

CITY OF MADISON

Proposed Plat & Rezoning

Plat Name: Buckeye Meadows

Location: 4601 & 4613 East Buckeye Road

Applicant: Fred Miller - Miller Construction/
David Glusick - Calkins Engineering

- Preliminary Within City
 Final Outside City

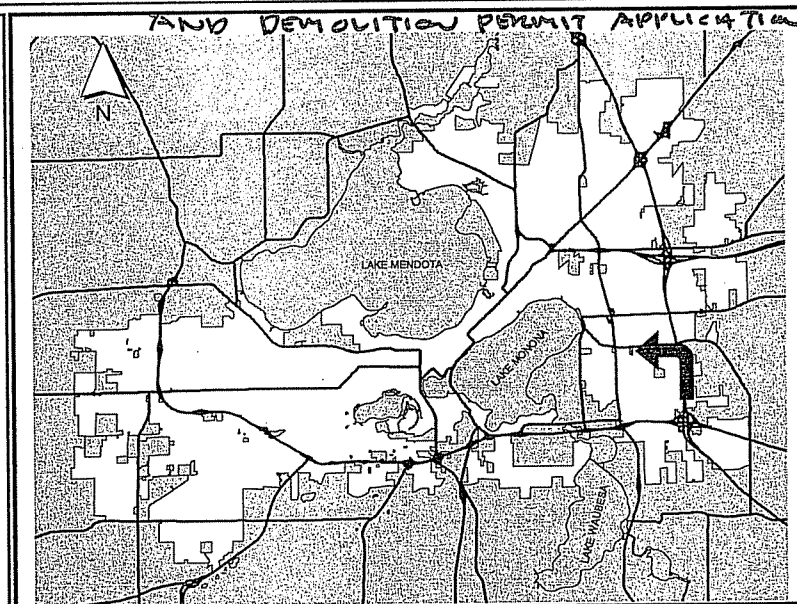
From R1 To: R3

Proposed Use: Demolish House and Plat 16, 2 Unit
Lots and 1 Single Family Lots

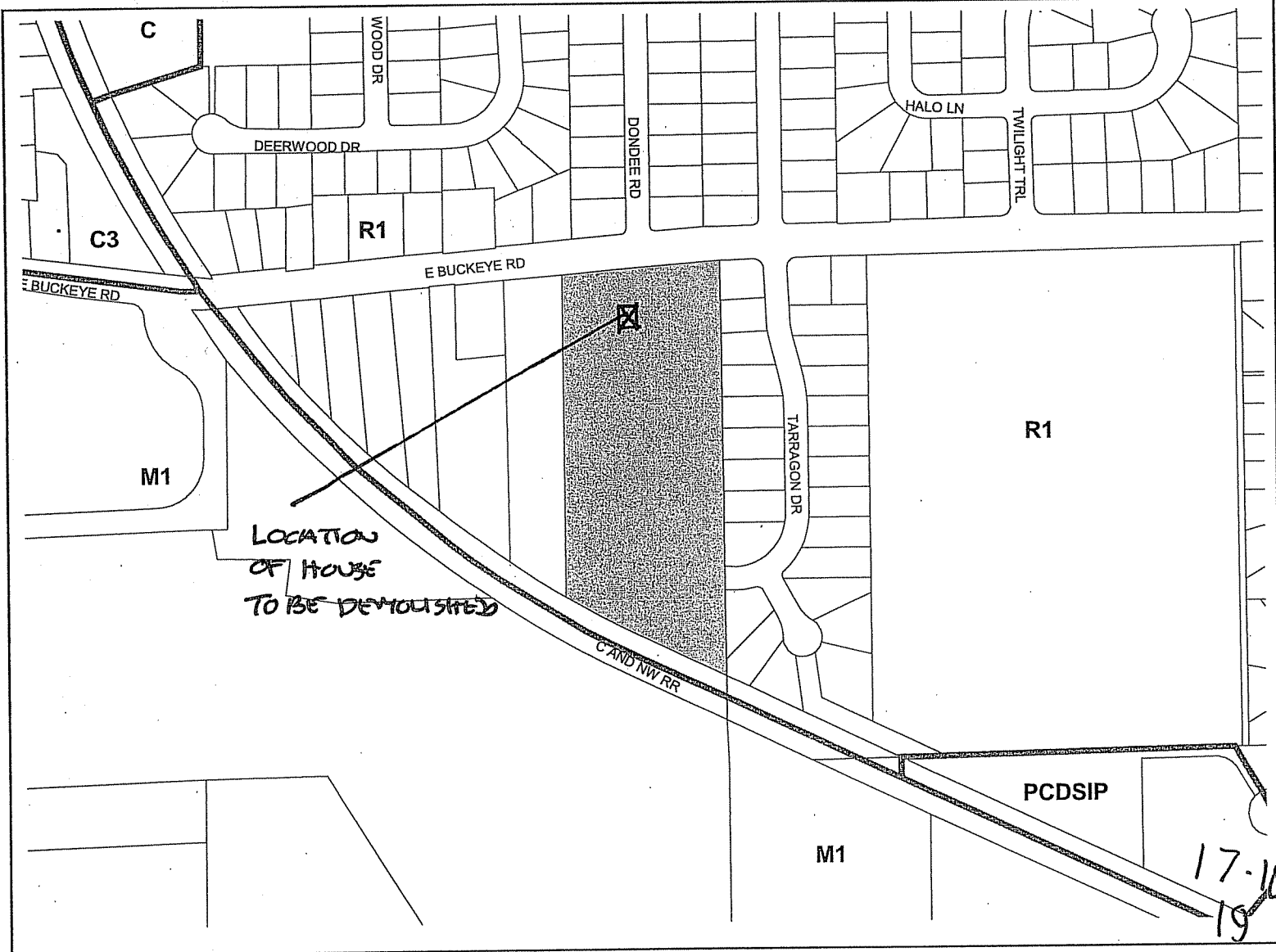
Public Hearing Dates:

