



VANDEWALLE & ASSOCIATES INC.

December 11, 2023

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

RE: Midpoint Meadows
Rezoning Request

Dear Heather,

Attached please find a copy of the Veridian Homes request to rezone the Marty Property (3200 Block Marty Road) from Agricultural to Traditional Residential-Planned (TR-P) and Commercial Corridor-Transition (CC-T) for the Midpoint Meadows Neighborhood. Built from the framework of the High Point Raymond Road NDP (2017), this neighborhood will offer a wide variety of housing formats and price points while incorporating neighborhood serving commercial, implementing a long-sought expansion of Elver Park, facilitating regional stormwater management, and connecting key regional arterials serving the southwest side.

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

Sincerely,

Brian Munson
Principal

Applicant

VH Midpoint Meadows LLC.
6801 South Town drive
Madison, WI 53713
Chris Ehlers
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: | AG |
| Parcels to be Rezoned: | 0608-022-8500-5 Midtown Road (no address) 0608-022-8001-0 Marty Road (no address) |
| Lot Area: | 70.582 acres |
| Aldermanic District: | District 1: Duncan |
| Neighborhood Association: | None |
| Plan Designations: | Housing Mix 1 (Average 6 du/acre) Housing Mix 2 (Average 12 du/acre) Housing Mix 3 (Average 20 du/acre) Housing Mix 4 (Average 35 du/acre) Potential Mixed Use Other Open Space Park |

Proposal

Requested Zoning: Traditional Residential-Planned (TR-P)
Commercial Corridor-Transition (CC-T)

Proposed Use: Alley Accessed Single Family: 55
Street Accessed Single Family: 93
Twin Homes: 96
Multi-Family: 363
Commercial 2.2 Acres

TR-P Site Design Standards

Open Space

The neighborhood is served by the expansion of Elver Park and is within easy walking distance to Flagstone Park, Raymond Ridge Park and Prairie Ridge Park and the Ice Age Trail corridor.

Street Layout

The neighborhood facilitates the regional connection of Midtown/Raymond Road and High Point Road along with a strong grid of neighborhood scaled streets, sidewalks, and off-street connections, including the extension of all adjoining street connections.

Setbacks

Building setbacks within the neighborhood will be per the TR-P Zoning District standards except where specifically modified with additional building setbacks, as noted on the adopted plat. These setbacks are used to create additional building separation when adjacent to High Point Road or to address unique lot configurations.

Building Design

Building design within the neighborhood will go through a review process with a neighborhood Architectural Review Committee (ARC). The ARC is tasked with guiding the creation of diverse architectural approaches throughout the neighborhood. Review criteria include site plan/landscape plan configurations, building massing & composition, building orientation and interaction with adjoining streets & uses, and application of appropriate durable materials.

DIMENSIONAL STANDARDS

Building placement will meet the dimensional standards as described in the TR-P Zoning District for the Single-family detached, Two-family-Twin, and Residential Building Complex standards.

ARCHITECTURAL STYLE

Architecture within the neighborhood will be developed with a variety of American vernacular architectural styles.

MASSING

Rhythms

In architectural composition, rhythm refers to the regular use of recurrence of building elements. These elements consist of features such as, but not limited to, window

locations, columns and piers. Rhythm solidifies the building design and ensures that the overall composition of building elements is balanced.

- Bays, porches and stoops are encouraged to enhance the human scale of the streetscape.
- Multi-family buildings are encouraged to have first floor individual unit entrances.

Roofline Articulation

The roof form establishes the character of a home and terminates the building. Bays and gables are encouraged to break-up the massing of the home into smaller or intimate components. Selection of an appropriate roof form will vary depending on the architectural style.

- Hipped and gabled roofs with a symmetrical pitch shall run between 5:12 and 12:12, as appropriate to architectural style.
- Shed roofs pitched between 5:12 and 7:12 shall be attached to an adjacent building wall and shall not be utilized freestanding buildings. Shed dormers shall have a 3:12 pitch and be utilized only on appropriate styles.
- Hipped and shed porch roofs shall have a pitch between 3:12 and 6:12.
- Roof overhangs may vary from a minimum of 6" to a maximum of 30".

HEIGHT

No single family or twin home residence shall exceed three-stories in height or 35'. Multifamily buildings shall not exceed four stories in height or 52' in height (see Multi-Family Guidelines for more specific requirements)
Exposed basements shall not constitute a story.

APPROPRIATE WALL MATERIALS

All materials shall be properly utilized based on the precedents of the architectural style of the building.

WALL SIDING/SURFACING

- Brick
- Clapboard Siding
- Cement Board Siding / Composition Siding / Vinyl Siding
- Half-Timbering
- Cast Stone
- Stone
- Stucco and Exterior Insulated Finish System (EIFS)
- Wood, Composition, vinyl or Cement Shingle Siding

DECKS

Decks shall be located only in rear or side yards. Portions of decks visible from the street or projecting in such a manner that they are visible from the front yard, shall be screened with appropriate fencing or landscaping.

PORCHES AND STOOPS

Usable front porches are encouraged as both visual and functional design elements. Minimum dimensions for a usable porch are 6'0" deep and 6'0" wide exclusive of access to front entry.

