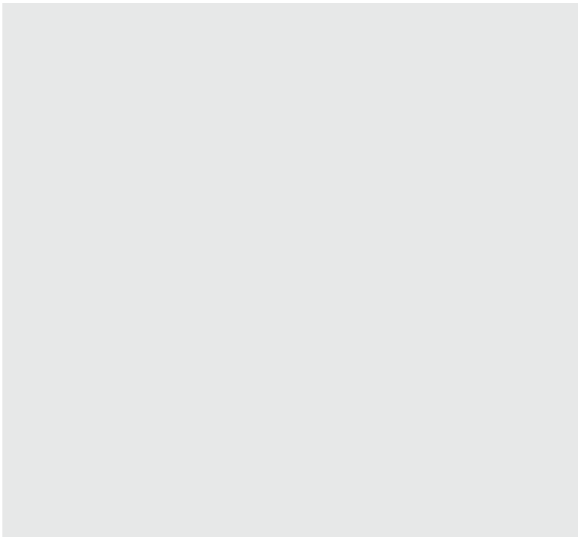
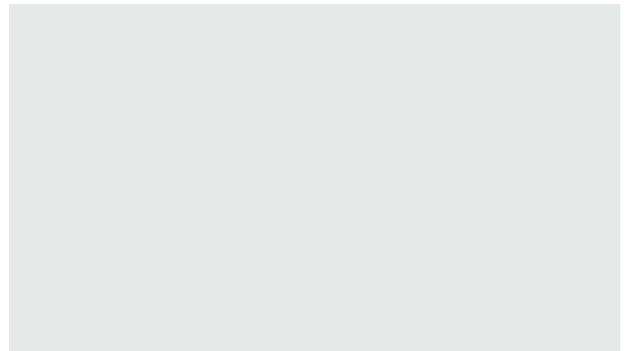


WESTERN ADDITION TO 1000 OAKS

Madison, Wisconsin

TR-P REZONING DOCUMENT

SUBMITTED:
NOVEMBER 28, 2018





VANDEWALLE & ASSOCIATES INC.

November 28, 2018

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

RE: 7414 Valley View Road
Western Addition to 1000 Oaks
Reynolds Property/Birchwood South/1000 Oaks Neighborhood

Dear Heather,

The following document and illustrative graphics outline the proposed plat for the development of the Western Addition to 1000 Oaks and adjustments to the adjoining South Addition to Birchwood Point and 1000 Oaks Neighborhoods. This submittal builds upon and extends the existing mixed residential neighborhood while connecting a majority of the Sugar Maple Road corridor, expanding the Birchwood Park neighborhood park, and connecting the neighborhood fabric along the north side of Valley View Road to create one contiguous neighborhood.

This project is consistent with the adopted Pioneer Neighborhood and Comprehensive Plan guidelines for diverse, interconnected neighborhoods.

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

Sincerely,

Brian Munson
Principal

APPLICANT:

VH Acquisitions, LLC.
6801 South Town drive
Madison, WI 53713
Phone: 608.226.3100
Fax: 608.226.0600
Chris Ehlers
cehlers@veridianhomes.com

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, TR-P, TR-C3

Proposed Zoning: TR-P

Addresses:

Reynolds Property 7414 Valley View Road 0708-294-9840-2

Birchwood South Replatted Lots

Lot 407	915 Old Timber Pass	0708-294-2001-0
Lot 408	911 Old Timber Pass	0708-291-2002-8
Lot 409	907 Old Timber Pass	0708-291-2003-6
Lot 410	845 Old Timber Pass	0708-291-1901-3
Lot 411	841 Old Timber Pass	0708-291-1902-1
Lot 412	837 Old Timber Pass	0708-291-1903-9
Lot 413	833 Old Timber Pass	0708-291-1904-7
Lot 414	829 Old Timber Pass	0708-291-1905-5
OL 24	825 Old Timber Pass	0708-291-1906-3
Lot 415	821 Old Timber Pass	0708-291-1907-1
Lot 416	817 Old Timber Pass	0708-291-1908-9
Lot 417	813 Old Timber Pass	0708-291-1909-7
OL 25	809 Old Timber Pass	0708-291-1910-4
Lot 418	805 Old Timber Pass	0708-291-1911-2
Lot 419	10209 Hazy Sky Parkway	0708-291-1912-0
OL 28	10303 Hazy Sky Parkway	0708-294-1817-2
OL 29	10350 Valley View Road	0708-294-1818-0
Lot 441	826 Old Timber Pass	0708-294-1819-8
Lot 442	830 Old Timber Pass	0708-294-1820-5



Lot 443	834 Old Timber Pass	0708-294-1821-3
Lot 444	838 Old Timber Pass	0708-294-1822-1
Lot 445	842 Old Timber Pass	0708-294-1823-9
Lot 446	846 Old Timber Pass	0708-294-1824-7
Lot 447	902 Old Timber Pass	0708-294-1825-5
Lot 448	906 Old Timber Pass	0708-294-1826-3
Lot 449	910 Old Timber Pass	0708-294-1827-1
Lot 450	914 Old Timber Pass	0708-294-1828-9
OL 30	899 Barn Swallow Circle	0708-294-1701-7

1000 Oaks Replatted Lots

Lot 311	(Addresses/PINs Not Available)
OL 14	
OL 15	

Aldermanic District:	District 9 Alder Skidmore
Neighborhood Association:	None
Neighborhood Plan:	Pioneer Neighborhood
Plan Designations: (see Exhibit B)	Low Density Residential Low-Medium Density Residential Drainage
Notifications:	Alder Skidmore Demolition Notification DAT Presentation
	August 1, 2018 September 6, 2018 September 13, 2018
Legal Description:	See Exhibit A
Lot Area:	38.26 acres



Proposed Land Use

Proposed Use:	86 Single Family Homes
	8 Twin Home units (4 buildings)
	110 Multi-Family Housing
	Stormwater Management
	Parks & Open Space

Single Family Homes

The single-family home portion of the neighborhood offers a range of housing configurations and price points and has been designed in balance with the lot types available in the original Birchwood Point and adjoining 1000 Oaks neighborhoods.