Plan Commission 19 September 2005

Common Council 11 October 2005



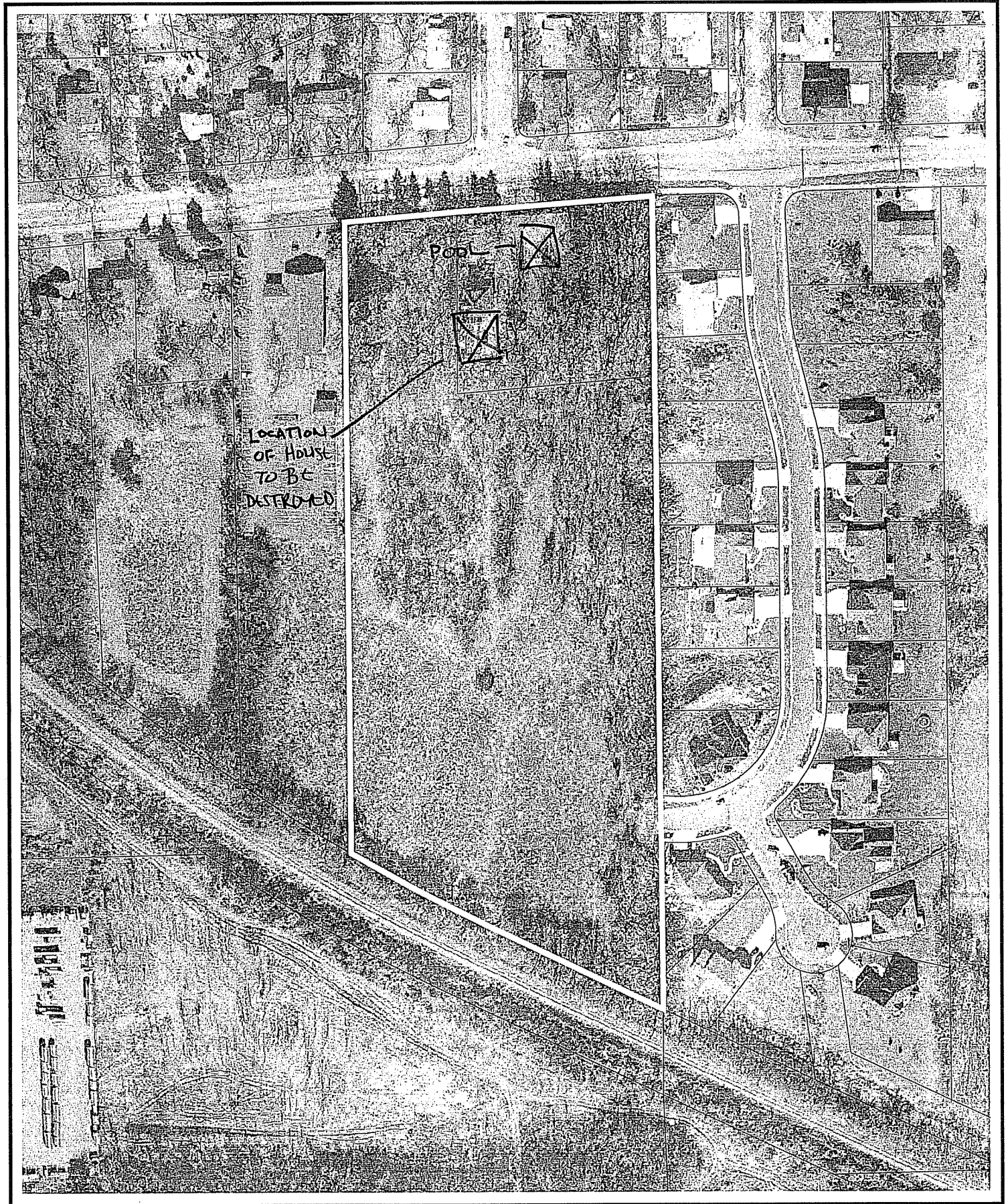
For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635



