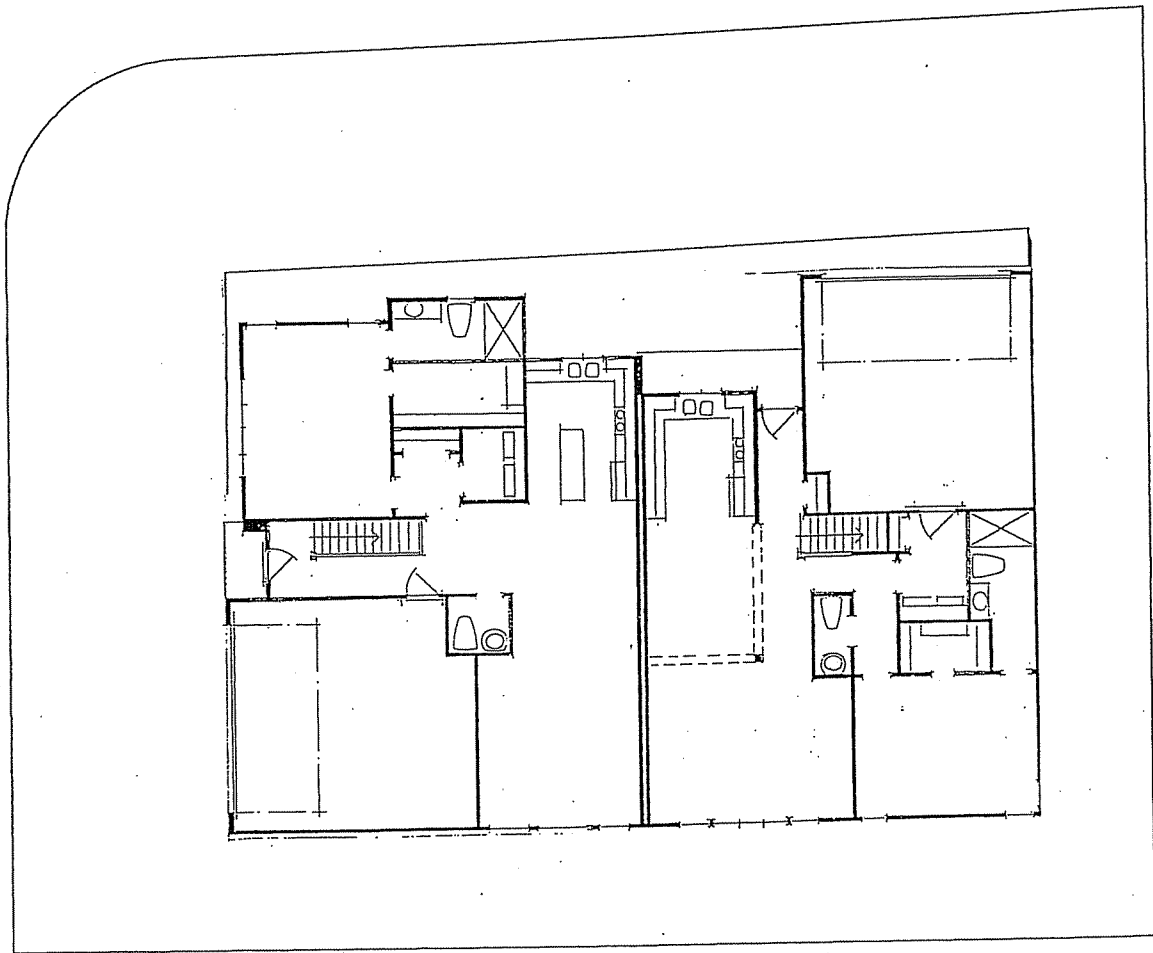
20'

6'

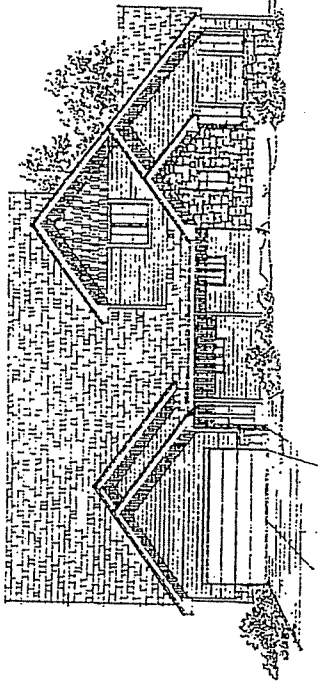
23'

100

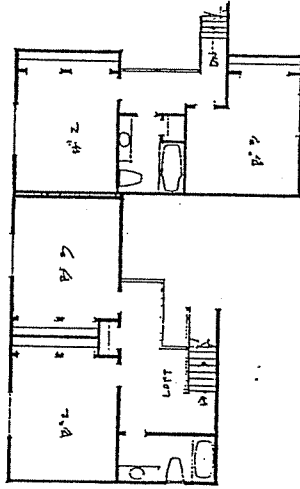
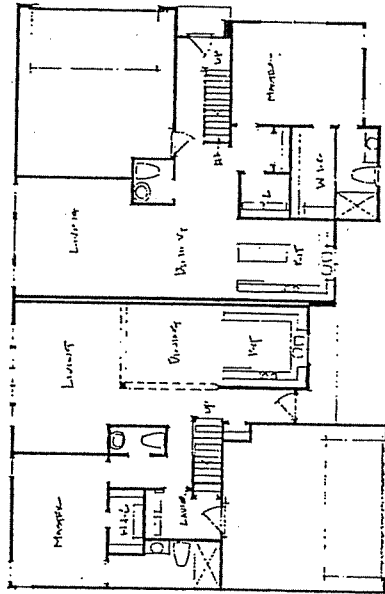
28

