



VANDEWALLE & ASSOCIATES INC.

November 1, 2021

Heather Stouder
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: Acacia Ridge Neighborhood
SE TR-P Amendment Addendum

Dear Heather,

Attached please find a copy of the Veridian Homes request to rezone a portion of the neighborhood from TR-C3 to TR-P and modify the adopted TR-P Master Plan for the Acacia Ridge Neighborhood. This submittal seeks to revise the street configuration in the southeast corner of the site due to grading constraints.

This request has been discussed with Alder Conklin and the Cardinal Glenn Neighborhood Association, with a copy of the waiver of 30-day notification is included in this packet.

We look forward to working with the City on the review and implementation of this amendment.

Sincerely,

Brian Munson
Principal

Applicant:

Veridian Homes, LLC.

6801 South Town drive

Madison, WI 53713

Chris Ehlers

Vice President of Land Development

cehlers@veridianhome.com

Phone: 608.226.3038

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Design Team:

Engineering:

D'Onofrio Kottke

7530 Westward Way

Madison, WI 53717

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Dan Day

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Planning:

Vandewalle and Associates

120 East Lakeside Street

Madison, Wisconsin 53715

Phone: 608.255.3988

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Brian Munson

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EXISTING CONDITIONS

Existing Zoning: TR-C3

Parcels to be Rezoned: See EXHIBIT A

Legal Description:

LANDS TO BE ZONED TR-P:

A portion of Acacia Ridge, located in the SE1/4 of the SE 1/4 and in the SW1/4 of the SE1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Beginning at the Southeast corner of said Section 28; thence S89°56'35"W, 1278.46 feet along the Sout line of said SE1/4; thence N00°48'16"E, 659.55 feet; thence S89°57'16"W, 400.71 feet; thence N00°44'27"E, 277.44 feet; thence S89°15'33"E, 218.41 feet to a point of curve; thence Easterly along a curve to the left which has a radius of 281.00 feet and a chord which bears N76°40'06"E, 136.65 feet; thence N62°35'45"E, 48.89 feet; thence S27°24'15"E, 207.30 feet to a point of curve; thence

Southerly along a curve to the right which has a radius of 500.00 feet and a chord which bears S22°53'26"E, 78.69 feet; thence N71°37'22"E, 70.90 feet to a point of curve; thence Easterly along a curve to the right which has a radius of 150.00 feet and a chord which bears N80°46'58"E, 47.76 feet; thence N89°56'43"E, 1048.95 feet; thence S01°20'36"W, 761.23 feet to the point of beginning. Containing 25.253 acres.

PROPOSED AMENDMENT

Adopted TR-P

Multi-Family:	134	
Twin Homes:	10	(5 lots)
Alley Single Family:	26	31 x 95
	59	37 x 95
	54	45 x 95
Conventional Single Family:	<u>12</u>	<u>59 x 100</u>
 Total Units:	 291	

Proposed TR-P

Multi-Family:	134	
Twin Homes:	10	(5 lots)
Alley Single Family:	32	31 x 95
	59	37 x 95
	58	45 x 95
Conventional Single Family:	7	51 x 100
	26	59 x 100
	21	65 x 100
	<u>3</u>	<u>69 x 100</u>
 Total Units:	 346*	

All proposed units would meet the architectural standards of the adopted Acacia Ridge TR-P (October 31, 2017) and lot requirements of the City of Madison Zoning Code.

Note: Net change of 4 new single family homes