4601 & 4613 East Buckeye Road

0 100 Feet

Date of Aerial Photography - April 2000



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 \$1550 Receipt No. 62693
 Date Received 7-13-05
 Received By RJT
 Parcel No. 0710-152-0082-R, 0090-1
 Aldermanic District 16, Judy Compton
 GQ OK
 Zoning District R1
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver _____
 Ngrbrhd. Assn Not. Waiver _____
 Date Sign Issued _____

1. **Project Address:** 4601+4613 East Buckeye Rd **Project Area in Acres:** 8.5 acres
Project Title (if any): Buckeye Meadows

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 R-1 to R-3 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: J. Randy Bruce Company: Knothe + Bruce Architects, LLC
 Street Address: 7601 University Ave #201 City/State: Middleton, WI Zip: 53562
 Telephone: (608) 836-3690 Fax: (608) 836-6934 Email: rbknothe@knothebruce.com

Project Contact Person: Same as above Company: _____
 Street Address: _____ City/State: _____ Zip: _____
 Telephone: () _____ Fax: () _____ Email: _____

Property Owner (if not applicant): Fred Miller of Miller Construction, Inc.
 Street Address: 2318 Vondron Rd City/State: Madison, WI Zip: 53718

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: 10 duplex condominiums + 1 single family home.

Development Schedule: Commencement fall 2005 Completion 2008 17-18-19

July 13, 2005

Mr. Brad Murphy
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, Wisconsin 53701-2985

Re: Letter of Intent
Buckeye Meadows
Rezoning R-1 to R-3
4601 & 4613 East Buckeye Road
Madison, WI

Dear Mr. Murphy:

The following is submitted together with the preliminary & final plat application, application and zoning text for staff, plan commission and common council consideration of approval.

Organizational structure:

Owner: Fred Miller
Miller Construction, Inc.
2318 Vondron Road
Madison, WI 53718
608-221-3111
608-221-8130 fax

Architect: Knothe & Bruce Architects, LLC
7601 Elmwood Avenue, Ste 201
Middleton, WI 53562
608-836-3690
608-836-6934 fax
rbruce@knothebruce.com

Project: Buckeye Meadows
4613 East Buckeye Road
Madison, WI

Engineer: Calkins Engineering, LLC
5010 Voges Road
Madison, WI 53718
(608) 838-0444
(608) 838-0445 fax

Letter of Intent
4613 East Buckeye Road
July 13, 2005
Page 2

Introduction:

This development proposal is located on an 8.5 acre site on the south side of Buckeye Road just east of Hwy 51. The site is bordered by single family homes to the north and east, the Union Pacific rail corridor to the south and a church to the west. The site slopes significantly from the northeast corner down to the southwest corner of the property.

The intent of this development is to create a low-density residential neighborhood that will be integrated with the adjacent single family development. A total of 32 duplex condominiums and 1 single family residence is proposed using standard R-3 zoning.

The alderperson and the neighborhood association have expressed support for the rezoning to allow for additional owner-occupied housing in this location.

Site Development Data

All lots and structures will meet R-3 Zoning requirements. The Inclusionary Zoning plan is submitted along with this rezoning application.

Densities:

Dwelling Units	33 Units
Lot Area	370,260 sf (8.5 acres)
Lot Area / D.U.	11,220 sf /du.
Density	3.8 du/acre

17-18-19

Letter of Intent
4613 East Buckeye Road
July 13, 2005
Page 3

Project Schedule & Management:

This project will be a phased development with construction of Phase I planned to start in late fall of 2005. Completion of Phase I is scheduled for late fall 2006. Construction will proceed as market conditions warrant with the entire project currently scheduled for completion in 2008. The inclusionary dwelling units will be phased in at a similar rate as the market rate homes.

The proposed phasing is as follows:


Phase	Building #	Total Units
Phase I	1-3,17	8
Phase II	13-16	8
Phase III	4-12	17

The development will be owned and operated as a condominium property. The condominium association will provide all the requisite private services for a well-managed and maintained development. The condominium plat will be submitted in the future.

Thank you for your time in reviewing our proposal.