Twin Homes

The twin homes form a transition adjacent to the multi-family and offer additional diversity of housing within the neighborhood.

Multi-Family Housing

The neighborhood design reflects the adopted neighborhood plan and integrates opportunities for additional housing types along with a higher density housing component along Valley View Road.

Parks & Open Space

The park space acreage will be added to the existing neighborhood park dedicated as part of the Birchwood Point South Neighborhood. The stormwater management and conveyance system will serve as the stormwater management facility for a portion of the Birchwood Point South and the Western Addition to 1000 Oaks as well as the regional stormwater system.

This system will also function as a key extension to the regional bike system creating opportunities for an off-street bike route connecting the trails in Birchwood Point, 1000 Oaks, and Acacia Ridge with the greater west Madison system proposed in the Pioneer & Elderberry Neighborhood Development Plans.



Demolition Request

Veridian is seeking a demolition request for the existing home and outbuilding due to the grading requirements to facilitate development of the site making preservation of the home infeasible.

House Photos:







Barn:



TR-P Requirements:

- Four residential housing types (Single Family Street Accessed, Single Family Alley Accessed, Twin Home Alley Accessed, Multi-Family).
- Two-family and multi-family housing comprise 56% 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 along the Valley View Road Frontage.

TR-P Site Design Standards*Open Space*

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

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.

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 and Two-family-Twin 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 and Mixed-Use 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 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: Demolition Permit Notification
- Exhibit D: Location Map
- Exhibit E: Pioneer Neighborhood Plan
- Exhibit F: Existing Conditions
- Exhibit G: Proposed Neighborhood Master Plan
- Exhibit H: Veridian Neighborhood Context
- Exhibit I: Concept Plan Context
- Exhibit J: Conceptual Phasing Map
- Exhibit K: Park Distribution Map



Exhibit A: Legal Descriptions

LEGAL DESCRIPTION – LAND TO BE ZONED TR-P

Lots 407-419, 441-450, Outlots 24, 25, 28 and 29, the entire right-of-way of Sweet Willow Pass and a portion of the right-of-way of Old Timber Pass, discontinued by the City of Madison RES-_____ recorded as Document Number _____, Southern Addition to Birchwood Point; Lot 3 and Part of Lot 1, Certified Survey Map No. 6411; Outlots 13, 14, 15 and 16, 1000 Oaks Replat No. 2, located in the SE1/4 of the SE1/4 of Section 29 and in the SW1/4 of the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Beginning at the Southeast corner of said Section 29; thence S89°35'53"W, 411.96 feet along the South line of said SW1/4; thence N00°36'52"E, 45.01 feet to a point on the North right-of-way line of Valley View Road; thence S89°35'53"W, 906.47 feet along said North right-of-way line; thence N00°46'06"E, 336.25 feet to the Southwest corner of Lot 429, Southern Addition to Birchwood Point; thence S60°39'42"E, 122.06 feet along the South line of Lots 429 and 430, Southern Addition to Birchwood Point; thence S79°48'35"E, 54.42 feet along the South line of said Lot 430 to the Southwest corner of Lot 431, Southern Addition to Birchwood Point; thence S87°12'33"E, 57.38 feet along the South line of said Lot 431; thence N64°53'42"E, 57.38 feet along said South line to the Southwest corner of Lot 432, Southern Addition to Birchwood Point; thence N56°53'15"E, 56.82 feet along the Southeasterly line of said Lot 432; thence N29°04'14"E, 57.95 feet along said Southeasterly line to the Southeasterly corner of said Lot 432; thence N65°13'18"W, 100.08 feet along the Northeasterly line of said Lot 432 to a point of curve on the Southeasterly right-of-way line of Barn Swallow Circle; thence Northeasterly along said Southeasterly right-of-way line on a curve to the left which has a radius of 80.00 feet and a chord which bears N19°22'29"E, 15.07 feet to the Southwest corner of Lot 433, Southern Addition to Birchwood Point; thence S65°13'18"E, 100.00 feet along the Southwesterly line and to the Southeast corner of said Lot 433; thence N12°28'52"E, 74.91 feet along the Easterly line of said Lot 433; thence N17°43'18"W, 58.50 feet along said Easterly line to the Southeasterly corner of Lot 434, Southern Addition to Birchwood Point; thence N25°51'53"W, 56.26 feet along the Northeasterly line of said Lot 434; thence N47°49'16"W, 80.89 feet along the Northeasterly line of Lots 434 and 434, Southern Addition to Birchwood Point to the Southeast corner of Lot 436, Southern Addition to Birchwood Point; thence N00°46'06"E, 65.00 feet along the East line of and to the Northeast corner of said Lot 436; thence N89°13'54"W, 100.00 feet along the North line of said Lot 436 to a point on the East right-of-way line of Barn Swallow Circle; thence N00°46'06"E, 15.00 feet along said East right-of-way line to the Southwest corner of Lot 437, Southern Addition to Birchwood Point; thence S89°13'54"E, 100.00 feet along the South line of and to the Southeast corner of said Lot 437; thence N00°46'06"E, 265.00 feet along the East line of Lots 437-440, Southern Addition to Birchwood Point to a point on the South right-of-way line of Hazy Sky Parkway; thence S88°57'12"E, 171.65 feet along said South right-of-way to a point of curve; thence Northeasterly along said South right-of-way line on curve to the left which has a radius of 328.00 feet and a chord which bears N74°26'53"E, 187.40 feet; thence N57°50'58"E, 201.95 feet along the Southeasterly right-of-way line of Hazy Sky Parkway to the Northwest corner of Lot 420, Southern Addition to Birchwood Point; thence S32°09'02"E, 100.00 feet along the Southwesterly line of and to the Southwest corner of said Lot 420; thence N57°50'58"E, 18.36 feet along the Southeasterly line of said Lot 420 to the Northwest corner of Outlot 26, Southern Addition to Birchwood Point; thence S32°09'02"E, 57.00 feet along the Southwest line of and to the Southwest corner said Outlot 26; thence N57°50'58"E, 26.01 feet along the Southeasterly line of and to the Southeast corner of said Outlot 26; thence N00°36'52"E, 2.16 feet along the East line of said Outlot 26; thence N89°50'38"E, 909.43 feet to the Southwest corner of Outlot 12, 1000 Oaks Replat No. 1; thence S61°53'52"E, 43.00 feet along the Southerly line of said Outlot 12 to a point on the Westerly right-of-way line of Sunny Spring Drive; thence S28°06'08"W, 18.86 feet along said Westerly right-of-way line to a point of curve; thence Southerly along Westerly right-of-way line on a