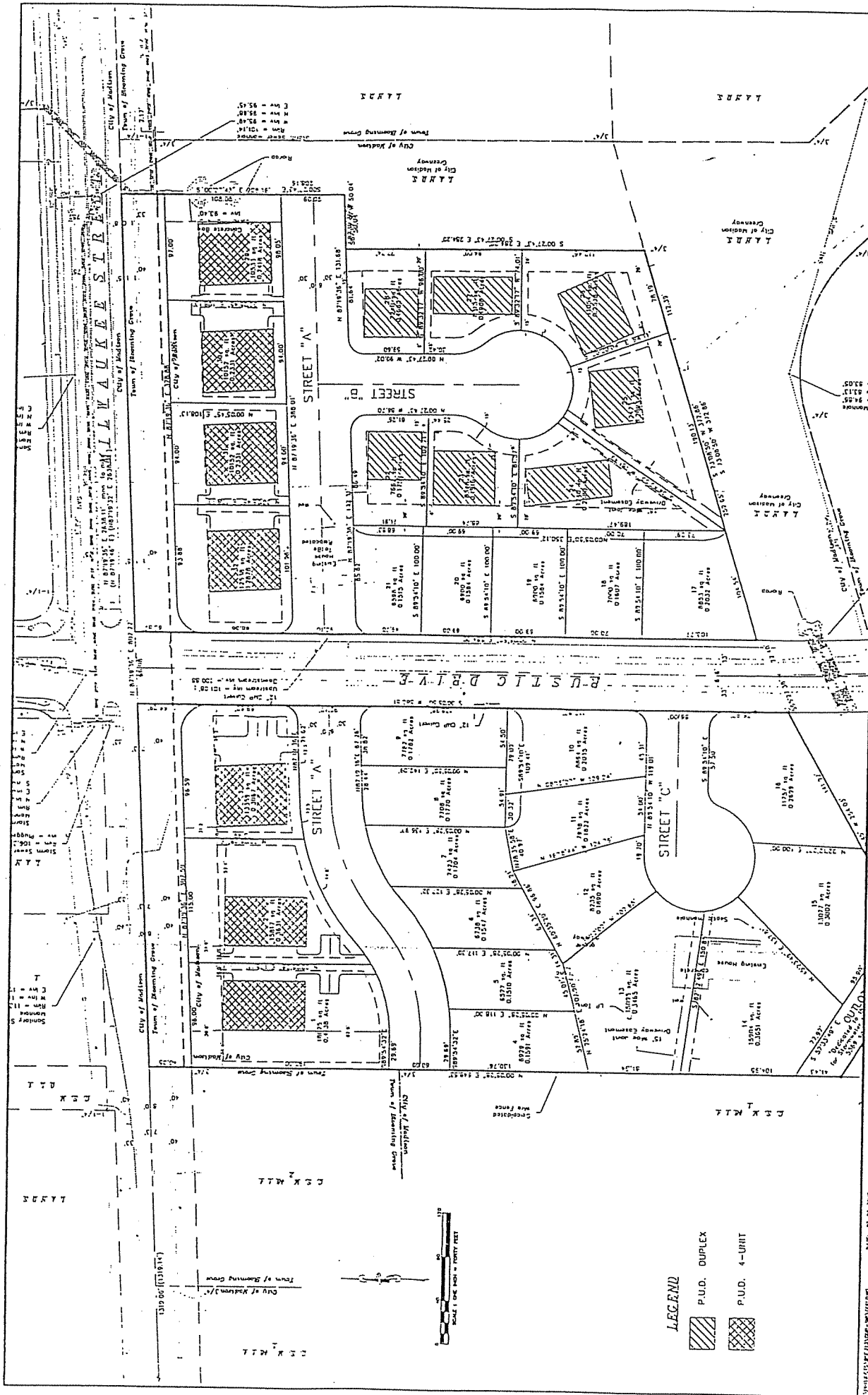


lot 22



Lot 22 (Lot 28 Mirrored)





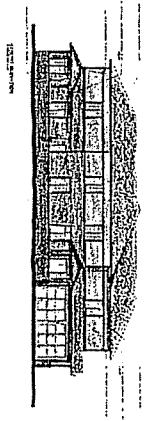
Scale: 1" = 20'

LEGEND
 P.U.D. DUPLEX
 P.U.D. 4-UNIT

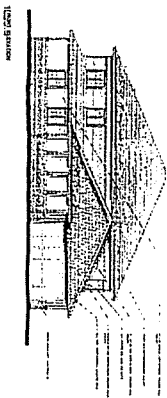
City of Madison
 Town of Blounting Grove
 City of Orem

**LOTS PREVIOUSLY APPROVED
LOTS 22-28
RUSTIC ACRES**

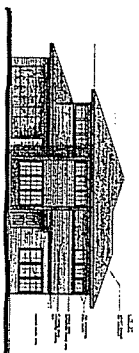
THE DUPLEX BUILDINGS at RUSTIC ACRES



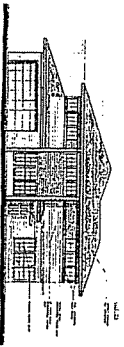
Lot 24



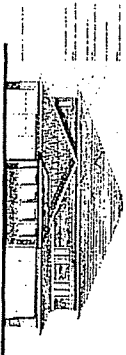
Lot 23



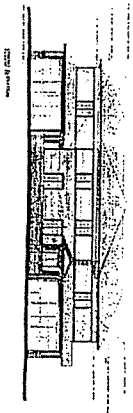
Lot 22



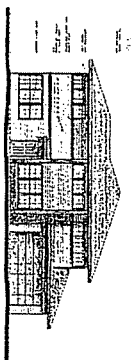
Lot 25



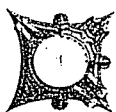
Lot 26



Lot 27



Lot 28



ISTHMUS
ARCHITECTURE, INC.
613 Williamson Street
Suite 303
Madison, WI 53703
Phone: 608.294.0366
Fax: 608.294.0307

Project: **RUSTIC ACRES**
GDP/ISP

Proj. No.: **08121**

Sheet Title	
Scale	AS SHOWN
Drawn By	OW/MS
Date	
Rev. Date	
Rev. Date	
Rev. Date	
Rev. Date	
Rev. Date	
Sheet No.	