Very truly yours,



J. Randy Bruce, AIA 
Managing Member

(7-18-19)

Inclusionary Dwelling Unit Plan

**4613 East Buckeye Road
Proposed Buckeye Meadows Plat
Madison, Wisconsin**

June 30, 2005

Development Team:

Owner: Miller Construction, Inc.
2318 Vondron Road
Madison, WI 53718
(608) 221-3111

Attorney: Ron Trachtenberg
Murphy Desmond, S.C.
2 E. Mifflin St. Suite 800
P.O. Box 2038
Madison, WI 53701
(608) 268-5575

Architect: Knothe & Bruce Architects, LLC
7601 University Ave., Suite 201
Middleton, WI 53562
(608) 836-3690

Engineer: Calkins Engineering, LLC
5010 Voges Rd.
Madison, WI 53718
(608) 838-0444

General Development Characteristics:

This development proposal is located on an 8.5 acre site on the south side of Buckeye Road just east of Hwy 51. The site is bordered by single family homes to the north and east, the Union Pacific rail corridor to the south and a church to the west. The site slopes significantly from the northeast corner down to the southwest corner of the property.

The intent of this development is to create a low-density residential neighborhood that will be integrated with the adjacent single family development. A total of 32 duplex condominiums and 1 single family residence is proposed using standard R-3 zoning.

Architectural Character:

The site plan minimizes the impact of the garages and garage doors on the streetscape through the use of shared driveways, by turning garages away from the street and by locating some garages to the back of the homes. In addition front porches will add to the architectural character of the buildings and provide a pedestrian scale to the street. The exterior materials will be a combination of brick veneer and horizontal siding. The facades will be well articulated and detailed.

IZ Unit Mix and Sizes:

See the attached IZ application form for the proposed unit sizes and mix. The inclusionary zoning units will be distributed proportionately throughout the development.

The development will offer a total of 15% of its owner-occupied units to buyers meeting the 80% AMI guidelines in compliance with the IZ Ordinance. The developer will work City Staff to insure compliance with all inclusionary zoning policies and certifications.

The development is not seeking any alternatives to Inclusionary Zoning. An expedited review is requested.

Project Schedule & Management:

This project will be a phased development with construction of Phase I planned to start in late fall of 2005. Completion of Phase I is scheduled for late fall 2006. Construction will proceed as market conditions warrant with the entire project currently scheduled for completion in 2008. The inclusionary dwelling units will be phased in at a similar rate as the market rate homes. The proposed phasing is as follows:

<u>Phase</u>	<u>Building #</u>	<u>Total Units</u>	<u>Market Rate Units</u>	<u>IZ Units</u>
Phase I	1-3,17	8	7	1
Phase II	13-16	8	7	1
Phase III	4-12	17	14	3

PART 1 – DEVELOPMENT INFORMATION:

Project or Plat Buckeye Meadows

Project Address: 4613 East Buckeye Road **Project Area (in acres):** 8.57

Developer: Miller Construction, Inc. **Representative:** Fred Miller

Street Address: 2318 Vondron Road **City/State:** Madison, WI **Zip:** 53718
Telephone: 608-221-3111 **Fax:** 608-221-8130 **Email:** fsmiller@cs.com

Agent, If Any: J. Randy Bruce **Company:** Knothe & Bruce Architects, LLC

Street Address: 7601 University Avenue, Suite 201 **City/State:** Middleton, WI **Zip:** 53562
Telephone: 608-836-3690 **Fax:** 608-836-6934 **Email:** rbruce@knothebruce.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	1	0	0	0	1	
Duplexes	27	0	5	0	32	
Multi-Family	0	0	0	0	0	
TOTAL	28	0	5	0	33	8.57

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						5	5
Anticipated Sale Price						164,059	164,059
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:			19	8	1			3	2	
Minimum Floor Area:			1,500	1,350	1,500			1,100	1,200	
Rental Units With:										
Minimum Floor Area:										

CONTINUE →

17-18-19

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 <u>Inclusionary Unit Reserve Fund</u> up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from <u>Inclusionary Unit Reserve Fund</u> 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 checked="" type="checkbox"/> Non-City provision of street tree planting	1	<input checked="" type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): <u>Expedited Review</u>	
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input type="checkbox"/> Residential parking permits in a PUD/PCD	1		

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 comments.

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

CONTINUE →

17-18-19



**Madison Planning Commission
SUBDIVISION APPLICATION**

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Date Stamp

**** Please read both pages of the application completely and fill in all required fields****
For your convenience, this application form may be completed online at www.cityofmadison.com.

1a. Application Type. (Choose ONE)

Preliminary Subdivision Plat Final Subdivision Plat Land Division/ Certified Survey Map (CSM)
If a Plat, Proposed Subdivision Name: BUCKEYE MEADOWS

1b. Review Fees. Make checks payable to "City Treasurer."

For Preliminary and Final Plats, an application fee of \$200, plus \$35 per lot and outlot contained on the plat drawing.
 For Certified Survey Maps, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey map.