curve to the left which has a radius of 183.00 feet and a chord which bears $S24^{\circ}42'02.5''W$, 21.72 feet; thence $S21^{\circ}17'57''W$, 60.01 feet along said Westerly right-of-way line; thence $S00^{\circ}55'38''W$, 103.91 feet to a point of curve on the Northeasterly right-of-way line of Sugar Maple Lane; thence Southeasterly along said Northeasterly right-of-way line on a curve to the right which has a radius of 435.00 feet and a chord which bears $S62^{\circ}05'21''E$, 93.33 feet to the Northwest corner of Lot 311, 1000 Oaks Replat No. 1; thence $S34^{\circ}04'08''W$, 100.00 feet along the Northwest of and to the Southwest corner of said Lot 311; thence $S51^{\circ}24'23''E$, 53.04 feet along the Southwest line of said Lot 311 to the Northwest corner of Lot 312, 1000 Oaks Replat No. 1; thence $S20^{\circ}39'07''E$, 41.18 feet along the Southwesterly line of said Lot 312 to a point on the Northwesterly right-of-way line of Sweet Willow Pass; thence $S69^{\circ}20'53''W$, 92.09 feet along said Northwesterly right-of-way line; thence $S00^{\circ}55'38''W$, 70.97 feet to a point on the Southeasterly right-of-way line of Sweet Willow Pass; thence $N69^{\circ}20'53''E$, 16.26 feet along said Southeasterly right-of-way line to the Northwest corner of Lot 313, 1000 Oaks Replat No. 1; thence $S20^{\circ}39'07''E$, 100.00 feet along the Southwesterly line of said Lot 313 to a point on the North line of Lot 1, Certified Survey Map No. 8812; thence $S69^{\circ}20'53''W$, 61.19 feet along said North line to the Northwest corner of said Lot 1; thence $S00^{\circ}55'39''W$, 420.06 feet along the West line of said Lot 1 and the Southerly extensions thereof to a point on the South line of said SW1/4; thence $S89^{\circ}51'06''W$, 486.78 feet along the South line of said SW1/4 to the point of beginning. Containing 1,666,697 square feet (38.262 acres).



Exhibit B: Alder Notification

From: [Brian Munson](#)
To: district9@cityofmadison.com
Cc: "[Tim Parks](#)"; [Jeff Rosenberg](#); [Todd Wozniak \(twozniak@veridianhomes.com\)](mailto:twozniak@veridianhomes.com); "[Dan Day \(dday@donofrio.cc\)](mailto:dday@donofrio.cc)"; [Angie Christensen](#)
Subject: Pending Application Notification: Reynolds Property
Date: Wednesday, August 01, 2018 9:28:00 AM

Alder Skidmore,

Veridian Homes is working towards an application for the rezoning & platting of the Reynolds Property, located along Valley View Road, between The South Addition to Birchwood Point and 1000 Oaks. This mixed residential plat will include the linkage of Sugar Maple Drive along with a variety of different housing options. We anticipate a formal submittal on October 3rd and will send additional information once it is available. This property is not included in a neighborhood association at this time.

Please feel free to contact me if you have any questions.

Brian Munson

VANDEWALLE & ASSOCIATES
120 East Lakeside Street
Madison, WI 53715
608.255.3988



Exhibit C: Demolition Filing Electronic Notification

From: noreply@cityofmadison.com
To: [Brian Munson](#)
Subject: City of Madison Demolition Notification Approved
Date: Thursday, September 06, 2018 5:11:20 PM

Dear applicant,

Please be advised that your demolition permit notification message was sent to all interested parties registered with the City of Madison on September 6, 2018 at 5:10 PM. Your demolition permit application can be filed with the Zoning Office, 126 S. Hamilton St, on the next business day following 30 days of the posting of this notification message. Please consult the annual Plan Commission schedule for application deadline days and the corresponding Plan Commission hearing dates. For more information on filing your Plan Commission application for a demolition permit, please contact the City of Madison Planning Division at (608) 266-4635.

Comments:

This confirms that the notice is for 7414 Valley View Road, Town of Middleton. The ability to file the demolition permit application to the Plan Commission for 7414 VVR is dependent upon completion of the attachment process by the anticipated application date noted.