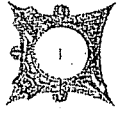


Sheet **P2.0** of

LOTS 22, 25 & 28
DUPLEX

ISTHMUS
ARCHITECTURE, INC.

613 Williamson Street
Suite 203
Madison, WI 53703
Phone: 608.294.0206
Fax: 608.294.0207



THIS DOCUMENT IS THE PROPERTY OF ISTHMUS ARCHITECTURE, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ISTHMUS ARCHITECTURE, INC. IS STRICTLY PROHIBITED.

RUSTIC ACRES
GDP/SIP

Project
Proj. No.: 05121
ELEVATIONS
LOTS 22, 24, 28

Sheet Title
Scale
Drawn By: PBR
Date: 04/2005
Rev. Date:
Rev. Date:
Rev. Date:
Rev. Date:

Sheet No.
A3.1
of
Sheet

LOT 25
ASPHALT SHINGLES
CL, W/ROOF BLEUE

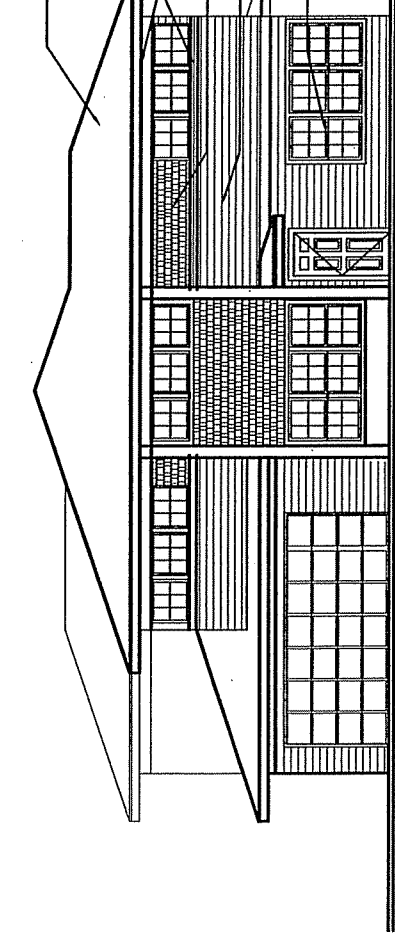
TRIM, CUSTOMIZED,
SABLE BROWN
SHINGLE ROOF
CUSTOMIZED, PRIME SAND
8" LAPPED SIDING
CUSTOMIZED, NATURAL
CLAY

WHITENED DOOR, WHITE

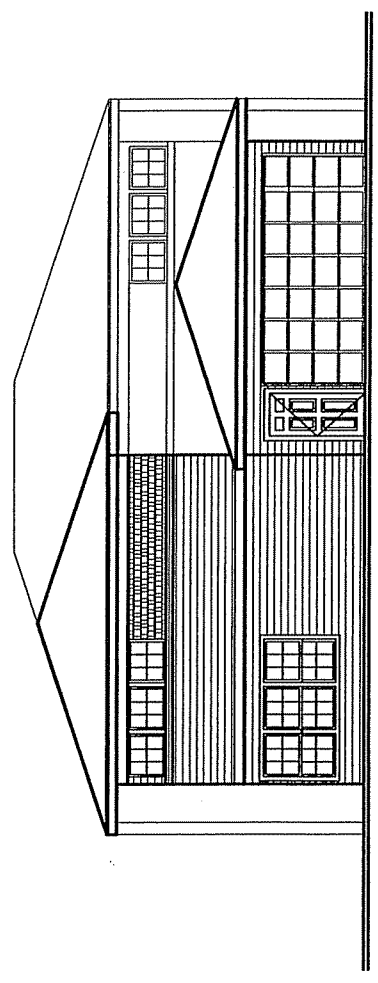
LOT 22
ASPHALT SHINGLES
CL, W/ROOF BLEUE

TRIM, CUSTOMIZED,
SABLE BROWN
SHINGLE ROOF
CUSTOMIZED, PRIME SAND
8" LAPPED SIDING
CUSTOMIZED, NATURAL
CLAY

WHITENED DOOR, WHITE



1 FRONT ELEVATION

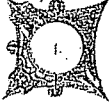


1 SIDE ELEVATION



LOT 23
DUPLEX

ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207



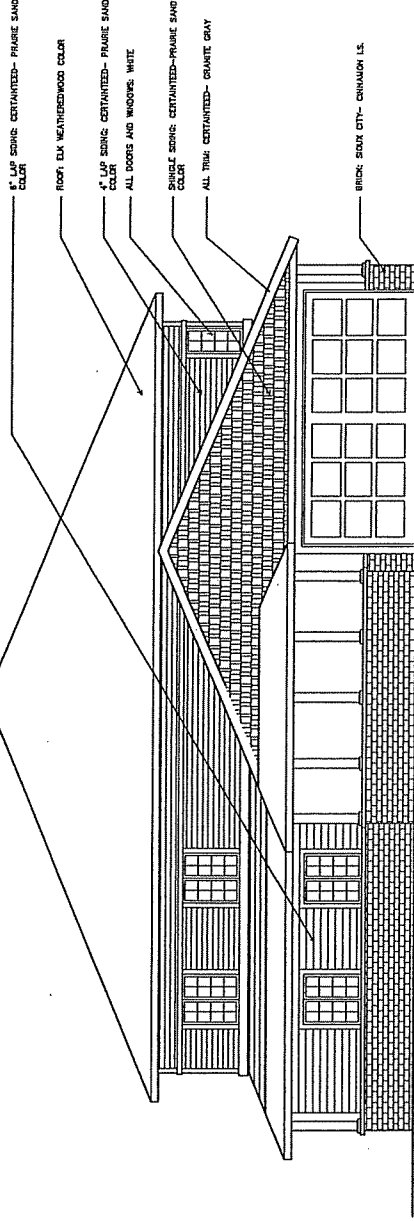
THIS DOCUMENT IS THE PROPERTY OF ISTMUS ARCHITECTURE, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ISTMUS ARCHITECTURE, INC.