2. Applicant Information.

Name of Property Owner: MILLER CONSTRUCTION, INC. Representative, if any: FRED MILLER
Street Address: 2318 VONORON ROAD City/State: MADISON, WI Zip: 53718
Telephone: () 221-3111 Fax: () 221-8130 Email: _____

Firm Preparing Survey: CALKINS ENGINEERING, LLC Contact: DAVID GLUSICK
Street Address: 5010 VOGES ROAD City/State: MADISON, WI Zip: 53718
Telephone: 838-0444 Fax: () 838-0445 Email: _____

Check only ONE – ALL Correspondence on this application should be sent to: Property Owner Survey Firm

3a. Project Information.

Parcel Address: 4601 EAST BUCKEYE ROAD in the City of Town of: MADISON
Tax Parcel Number(s): 071015200828 / 071015200901 School District: MADISON
Existing Zoning District(s): R1 Development Schedule: 2005
Proposed Zoning District(s) (if any): R3 Provide a Legal Description of Site on Reverse Side

3b. For Surveys Located Outside the Madison City Limits and in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: N/A Date of Approval by Town: N/A

In order for an exterritorial request to be accepted, a copy of the approval letters from both the town and Dane County must be submitted.

Is the subject site proposed for annexation? No Yes If YES, approximate timeframe: _____

4. Survey Contents and Description. Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	17		7.6
Retail/Office			
Industrial			
Public Parklands			
Home's Association Tracts			
Other (state use) <u>STORM WATER</u>		1	0.9
TOTAL	17	1	8.5

Describe the use of the lots and outlots on the survey
<u>LOTS 1-7, 9-17 ; DUPLEX</u>
<u>LOT 8 ; SINGLE FAMILY</u>
<u>OUTLOT 1 ; STORM WATER</u>

17-18-19 ^{OVER} →

5. **Required Submittals.** Your application is required to include the following (check all that apply):

Surveys (prepared by a Registered Land Surveyor):

- For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as it pertains to the proposed subdivision as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
- For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
- For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23 (7)(a) and (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed land division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
- All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" case file. In addition, an **8-1/2 X 11 inch reduction of each sheet** must also be submitted.

Report of Title and Supporting Documents: All plats and certified surveys submitted to the City of Madison for approval shall include a Report of Title satisfactory to the Real Estate Division as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of the City of Madison standard 60/30 year Report of Title shall be obtained from a local, reputable title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The owner or applicant must deliver a **third copy** of the Report of Title to the survey firm preparing the plat or CSM. The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.

Legal Description of Property: LOTS 1 & 2, CSM 444B
OR Check here if attached →

For Residential Preliminary Plats ONLY: If the proposed project will result in **ten (10) or more dwelling units**, it is required to comply with the City's Inclusionary Zoning requirements under Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY ZONING DWELLING UNIT PLAN APPLICATION** explaining the project's conformance with these ordinance requirements shall be submitted with your application.

For Surveys Creating Residential Lots: The applicant shall include a certified copy of the accepted option or offer, including all terms of the purchase and any other information that may be deemed necessary by the Real Estate Division to assist them in determining Fair Market Value for the purpose of establishing park fees.

For Surveys Outside the Madison City Limits: A copy of the approval letters from both the town in which the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without the same request first having been approved by the town and county.

For Surveys Conveying Land to the Public: A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.

Required Fee (from Section 1b on front): \$ 1660.⁰⁰ Make all checks payable to "City Treasurer."
(830.⁰⁰ + 830.⁰⁰)

Completed application

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

Applicant's Printed Name Michael Ziehr Signature Michael J. Ziehr
Date 7-13-2005 Interest In Property On This Date LAND SURVEYOR

For Office Use Only	Aldermanic District: _____	PC Date: _____	Date Distributed: _____	Returned: _____
File Tracking Number: _____	Amount Paid: \$ _____	Receipt Number: _____		

17-18-19

Zoning Text

Rezone R-1 to R-3

Lots 1 & 2 of Buckeye Meadows

4601 & 4613 East Buckeye Road

July 13, 2005

Legal Description: See attached Legal Description.

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of a 33-unit multifamily development.
- B. **Permitted Uses:** Following are permitted uses within The Buckeye Meadows:
1. Multifamily residential buildings.
 2. Accessory uses including but not limited to:
 - a. Accessory uses directly associated with those permitted uses including recreational facilities and parking for residents and guests.
 - b. 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.
- C. **Lot Area:** As shown on the approved plans.
- D. **Height Regulations:** As shown on the approved plans.
- E. **Yard Regulations:** As shown on the approved plans.
- F. **Landscaping:** Site Landscaping will be provided as shown on the approved plans.
- G. **Usable Open Space Requirements:** Usable open space will be provided as shown on the approved plans.
- H. **Parking & Loading:** Off-street and surface parking shall be provided as shown on the approved plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in M.G.O. 28.03 for the R-3 zoning district.
- J. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the R-3 district or signage will be provided as approved on the plans or as a minor alteration to the approved plans.
- K. **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 Architectural Review Committee, Director Of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Planning Commission.