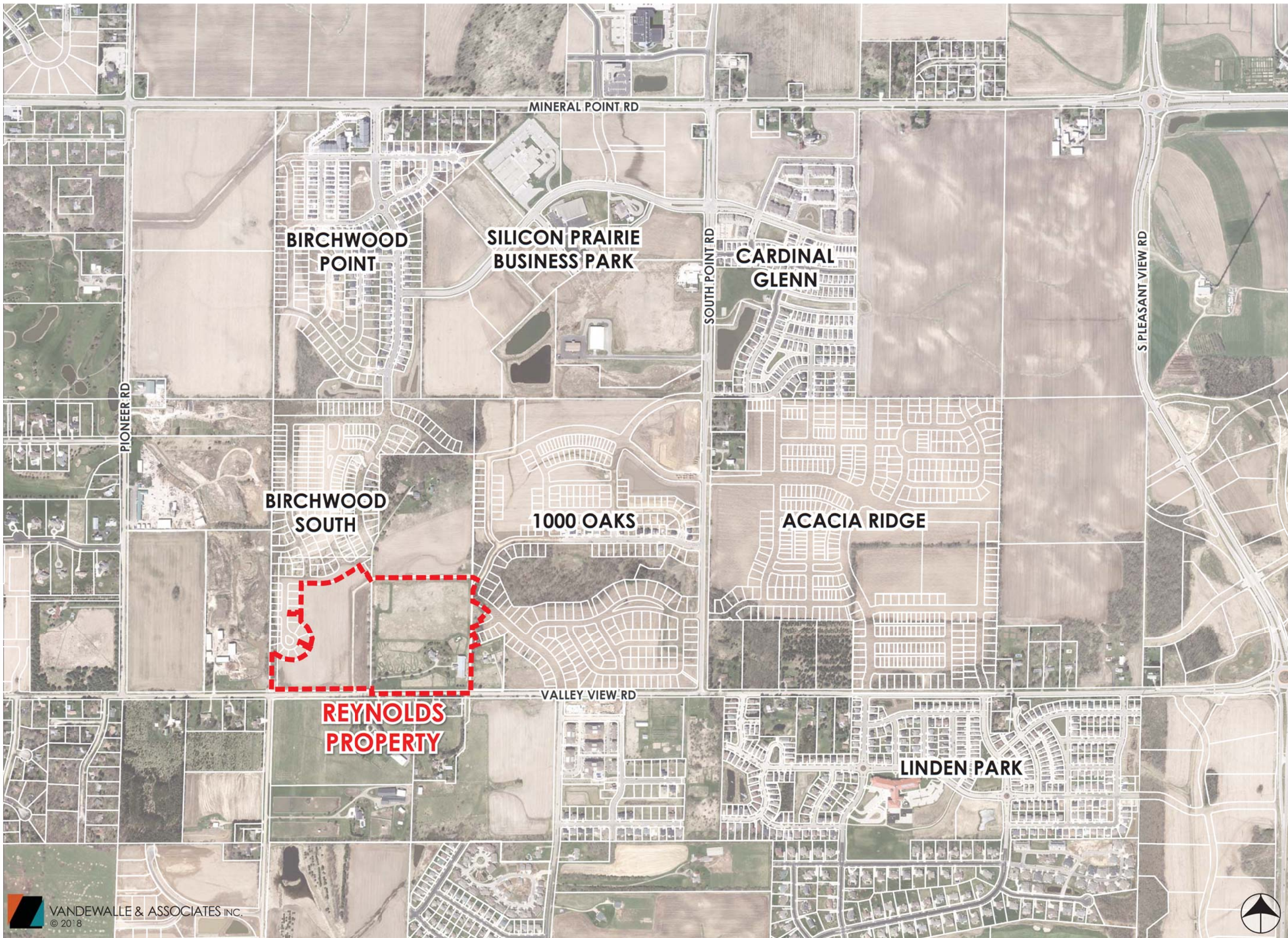


WESTERN ADDITION TO 1000 OAKS

MADISON, WISCONSIN

Revised : 11.27.18

**EXHIBIT D:
LOCATION
MAP**

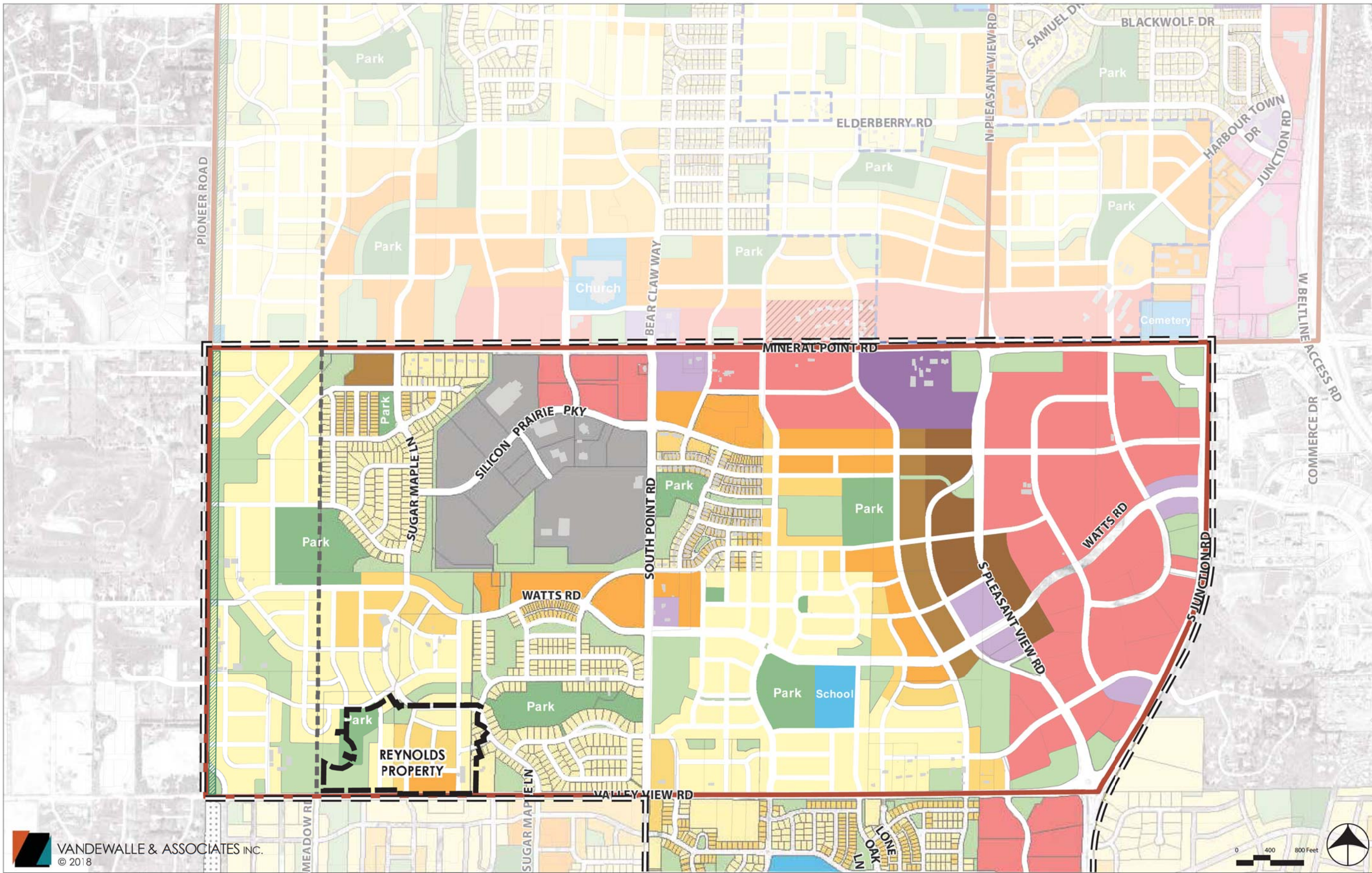


WESTERN ADDITION TO 1000 OAKS

MADISON, WISCONSIN

Revised : 11.27.18




















EXHIBIT E: PIONEER NEIGHBORHOOD PLAN



VANDEWALLE & ASSOCIATES INC.
© 2018

Map 7:
Future Land Use and
Street Plan

Elderberry - Pioneer - Junction
Neighborhood Development Plan
Amendment
May 2018
City of Madison Planning Division

