

LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____
Date received _____
Received by _____
Parcel # _____
Aldermanic district _____
Zoning district _____
Special requirements _____
Review required by _____
☐ UDC ☐ PC
☐ Common Council ☐ Other _____
Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 645 & 703 South Point Road
Title: Dohm Property Neighborhood

2. This is an application for (check all that apply)

- ☒ Zoning Map Amendment (rezoning) from A-1 to CC-T, TR-C3, TR-P
☐ Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
☐ Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
☐ Review of Alteration to Planned Development (PD) (by Plan Commission)
☐ Conditional Use or Major Alteration to an Approved Conditional Use
☐ Demolition Permit
☐ Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Jeff Rosenberg **Company** East South Point, LLC.
Street address 6801 South Town Drive **City/State/Zip** Madison, WI 53713
Telephone 608.226.3100 **Email** jrosenberg@veridianhomes.com
Project contact person Brian Munson **Company** Vandewalle & Associates
Street address 120 East Lakeside Street **City/State/Zip** Madison, WI 53715
Telephone 608.255.3988 **Email** bmunson@vandewalle.com
Property owner (if not applicant) Gerard F Dohm Revocable Living Trust and Charlene Dohm
Street address See Attached **City/State/Zip** _____
Telephone _____ **Email** _____

Land Use Application

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Mixed residential neighborhood

Scheduled start date 2018 Planned completion date 2028

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- | | | |
|---|--|---|
| <input type="checkbox"/> Filing fee | <input type="checkbox"/> Pre-application notification | <input type="checkbox"/> Land Use Application Checklist (LND-C) |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Vicinity map | <input type="checkbox"/> Supplemental Requirements |
| <input type="checkbox"/> Letter of intent | <input type="checkbox"/> Survey or existing conditions site plan | <input type="checkbox"/> Electronic Submittal* |
| <input type="checkbox"/> Legal description | <input type="checkbox"/> Development plans | |

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udcapplications@cityofmadison.com.

6. Applicant Declarations

- ☐ **Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff DAT Date May 11, 2017

Zoning staff DAT Date May 11, 2017

- ☐ Demolition Listserv
- ☐ Public subsidy is being requested (indicate in letter of intent)
- ☐ **Pre-application notification:** The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:
Alder Skidmore, Cardinal Glenn Neighborhood, Madison West Neighborhood (May 11, 2017)

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant See signature page Relationship to property _____

Authorizing signature of property owner See signature page Date _____

Land Use Application

Project Information 645 5703
Address: 3600 South Point Road
Title : Dohm Neighborhood

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of application

David Simon
David Simon

6/22/17
Date

Authorizing signature of property owner(s):

Charlene C. Dohm

Charlene C. Dohm

6/22/17

Date

Richard E. Dohm

Gerard F. Dohm Revocable Living Trust

Print Name: RICHARD E. DOHM

6/22/17

Date

Steven J. Dohm

Gerard F. Dohm Revocable Living Trust

Print Name: STEVEN J. DOHM

6/22/2017

Date



VANDEWALLE & ASSOCIATES INC.

Wednesday, June 28, 2017

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

RE: 645 & 703 South Point Road
Dohm Property: Rezoning Application
Acacia Ridge Neighborhood

Dear Heather,

The following document and illustrative graphics outlines the proposed plat for the Acacia Ridge Neighborhood (Dohm Property). Veridian Homes formally requests to rezone the property from Temp AG to TR-P, CC-T, and TR-C3 in parallel with a separate preliminary plat submittal. This rezoning will facilitate the creation of a new neighborhood featuring a blend of single family homes, multi-family residences, mixed use opportunities, a new Madison Metropolitan School District elementary school site, and diverse parks & open spaces.

This project is designed to be consistent with the City's goals of creating a new diverse and walkable neighborhood as part of the growth of the City. Reflecting the City's adopted Pioneer Neighborhood, this project integrates numerous housing choices, mixed use opportunities, and unique open spaces served by a strong network of interconnected sidewalks, streets, and bicycle routes. Designed to fit into the context of the greater neighborhood and accent the housing types found in the adjoining Cardinal Glenn, 1000 Oaks, and Linden Park Neighborhoods, development of Acacia Ridge seeks to create a vibrant addition to Madison's growing westside neighborhoods.

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

Sincerely,

Brian Munson
Principal

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
342 North Water Street • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax
www.vandewalle.com

Shaping places, shaping change



SUBDIVISION APPLICATION

Madison Plan Commission

03198-0005
03198-0006
215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

**** Please read both 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

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1a. Application Type.

☒ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☐ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: Acacia Ridge - Dohm Property

1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (!)

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

2. Applicant Information.

Name of Property Owner: East South Point, LLC Representative, if any: Jeff Rosenberg
Street Address: 6801 South Towne Drive City/State: Madison, WI Zip: 53713
Telephone: (608) 226-3000 Fax: () Email: jrosenberg@veridianhomes.com
Firm Preparing Survey: D'Onofrio Kottke & Assoc. Contact: Brett Stoffregan
Street Address: 7530 Westward Way City/State: Madison, WI Zip: 53717
Telephone: (608) 833-7530 Fax: () Email: bstoffregan@donofrio.cc

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

3a. Project Information.

Parcel Addresses (note town if located outside City): 645 & 703 South Point Road
Tax Parcel Number(s): 0708-284-0099-8, 0708-284-0098-0
Zoning District(s) of Proposed Lots: TR-C3, TR-P, CC-T School District: Madison

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

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

Date of Approval by Dane County: _____ Date of Approval by Town: _____

→ For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	410		63.61
Retail/Office			
Industrial			
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		22	35.36
Outlots Maintained by a Private Group or Association		7	1.50
PROJECT TOTALS		439	135.44

OVER →

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

☒ **Map Copies** (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 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)&(d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed 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" folder. An 8-1/2" X 11-inch reduction of each sheet shall also be submitted.

☒ **Letter of Intent:** Twelve (12) copies of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). ***The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. **A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.**

☒ **Report of Title and Supporting Documents:** All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2)** copies of a City of Madison standard 60-year Report of Title shall be obtained from a 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 applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.

☐ **For any plat or CSM creating common areas to be maintained by private association:** Two (2) copies of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.

☐ **For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the Town where 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 prior approval **Town and Dane 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 Office of Real Estate Services at 266-4222 for a determination as soon as possible.

☒ **Electronic Application Submittal:** All applicants are required to submit a copy of this completed application form, and preliminary and/or final plats or Certified Survey Map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant.

6. **Applicant Declarations:**

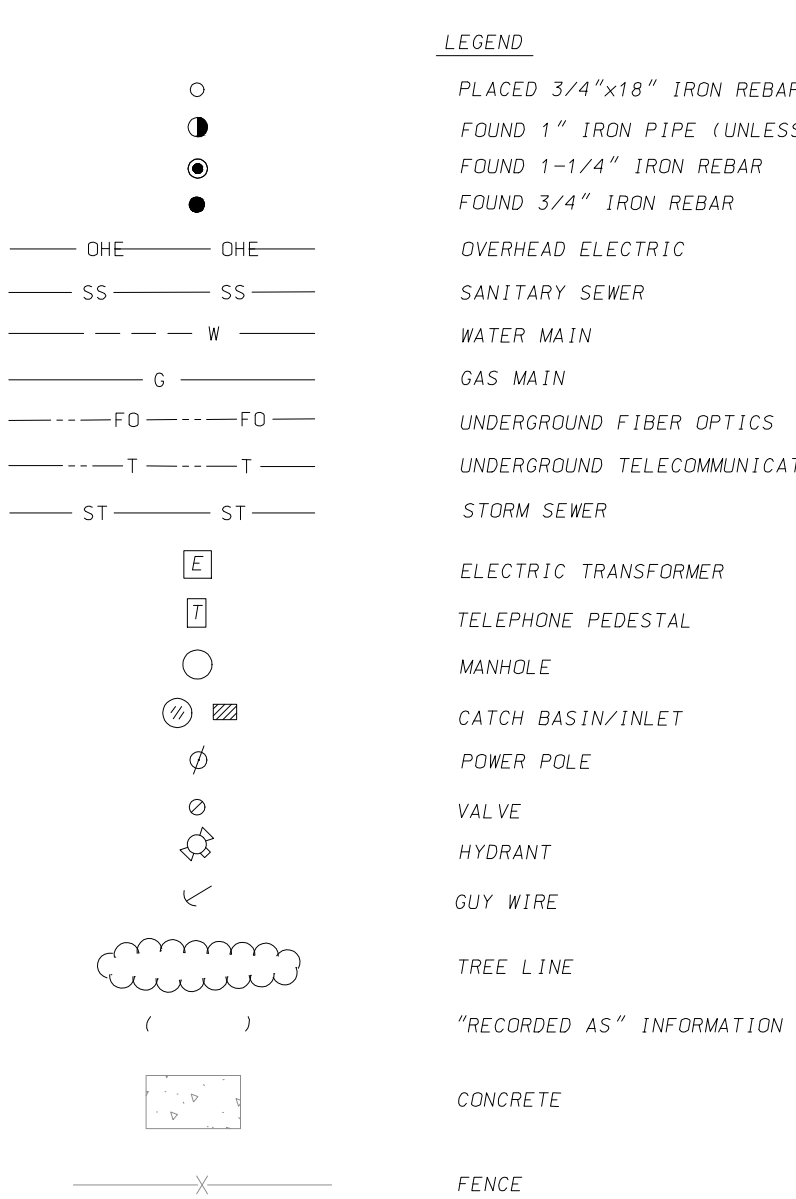
The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Brett Stoffregan

Signature 

Date 6/28/17

Interest In Property On This Date Representative



LEGEND
PLACED 3/4"x1/8" IRON REBAR (NOT LBS/FT)
FOUND 1" IRON PIPE (UNLESS NOTED)
FOUND 1-1/4" IRON REBAR
FOUND 3/4" IRON REBAR
OVERHEAD ELECTRIC
SANITARY SEWER
WATER MAIN
GAS MAIN
UNDERGROUND FIBER OPTICS
UNDERGROUND TELECOMMUNICATION LINE
STORM SEWER
ELECTRIC TRANSFORMER
TELEPHONE PEDESTAL
MANHOLE
CATCH BASIN/INLET
POWER POLE
VALVE
HYDRANT
GUY WIRE
TREE LINE
"RECORDED AS" INFORMATION
CONCRETE
FENCE
BOULDER RETAINING WALL
CONCRETE CURB AND GUTTER
EXIST. CONTOUR

- NOTES
1. All streets are dedicated to the public.
 2. All intersection radii are 15' unless noted.
 3. OUTLET DEDICATIONS
 - 1 - Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Bike Path Easement
 - 2 - Private Open Space
 - 3 - Dedicated to the Public for Alley Purposes
 - 4 - Private Open Space
 - 5 - Dedicated to the Public for Alley Purposes
 - 6 - Dedicated to the Public for Alley Purposes
 - 7 - Dedicated to the Public for Alley Purposes
 - 8 - Dedicated to the Public for Stormwater Purposes
 - 9 - Dedicated to the Public for Stormwater Purposes
 - 10 - Dedicated to the Public for Stormwater Purposes
 - 11 - Dedicated to the Public for Stormwater Purposes
 - 12 - Dedicated to the Public for Stormwater Purposes
 - 13 - Dedicated to the Public for Stormwater Purposes
 - 14 - Dedicated to the Public for Stormwater Purposes
 - 15 - Private Open Space
 - 16 - Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Bike Path Easement
 - 17 - Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Bike Path Easement
 - 18 - Dedicated to the Public for Stormwater Management and Drainage Purposes, Public Bike Path Easement
 - 19 - Reserved for Future Development
 - 20 - Reserved for Future Development
 - 21 - Dedicated to the Public for Stormwater Drainage Purposes, Public Storm Sewer Easement
 - 22 - Private Open Space
 - 23 - Dedicated to the Public for Alley Purposes
 - 24 - Dedicated to the Public for Stormwater Purposes
 - 25 - Dedicated to the Public for Stormwater Purposes, Public Bike Path and Sidewalk Easement
 - 26 - Dedicated to the Public for Stormwater Purposes
 - 27 - Dedicated to the Public for Alley Purposes
 - 28 - Private Open Space
 - 29 - Reserved for Future Development

SURVEYOR'S CERTIFICATE
I, Brett T. Stoffer, Professional Land Surveyor S-2742, hereby certify that this preliminary plat is a true representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and that the same have been fully complied with the City of Madison Subdivision Ordinance.
Date this 28th day of June, 2017.
Brett T. Stoffer
BRETT T. STOFFER, Professional Land Surveyor S-2742
SUBDIVISION:
East South Point, LLC
8801 South Towne Drive
Madison, WI 53713
PLANNED:
Vanderbilt & Assoc.
120 E. Lombard St.
Madison, WI 53715
OWNER:
Charlotte A. Dorn and Gerald F. Dorn Trust
7711 Madison Drive
Verona, WI 53593



DATE: 06-28-17
REVISED:
FN: 15-07-133



PRELIMINARY PLAT
ACACIA RIDGE - DOHM PROPERTY

LOT 1, CERTIFIED SURVEY MAP NO. 10681 AND LANDS
LOCATED IN THE ALL 1/4'S OF THE SE1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 28, T7N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

D'ONOFRIO KOTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

APPLICANT:

East South Point, LLC.
6801 South Town drive
Madison, WI 53713
Phone: 608.226.3100
Fax: 608.226.0600
Jeff Rosenberg
jrosenberg@veridianhomes.com