CONTRACT

TITLE

Project No.
 Plan Commission Standard - July 19, 2005

Project No.
Buckeye Meadows
 Duplex Condominiums
 4619 Buckeye Road

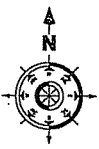
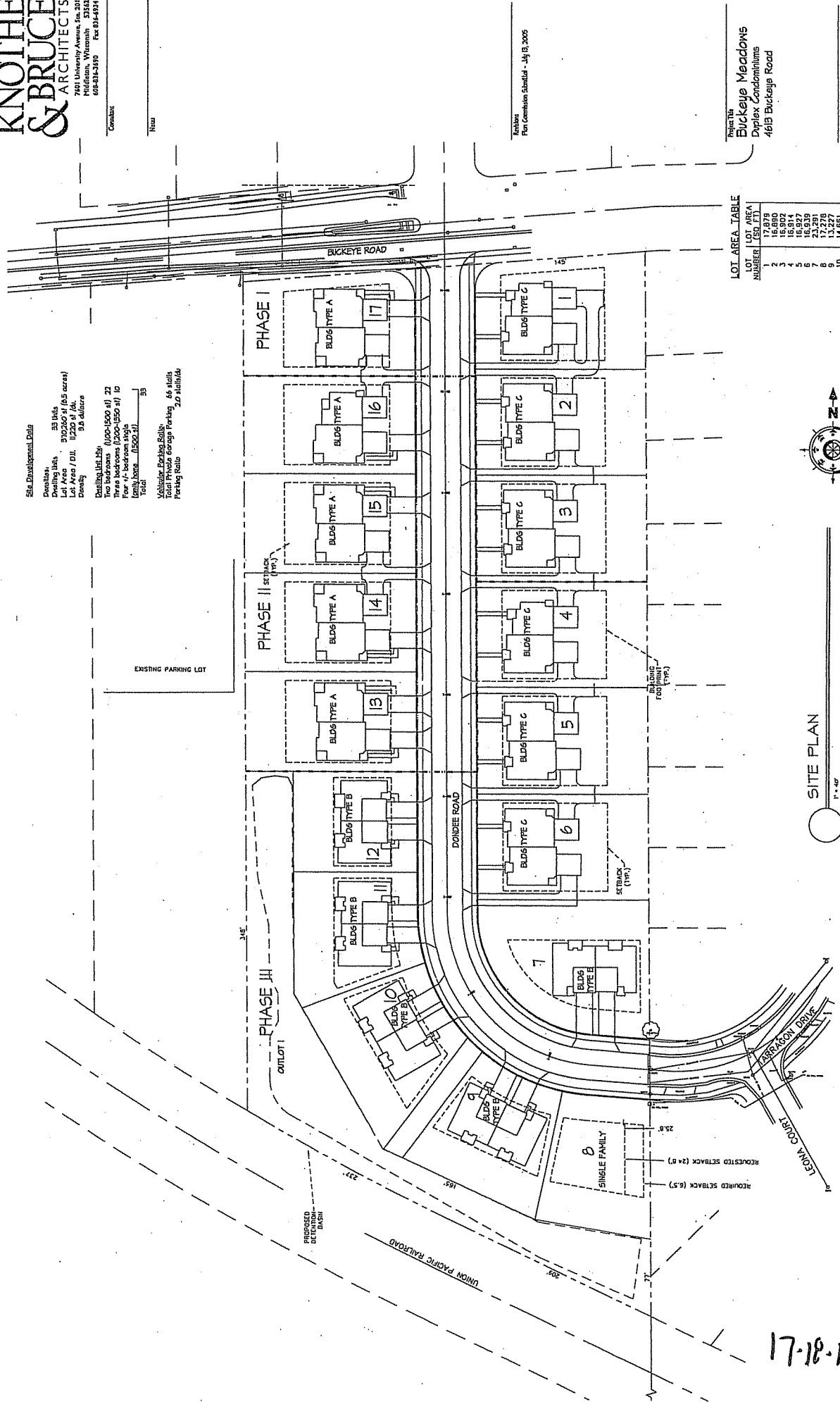
Drawing No.
Site Plan

Project No.
0020
 Drawing No.
C-11

Site Development Data
 Dwelling Units 33 Units
 Lot Area 370,260 sq. ft. (8.5 acres)
 Imp. Area / D.U. 11,220 sq. ft. / 339 sq. ft. / unit
 Density 3.9 units/acre
 Dwelling Unit Mix:
 Two Bedrooms (1,000-1,500 sq. ft.) 22
 Three Bedrooms (1,500-2,000 sq. ft.) 10
 Four + Bedroom Units 1
 Total 33
 Vehicular Parking Ratio 66 stalls
 Total Private Garage Parking 27 stalls
 Parking Ratio 2.0 stalls/unit

