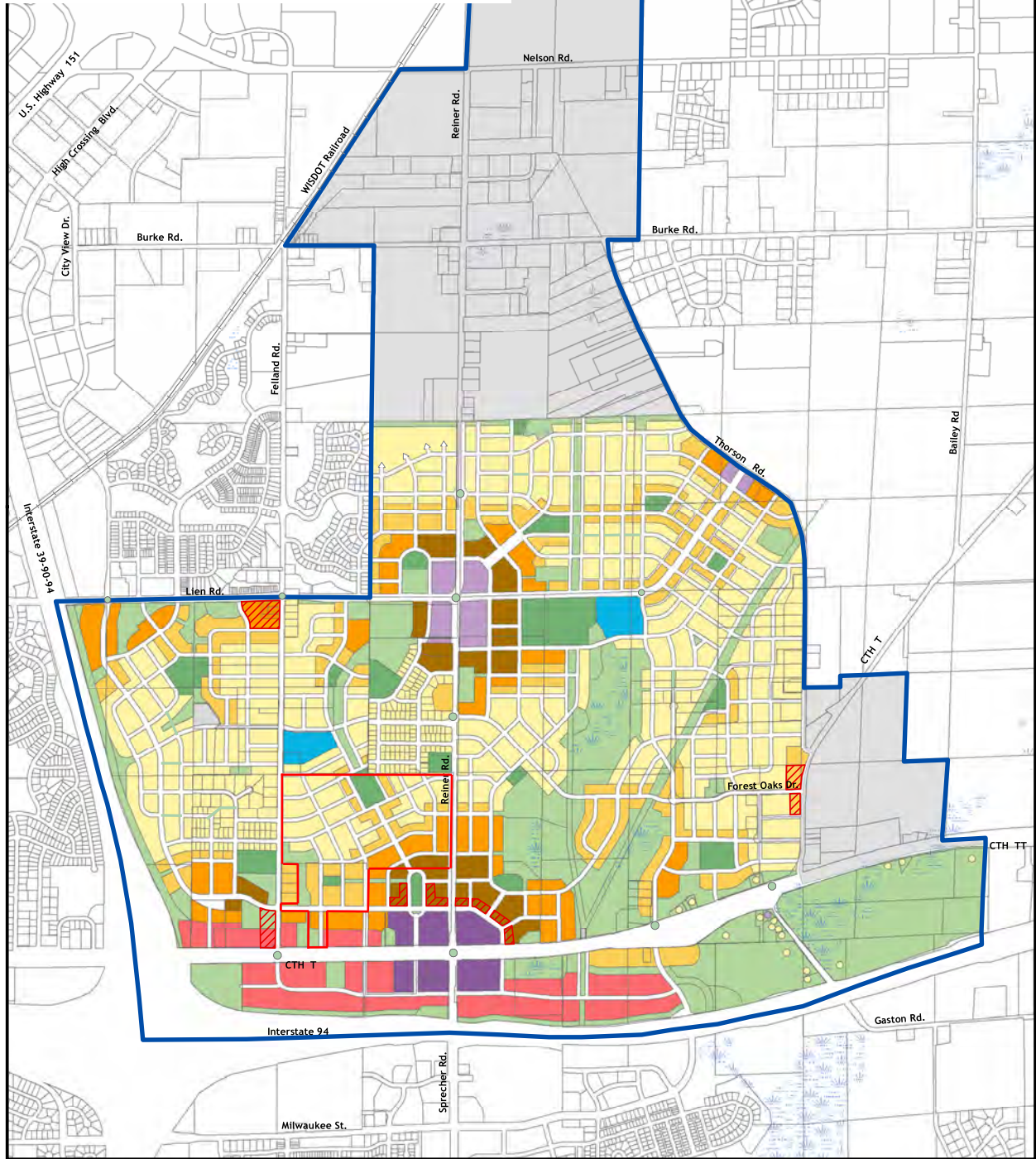


Table 4: Estimated Dwelling Units and Population - Phase 1 Planning Area

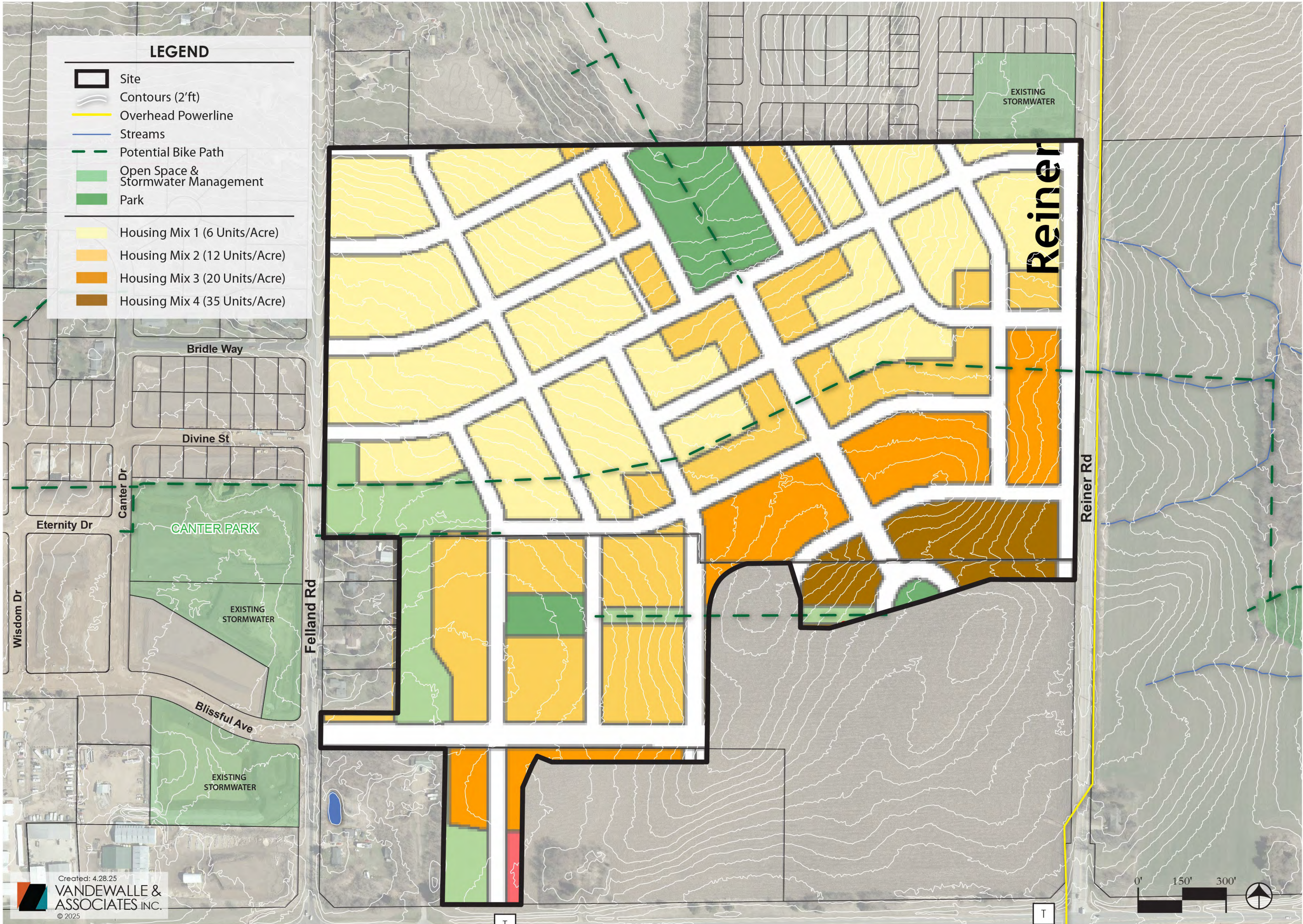
| Recommended Land Use | Acres | Units Per Acre | Estimated Units | Estimated Population ⁽²⁾ |
|------------------------------|--------------|-------------------|-----------------|-------------------------------------|
| Housing Mix 1 ⁽¹⁾ | 488.4 | 6 | 2,770 | 5,540 |
| Housing Mix 2 | 197.2 | 12 | 2,366 | 4,732 |
| Housing Mix 3 | 93.4 | 20 | 1,868 | 3,736 |
| Housing Mix 4 | 53.9 | 35 | 1,887 | 3,774 |
| Neighborhood Mixed-Use | 22.1 | 20 ⁽³⁾ | 442 | 884 |
| Community Mixed-Use | 30.8 | 30 ⁽³⁾ | 924 | 1,848 |
| Total | 885.8 | 10.9 | 10,257 | 20,514 |