PROPERTY OWNERS:

Gerard F. Dohm Revocable Living Trust
Attn: Steven J. Dohm
2980 Henshue Road
Madison, WI 53711
sjdohm@gmail.com
608-204-0680 cell

Charlene (Char) C. Dohm
7711 Welcome Drive
Verona, WI 53593
Gerchar9@gmail.com
239-246-3666 (cell)
608-203-6685

DESIGN TEAM:

Engineering:
D'Onofrio Kottke
7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Fax: 608.833.10896
Dan Day
dday@donofrio.cc

Planning:
Vandewalle & 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:	A-1
Proposed Zoning:	TR-P TR-C3 CC-T
Address:	645 South Point Road 703 South Point Road
PIN:	0708-284-8670-0 0708-284-8501-0 0708-284-9000-0 0708-284-8000-2 0708-284-9500-5



Aldermanic District:	District 9 Alder Skidmore										
Neighborhood Association:	Cardinal Glenn Neighborhood Association										
Neighborhood Plan:	Pioneer Neighborhood										
Plan Designations: (see Exhibit B)	Low Density Residential Low-Medium Density Residential Medium Density Residential Residential/Commercial Mix Public Park Institutional Drainage										
Notifications:	<table> <tr> <td>Alder Skidmore</td><td>May 3, 2017</td></tr> <tr> <td>Cardinal Glenn Neighborhood</td><td>May 3, 2017</td></tr> <tr> <td>Madison West Neighborhood</td><td>May 3, 2017</td></tr> <tr> <td>DAT Presentations</td><td>May 11, 2017</td></tr> <tr> <td>Neighborhood Meeting</td><td>June 12, 2017</td></tr> </table>	Alder Skidmore	May 3, 2017	Cardinal Glenn Neighborhood	May 3, 2017	Madison West Neighborhood	May 3, 2017	DAT Presentations	May 11, 2017	Neighborhood Meeting	June 12, 2017
Alder Skidmore	May 3, 2017										
Cardinal Glenn Neighborhood	May 3, 2017										
Madison West Neighborhood	May 3, 2017										
DAT Presentations	May 11, 2017										
Neighborhood Meeting	June 12, 2017										
Legal Description:	See Attached										
Lot Area:	132 acres										
Proposed Use:	401 Single Family Homes 6 Twin Homes (3 lots) 186 Mixed Use/Multi-Family Residences (2 lots) 10 acre Elementary School Site 12.37 acres Parks & Open Space 10.40 acres Stormwater Management										
Existing Structures:	The existing home and out-buildings located on the multi-family parcel are allowed to remain; however, future development of the multi-family site will require a demolition permit to be issued as part of the review and approval of the project.										
Mixed Use/Multi-Family:	<p>The CC-T mixed use parcel and adjoining TR-P multi-family parcel are intended to be developed as a cohesive project. Unit may be exchanged between the parcels based upon the final design of the buildings.</p> <p>The CC-T buildings may be built out using flex space first floors in a residential format initially and converted to commercial after construction based upon market demand.</p>										
Private Open Space:	Several parcels within the project will be owned and maintained as private open space (OL 2, OL 4, OL 22) but available for use by the general public. These parcels are seeking public dedication credit, per the City Madison Ordinances MGO 16.23(8)(f)(8), but will be privately installed and maintained. The Home Owners Association (HOA) will be responsible for maintaining these spaces and are precluded from restricting access.										



The HOA will also be tasked with maintaining the median plantings on Watts Road, the OL 17/18 corridor (excluding regional trail), and the boardwalk through OL 1.

TR-P Requirements:

- Five residential housing types (Single Family Street Accessed, Single Family Alley Accessed, Twin Home, Multi-Family). Mixed Use/Multi-Family adjacent (CC-T).
- Multi-family and two-family housing comprise 57% of the units within the TR-P district.
- All units within 1/4 acre of parks & open spaces
- Project will consist of multiple phases beginning from the South Point Road frontage expanding east and south based upon market demand and timing of elementary school (see attached phasing plan)

TR-P Site Design Standards

Open Space

The neighborhood is served by a central park and open space corridor. This corridor offers opportunities for neighborhood play areas and extends an existing regional east/west off-road bike path connection.

Additional pocket parks are also integrated into the design to offer residents easy walking access to a variety of park spaces and open space areas.

Street Layout

The neighborhood is served by 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 fronting onto Watts 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
- 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 it is 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.



Exhibits:

Exhibit A:	Legal Description
Exhibit B:	Alder & Neighborhood Notification
Exhibit C:	Location Map
Exhibit D:	Pioneer Neighborhood Plan
Exhibit E:	Neighborhood Context Plan
Exhibit F:	Existing Conditions
Exhibit G:	Proposed Neighborhood Illustrative Plan
Exhibit H:	Conceptual Phasing Map
Exhibit I:	Zoning Map
Exhibit J:	Parks & Open Space Map
Exhibit K:	Conceptual Watts Road Cross Section
Exhibit L:	Conceptual Parkway Cross Section
Exhibit M:	Green Street Concept
Exhibit N:	Street ROW Width Map
Exhibit O:	Bike & Pedestrian Network



Exhibit A: Legal Descriptions

LANDS TO BE ZONED TR-C3:

A parcel of land located in all 1/4's 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; thence N00°48'16"E, 659.55 feet; thence S89°57'16"W, 1303.56 feet; thence N00°47'47"E, 1280.05 feet; thence S89°15'33"E, 575.21 feet; thence S00°44'27"W, 291.00 feet; thence S89°15'33"E, 354.72 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 204.00 feet and a chord which bears S76°45'28"E, 88.32 feet; thence S64°15'23"E, 192.80 feet to a point of curve; thence Easterly along a curve to the left which has a radius of 15.00 feet and a chord which bears N68°58'12"E, 21.86 feet to a point of reverse curve; thence Northeasterly along a curve to the right which has a radius of 640.00 feet and a chord which bears N23°58'12"E, 39.61 feet; thence N25°44'37"E, 318.69 feet to a point of curve; thence Northerly along a curve to the left which has a radius of 360.00 feet and a chord which bears N13°14'32"E, 155.85 feet; thence N00°44'27"E, 629.06 feet; thence N89°57'06"E, 1212.46 feet; thence S01°20'36"W, 2643.69 feet to the point of beginning. Containing 109.537 acres.

LANDS TO BE ZONED TR-P:

Part of Lot 1, Certified Survey Map No. 10681 and lands located in the NW1/4 of the SE 1/4 and in the SW1/4 of the NE1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the Southeast corner of said Section 28; thence N01°20'26"E, 2643.69 feet; thence S89°57'06"W, 1212.46 feet to the point of beginning; thence S00°44'27"W, 629.06 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 360.00 feet and a chord which bears S13°14'32"W, 155.85 feet; thence S25°44'37"W, 318.69 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 640.00 feet and a chord which bears S23°58'12"W, 39.61 feet to a point of reverse curve; thence Westerly along a curve to the right which has a radius of 15.00 feet and a chord which bears S68°58'12"W, 21.86 feet; thence N64°15'23"W, 192.80 feet to a point of curve; thence Northwesterly along a curve to the left which has a radius of 204.00 feet and a chord which bears N76°45'28"W, 88.32 feet; thence N89°15'33"W, 354.72 feet; thence N00°44'27"E, 291.00 feet; thence N89°15'33"W, 256.96 feet; thence N00°49'10"E, 708.32 feet; thence N89°56'47"E, 977.11 feet; thence S00°44'27"W, 0.30 feet; thence N89°57'06"E, 99.01 feet to the point of beginning. Containing 23.000 acres.

LANDS TO BE ZONED CC-T:

Part of Lot 1, Certified Survey Map No. 10681 and lands located in the NW1/4 of the SE 1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the Southeast corner of said Section 28; thence N01°20'26"E, 2643.69 feet; thence S89°57'06"W, 1311.48 feet; thence N00°44'27"E, 0.30 feet; thence S89°56'47"W, 977.11 feet; thence S00°49'10"W, 299.87 feet to the point of beginning; thence continuing S00°49'10"W, 408.46 feet; thence N89°15'33"W, 318.25 feet; thence N00°47'47"E, 6.61 feet; thence N88°25'58"E, 7.01 feet; thence N00°47'47"E, 396.73 feet; thence N89°51'04"E, 311.45 feet to the point of beginning. Containing 2.903 acres.