RUSTIC ACRES
 GDP/ISP

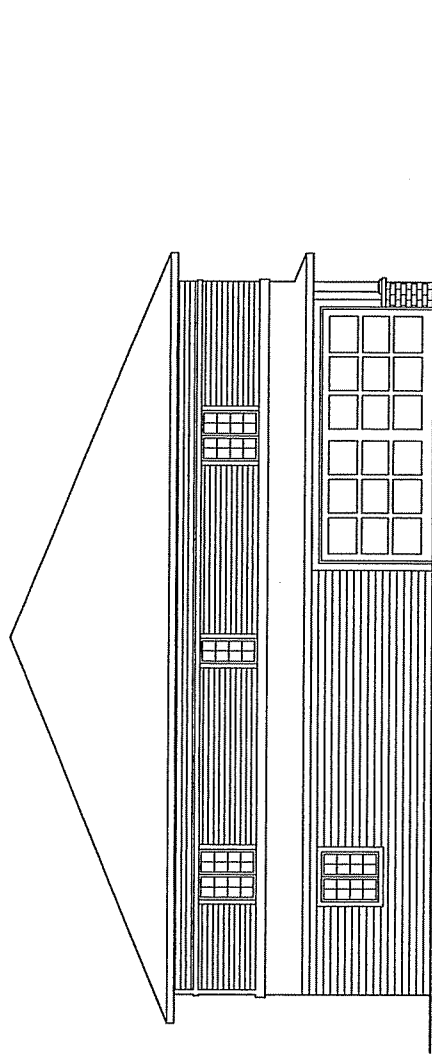
Project
 Proj. No.: 051241
 ELEVATIONS
 LOT 2

Sheet Title
 Scale:
 Drawn By: PRR
 Date: 04/03/05
 Rev. Date:
 Rev. Date:
 Rev. Date:
 Rev. Date:
 Rev. Date:
 Sheet No:

A3.1
 of
 Sheet



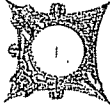
1 FRONT ELEVATION
 SCALE 1/4" = 1'-0"



1 SIDE ELEVATION
 SCALE 1/4" = 1'-0"



ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207



THIS DOCUMENT IS THE PROPERTY OF ISTMUS ARCHITECTURE, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ISTMUS ARCHITECTURE, INC.

© Isthmus Architecture, Inc.

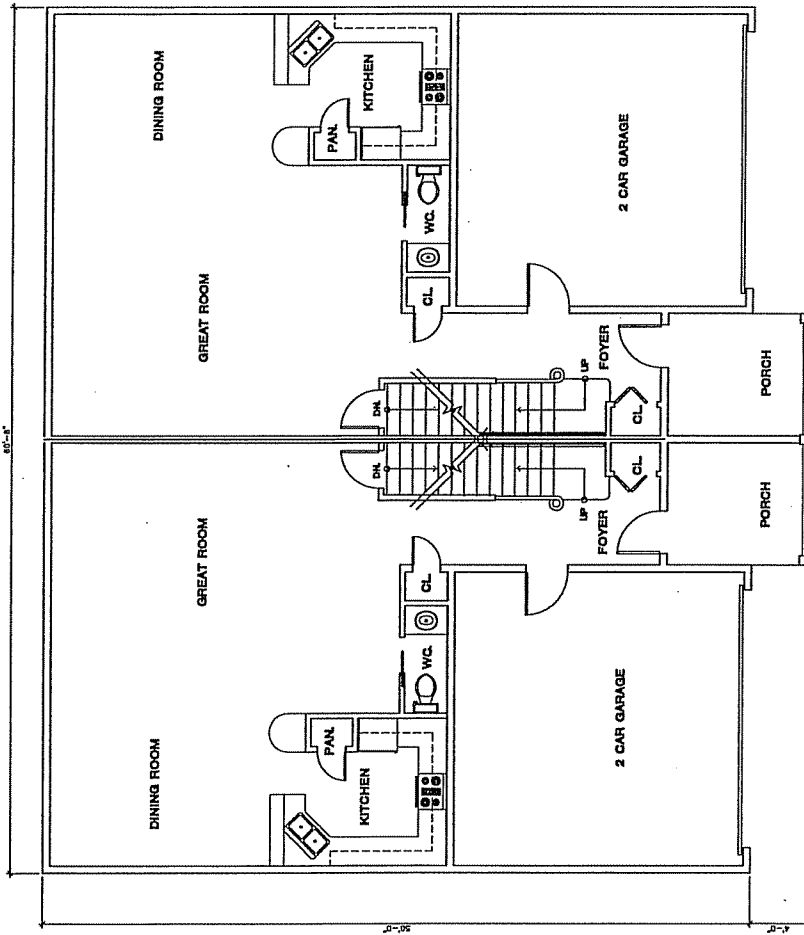
RUSTIC ACRES
GDP/ISP

Project
 Proj. No.: 031201
 FLOOR PLANS
 LOT 23

Sheet Title

Scale:	PRR
Drawn By:	6/18/05
Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Sheet No:	

