



VANDEWALLE & ASSOCIATES INC.

May 8, 2023

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

RE: Acacia Ridge Neighborhood: Replat #5
Traditional Residential-Planned Amendment

Dear Heather,

Attached please find a copy of the Veridian Homes request to amend the adopted TR-P for the Acacia Ridge 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-P, TR-C3

Parcels to be Rezoned: See EXHIBIT A

Acreeage to be Rezoned: 16.599 acres

Legal Descriptions: See Exhibit B

PROPOSED AMENDMENT

Adopted TR-P

Multi-Family:	134	
Twin Homes:	40	
Alley Single Family:	51	31 x 95
	99	37 x 95
	74	45 x 95
Conventional Single Family:	7	51 x 100
	111	59 x 100
	49	65 x 100
	<u>29</u>	<u>69 x 100</u>

Total Units: **594**

Proposed TR-P

Multi-Family:	134		
Haven Front Twin	20		+20
Haven Alley Twin	24		+24
Tuck Under Twin	34		+34
Twin Homes:	40		
Alley Single Family:	52	31 x 95	+1
	96	37 x 95	-3
	75	45 x 95	+1
Conventional Single Family:	13	51 x 100	+6
	79	59 x 100	-32
	39	65 x 100	-10
	<u>22</u>	<u>69 x 100</u>	<u>-7</u>

Total Units: **628**

Total units added: 34

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.

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

Exhibit B: Legal Description

ACACIA RIDGE – TR-P ZONING LEGAL DESCRIPTION

A parcel of land located in the NE1/4 of the SE1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the East 1/4 corner of said Section 28; thence S01°20'36"W, 282.93 feet along the East line of said SE1/4 to the point of beginning; thence S01°20'36"W, 768.83 feet; thence N89°15'33"W, 749.13 feet to a point of curve; thence Northwesterly along a curve to the right which has a radius of 625.00 feet and a chord which bears N76°45'28"W, 270.58 feet; thence N64°15'23"W, 283.48 feet; thence N25°44'37"E, 60.00 feet; thence S64°15'23"E, 309.09 feet; thence N25°44'37"E, 234.54 feet to a point of curve; thence Northerly along a curve to the left which has a radius of 150.00 feet and a chord which bears N13°13'52"E, 64.99 feet; thence N00°43'08"E, 86.55 feet to a point of curve; thence Northerly along a curve to the right which has a radius of 150.00 feet and a chord which bears N12°45'30"E, 62.57 feet to a point of curve; thence Northwesterly along a curve to the right which has a radius of 90.00 feet and a chord which bears N34°46'40"W, 104.57 feet; thence N00°44'27"E, 91.00 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 90.00 feet and a chord which bears N45°44'27"E, 127.28 feet; thence S89°15'33"E, 417.54 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 150.00 feet and a chord which bears N76°02'05"E, 76.16 feet; thence N61°19'43"E, 49.83 feet; thence S28°40'17"E, 130.00 feet; thence N61°19'43"E, 94.14 feet; thence S89°15'33"E, 136.92 feet to the point of beginning. Containing 16.599 acres,