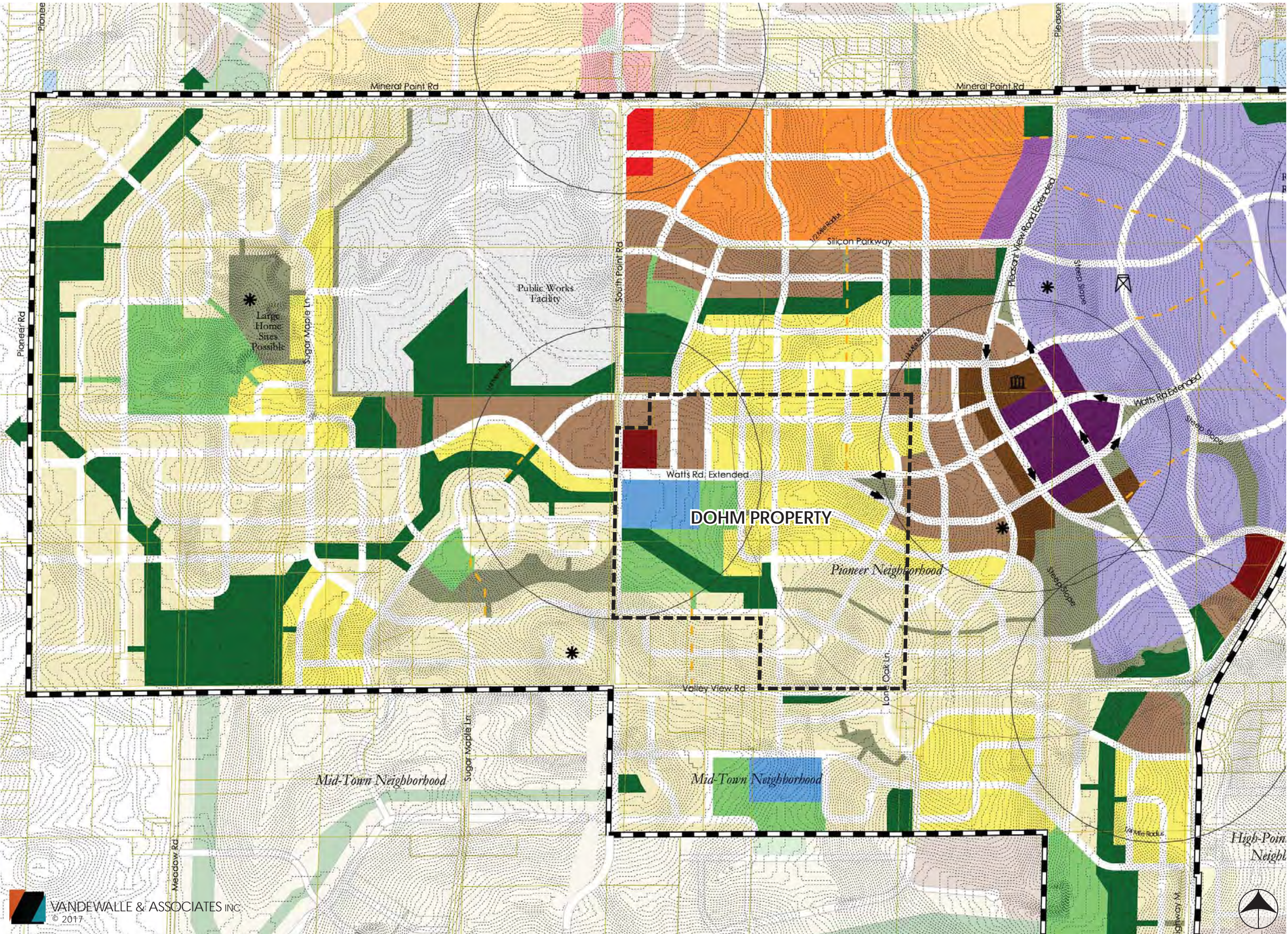
DOHM PROPERTY

MADISON, WISCONSIN

SUBMITTED : 6.28.17

EXHIBIT C:
LOCATION MAP



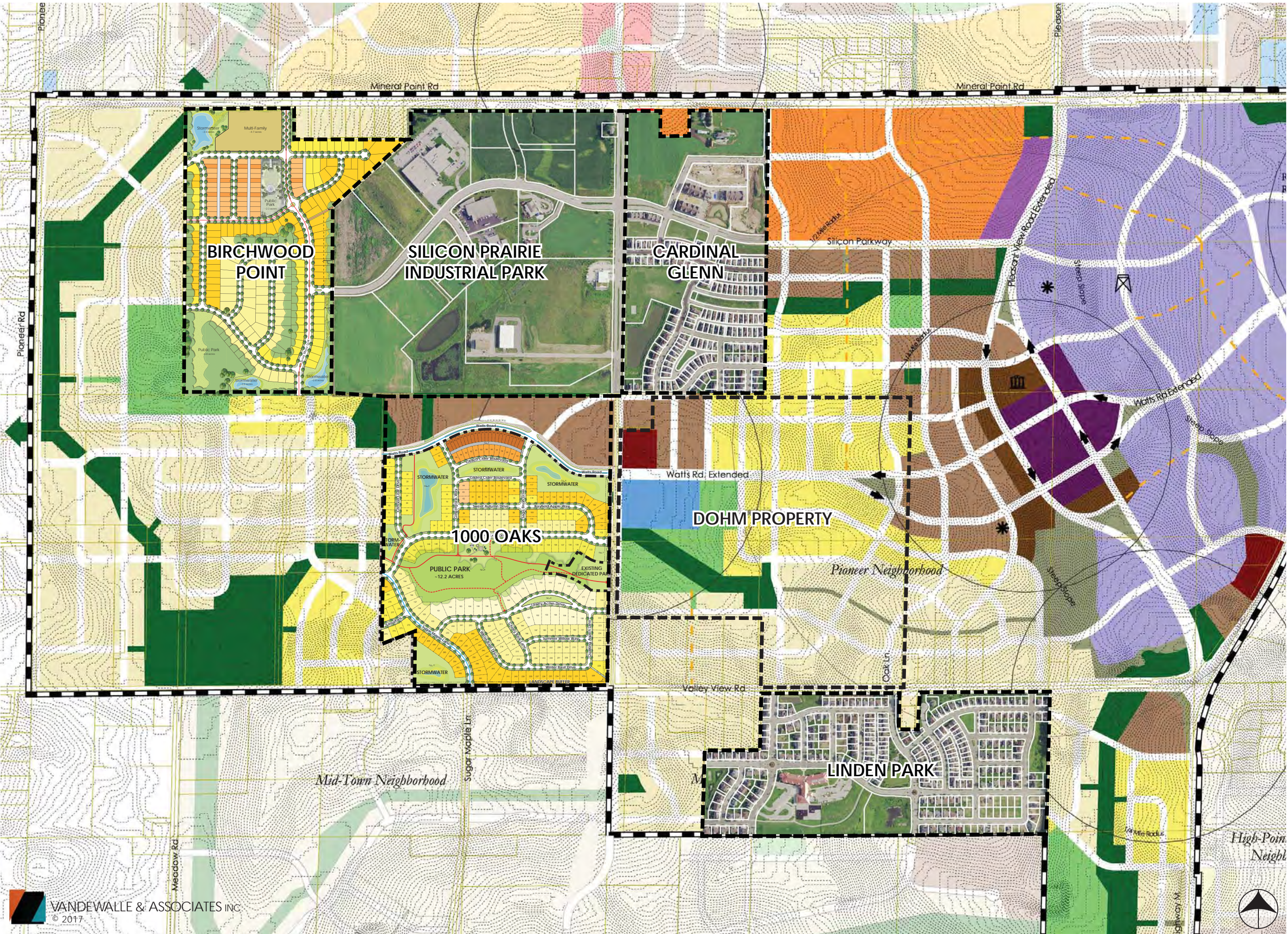


DOHM PROPERTY

MADISON, WISCONSIN

SUBMITTED : 6.28.17

EXHIBIT D:
PIONEER
NEIGHBORHOOD
PLAN



DOHM PROPERTY

MADISON, WISCONSIN

SUBMITTED : 6.28.17

EXHIBIT E:
NEIGHBORHOOD
CONTEXT PLAN



DOHM PROPERTY

MADISON, WISCONSIN

SUBMITTED : 6.28.17

SCALE : 1" = 300'

EXHIBIT F:
EXISTING
CONDITIONS



LOT TYPE	UNITS	%
MU	80	13.5%
MF	106	17.9%
MF TOTAL	186	31.4%
TWINS	6	1.0%
COTTAGE - 37	94	15.9%
VILLAGE - 45	99	16.7%
TERRACE - 59	92	15.5%
MANOR - 65	68	11.5%
ESTATE - 69	48	8.1%
SF TOTAL	407	68.6%
TOTAL	593	100%

PARK DEDICATION	ACRES
ORDINANCE REQUIRES	13.2



DOHM PROPERTY

MADISON, WISCONSIN

SUBMITTED : 6.28.17

SCALE : 1"= 300'

EXHIBIT G:
PROPOSED
NEIGHBORHOOD
ILLUSTRATIVE PLAN

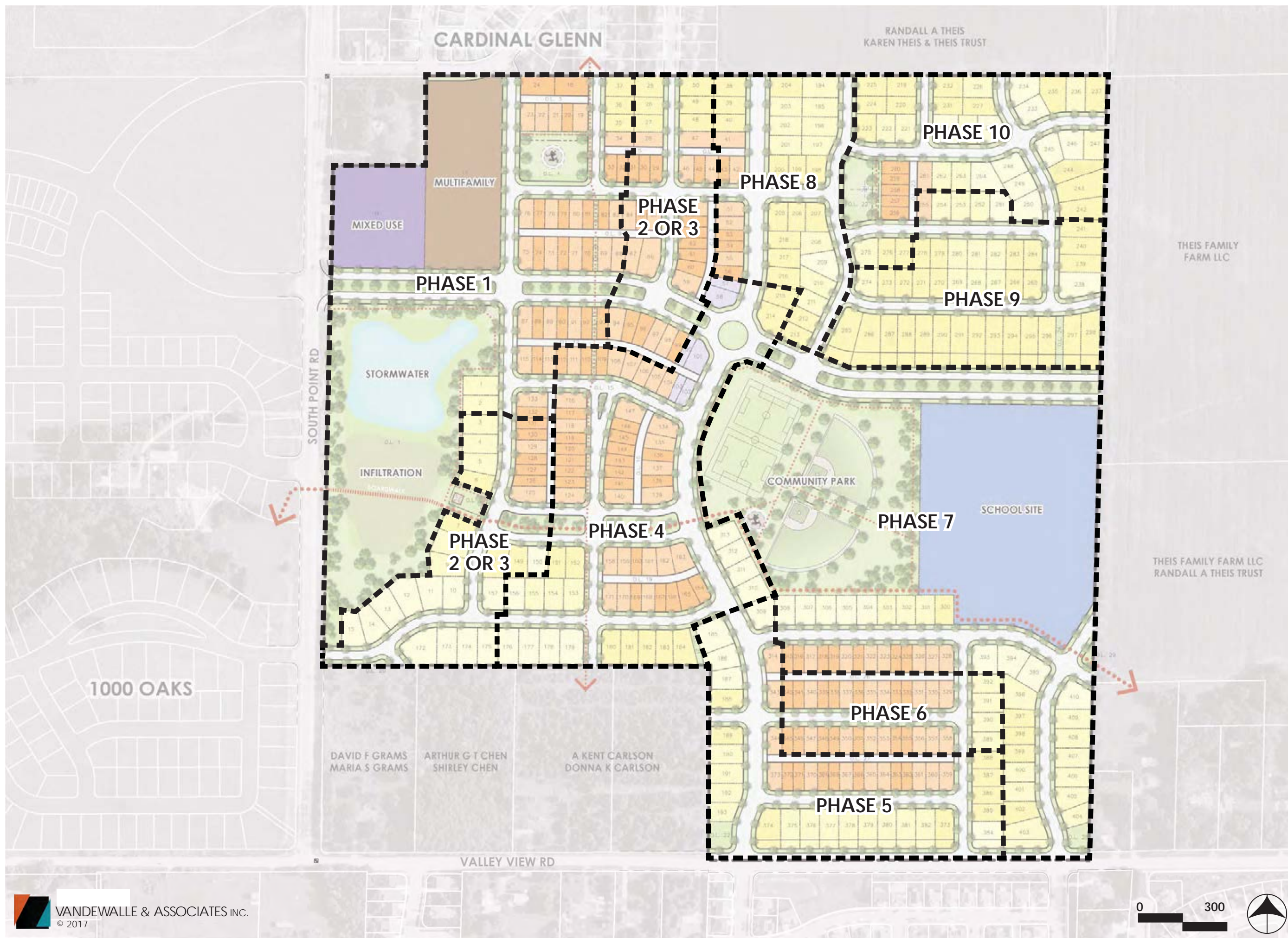
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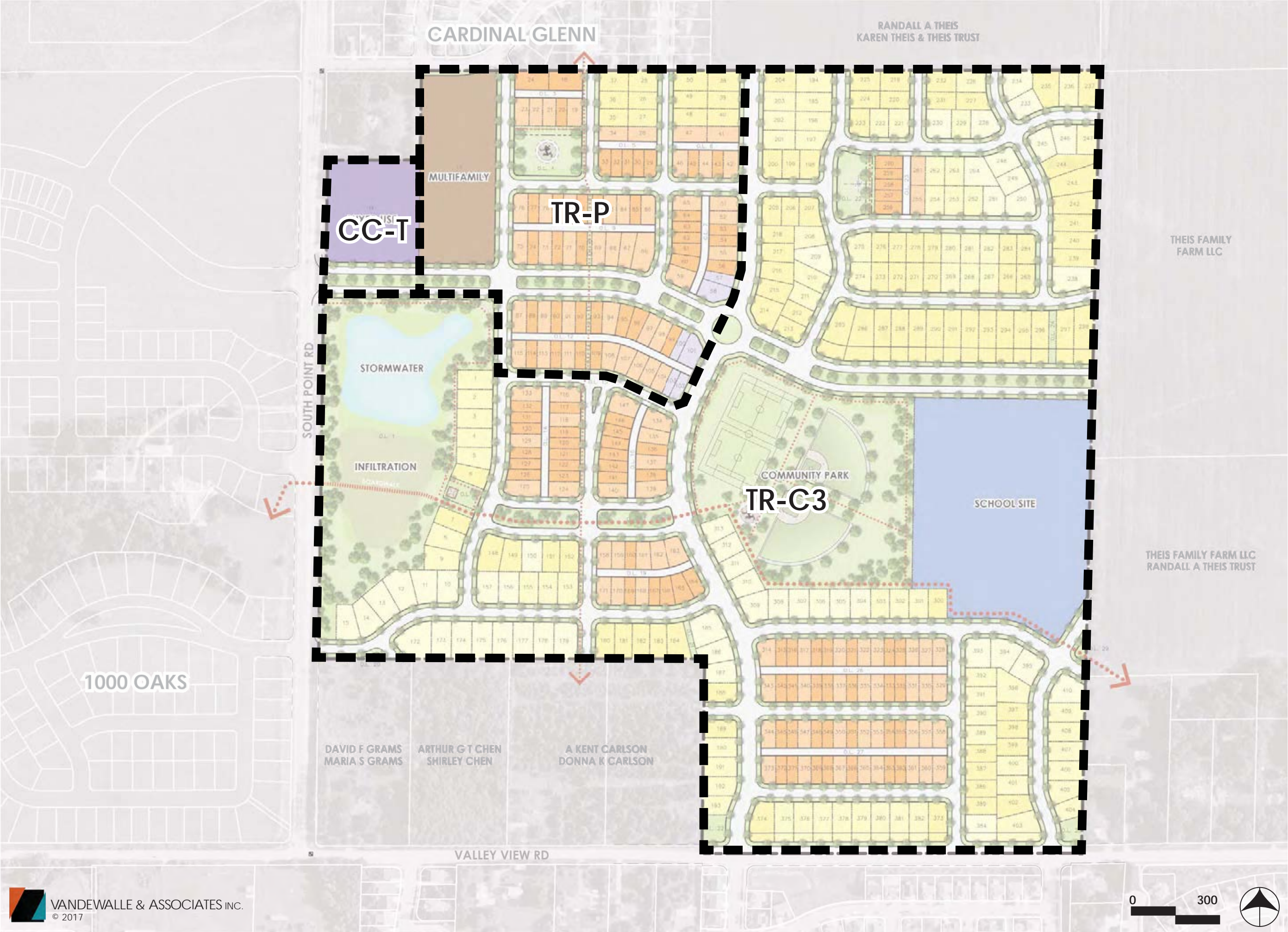
MADISON, WISCONSIN

SUBMITTED : 6.28.17

SCALE : 1"= 300'

EXHIBIT H:
CONCEPTUAL
PHASING MAP





DOHM PROPERTY
MADISON, WISCONSIN

SUBMITTED : 6.28.17

SCALE : 1"= 300'

EXHIBIT I:
ZONING MAP

PARKS & OPEN SPACE	ACRES
PUBLICALLY DEDICATED	
COMMUNITY PARK	10.70
PRIVATE	
POCKET PARK 1	0.88
POCKET PARK 2	0.62
POCKET PARK 3	0.20
TOTAL PARKS	12.4
OPEN SPACE	
STORMWATER POND & INFILTRATION	10.40
TOTAL PARKS & OPEN SPACE	22.8