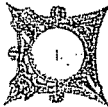
A2.1
 Sheet of



1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207



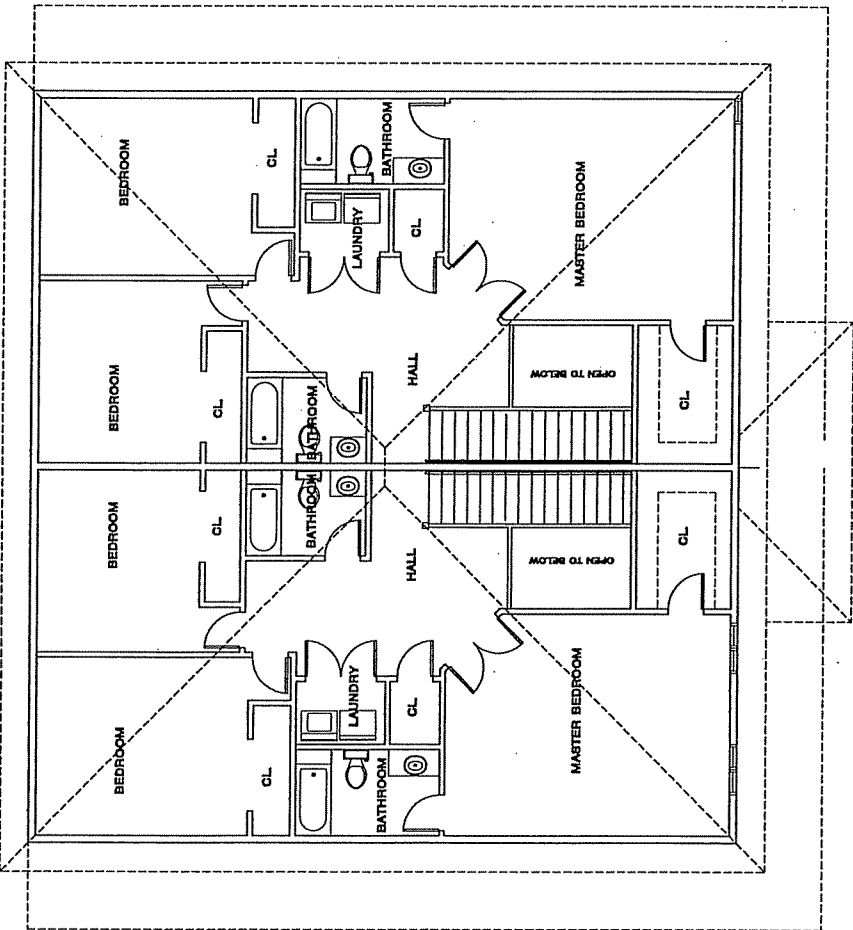
THIS PLAN IS THE PROPERTY OF ISTHMUS ARCHITECTURE, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ISTHMUS ARCHITECTURE, INC.

CL: Common Wall
 RUSTIC ACRES
 GDP/SIP

Project: _____
 Proj. No.: 050201
 FLOOR PLANS
 LOT 23

Sheet Title: _____
 Scale: _____
 Drawn By: PBR
 Date: 04/2005
 Rev. Date: _____
 Rev. Date: _____
 Rev. Date: _____
 Sheet No. _____

A2.2
 Sheet _____ of _____

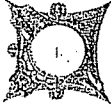


1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



**LOT 24
DUPLEX**

ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 205
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207



THIS DOCUMENT IS THE PROPERTY OF ISTMUS ARCHITECTURE, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ISTMUS ARCHITECTURE, INC.

RUSTIC ACRES
 GDP/SIP

Project
 Proj. No.: 0512.01

ELEVATIONS
 LOT 24

Sheet Title

Scale:

Drawn By: PRR

Date: 04/20/05

Rev. Date:

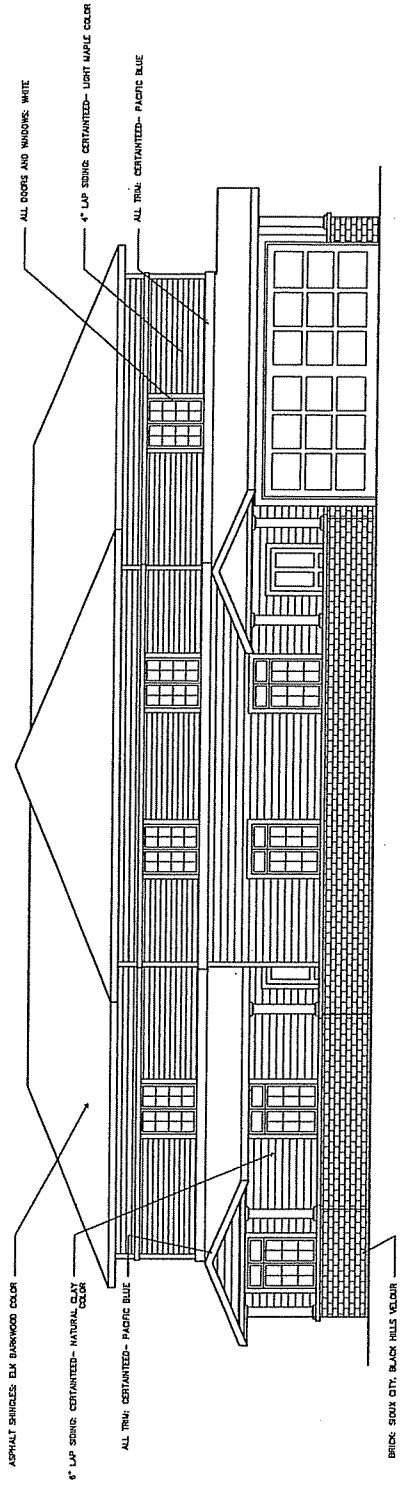
Rev. Date:

Rev. Date:

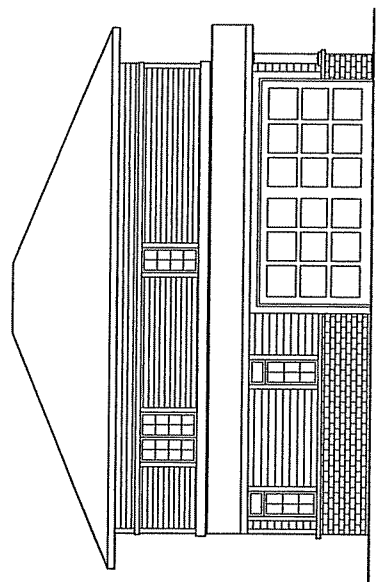
Rev. Date:

Sheet No:

A3.1
 Sheet of



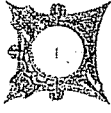
1 FRONT ELEVATION
 SCALE 1/4" = 1'-0"



2 SIDE ELEVATION
 SCALE 1/4" = 1'-0"



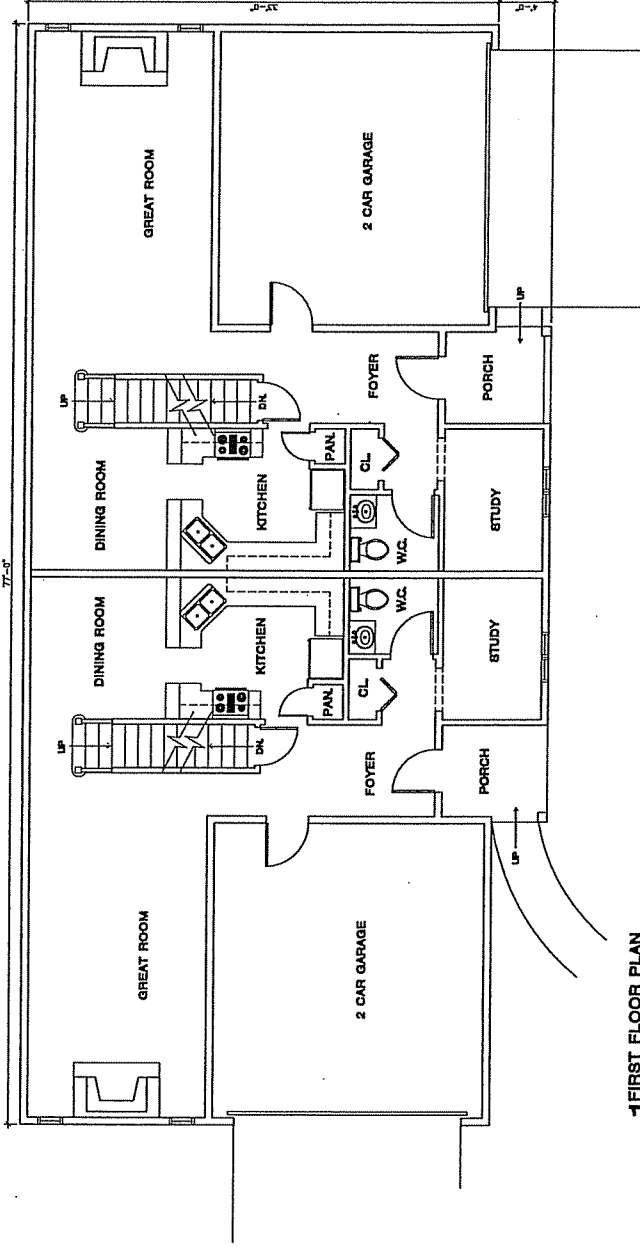
ISTHMUS
ARCHITECTURE, INC.
613 Williamson Street
Suite 202
Madison, WI 53703
Phone: 608.294.0286
Fax: 608.294.0207



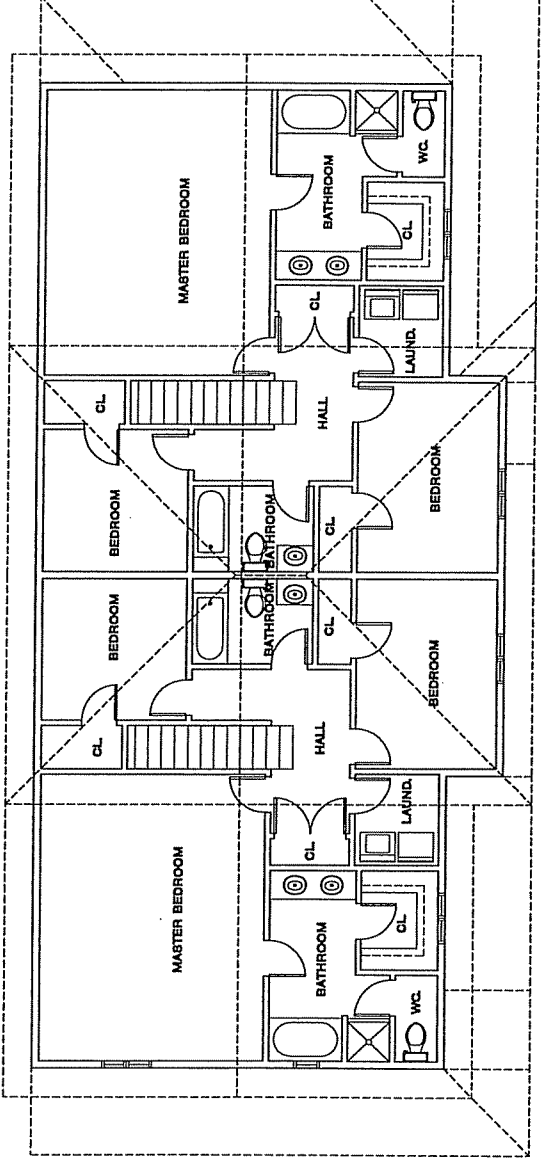
RUSTIC ACRES
GDP/ISP

Project	8518.01
Prog. No.	
FLOOR PLANS	
LOT#	
Sheet Title	
Scale	
Drawn By	PER
Date	04/28/05
Rev. Date	
Rev. Date	
Rev. Date	
Rev. Date	
Rev. Date	
Sheet No.	