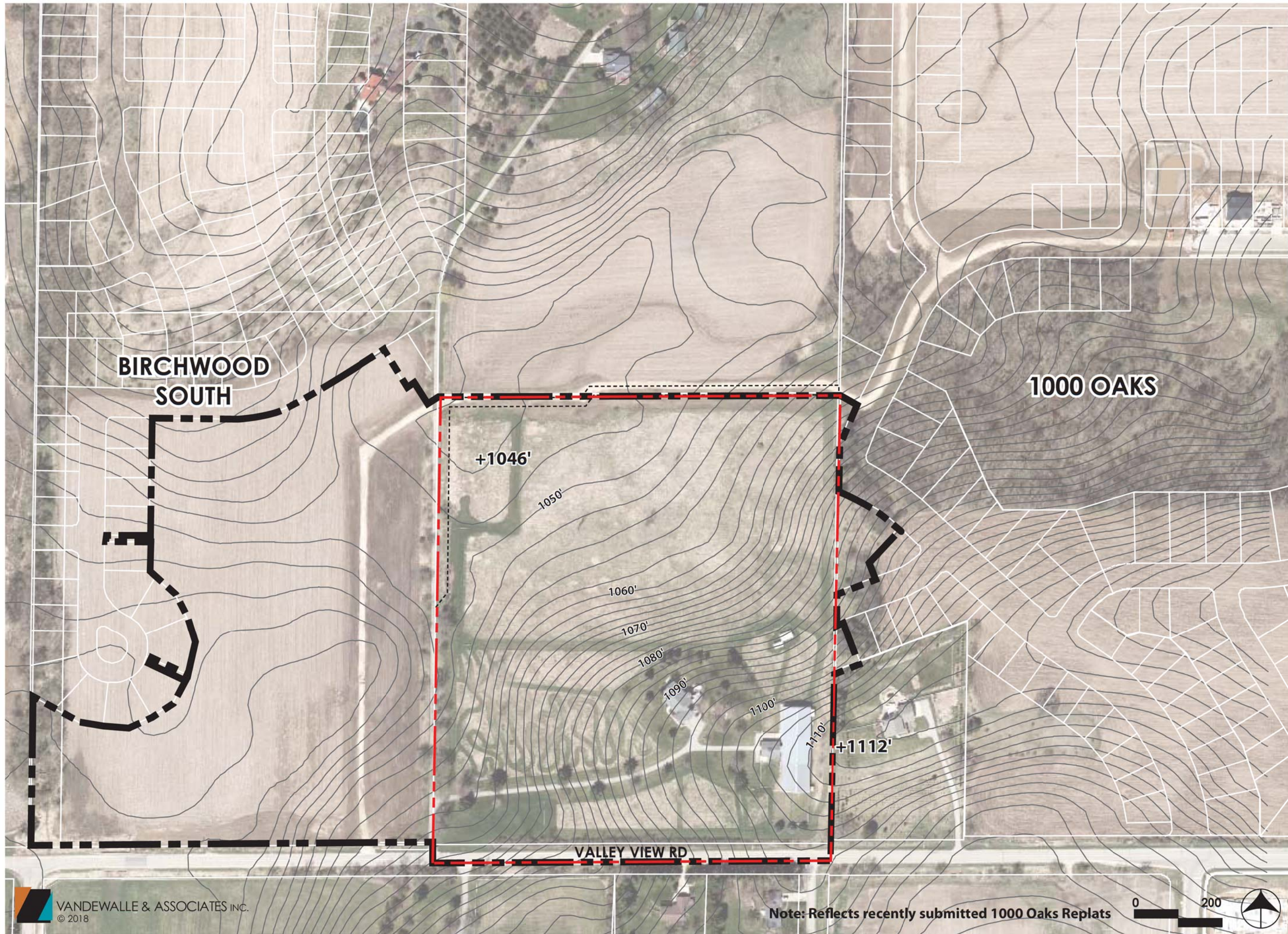
 Planning Area	 Housing Mix 1 (< 8 du/ac)	 Housing Mix 5 (70-100 du/ac)	 Community Retail and Service	 Utilities
 80' Landscape Buffer	 Housing Mix 2 (8-20 du/ac)	 Community Mixed Use	 Employment	 Industrial
 West Madison Ag Research Station	 Housing Mix 3 (20-40 du/ac)	 Neighborhood Mixed Use	 Employment Overlay	 Park
 Transition Area Boundary (4 du/ac net max west of line)	 Housing Mix 4 (40-70 du/ac)	 Neighborhood Mixed Use Overlay	 Institutional	 Other Open Space and Stormwater Management

