



# VANDEWALLE & ASSOCIATES INC.

November 1, 2021

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

RE: Acacia Ridge Neighborhood  
SE TR-P Amendment Addendum

Dear Heather,

Attached please find a copy of the Veridian Homes request to rezone a portion of the neighborhood from TR-C3 to TR-P and modify the adopted TR-P Master Plan for the Acacia Ridge Neighborhood. This submittal seeks to revise the street configuration in the southeast corner of the site due to grading constraints.

This request has been discussed with Alder Conklin and the Cardinal Glenn Neighborhood Association, with 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

**Applicant:**

Veridian Homes, LLC.

6801 South Town drive

Madison, WI 53713

Chris Ehlers

Vice President of Land Development

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](mailto:bmunson@vandewalle.com)

**EXISTING CONDITIONS**

Existing Zoning: TR-C3

Parcels to be Rezoned: See EXHIBIT A

**Legal Description:**

**LANDS TO BE ZONED TR-P:**

A portion of Acacia Ridge, located in the SE1/4 of the SE 1/4 and in the SW1/4 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 along the Sout line of said SE1/4; thence N00°48'16"E, 659.55 feet; thence S89°57'16"W, 400.71 feet; thence N00°44'27"E, 277.44 feet; thence S89°15'33"E, 218.41 feet to a point of curve; thence Easterly along a curve to the left which has a radius of 281.00 feet and a chord which bears N76°40'06"E, 136.65 feet; thence N62°35'45"E, 48.89 feet; thence S27°24'15"E, 207.30 feet to a point of curve; thence

Southerly along a curve to the right which has a radius of 500.00 feet and a chord which bears S22°53'26"E, 78.69 feet; thence N71°37'22"E, 70.90 feet to a point of curve; thence Easterly along a curve to the right which has a radius of 150.00 feet and a chord which bears N80°46'58"E, 47.76 feet; thence N89°56'43"E, 1048.95 feet; thence S01°20'36"W, 761.23 feet to the point of beginning. Containing 25.253 acres.

## PROPOSED AMENDMENT

### Adopted TR-P

Multi-Family:	134	
Twin Homes:	10	(5 lots)
Alley Single Family:	26	31 x 95
	59	37 x 95
	54	45 x 95
Conventional Single Family:	<u>12</u>	<u>59 x 100</u>
 Total Units:	 <b>291</b>	

### Proposed TR-P

Multi-Family:	134	
Twin Homes:	10	(5 lots)
Alley Single Family:	32	31 x 95
	59	37 x 95
	58	45 x 95
Conventional Single Family:	7	51 x 100
	26	59 x 100
	21	65 x 100
	<u>3</u>	<u>69 x 100</u>
 Total Units:	 <b>346*</b>	

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.

Note: Net change of 4 new single family homes

## EXHIBIT A: Parcels to be Rezoned (TR-C3 to TR-P)

Lot Number	Address	Parcel Identification Number
170	9304 TAWNY ACORN DR	070828433080
171	9308 TAWNY ACORN DR	070828433072
172	9312 TAWNY ACORN DR	070828433064
173	9316 TAWNY ACORN DR	070828433056
174	9320 TAWNY ACORN DR	070828433048
175	9324 TAWNY ACORN DR	070828433030
176	9328 TAWNY ACORN DR	070828433022
177	9332 TAWNY ACORN	070828433014
186	329 TAWNY ACORN DR	070828436018
187	9325 TAWNY ACORN DR	070828436026
188	9319 TAWNY ACORN DR	070828436034
189	9315 TAWNY ACORN DR	070828436042
190	9311 TAWNY ACORN DR	070828436050
191	560 REDAN DR	070828436076
192	562 REDAN DR	070828436084
193	564 REDAN DR	070828436092
194	566 REDAN DR	070828436109
195	570 REDAN DR	070828446017
196	572 REDAN DR	070828446025
197	574 REDAN DR	070828446033
198	576 REDAN DR	070828446041
199	578 REDAN DR	070828446059
200	580 REDAN DR	070828446067
322	9257 RUSTIC PINE RD	070828441017
323	9253 RUSTIC PINE RD	070828441025
324	9249 RUSTIC PINE RD	070828441033
325	9245 RUSTIC PINE RD	070828441041
326	9241 RUSTIC PINE RD	070828441059
327	9237 RUSTIC PINE RD	070828441067
328	9233 RUSTIC PINE RD	070828441075
329	9229 RUSTIC PINE RD	070828441083
330	9225 RUSTIC PINE RD	070828441091
331	9221 RUSTIC PINE RD	070828441108
332	9217 RUSTIC PINE RD	070828441116
333	9213 RUSTIC PINE RD	070828441124
334	9209 RUSTIC PINE RD	070828441132
335	9205 RUSTIC PINE RD	070828441140
336	9201 RUSTIC PINE RD	070828441158
337	9202 LOST DEER RUN	070828442156
338	9206 LOST DEER RUN	070828442148