A2.1
of



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

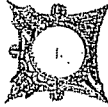


1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



LOT 26
DUPLEX

ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207



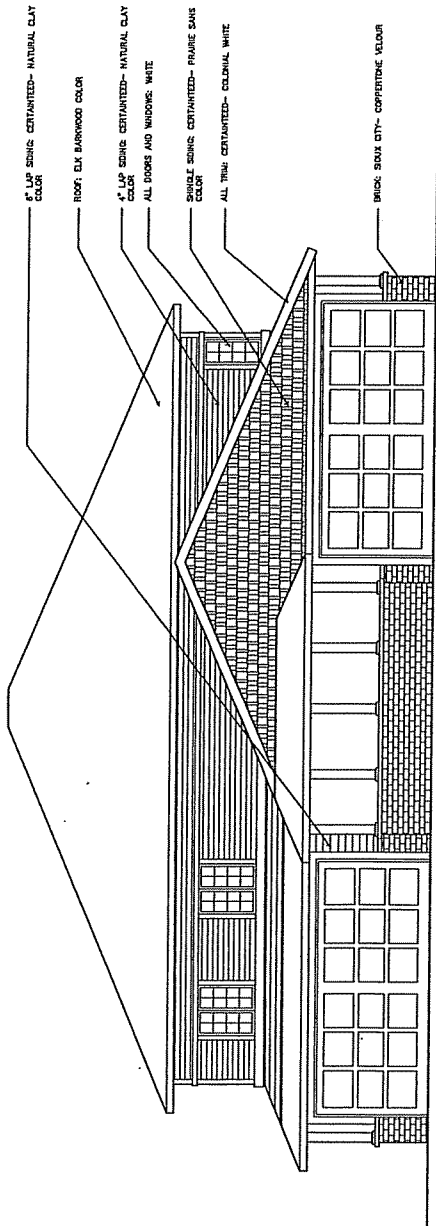
THIS DRAWING IS THE PROPERTY OF ISTMUS ARCHITECTURE, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ISTMUS ARCHITECTURE, INC.

RUSTIC ACRES
GOP/SP

Project: _____
 Proj. No.: 051201
 ELEVATIONS
 LOT 26

Sheet Title: _____
 Scale: _____
 Drawn By: PBR
 Date: 08/05/05
 Rev. Date: _____
 Rev. Date: _____
 Rev. Date: _____
 Rev. Date: _____
 Sheet No. _____

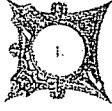
A3.1
 Sheet _____ of _____



1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207

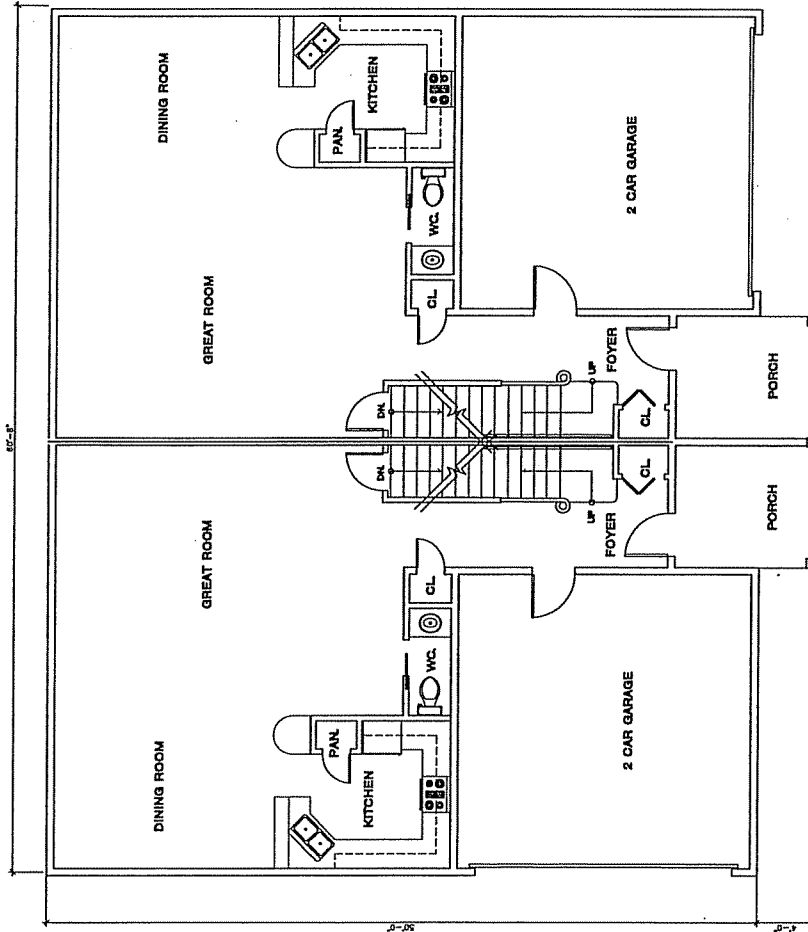


RUSTIC ACRES
 GDP/ISP

Project: _____
 Proj. No.: 031201
 FLOORPLANS
 LOT 25

Sheet Title: _____
 Scale: _____
 Drawn By: PRR
 Date: 04/09/05
 Rev. Date: _____
 Rev. Date: _____
 Rev. Date: _____
 Rev. Date: _____
 Sheet No: _____

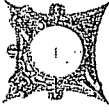
A2.1
 Sheet _____ of _____



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207



ISTHMUS ARCHITECTURE, INC. IS AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEXUAL ORIENTATION, OR AGE. IF YOU ARE AN INDIVIDUAL WITH A DISABILITY AND YOU ARE HAVING DIFFICULTY ACCESSING THIS WEBSITE, PLEASE CONTACT US AT 608.294.0206.