WESTERN ADDITION TO 1000 OAKS

MADISON, WISCONSIN

Revised : 11.26.18

**EXHIBIT F:
EXISTING
CONDITIONS**





LOT TYPE	UNITS	%
Proposed SF Units		
COTTAGE - 37	15	17.4%
VILLAGE - 45	6	7.0%
VILLAGE - 51	31	36.0%
TERRACE - 59	32	37.2%
ESTATE - 65	2	2.3%
SF TOTAL	86	100%
TOTAL UNITS		
TWINS	8	100%
MF	110	100%

TOTAL UNITS 204		
TOTAL UNITS IN AREA PREVIOUSLY		
Existing Malmquist SF Units to be Replatted		
EXISTING SF	23	
Existing 1000 Oaks SF Units to be Replatted		
EXISTING SF	1	
TOTAL UNITS	24	

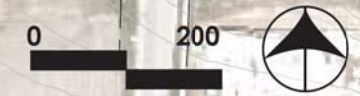
REQUIRED PARK		
94 Single Family	~2.13 Acres	
110 Multi-Family	~1.99 Acres	
TOTAL PARK	4.12 Acres	

WESTERN ADDITION TO 1000 OAKS

MADISON, WISCONSIN

Revised : 11.27.18

EXHIBIT G: MASTER PLAN



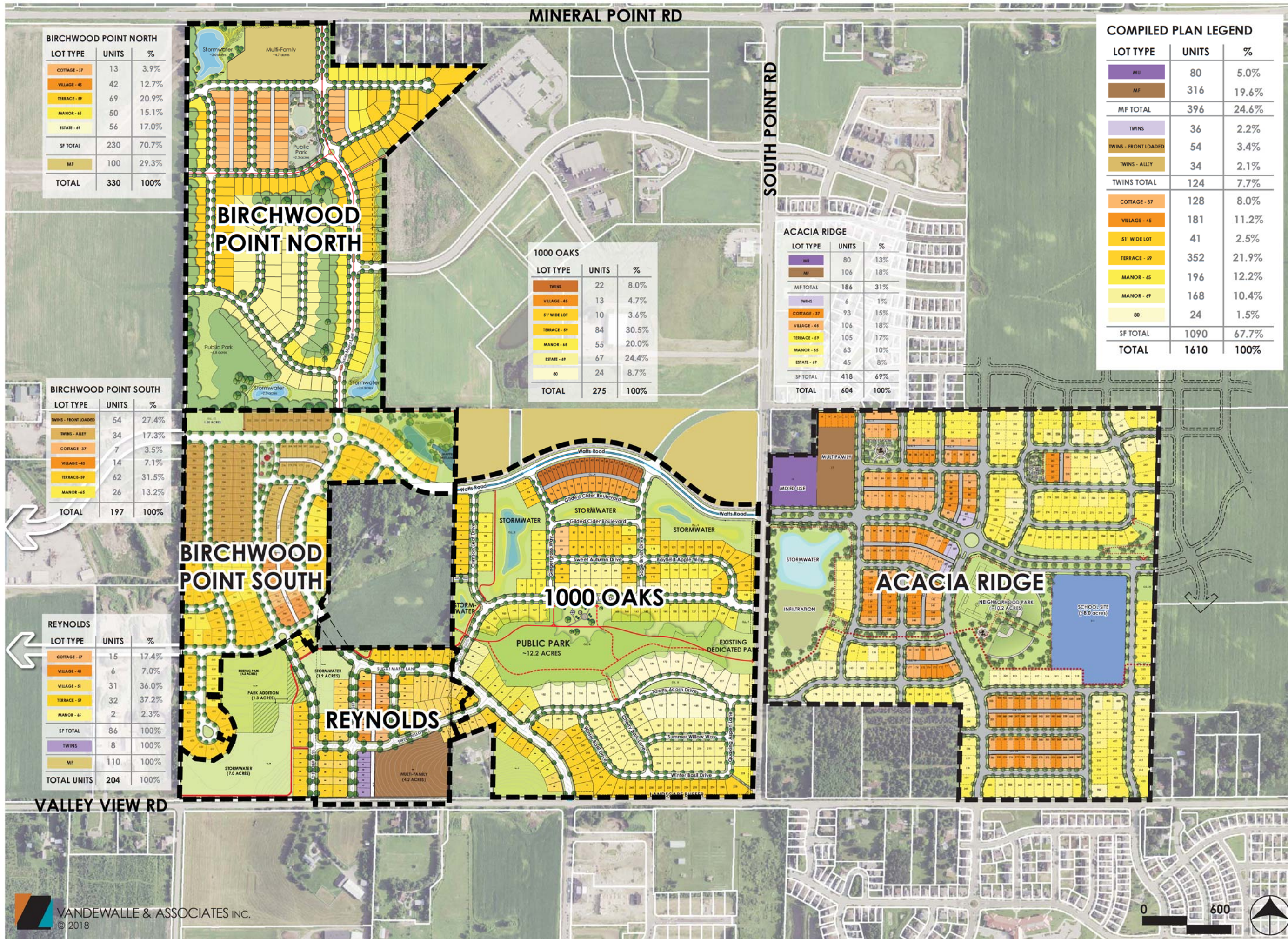


WESTERN ADDITION TO 1000 OAKS

MADISON, WISCONSIN

Revised : 11.21.18

EXHIBIT H:
WESTSIDE
VERIDIAN
NEIGHBORHOOD
CONTEXT



BIRCHWOOD POINT NORTH

LOT TYPE	UNITS	%
COTTAGE - 27	13	3.9%
VILLAGE - 45	42	12.7%
TERRACE - 59	69	20.9%
MANOR - 45	50	15.1%
ESTATE - 41	56	17.0%
SF TOTAL	230	70.7%
MF	100	29.3%
TOTAL	330	100%

BIRCHWOOD POINT SOUTH

LOT TYPE	UNITS	%
TWINS - FRONT LOADED	54	27.4%
TWINS - ALLEY	34	17.3%
COTTAGE - 37	7	3.5%
VILLAGE - 45	14	7.1%
TERRACE - 59	62	31.5%
MANOR - 45	26	13.2%
TOTAL	197	100%

REYNOLDS

