

VANDEWALLE & ASSOCIATES INC.

To: Tim Parks
From: Brian Munson
CC: Jeff Rosenberg
Dan Day
Date: Monday, February 19, 2018
Re: Eagle Trace

The western forty acres of the Eagle Trace Neighborhood falls within the ¼ Mile Transition Zone per the City of Madison/Town of Middleton Boundary Agreement. This agreement sets the net density at 4 dwelling units per acre or lower, as reflected in the Final Plat Submittal.

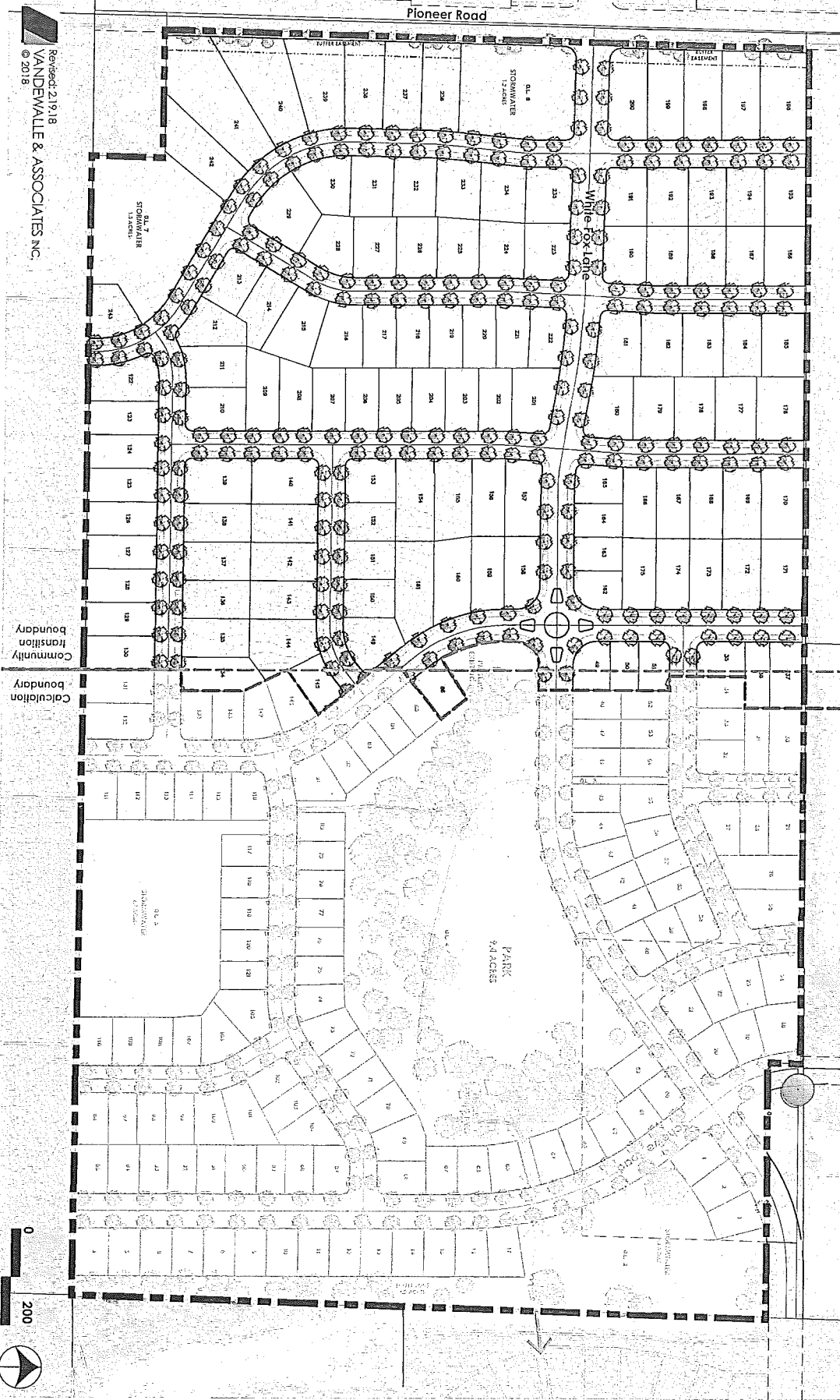
The attached map highlights which lots fall within the boundary. Lots that are partially in the boundary have been considered as falling within the boundary.

Density Calculation:

Total Net Acreage within single family lots:	1,357,261 square feet (31.138 acres)
(Lots 35-37, 49-51, 86, 130-122, 134-145, 149-243)	
Total Lots within boundary:	123
Average Lot Square Footage:	11,034.64
Net Dwelling Units Per Acre:	3.947

Pioneer Road

LOT TYPE	UNITS	%	LOT TYPE	UNITS	%	LOT TYPE	UNITS	%	PARK	ACRES
MEADOW - 51	4	1.6%	SUPER ESTATE - 75	10	4.1%	TOTAL	243	100%	REQUIRED	6.0
TERRACE - 89	67	27.6%	SUPER ESTATE - 79	38	15.6%	BIKE PATH			DEDICATED	9.4
MANOR - 45	48	19.8%	SUPER ESTATE - 85	15	6.2%	PEDESTRIAN PATH				
ESTATE - 49	48	19.8%	SUPER ESTATE - 89	13	5.3%	SURVEYED LOCATION OF EXISTING OAK TREES				



Revised: 2/19/18
 VANDEWALLE & ASSOCIATES, INC.
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Community
 Transition
 boundary
 Calculation
 boundary



EAGLE TRACE NEIGHBORHOOD
 MADISON, WISCONSIN

Revised: 2.19.18
 Scale: 1"=200'

EXHIBIT E
 ILLUSTRATIVE
 PLAN:
 OPTION 10



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