LOT AREA TABLE

LOT NUMBER	LOT AREA (SQ. FT.)
1	17,879
2	16,680
3	16,680
4	16,974
5	16,927
6	16,939
7	17,278
8	13,227
9	13,227
10	13,654
11	12,076
12	15,990
13	16,118
	16,030
	16,640



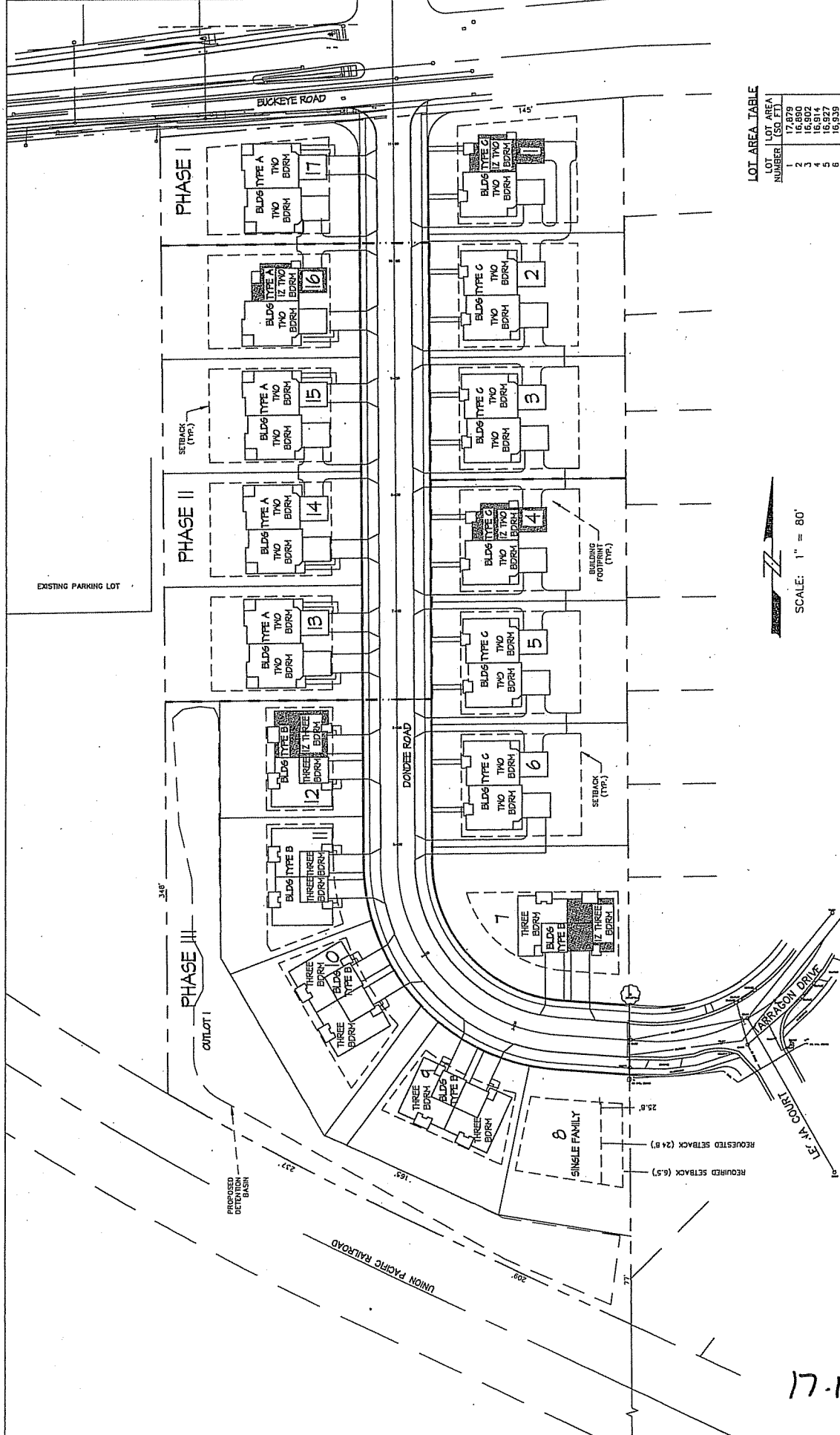
SITE PLAN
 1" = 40'

NOTE: SETBACK DISTANCES ARE CALCULATED BASED ON CITY OF MADISON R.I. ZONING REQUIREMENTS. THIS DRAWING INDICATES A MINIMUM OF 0.5' SEPARATION BETWEEN THE SETBACK AND BUILDING FOOTPRINT.