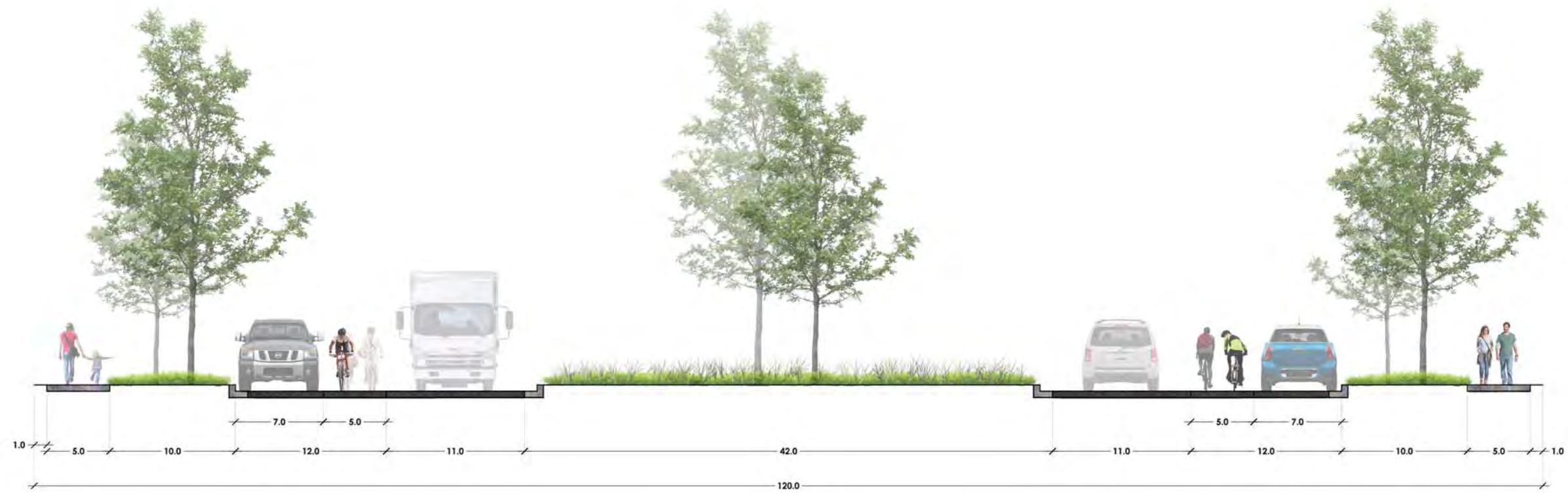


DOHM PROPERTY
MADISON, WISCONSIN

SUBMITTED : 6.28.17

SCALE : 1"= 300'

EXHIBIT J:
PARKS AND OPEN
SPACE MAP



INITIAL BUILD OUT SECTION



FUTURE CROSS SECTION

DOHM PROPERTY
MADISON, WISCONSIN

SUBMITTED : 6.28.17

SECTION

EXHIBIT K:
CONCEPTUAL
WATTS ROAD CROSS
SECTION

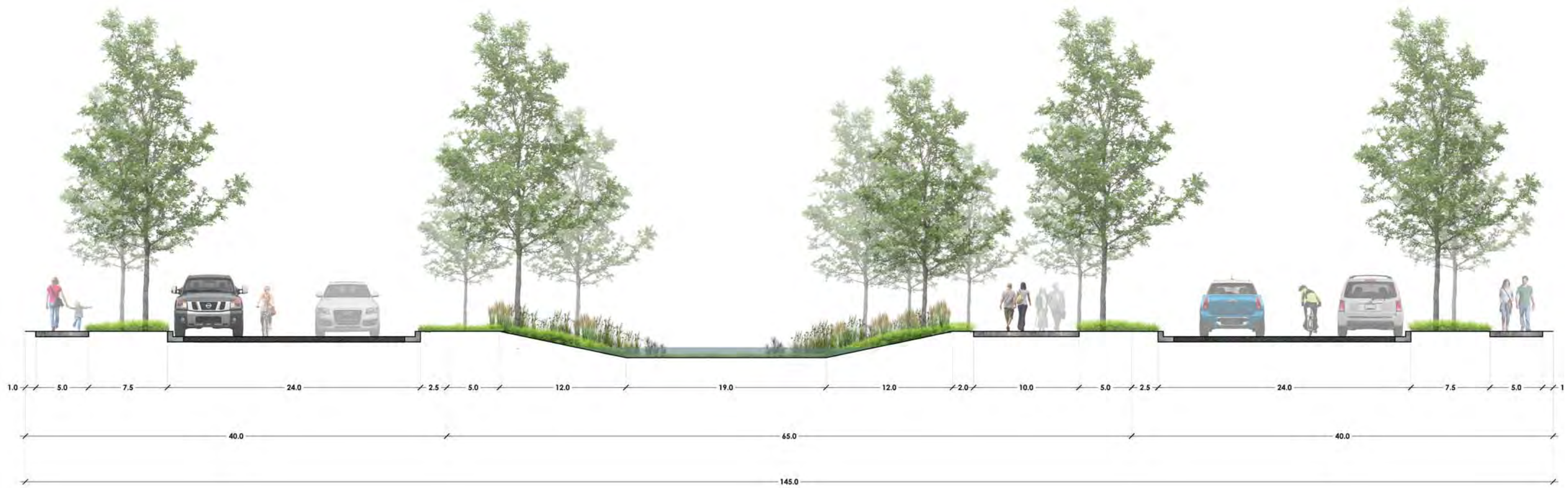
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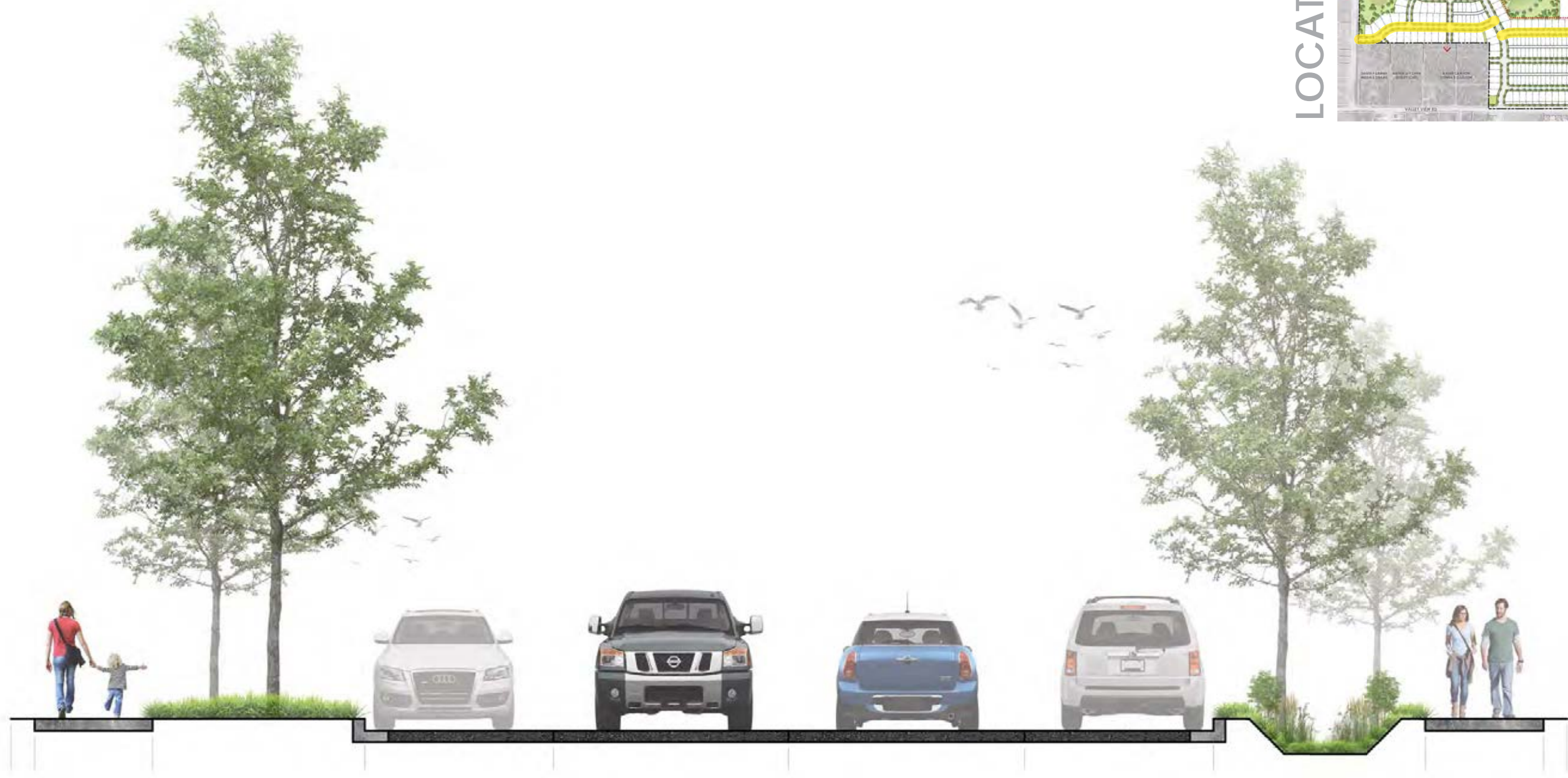
MADISON, WISCONSIN

SUBMITTED : 6.28.17

SECTION

EXHIBIT L:
CONCEPTUAL
PARKWAY CROSS
SECTION





LOCATION MAP










DOHM PROPERTY

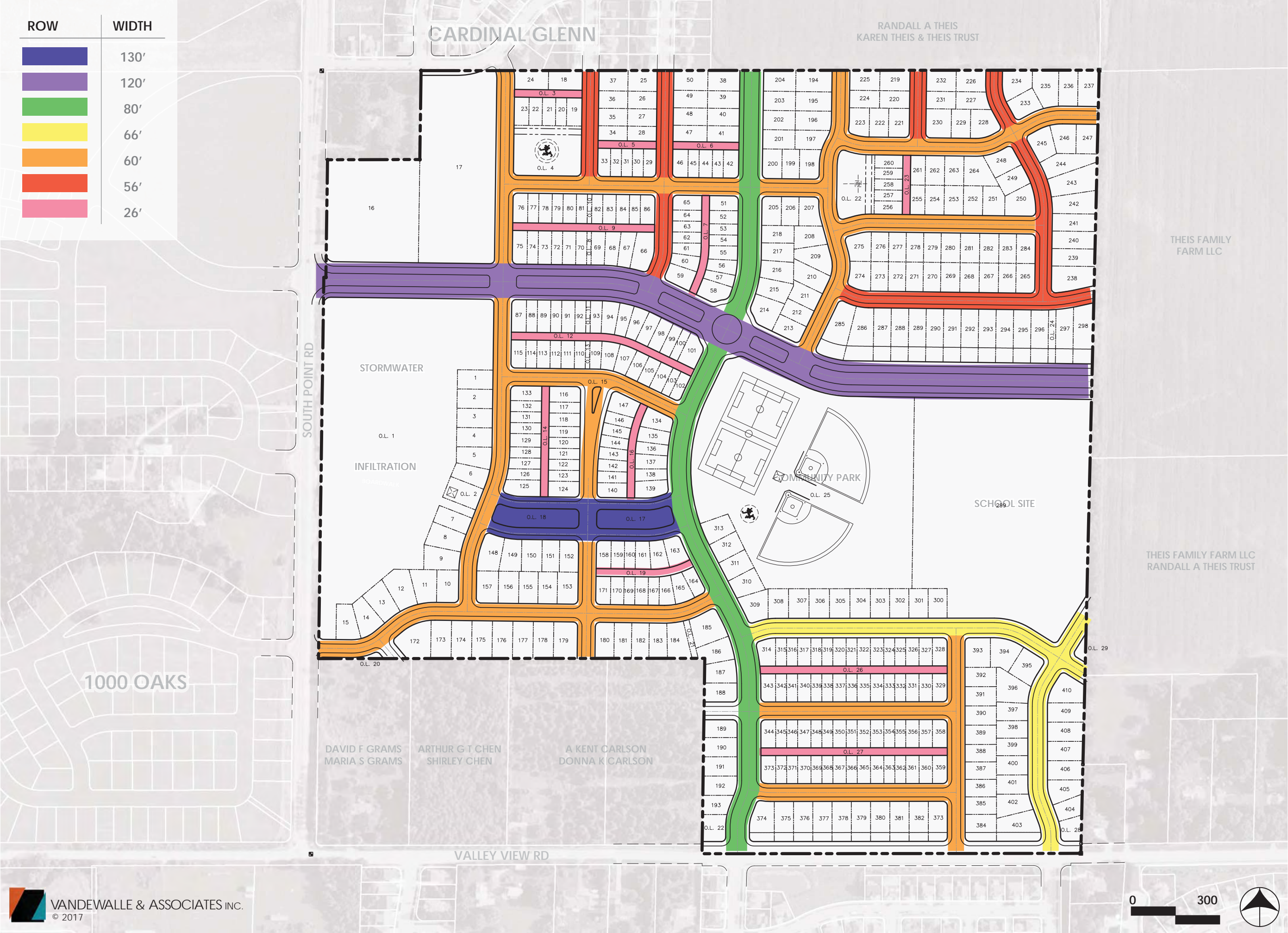
MADISON, WISCONSIN

SUBMITTED : 6.28.17

SECTION

EXHIBIT M:
GREEN STREET
CONCEPT

ROW	WIDTH
	130'
	120'
	80'
	66'
	60'
	56'
	26'



DOHM PROPERTY
MADISON, WISCONSIN

SUBMITTED : 6.28.17

SCALE : 1"= 300'

EXHIBIT N:
STREET ROW
WIDTH MAP



BIKE PATH	TYPE
	REGIONAL OFF STREET PATH
	NEIGHBORHOOD PATH/ SIDEWALK ROUTE
	ON STREET BIKE LANES



DOHM PROPERTY
MADISON, WISCONSIN

SUBMITTED : 6.28.17

SCALE : 1"= 300'

EXHIBIT O:
BIKE AND PED
NETWORK

APPLICANT:

East South Point, LLC.
6801 South Town drive
Madison, WI 53713
Phone: 608.226.3100
Fax: 608.226.0600
Jeff Rosenberg
jrosenberg@veridianhomes.com