RUSTIC ACRES
 GDP/SIP

Project
 Proj. No.: 051221

FLOOR PLANS
 LOT 76

Sheet Title

Scale:

Drawn By: PFR

Date: 04/08/05

Rev. Date:

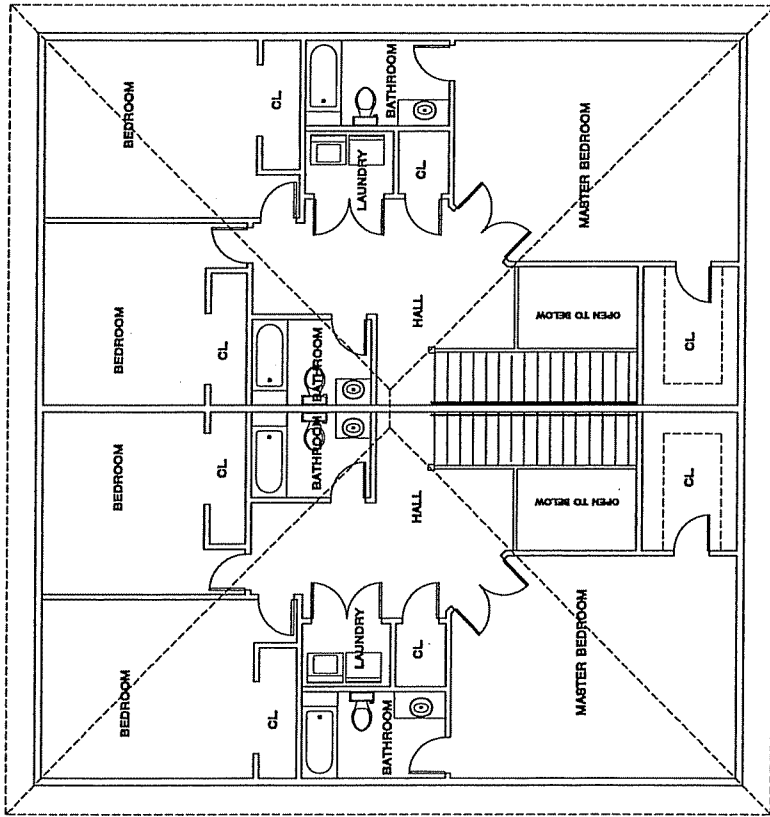
Rev. Date:

Rev. Date:

Rev. Date:

Sheet No:

A2.2
 Sheet of

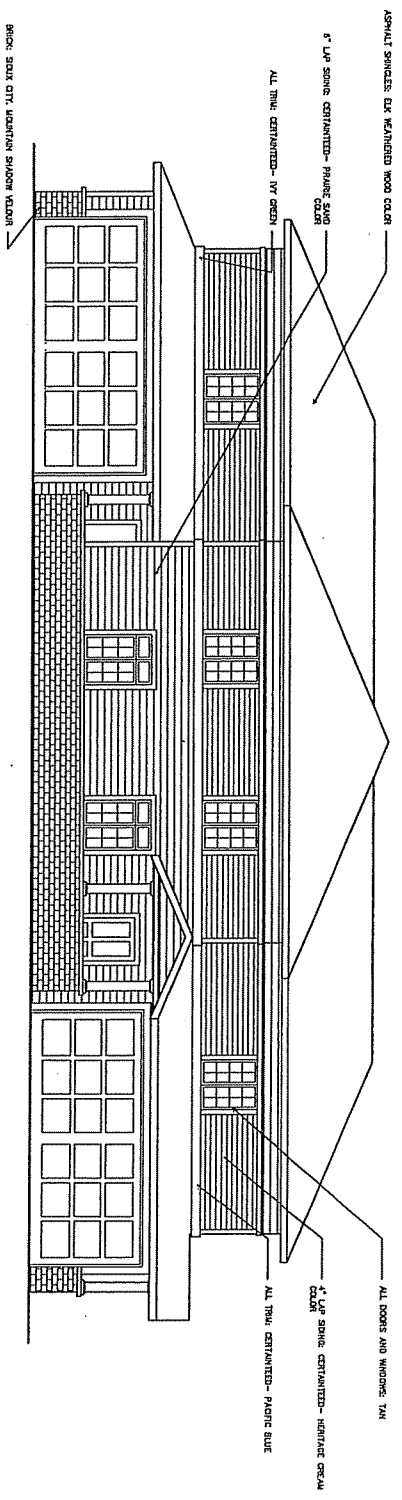
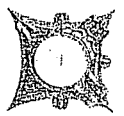


2 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



LOT 27
DUPLEX

ISTHMUS
 ARCHITECTURE, INC.
 613 Williamson Street
 Suite 203
 Madison, WI 53703
 Phone: 608.294.0206
 Fax: 608.294.0207



1 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



RUSTIC ACRES GDP/SIP	
Project:	041221
Proj. No.:	041221
ELEVATIONS	LOT 7
Sheet Title:	
Scale:	PER
Drawn By:	WHS
Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Rev. Date:	
Sheet No.:	A3.1

Sheet
A3.1
 of