339	9210 LOST DEER RUN	070828442130
340	9214 LOST DEER RUN	070828442122
341	9218 LOST DEER RUN	070828442114
342	9222 LOST DEER RUN	070828442106
343	9226 LOST DEER RUN	070828442099
344	9230 LOST DEER RUN	070828442081
345	9234 LOST DEER RUN	070828442073
346	9238 LOST DEER RUN	070828442065
347	9242 LOST DEER RUN	070828442057
348	9246 LOST DEER RUN	070828442049
349	9250 LOST DEER RUN	070828442031
350	9254 LOST DEER RUN	070828442023
351	9258 LOST DEER RUN	070828442015
352	9259 LOST DEER RUN	070828443013
353	9255 LOST DEER RUN	070828443021
354	9251 LOST DEER RUN	070828443039
355	9247 LOST DEER RUN	070828443047
356	9243 LOST DEER RUN	070828443055
357	9239 LOST DEER RUN	070828443063
358	9235 LOST DEER RUN	070828443071
359	9231 LOST DEER RUN	070828443089
360	9227 LOST DEER RUN	070828443097
361	9223 LOST DEER RUN	070828443104
362	9219 LOST DEER RUN	070828443112
363	9215 LOST DEER RUN	070828443120
364	9211 LOST DEER RUN	070828443138
365	9207 LOST DEER RUN	070828443146
366	9203 LOST DEER RUN	070828443154
367	9204 TURNING OAK LN	070828444152
368	9208 TURNING OAK LN	070828444144
369	9212 TURNING OAK LN	070828444136
370	9216 TURNING OAK LN	070828444128
371	9220 TURNING OAK LN	070828444110
372	9224 TURNING OAK LN	070828444102
373	9228 TURNING OAK LN	070828444095
374	9232 TURNING OAK LN	070828444087
375	9236 TURNING OAK LN	070828444079
376	9240 TURNING OAK LN	070828444061
377	9244 TURNING OAK LN	070828444053
378	9248 TURNING OAK LN	070828444045
379	9252 TURNING OAK LN	070828444037
380	9256 TURNING OAK LN	070828444029
381	9260 TURNING OAK LN	070828444011

382	9259 TURNING OAK LN	070828445019
383	9253 TURNING OAK LN	070828445027
384	9247 TURNING OAK LN	070828445035
385	9241 TURNING OAK LN	070828445043
386	9235 TURNING OAK LN	070828445051
387	9229 TURNING OAK LN	070828445069
388	9223 TURNING OAK LN	070828445077
389	9217 TURNING OAK LN	070828445085
390	9211 TURNING OAK LN	070828445093
391	9205 TURNING OAK LN	070828445100
392	937 WHITE SKY PASS	070828440134
393	933 WHITE SKY PASS	070828440142
394	929 WHITE SKY PASS	070828440150
395	925 WHITE SKY PASS	070828440168
396	921 WHITE SKY PASS	070828440176
397	917 WHITE SKY PASS	070828440184
398	913 WHITE SKY PASS	070828440192
399	909 WHITE SKY PASS	070828440209
400	905 WHITE SKY PASS	070828440217
401	9111 RUSTIC PINE RD	070828440019
402	9107 RUSTIC PINE RD	070828440027
403	9103 RUSTIC PINE RD	070828440035
404	508 LONE OAK LN	070828440043
405	512 LONE OAK LN	070828440051
406	516 LONE OAK LN	070828440069
407	520 LONE OAK LN	070828440077
408	524 LONE OAK LN	070828440085
409	528 LONE OAK LN	070828440093
410	532 LONE OAK LN	070828440100
411	536 LONE OAK LN	070828440118
412	540 LONE OAK LN	070828440126
413	535 LONE OAK LN	070828439012
414	531 LONE OAK LN	070828439020
415	527 LONE OAK LN	070828439038
416	523 LONE OAK LN	070828439046
417	519 LONE OAK LN	070828439054
418	515 LONE OAK LN	070828439062
419	511 LONE OAK LN	070828439070
420	507 LONE OAK LN	070828439088
421	503 LONE OAK LN	070828439096
OL 16	9307 TAWNY ACORN DR	070828436068