LOT TYPE	UNITS	%
COTTAGE - 27	15	17.4%
VILLAGE - 41	6	7.0%
VILLAGE - 51	31	36.0%
TERRACE - 59	32	37.2%
MANOR - 41	2	2.3%
SF TOTAL	86	100%
TWINS	8	100%
MF	110	100%
TOTAL UNITS	204	100%

1000 OAKS

LOT TYPE	UNITS	%
TWINS	22	8.0%
VILLAGE - 45	13	4.7%
51' WIDE LOT	10	3.6%
TERRACE - 59	84	30.5%
MANOR - 45	55	20.0%
ESTATE - 49	67	24.4%
80	24	8.7%
TOTAL	275	100%

ACACIA RIDGE

LOT TYPE	UNITS	%
MU	80	13%
MF	106	18%
MF TOTAL	186	31%
TWINS	6	1%
COTTAGE - 37	93	15%
VILLAGE - 45	106	18%
TERRACE - 59	105	17%
MANOR - 45	63	10%
ESTATE - 49	45	8%
SF TOTAL	418	69%
TOTAL	604	100%

COMPILED PLAN LEGEND

LOT TYPE	UNITS	%
MU	80	5.0%
MF	316	19.6%
MF TOTAL	396	24.6%
TWINS	36	2.2%
TWINS - FRONT LOADED	54	3.4%
TWINS - ALLEY	34	2.1%
TWINS TOTAL	124	7.7%
COTTAGE - 37	128	8.0%
VILLAGE - 45	181	11.2%
51' WIDE LOT	41	2.5%
TERRACE - 59	352	21.9%
MANOR - 45	196	12.2%
MANOR - 49	168	10.4%
80	24	1.5%
SF TOTAL	1090	67.7%
TOTAL	1610	100%



LOT TYPE	UNITS	%
Proposed SF Units		
COTTAGE - 37	15	17.4%
VILLAGE - 45	6	7.0%
VILLAGE - 51	31	36.0%
TERRACE - 59	32	37.2%
ESTATE - 65	2	2.3%
SF TOTAL	86	100%
Twins		
TWINS	8	100%
Multi-Family		
MF	110	100%

TOTAL UNITS 204

TOTAL UNITS IN AREA PREVIOUSLY

Existing Malmquist SF Units to be Replatted	
EXISTING SF	23
Existing 1000 Oaks SF Units to be Replatted	
EXISTING SF	1