MULTI-FAMILY GUIDELINES

The development of the multi-family and mixed-use parcels will be guided by the master plan and will be required to incorporate the following design techniques as part of the review and approval of the site:

Multi-Family (Lot 245)

- Future Residential Building Complex submittal
- Building Height:
 - 3-4 story interior hallway buildings
 - 1 story clubhouse facilities
- Buildings should reinforce the High Point Road, Raymond Road, and "Street B"

Multi-Family (Lot 247)

- Future Residential Building Complex submittal
- Building Height:
 - 3-4 story interior hallway buildings
 - 1 story clubhouse facilities
- Buildings should reinforce the New Raymond Road and Old Raymond Road frontages

Legal Description:

LANDS TO BE ZONED TR-P

A parcel of land located in the NW1/4 of the NW1/4 and the NE1/4 of the NW1/4 of Section 2, T6N, R8E, City of Madison, Dane County, Wisconsin to-wit: Beginning at the Northwest corner of said Section 2; thence N89°40'29"E, 37.02 feet along the North line of said NW1/4 to the Southwest corner of Section 35, T7N, R8E; thence N88°54'29"E, 1353.20 feet along the North line of said NW1/4; thence Southerly along a curve to the right which has a radius of 555.00 feet and a chord which bears S11°57'17"W, 62.75 feet to a point of reverse curve; thence Southerly along a curve to the left which has a radius of 25.00 feet and a chord which bears S22°32'32"E, 30.60 feet to a point of reverse curve; thence Southeasterly along a curve to the right which has a radius of 1060.00 feet and chord which bears S54°39'33"E, 207.65 feet; thence S49°02'17"E, 147.24 feet to a point of curve; thence Easterly along a curve to the left which has a radius of 25.00 feet and a chord which bears N85°57'43"E, 35.36 feet; thence N40°57'43"E, 356.11 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 216.00 feet and a chord which bears N50°44'02"E, 73.32 feet; thence N88°54'29"E, 255.70 feet along the North line of said NW1/4 thence S02°22'16"W, 249.67 feet along said Northerly extension and West line of said Lot 1, to the Southwest corner of said Lot 1; thence S85°27'56"E, 35.18 feet along the

South line of said Lot 1; thence $S07^{\circ}25'37''W$, 222.26 feet along the West line of lands per Document Number 1826677 to the Northwest corner of Lot 1, Certified Survey Map No. 11145; thence $S18^{\circ}13'52''W$, 107.03 feet along the Westerly line of said Lot 1; thence $S03^{\circ}28'52''W$, 67.92 feet along said Westerly line; thence $S87^{\circ}16'08''E$, 36.00 feet along said Westerly line; thence $S02^{\circ}43'52''W$, 27.64 feet along said Westerly line to the Southwest corner of said Lot 1; thence $S86^{\circ}11'28''E$, 171.70 feet along the South line of said Lot 1 to the Southeast corner of Certified Survey Map No. 11145; thence $S01^{\circ}56'59''W$, 635.31 feet; thence $S88^{\circ}53'55''W$, 2405.49 feet along unplatted lands, the North line of Lot 2, Certified Survey Map No. 8021, the North line of Lot 1, Certified Survey Map No. 8021, the North line of Lot 6, Hickory Hills, the North right-of-way line of Hickory Ridge Road, the North line of Lot 1, Certified Survey Map No. 13277 and the North line of Lot 2, Certified Survey Map No. 15452 to the North west corner of said Lot 2 also being on the East line of Lot 41, First Addition to Hawk's Creek; thence $N00^{\circ}30'54''E$, 1321.66 feet along the East lines of Lots 41 and 42, First Addition to Hawk's Ridge and the West line of said NW1/4 to the point of beginning. Containing 68.094 acres.

LANDS TO BE ZONED CC-T

A parcel of land located in the NW1/4 of the NW1/4 and the NE1/4 of the NW1/4 of Section 2, T6N, R8E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the Northwest corner of said Section 2; thence $N89^{\circ}40'29''E$, 37.02 feet along the North line of said NW1/4 to the Southwest corner of Section 35, T7N, R8E; thence $N88^{\circ}54'29''E$, 1353.20 feet along the North line of said NW1/4 to the point of beginning; thence $N88^{\circ}54'29''E$, 604.90 feet along said North line; thence Southwesterly along a curve to the left which has a radius of 216.00 feet and a chord which bears $S50^{\circ}44'02''W$, 73.32 feet; thence $S40^{\circ}57'43''W$, 356.11 feet to a point of curve; thence Westerly along a curve to the right which has a radius of 25.00 feet and a chord which bears $S85^{\circ}57'43''W$, 35.36 feet; thence $N49^{\circ}02'17''W$, 147.24 feet to a point of curve; thence Northwesterly along a curve to the left which has a radius of 1060.00 feet and chord which bears $N54^{\circ}39'33''W$, 207.65 feet to a point of reverse curve; thence Northerly along a curve to the right which has a radius of 25.00 feet and a chord which bears $N22^{\circ}32'32''W$, 30.60 feet to a point of reverse curve; thence Northerly along a curve to the left which has a radius of 555.00 feet and a chord which bears $N11^{\circ}57'17''E$, 62.75 feet to the point of beginning. Containing 2.488 acres.

December 11, 2023

City of Madison – Planning Department
(via email)

Re: Midpoint Meadows

To whom it may concern,

We are pleased to submit the preliminary plat for Midpoint Meadows, which is located on the 101-acre property south of the intersection of S. High Point Road and Mid Town Road on Madison's west side.

Below is a breakdown of lot/outlot numbers and their designated uses. A separate zoning submittal will follow for a more comprehensive overview of the project.

- Private Outlots: 5 (2 reserved for future development, 3 for private open space)
- Public Outlots: 7 (5 for public alley, 2 for stormwater management)
- Commercial: 1
- Residential: 246 (244 for single-family use, 2 for multifamily)

Thank you, and we look forward to your feedback.

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



Brett T. Stoffregan, PLS