PROPERTY OWNERS:

Gerard F. Dohm Revocable Living Trust
Attn: Steven J. Dohm
2980 Henshue Road
Madison, WI 53711
sjdohm@gmail.com
608-204-0680 cell

Charlene (Char) C. Dohm
7711 Welcome Drive
Verona, WI 53593
Gerchar9@gmail.com
239-246-3666 (cell)
608-203-6685

DESIGN TEAM:

Engineering:
D'Onofrio Kottke
7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Fax: 608.833.10896
Dan Day
dday@donofrio.cc

Planning:
Vandewalle & 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:	A-1
Proposed Zoning:	TR-P TR-C3 CC-T
Address:	645 South Point Road 703 South Point Road
PIN:	0708-284-8670-0 0708-284-8501-0 0708-284-9000-0 0708-284-8000-2 0708-284-9500-5



Aldermanic District:	District 9 Alder Skidmore										
Neighborhood Association:	Cardinal Glenn Neighborhood Association										
Neighborhood Plan:	Pioneer Neighborhood										
Plan Designations: (see Exhibit B)	Low Density Residential Low-Medium Density Residential Medium Density Residential Residential/Commercial Mix Public Park Institutional Drainage										
Notifications:	<table> <tr> <td>Alder Skidmore</td><td>May 3, 2017</td></tr> <tr> <td>Cardinal Glenn Neighborhood</td><td>May 3, 2017</td></tr> <tr> <td>Madison West Neighborhood</td><td>May 3, 2017</td></tr> <tr> <td>DAT Presentations</td><td>May 11, 2017</td></tr> <tr> <td>Neighborhood Meeting</td><td>June 12, 2017</td></tr> </table>	Alder Skidmore	May 3, 2017	Cardinal Glenn Neighborhood	May 3, 2017	Madison West Neighborhood	May 3, 2017	DAT Presentations	May 11, 2017	Neighborhood Meeting	June 12, 2017
Alder Skidmore	May 3, 2017										
Cardinal Glenn Neighborhood	May 3, 2017										
Madison West Neighborhood	May 3, 2017										
DAT Presentations	May 11, 2017										
Neighborhood Meeting	June 12, 2017										
Legal Description:	See Attached										
Lot Area:	132 acres										
Proposed Use:	401 Single Family Homes 6 Twin Homes (3 lots) 186 Mixed Use/Multi-Family Residences (2 lots) 10 acre Elementary School Site 12.37 acres Parks & Open Space 10.40 acres Stormwater Management										
Existing Structures:	The existing home and out-buildings located on the multi-family parcel are allowed to remain; however, future development of the multi-family site will require a demolition permit to be issued as part of the review and approval of the project.										
Mixed Use/Multi-Family:	<p>The CC-T mixed use parcel and adjoining TR-P multi-family parcel are intended to be developed as a cohesive project. Unit may be exchanged between the parcels based upon the final design of the buildings.</p> <p>The CC-T buildings may be built out using flex space first floors in a residential format initially and converted to commercial after construction based upon market demand.</p>										
Private Open Space:	Several parcels within the project will be owned and maintained as private open space (OL 2, OL 4, OL 22) but available for use by the general public. These parcels are seeking public dedication credit, per the City Madison Ordinances MGO 16.23(8)(f)(8), but will be privately installed and maintained. The Home Owners Association (HOA) will be responsible for maintaining these spaces and are precluded from restricting access.										



The HOA will also be tasked with maintaining the median plantings on Watts Road, the OL 17/18 corridor (excluding regional trail), and the boardwalk through OL 1.

TR-P Requirements:

- Five residential housing types (Single Family Street Accessed, Single Family Alley Accessed, Twin Home, Multi-Family). Mixed Use/Multi-Family adjacent (CC-T).
- Multi-family and two-family housing comprise 57% of the units within the TR-P district.
- All units within 1/4 acre of parks & open spaces
- Project will consist of multiple phases beginning from the South Point Road frontage expanding east and south based upon market demand and timing of elementary school (see attached phasing plan)

TR-P Site Design Standards

Open Space

The neighborhood is served by a central park and open space corridor. This corridor offers opportunities for neighborhood play areas and extends an existing regional east/west off-road bike path connection.

Additional pocket parks are also integrated into the design to offer residents easy walking access to a variety of park spaces and open space areas.

Street Layout

The neighborhood is served by 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 fronting onto Watts 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
- 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 it is 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.



Exhibits:

Exhibit A:	Legal Description
Exhibit B:	Alder & Neighborhood Notification
Exhibit C:	Location Map
Exhibit D:	Pioneer Neighborhood Plan
Exhibit E:	Neighborhood Context Plan
Exhibit F:	Existing Conditions
Exhibit G:	Proposed Neighborhood Illustrative Plan
Exhibit H:	Conceptual Phasing Map
Exhibit I:	Zoning Map
Exhibit J:	Parks & Open Space Map
Exhibit K:	Conceptual Watts Road Cross Section
Exhibit L:	Conceptual Parkway Cross Section
Exhibit M:	Green Street Concept
Exhibit N:	Street ROW Width Map
Exhibit O:	Bike & Pedestrian Network



Exhibit A: Legal Descriptions**LANDS TO BE ZONED TR-C3:**

A parcel of land located in all 1/4's 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; thence N00°48'16"E, 659.55 feet; thence S89°57'16"W, 1303.56 feet; thence N00°47'47"E, 1280.05 feet; thence S89°15'33"E, 575.21 feet; thence S00°44'27"W, 291.00 feet; thence S89°15'33"E, 354.72 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 204.00 feet and a chord which bears S76°45'28"E, 88.32 feet; thence S64°15'23"E, 192.80 feet to a point of curve; thence Easterly along a curve to the left which has a radius of 15.00 feet and a chord which bears N68°58'12"E, 21.86 feet to a point of reverse curve; thence Northeasterly along a curve to the right which has a radius of 640.00 feet and a chord which bears N23°58'12"E, 39.61 feet; thence N25°44'37"E, 318.69 feet to a point of curve; thence Northerly along a curve to the left which has a radius of 360.00 feet and a chord which bears N13°14'32"E, 155.85 feet; thence N00°44'27"E, 629.06 feet; thence N89°57'06"E, 1212.46 feet; thence S01°20'36"W, 2643.69 feet to the point of beginning. Containing 109.537 acres.

LANDS TO BE ZONED TR-P:

Part of Lot 1, Certified Survey Map No. 10681 and lands located in the NW1/4 of the SE 1/4 and in the SW1/4 of the NE1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:

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LANDS TO BE ZONED CC-T:

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DOHM PROPERTY

MADISON, WISCONSIN

SUBMITTED : 6.28.17

EXHIBIT C:
LOCATION MAP





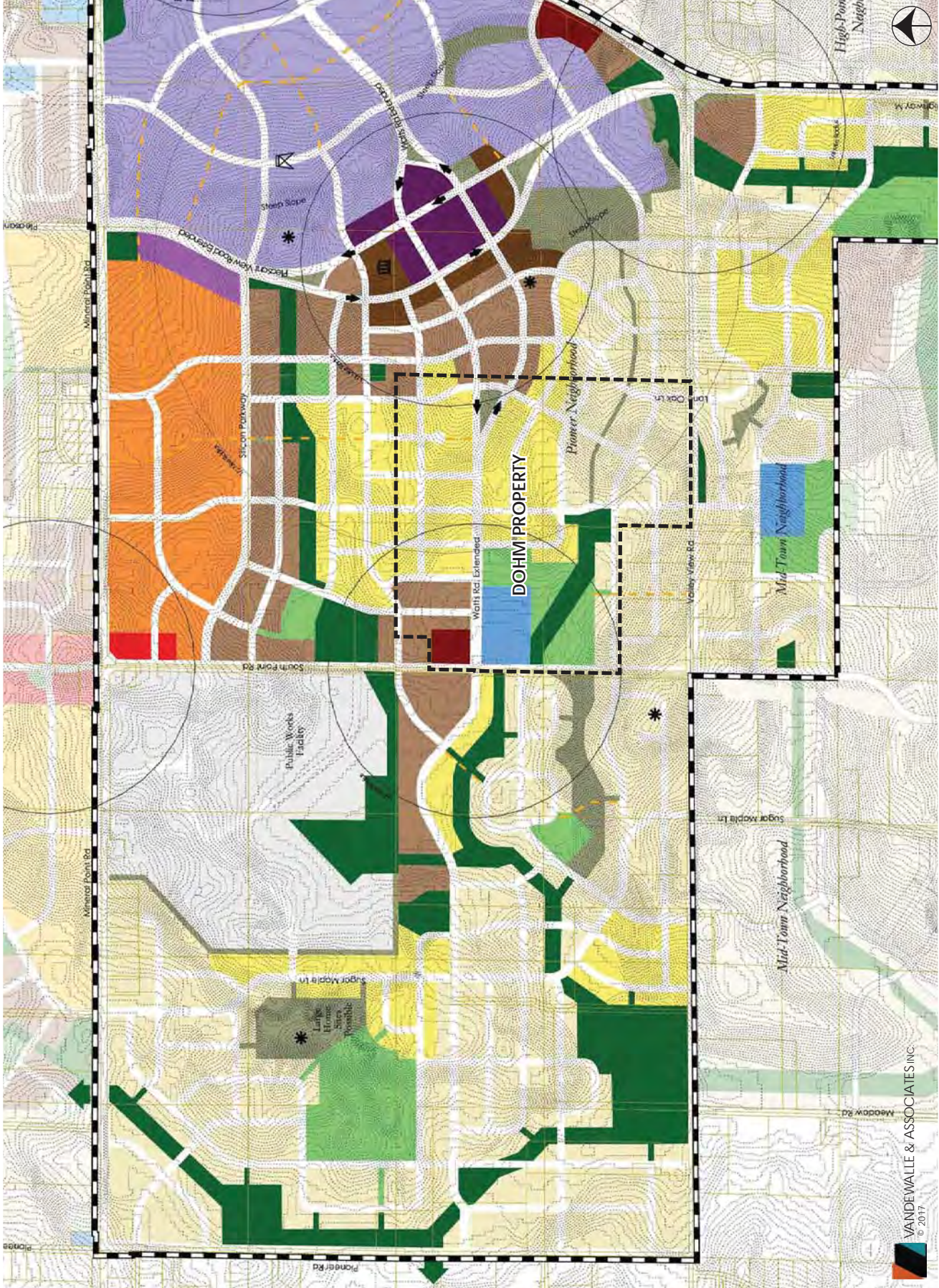
VERIDIAN
HOMES

DOHM PROPERTY

MADISON, WISCONSIN

SUBMITTED : 6.28.17

EXHIBIT D:
PIONEER
NEIGHBORHOOD
PLAN



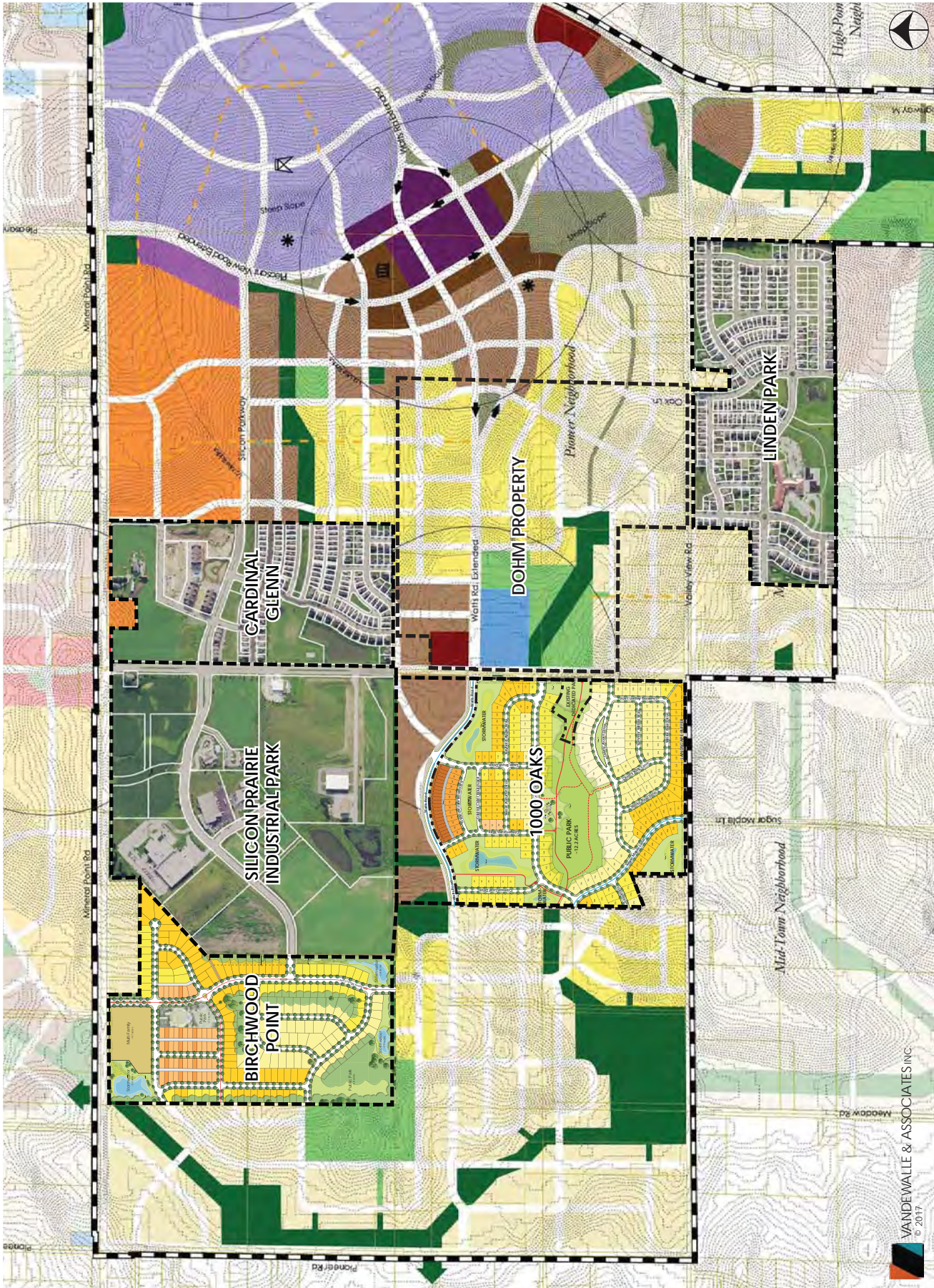


DOHM PROPERTY

MADISON, WISCONSIN

SUBMITTED : 6.28.17

EXHIBIT E:
NEIGHBORHOOD
CONTEXT PLAN





DOHM PROPERTY

MADISON, WISCONSIN

SUBMITTED : 6.28.17
SCALE : 1"= 300'
EXHIBIT F: EXISTING CONDITIONS



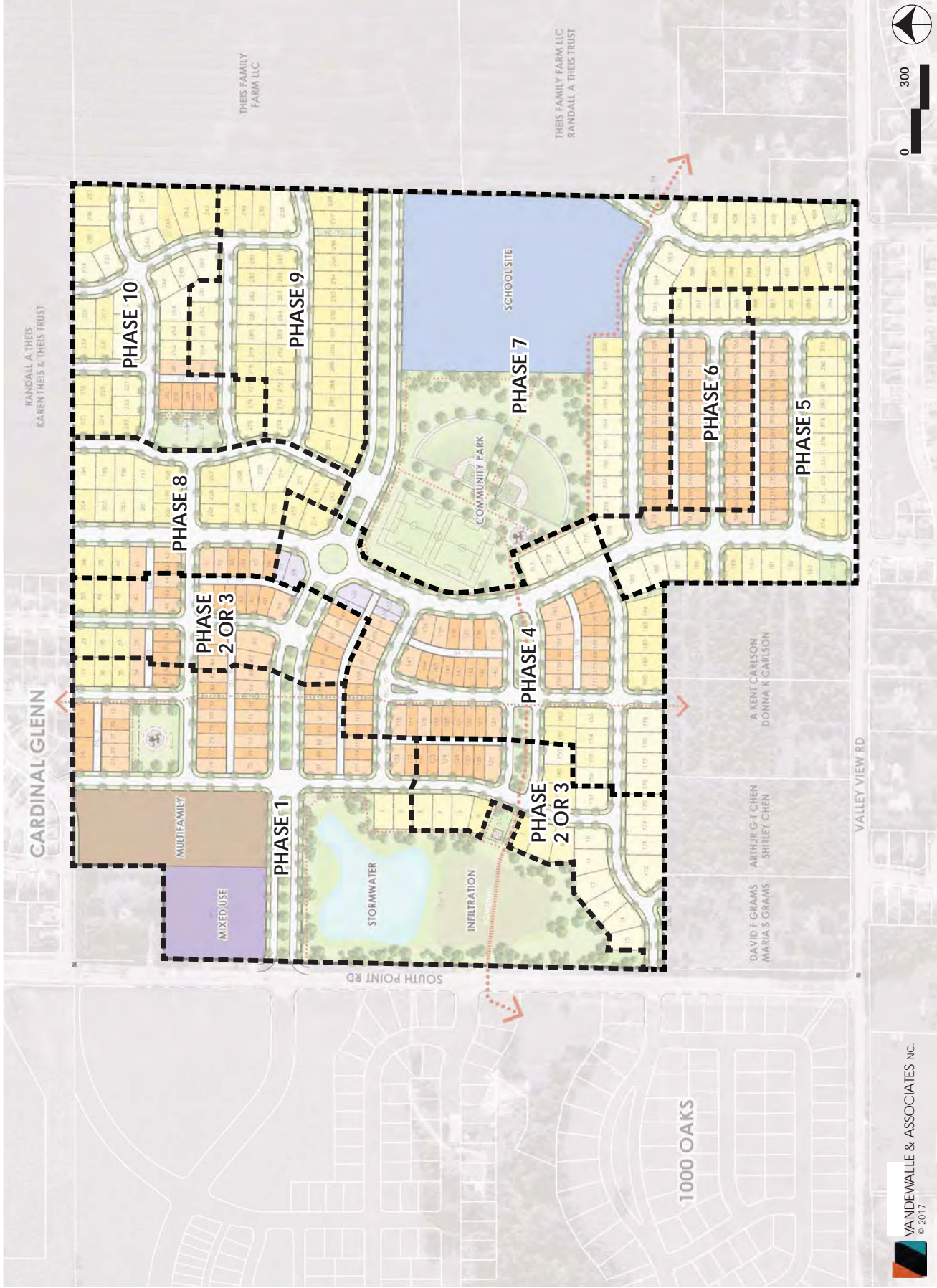
DOHM PROPERTY

MADISON, WISCONSIN

SUBMITTED : 6.28.17

SCALE : 1"= 300'

EXHIBIT H:
CONCEPTUAL
PHASING MAP





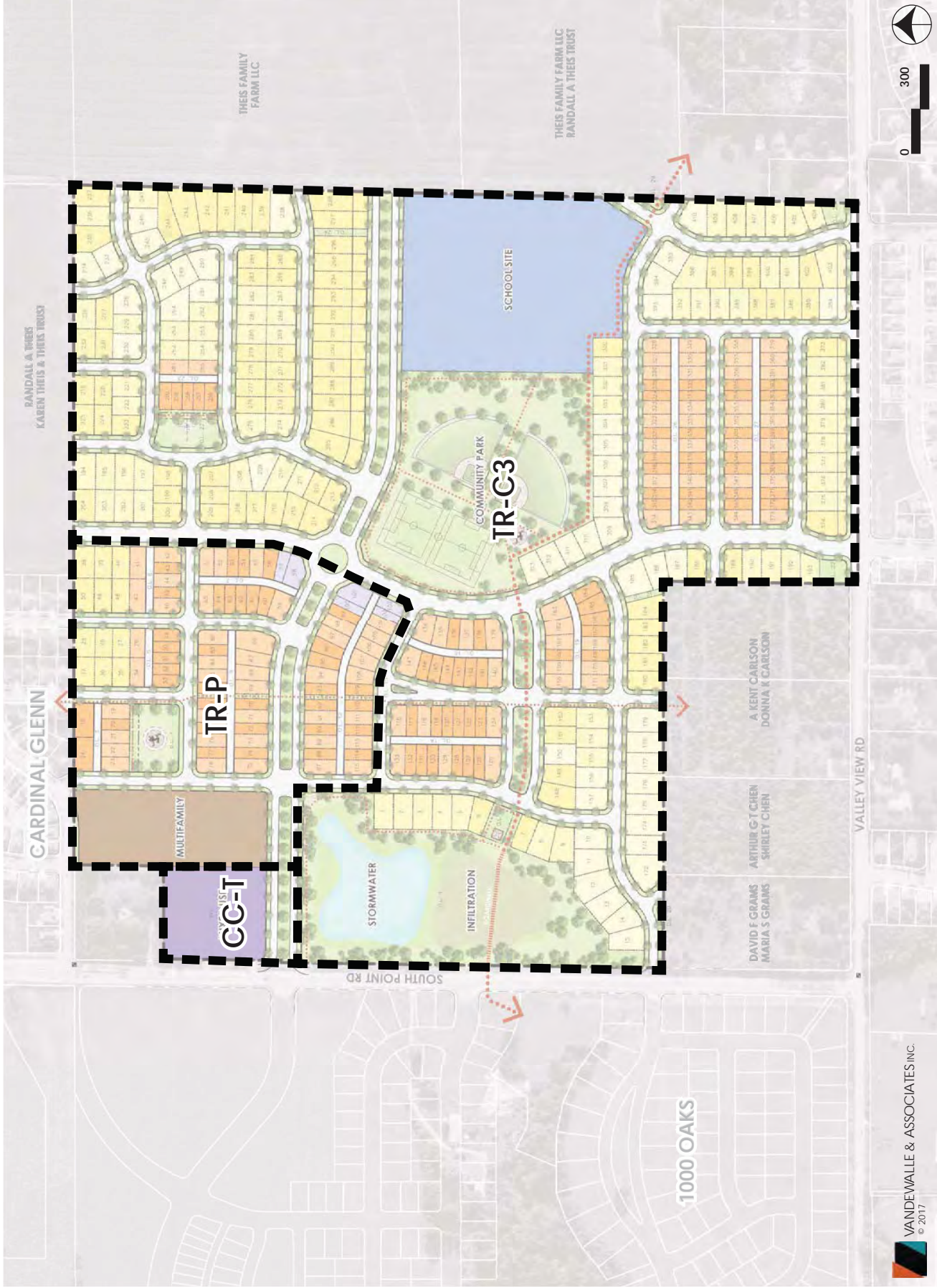
DOHM PROPERTY

MADISON, WISCONSIN

SUBMITTED : 6.28.17

SCALE : 1"= 300'

EXHIBIT I:
ZONING MAP



PARKS & OPEN SPACE		ACRES
PUBLICALLY DEDICATED		10.70
COMMUNITY PARK		
PRIVATE		
POCKET PARK 1		0.88
POCKET PARK 2		0.62
POCKET PARK 3		0.20
TOTAL PARKS		12.4
OPEN SPACE		
STORMWATER POND & INFILTRATION		10.40
TOTAL PARKS & OPEN SPACE		22.8



DOHM PROPERTY

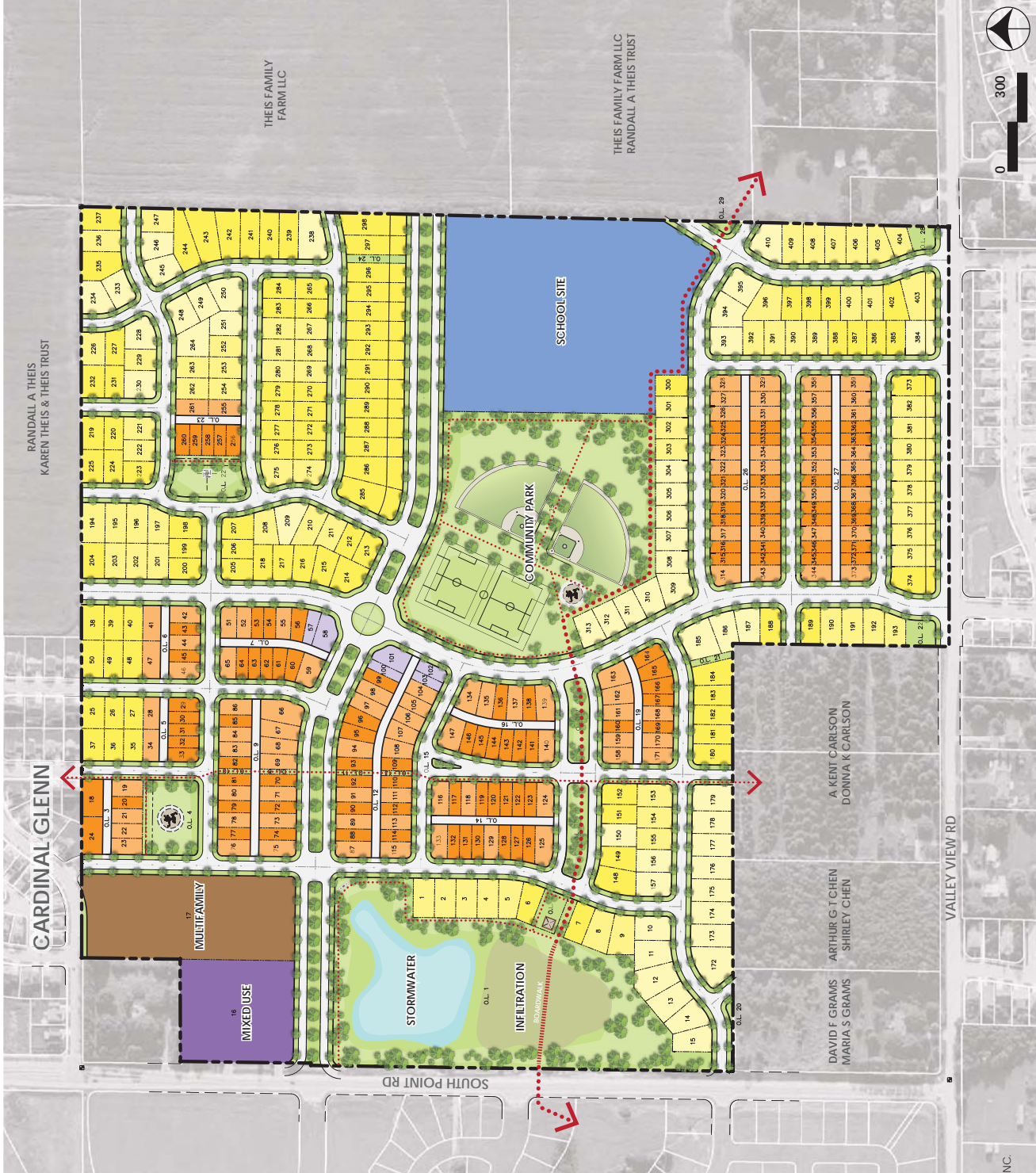
MADISON, WISCONSIN

SUBMITTED : 6.28.17
SCALE : 1"= 300'