TOTAL UNITS 24

REQUIRED PARK

94 Single Family	~2.13 Acres
110 Multi-Family	~1.99 Acres
TOTAL PARK	4.12 Acres

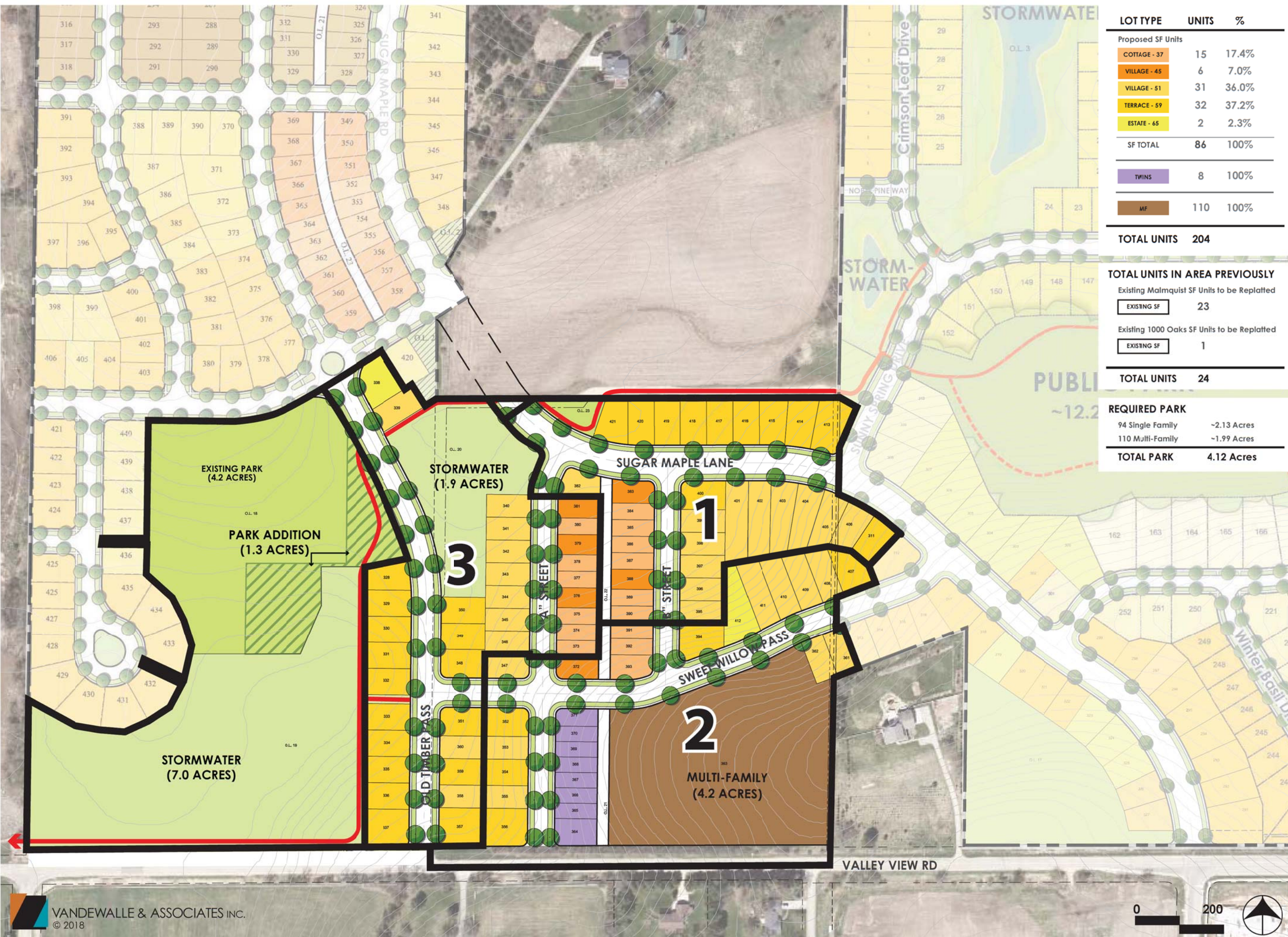


WESTERN ADDITION TO 1000 OAKS

MADISON, WISCONSIN

Revised : 11.27.18

**EXHIBIT I:
CONCEPT
PLAN
CONTEXT**



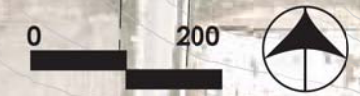
LOT TYPE	UNITS	%
Proposed SF Units		
COTTAGE - 37	15	17.4%
VILLAGE - 45	6	7.0%
VILLAGE - 51	31	36.0%
TERRACE - 59	32	37.2%
ESTATE - 65	2	2.3%
SF TOTAL	86	100%
TOTAL UNITS 204		
TOTAL UNITS IN AREA PREVIOUSLY		
Existing Malmquist SF Units to be Replatted		
EXISTING SF	23	
Existing 1000 Oaks SF Units to be Replatted		
EXISTING SF	1	
TOTAL UNITS	24	
REQUIRED PARK		
94 Single Family	~2.13 Acres	
110 Multi-Family	~1.99 Acres	
TOTAL PARK	4.12 Acres	

WESTERN ADDITION TO 1000 OAKS

MADISON, WISCONSIN

Created : 11.26.18

EXHIBIT J: CONCEPTUAL PHASING MAP





LOT TYPE	UNITS	%
Proposed SF Units		
COTTAGE - 37	15	17.4%
VILLAGE - 45	6	7.0%
VILLAGE - 51	31	36.0%
TERRACE - 59	32	37.2%
ESTATE - 65	2	2.3%
SF TOTAL	86	100%
Proposed MF Units		
TWINS	8	100%
MF	110	100%

TOTAL UNITS 204

TOTAL UNITS IN AREA PREVIOUSLY		
Existing Malmquist SF Units to be Replatted		
EXISTING SF	23	
Existing 1000 Oaks SF Units to be Replatted		
EXISTING SF	1	
TOTAL UNITS	24	

REQUIRED PARK		
94 Single Family	~2.13 Acres	
110 Multi-Family	~1.99 Acres	
TOTAL PARK	4.12 Acres	

WESTERN ADDITION TO 1000 OAKS

MADISON, WISCONSIN

Created : 11.26.18

EXHIBIT K: PARK DISTRIBUTION