17-18-19

BUCKEYE MEADOWS
CONCEPTUAL LAYOUT PLAN

DATE: 01-20-05
REVISIONS:
01-27-05
03-03-05
07-13-05 KSA
DRAWING NAME: P:\C2241\DCR05\BACE.DWG
FIG. C2241



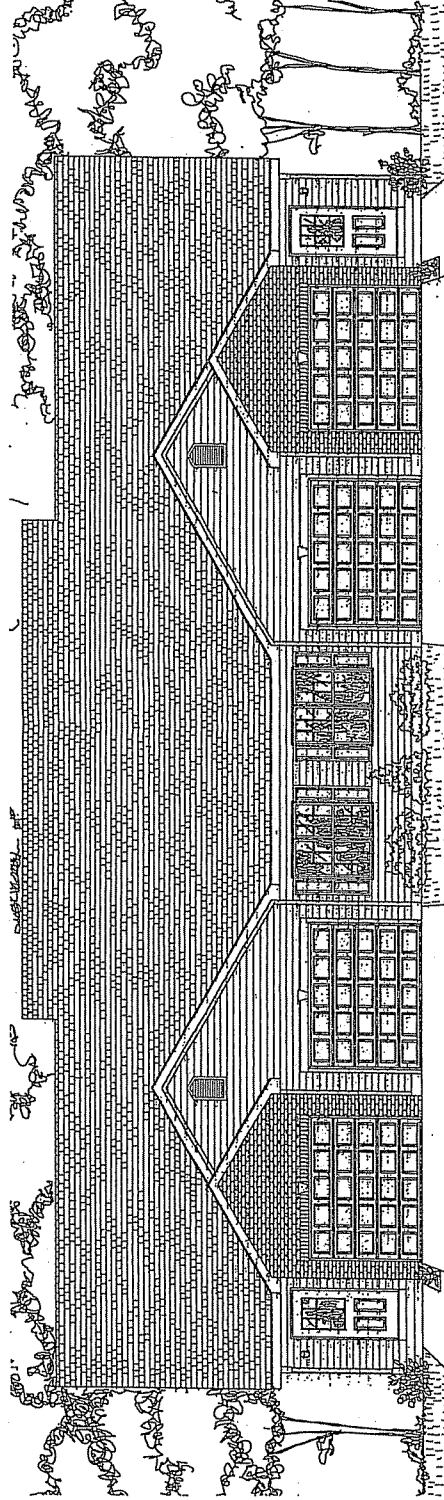
LOT AREA TABLE

LOT NUMBER	LOT AREA (SQ. FT.)
1	17,879
2	16,880
3	16,902
4	16,874
5	16,927
6	16,939
7	22,291
8	17,279
9	17,279
10	14,661
11	13,614
12	12,076
13	15,990
14	16,000
15	16,118
16	16,030
17	16,640

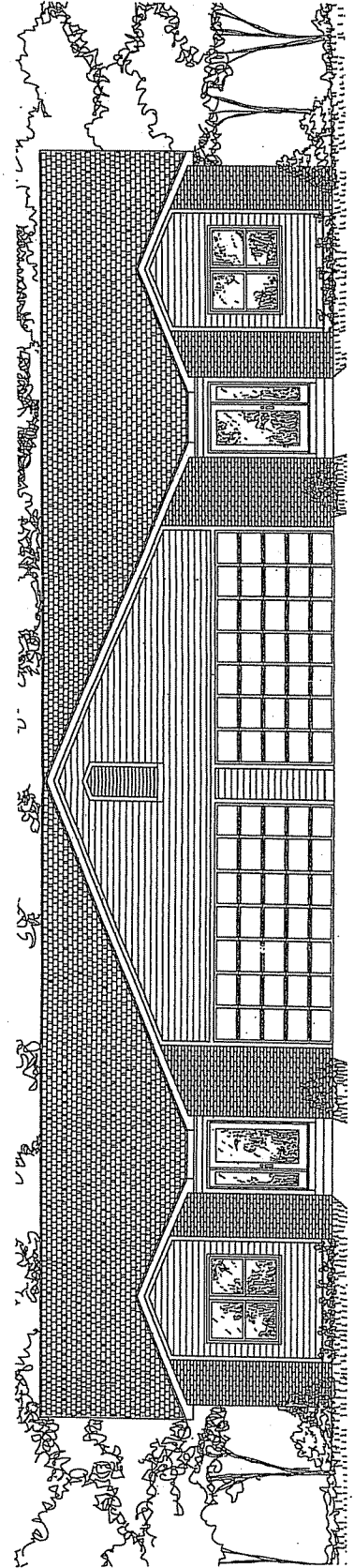


NOTE: SETBACK DISTANCES ARE CALCULATED BASED ON CITY OF MADISON R3 ZONING REQUIREMENTS. THIS DRAWING INDICATES A MINIMUM OF 0.5' SEPARATION BETWEEN THE SETBACK AND BUILDING FOOTPRINT.

61-81-71



○ Front Elevation - Building A
1/8" = 1'-0"



○ Front Elevation - Building B
1/8" = 1'-0"

17-18-19