EXHIBIT J:
PARKS AND OPEN
SPACE MAP

LOT TYPE	UNITS	%
MU	80	13.5%
MF	106	17.9%
MF TOTAL	186	31.4%
TWINS	6	1.0%
COTTAGE - 37	94	15.9%
VILLAGE - 45	99	16.7%
TERRACE - 59	92	15.5%
MANOR - 65	68	11.5%
ESTATE - 69	48	8.1%
SF TOTAL	407	68.6%
TOTAL	593	100%

PARK DEDICATION	ACRES
ORDINANCE REQUIRES	13.2



DOHM PROPERTY

MADISON, WISCONSIN

SUBMITTED : 6.28.17
SCALE : 1"= 300'

EXHIBIT G: PROPOSED NEIGHBORHOOD ILLUSTRATIVE PLAN

LOT TYPE	UNITS	%
MU	80	13.5%
MF	106	17.9%
MF TOTAL	186	31.4%
TWINS	6	1.0%
COTTAGE - 37	94	15.9%
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ESTATE - 69	48	8.1%
SF TOTAL	407	68.6%
TOTAL	593	100%

PARK DEDICATION	ACRES
ORDINANCE REQUIRES	13.2



DOHM PROPERTY

MADISON, WISCONSIN

SUBMITTED : 6.28.17

SCALE : 1"= 300'

EXHIBIT G:
PROPOSED
NEIGHBORHOOD
ILLUSTRATIVE PLAN

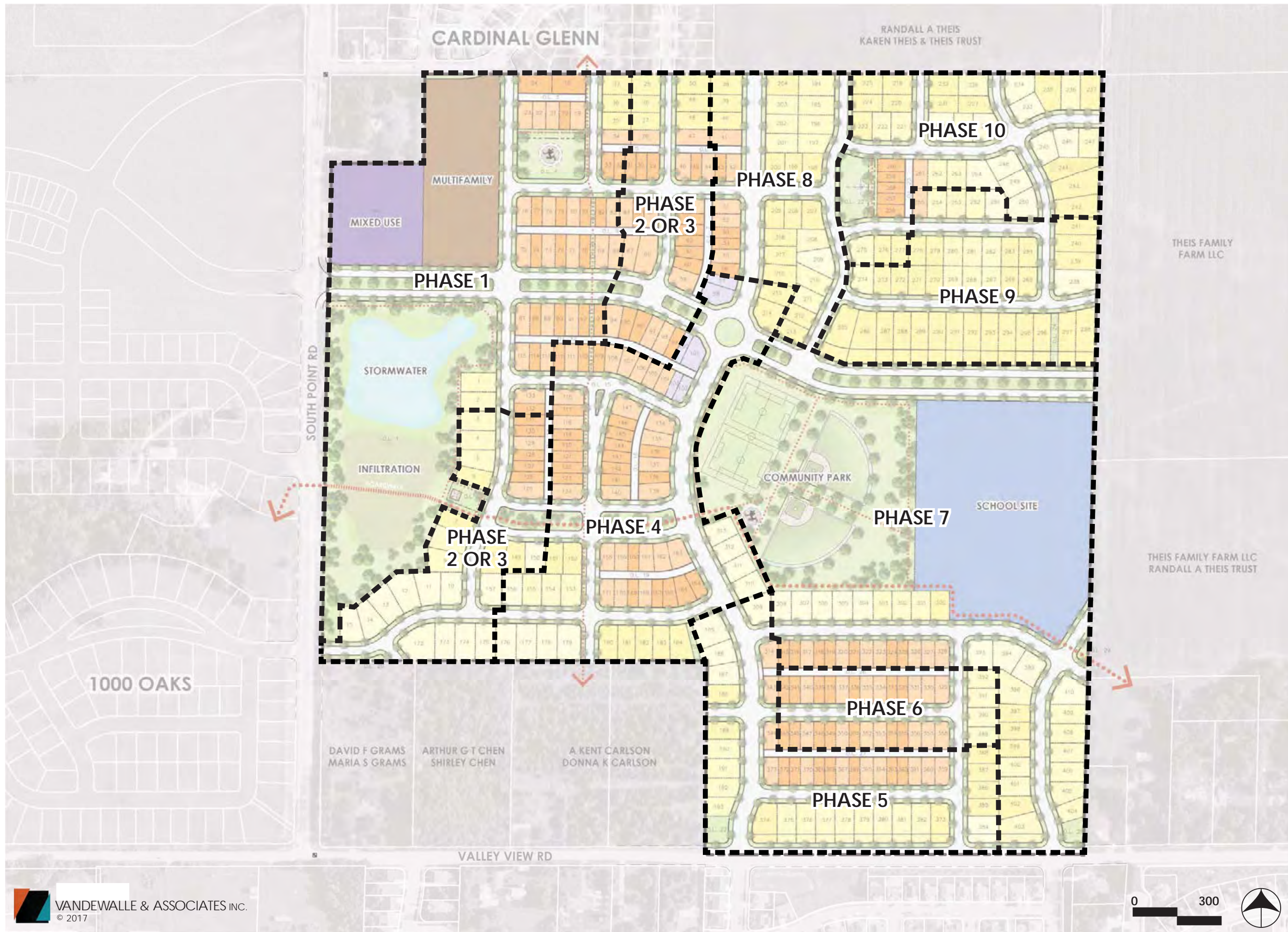
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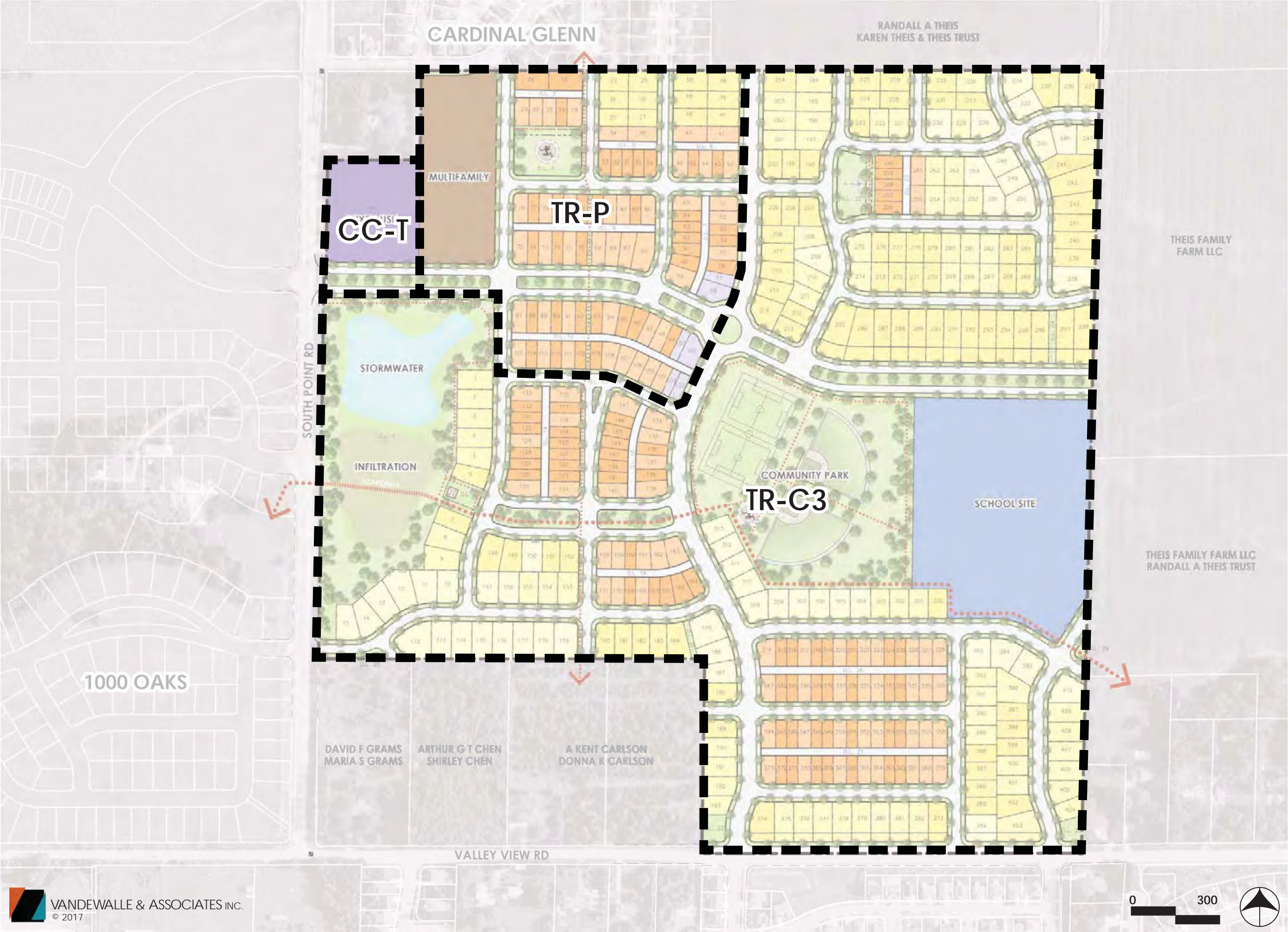
MADISON, WISCONSIN

SUBMITTED : 6.28.17

SCALE : 1"= 300'

EXHIBIT H:
CONCEPTUAL
PHASING MAP





DOHM PROPERTY

MADISON, WISCONSIN

SUBMITTED : 6.28.17

SCALE : 1"= 300'

EXHIBIT I:

ZONING MAP

PARKS & OPEN SPACE	ACRES
PUBLICALLY DEDICATED	
COMMUNITY PARK	10.70
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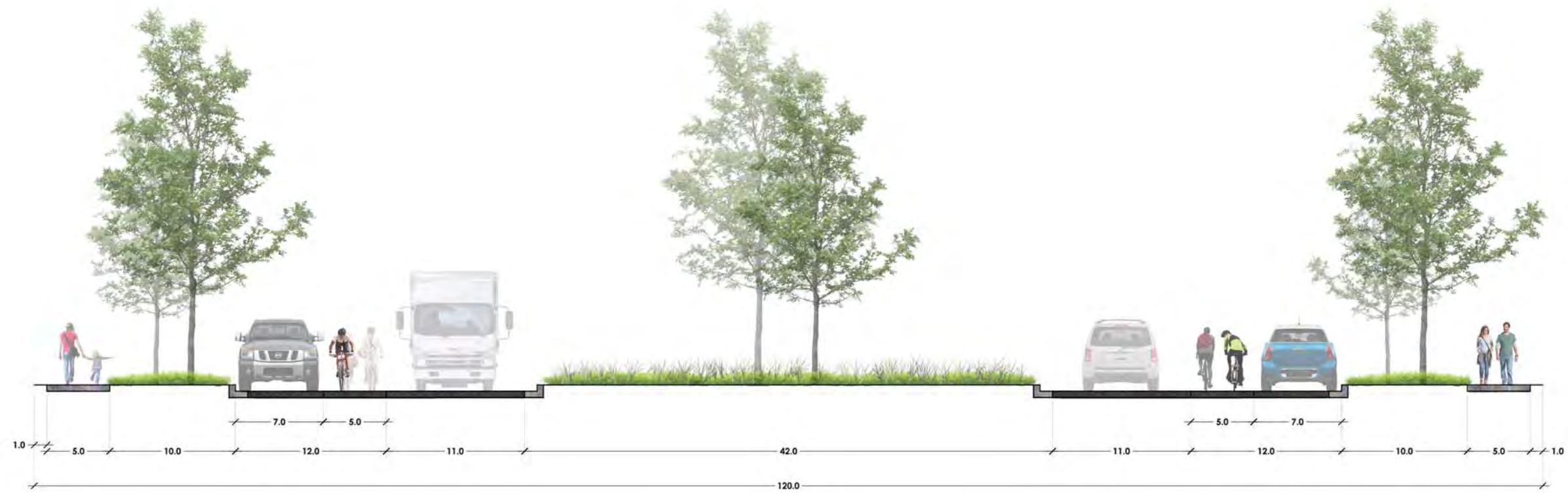


