

February 27, 2023

City of Madison – Planning Department
(via email)

Re: Acacia Ridge Replat No. 5

To whom it may concern,

Please accept this preliminary plat and final plat reconfiguring Lots 204, 205, 214, 215, 227 – 231, 234 – 238 and 248 - 302 of Acacia Ridge. The developer would like to increase density within this area. Vandewalle Associates is submitting a separate rezoning under a separate cover related to this submittal.

We look forward to working with you on this project. Please let us know if you have any questions.

Sincerely,
D'Onofrio, Kottke & Associates, Inc.



Brett T. Stoffregan, PLS

Cc: Chris Ehlers, Veridian Homes
Matt Brink, Veridian Homes
Brian Munson, Vandewalle Associates
Dan Day, D'Onofrio, Kottke & Associates

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VANDEWALLE & ASSOCIATES INC.

February 27, 2023

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

RE: Acacia Ridge Neighborhood
Traditional Residential-Planned Amendment
Residential Building Complex (lots 613 and 614)

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 create two Residential Building Complex (multiple single family homes on one lot) within the neighborhood. This submittal continues Veridian's commitment to creating a wide range of attainable housing options within the neighborhood while maintaining the overall character and quality of the development.

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

Fax: 608.235.4701

Design Team

Engineering:

D'Onofrio Kottke

7530 Westward Way

Madison, WI 53717

Phone: 608.833.7530

Fax: 608.833.1089

Dan Day

dday@donofrio.cc

Planning:

Vandewalle and Associates

120 East Lakeside Street

Madison, Wisconsin 53715

Phone: 608.255.3988

Fax: 608.255.0814

Brian Munson

bmunson@vandewalle.com

Existing Conditions

Existing Zoning: TR-C3

TR-P

Parcels to be Rezoned: See EXHIBIT A

Legal Descriptions: See Exhibit B

PROPOSED AMENDMENT

Adopted TR-P

Multi-Family:	134	
Twin Homes:	10	
Alley Single Family:	32	31 x 95
	89	37 x 95
	88	45 x 95
Conventional Single Family:	7	51 x 100
	32	59 x 100
	21	65 x 100
	<u>3</u>	<u>69 x 100</u>

Total Units: **416**

(Note: Area of rezoned TR-C3: 55 sf units)

Proposed TR-P

Multi-Family:	134	
Twin Homes:	118	
Alley Single Family:	52	31 x 95
	90	37 x 95
	73	45 x 95
Conventional Single Family:	7	51 x 100
	43	59 x 100
	12	65 x 100
	<u>3</u>	<u>69 x 100</u>

Total Units: **526**

Total units added: 55

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.

Residential Building Complex: Lots 613 & 614

The Residential Building Complex lots are proposed to allow the creation of a pocket neighborhood of single-family housing surrounding a greenspace. The two lots would include 5 single family homes per lot, each fronting the green and served by a pedestrian sidewalk and a vehicular private alley. The lots and homes for these lots would otherwise meet all the requirements of the TR-P District.

Exhibit A: Parcels to be rezoned

<u>Lot Number</u>	<u>Address</u>	<u>Street</u>	<u>PIN</u>
215	606	Little Dove Trail	0708-284-1304-0
214	9241	Highland Gate Way	0708-284-1303-2
205	9236	Silver Maple Drive	0708-284-1205-0
228	9220	Silver Maple Drive	0708-284-1403-0
229	9224	Silver Maple Drive	0708-284-1404-8
230	9228	Silver Maple Drive	0708-284-1405-6
236	9208	Silver Maple Drive	0708-284-1504-6
237	9212	Silver Maple Drive	0708-284-1505-4
259	9217	Silver Maple Drive	0708-284-1801-6
260	9213	Silver Maple Drive	0708-284-1802-4
261	9209	Silver Maple Drive	0708-284-1803-2
262	9205	Silver Maple Drive	0708-284-1804-0
OL 17	9229	Silver Maple Drive	0708-284-1701-8
234	514	Turning Pebble Street	0708-284-1502-0
235	518	Turning Pebble Street	0708-284-1503-8
248	525	Turning Pebble Street	0708-284-1903-0
248	825	Turning Pebble Street	0708-284-1903-0
249	529	Turning Pebble Street	0708-284-1902-2
251	522	Turning Pebble Street	0708-284-1805-8
252	526	Turning Pebble Street	0708-284-1806-6
253	530	Turning Pebble Street	0708-284-1507-4
268	612	Turning Pebble Street	0708-284-2011-0
288	603	Turning Pebble Street	0708-284-2116-8
289	607	Turning Pebble Street	0708-284-2115-0
290	611	Turning Pebble Street	0708-284-2114-2
OL 18	615	Turning Pebble Street	0708-284-2113-4
254	9206	Hidden Fawn Trail	0708-284-1808-2
255	9210	Hidden Fawn Trail	0708-284-1809-0
256	9214	Hidden Fawn Trail	0708-284-1810-7
257	9218	Hidden Fawn Trail	0708-284-1811-5
258	9222	Hidden Fawn Trail	0708-284-1812-3
278	9237	Hidden Fawn Trail	0708-284-2001-1
279	9233	Hidden Fawn Trail	0708-284-2002-9
280	9229	Hidden Fawn Trail	0708-284-2003-7
281	9225	Hidden Fawn Trail	0708-284-2004-5
282	9221	Hidden Fawn Trail	0708-284-2005-3
283	9217	Hidden Fawn Trail	0708-284-2006-1
284	9213	Hidden Fawn Trail	0708-284-2007-9
285	9209	Hidden Fawn Trail	0708-284-2008-7
286	9205	Hidden Fawn Trail	0708-284-2009-5

