



VANDEWALLE &
ASSOCIATES INC.

May 1, 2018

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

RE: Acacia Ridge Neighborhood
TR-P Amendment Addendum

Dear Heather,

Veridian Homes request to modify the adopted TR-P Master Plan for the Acacia Ridge Neighborhood, in response to further conversations regarding the multi-family parcel. The requested changes integrate 6 single family lots as a transition from the multi-family units along Watts Road to the single-family homes along Harvest Moon Lane, per the attached graphics. These homes would be accessed by a private alley that would also serve as an access to the multi-family lots to the south. The separate Final Plat submittal reflects the integration of these lots.

This request also seeks the removal of the condition of approval #75 from the November 8, 2017 disposition letter:

75. That the TR-P master plan and final plat of the Acacia Ridge subdivision include a note that any future buildings on the northern third of lot 17 not exceed two stories in height.

The intent of this condition was to create a transition in scale across the lot, which will now be accomplished by the placement of the single-family homes.

This request has been discussed with Alder Skidmore and the Cardinal Glenn Neighborhood association and a copy of the waiver of 30-day notification is included in this packet.

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

Sincerely,



Brian Munson
Principal

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
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Shaping places, shaping change

Adopted TR-P

Multi-Family:	90*		
Twin Homes:	6	(3 lots)	
Alley Single Family:	33	37 x 95	
	47	45 x 95	
Conventional Single Family:	<u>12</u>	<u>59 x 100</u>	
Total Units:	188		

Proposed TR-P

Multi-Family:	90*		
Twin Homes:	6	(3 lots)	
Alley Single Family:	39	37 x 95	+6 lots
	47	45 x 95	
Conventional Single Family:	<u>12</u>	<u>59 x 100</u>	
Total Units:	194		

* Note: Total Multi-family lots for the multi-family and mixed-use district are set at 186 units, shared between the CC-T and TR-P lots, per the adopted Acacia Ridge Neighborhood.

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.

Brian Munson

From: Skidmore, Paul <district9@cityofmadison.com>
Sent: Saturday, March 10, 2018 2:19 PM
To: Brian Munson
Cc: jrosenberg@veridianhomes.com; dday@donofrio.cc; Todd Wozniak
Subject: Re: Acacia Ridge MF

Hi Brian,

Thanks for the prompt follow up on this issue. Please consider this email my formal waiver of your 30 day notification requirement. I believe that you have done due diligence in working with me and the neighborhood to communicate your plans.

Please feel free to contact me if you have any questions or if you need further assistance.

Paul Skidmore, 9th District Alder
City of Madison, Wisconsin
13 Red Maple Trail
Madison, WI 53717
(608) 829 3425
(608) 335 1529 (C)

From: bmunson@vandewalle.com
Sent: Friday, March 9, 2018 8:56 AM
To: [Paul Skidmore](#)
Cc: jrosenberg@veridianhomes.com, dday@donofrio.cc, [Todd Wozniak](#)

Paul,

Per the email below, the Neighborhood supports the proposed change. We would like to submit the revision on March 21st with the final plat. Could you email me a confirmation of the waiver of the 30 day notification?

Thank you,
Brian

Sent from my iPhone

Begin forwarded message:

From: Austin Krueger <austin.krueger@gmail.com>
Date: March 9, 2018 at 8:07:39 AM CST
To: Brian Munson <bmunson@vandewalle.com>
Cc: "district9@cityofmadison.com" <district9@cityofmadison.com>
Subject: Re: Acacia Ridge MF

Good Morning Brian - the residents of Cardinal Glenn have not expressed any negative comments toward this proposal. We are comfortable going forward with the redesign of single family homes as proposed.

Thanks!

On Fri, Mar 2, 2018 at 12:16 PM, Brian Munson <bmunson@vandewalle.com> wrote:
Austin,

Veridian Homes is evaluating incorporating a single-family home transition across Harvest Moon Lane, per previous neighborhood requests, as part of the submittal of the final plat on March 21st. Would you have any time next week Monday to discuss the attached concept plan?

Brian Munson

Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715
[608.255.3988](tel:608.255.3988)

ACACIA RIDGE - ZONING DESCRIPTIONS

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.