DOHM PROPERTY
MADISON, WISCONSIN

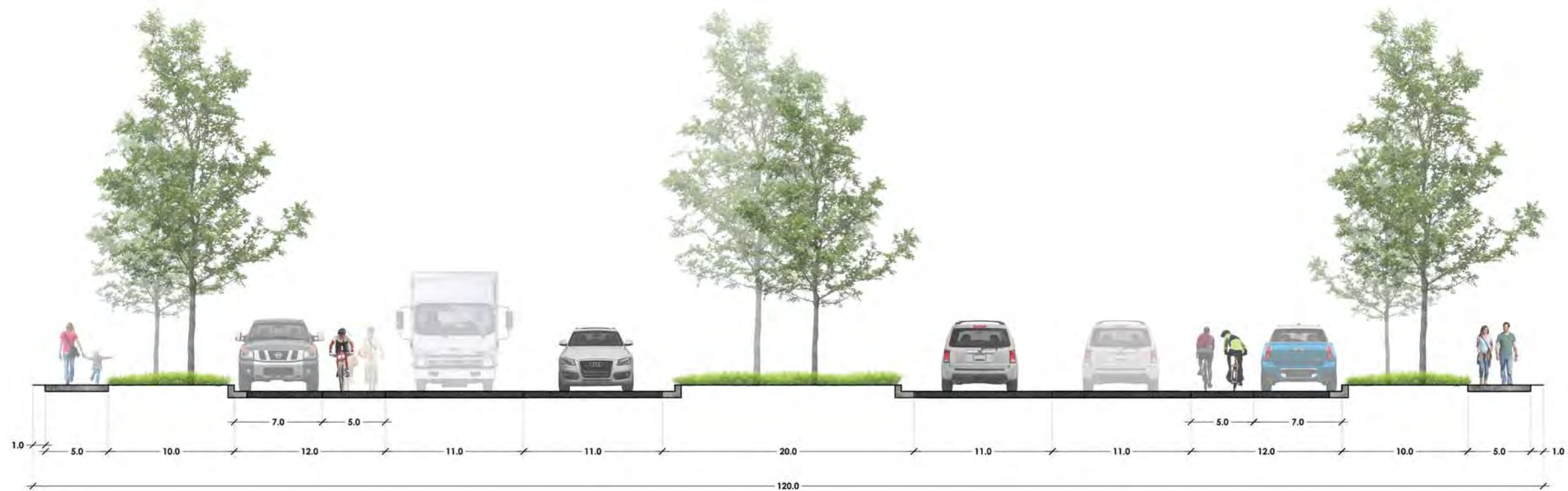
SUBMITTED : 6.28.17

SCALE : 1"= 300'

EXHIBIT J:
PARKS AND OPEN
SPACE MAP



INITIAL BUILD OUT SECTION



FUTURE CROSS SECTION

DOHM PROPERTY
MADISON, WISCONSIN

SUBMITTED : 6.28.17

SECTION

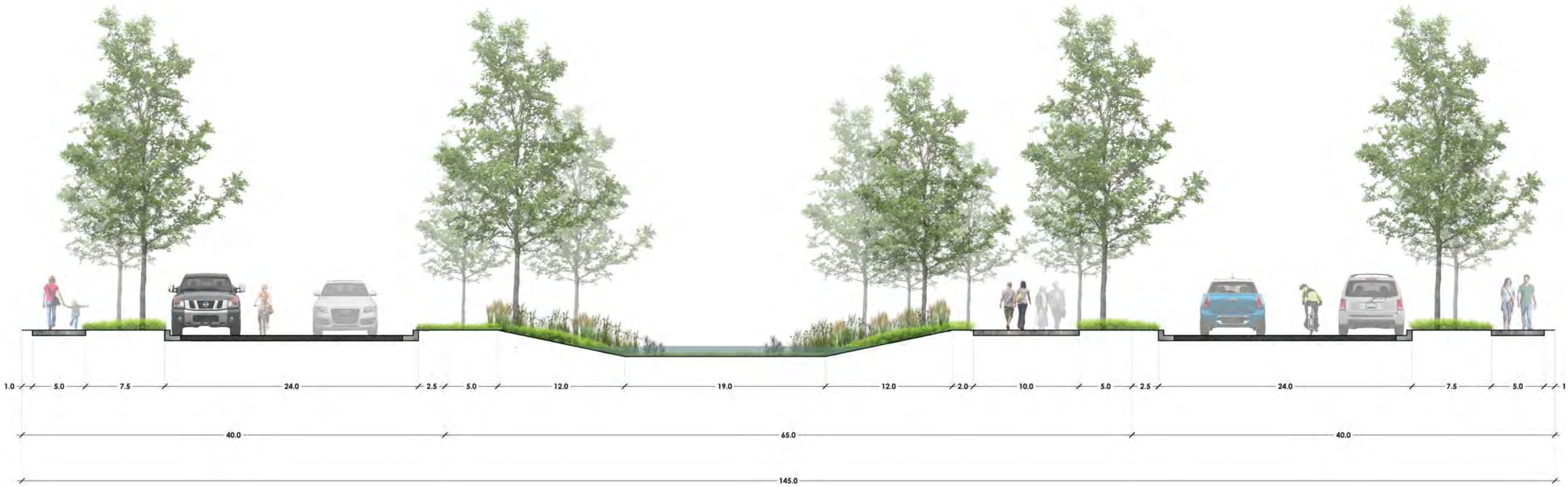
EXHIBIT K:
CONCEPTUAL
WATTS ROAD CROSS
SECTION

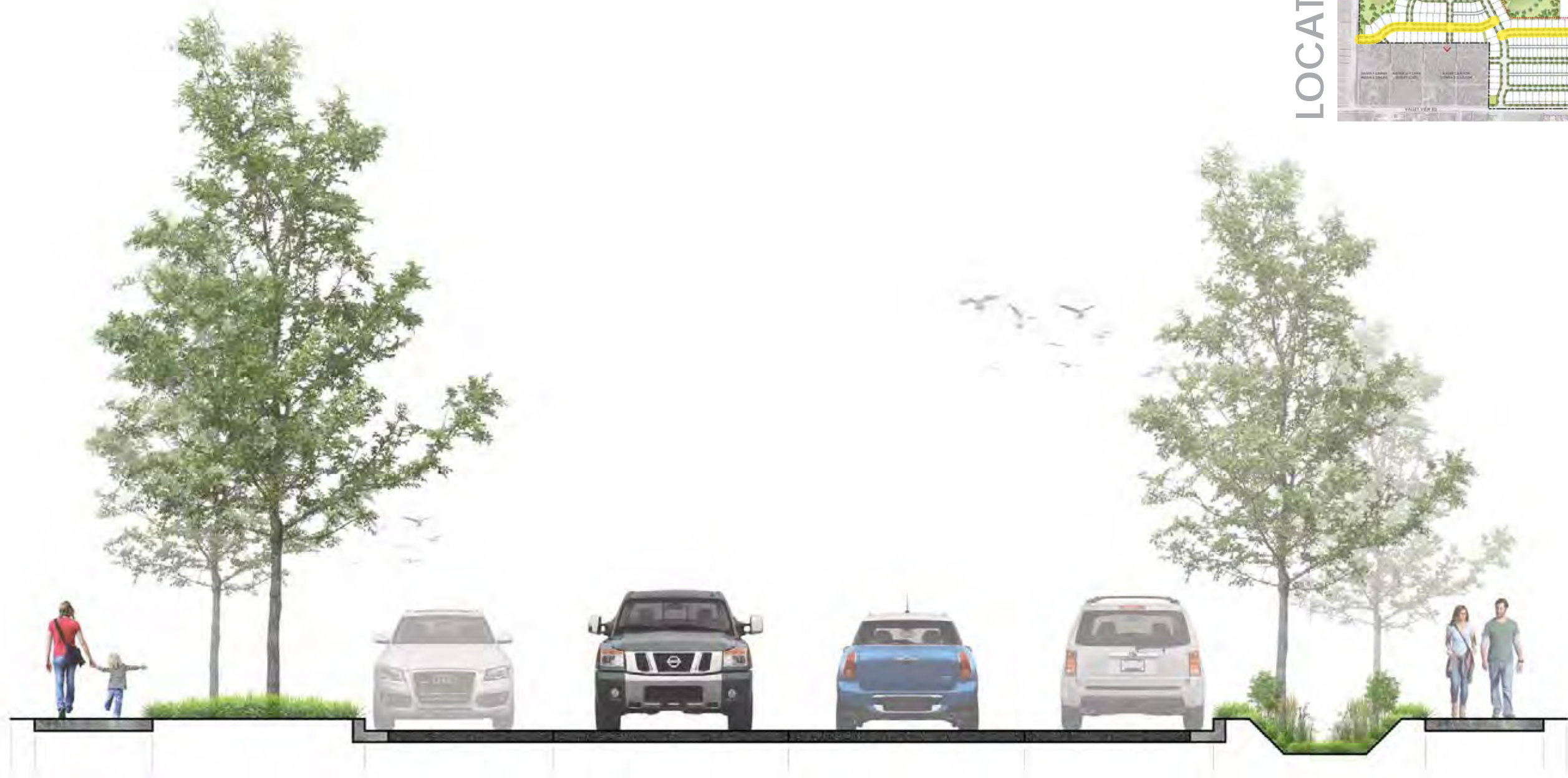
DOHM PROPERTY
MADISON, WISCONSIN

SUBMITTED : 6.28.17

SECTION

EXHIBIT L:
CONCEPTUAL
PARKWAY CROSS
SECTION





LOCATION MAP










DOHM PROPERTY

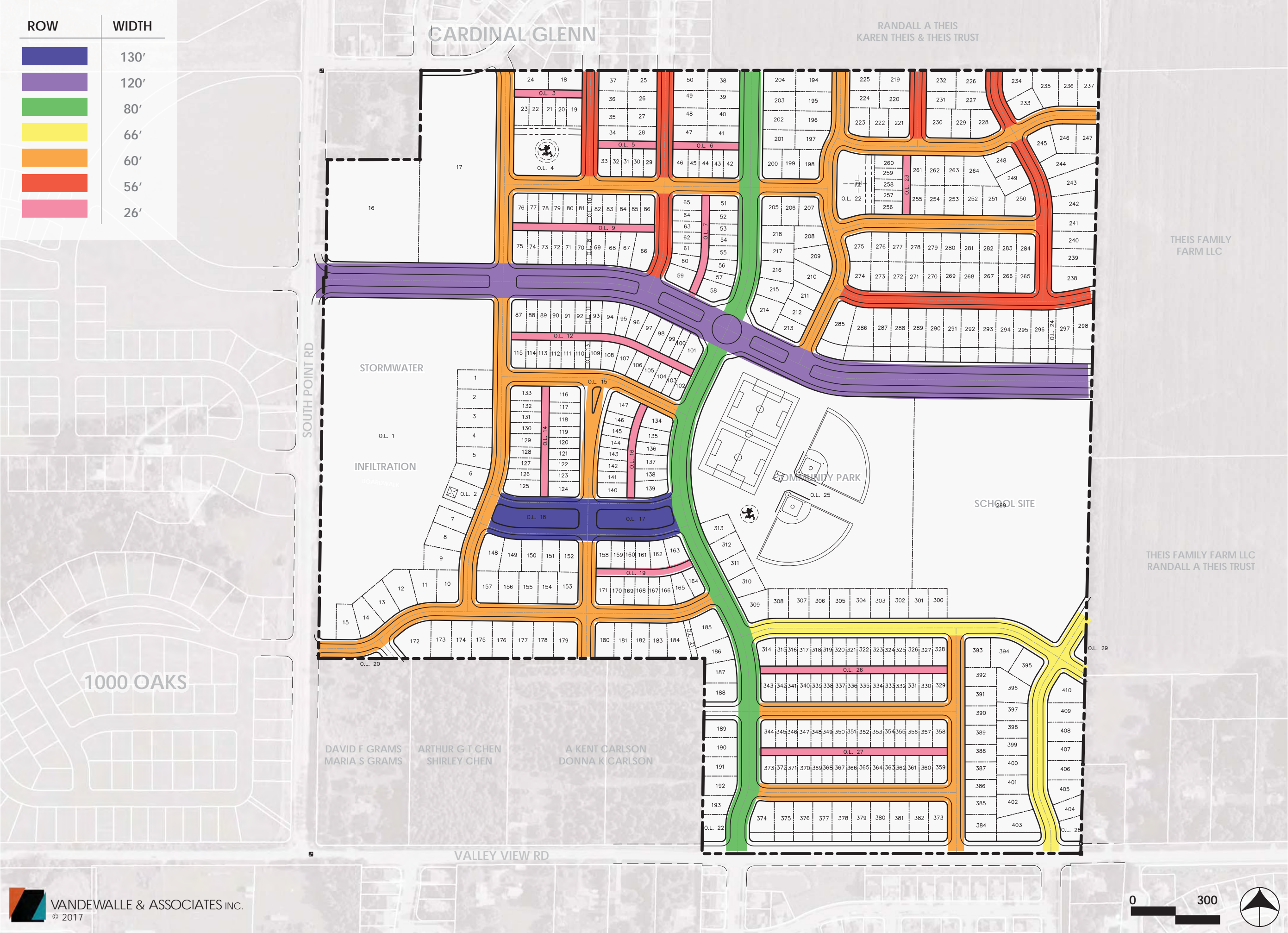
MADISON, WISCONSIN

SUBMITTED : 6.28.17

SECTION

EXHIBIT M:
GREEN STREET
CONCEPT

ROW	WIDTH
	130'
	120'
	80'
	66'
	60'
	56'
	26'



DOHM PROPERTY
MADISON, WISCONSIN

SUBMITTED : 6.28.17

SCALE : 1"= 300'

EXHIBIT N:
STREET ROW
WIDTH MAP

BIKE PATH	TYPE
	REGIONAL OFF STREET PATH
	NEIGHBORHOOD PATH/ SIDEWALK ROUTE
	ON STREET BIKE LANES



DOHM PROPERTY
MADISON, WISCONSIN

SUBMITTED : 6.28.17

SCALE : 1"= 300'

EXHIBIT O:
BIKE AND PED
NETWORK