287	9201	Hidden Fawn Trail	0708-284-2010-2
263	528	Cool Breeze Run	0708-284-1706-8
264	526	Cool Breeze Run	0708-284-1705-0
264	524	Cool Breeze Run	0708-284-1704-2
265	522	Cool Breeze Run	0708-284-1703-4
267	520	Cool Breeze Run	0708-284-1702-6
227	518	Long Timber Pass	0708-284-1402-2
238	517	Long Timber Pass	0708-284-1506-2
204	534	Summer Rain Pass	0708-284-1204-2
231	523	Summer Rain Pass	0708-284-1406-4
277	9242	Gentle Feather Road	0708-284-2020-1
276	9238	Gentle Feather Road	0708-284-2019-4
275	9234	Gentle Feather Road	0708-284-2018-6
274	9230	Gentle Feather Road	0708-284-2017-8
273	9226	Gentle Feather Road	0708-284-2016-0
272	9222	Gentle Feather Road	0708-284-2015-2
271	9218	Gentle Feather Road	0708-284-2014-4
270	9214	Gentle Feather Road	0708-284-2013-6
269	9210	Gentle Feather Road	0708-284-2012-8
291	9201	Gentle Feather Road	0708-284-2112-6
292	9205	Gentle Feather Road	0708-284-2111-8
293	9209	Gentle Feather Road	0708-284-2110-0
294	9213	Gentle Feather Road	0708-284-2109-3
295	9217	Gentle Feather Road	0708-284-2108-5
296	9221	Gentle Feather Road	0708-284-2107-7
297	9225	Gentle Feather Road	0708-284-2106-9
298	9229	Gentle Feather Road	0708-284-2105-1
299	9233	Gentle Feather Road	0708-284-2104-3
300	9237	Gentle Feather Road	0708-284-2103-5
301	9241	Gentle Feather Road	0708-284-2102-7
302	9245	Gentle Feather Road	0708-284-2101-8
514	9102	Honey Harvest Lane	0708-284-5015-9
515	9106	Honey Harvest Lane	0708-284-5014-1
516	9110	Honey Harvest Lane	0708-284-5013-3
517	9114	Honey Harvest Lane	0708-284-5012-5
518	9118	Honey Harvest Lane	0708-284-5011-7
519	9122	Honey Harvest Lane	0708-284-5010-9
520	9204	Honey Harvest Lane	0708-284-5009-2
521	9208	Honey Harvest Lane	0708-284-5008-4
522	9212	Honey Harvest Lane	0708-284-5007-6
523	9216	Honey Harvest Lane	0708-284-5006-8
524	9220	Honey Harvest Lane	0708-284-5005-0
525	9224	Honey Harvest Lane	0708-284-5004-2

526	9228	Honey Harvest Lane	0708-284-5003-4
527	9232	Honey Harvest Lane	0708-284-5002-6
528	9236	Honey Harvest Lane	0708-284-5001-8
529	9235	Honey Harvest Lane	0708-284-5101-6
530	9231	Honey Harvest Lane	0708-284-5102-4
531	9227	Honey Harvest Lane	0708-284-5103-2
532	9223	Honey Harvest Lane	0708-284-5104-0
533	9219	Honey Harvest Lane	0708-284-5105-8
534	9215	Honey Harvest Lane	0708-284-5106-6
535	9211	Honey Harvest Lane	0708-284-5107-4
536	9207	Honey Harvest Lane	0708-284-5108-2
537	9203	Honey Harvest Lane	0708-284-5109-0
538	9121	Honey Harvest Lane	0708-284-5110-7
539	9117	Honey Harvest Lane	0708-284-5111-5
540	9113	Honey Harvest Lane	0708-284-5112-3
541	9109	Honey Harvest Lane	0708-284-5113-1
542	9105	Honey Harvest Lane	0708-284-5114-9
543	9101	Honey Harvest Lane	0708-284-5115-7
544	9104	Turning Oak Lane	0708-284-5215-5
545	9108	Turning Oak Lane	0708-284-5214-7
546	9112	Turning Oak Lane	0708-284-5213-9
547	9116	Turning Oak Lane	0708-284-5212-1
548	9120	Turning Oak Lane	0708-284-5211-3
549	9124	Turning Oak Lane	0708-284-5210-5
550	9202	Turning Oak Lane	0708-284-5209-8
551	9206	Turning Oak Lane	0708-284-5208-0
552	9210	Turning Oak Lane	0708-284-5207-2
553	9214	Turning Oak Lane	0708-284-5206-4
554	9218	Turning Oak Lane	0708-284-5205-6
555	9222	Turning Oak Lane	0708-284-5204-8
556	9226	Turning Oak Lane	0708-284-5203-0
557	9230	Turning Oak Lane	0708-284-5202-2
558	9234	Turning Oak Lane	0708-284-5201-4
559	9231	Turning Oak Lane	0708-284-5301-2
560	9225	Turning Oak Lane	0708-284-5302-0
561	9219	Turning Oak Lane	0708-284-5303-8
562	9213	Turning Oak Lane	0708-284-5304-6
563	9207	Turning Oak Lane	0708-284-5305-4
564	9201	Turning Oak Lane	0708-284-5306-2
565	9121	Turning Oak Lane	0708-284-5307-0
566	9115	Turning Oak Lane	0708-284-5308-8
567	9109	Turning Oak Lane	0708-284-5309-6
568	9103	Turning Oak Lane	0708-284-5310-3