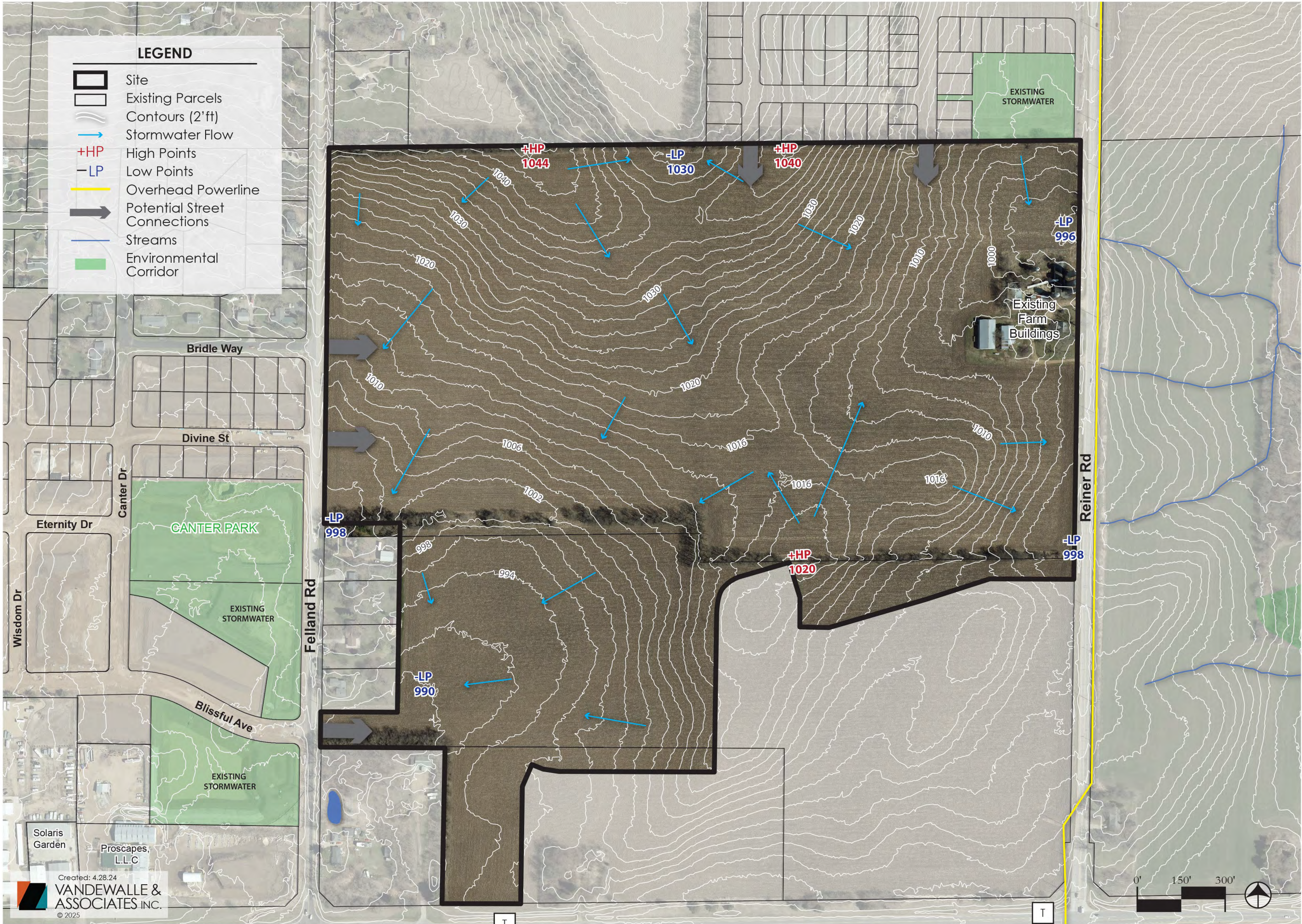


Map 6: Land Use and Street Plan
Phase 1 Planning Area

Northeast Neighborhoods Development Plan
October 2009







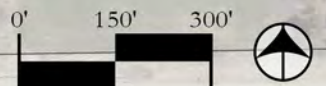
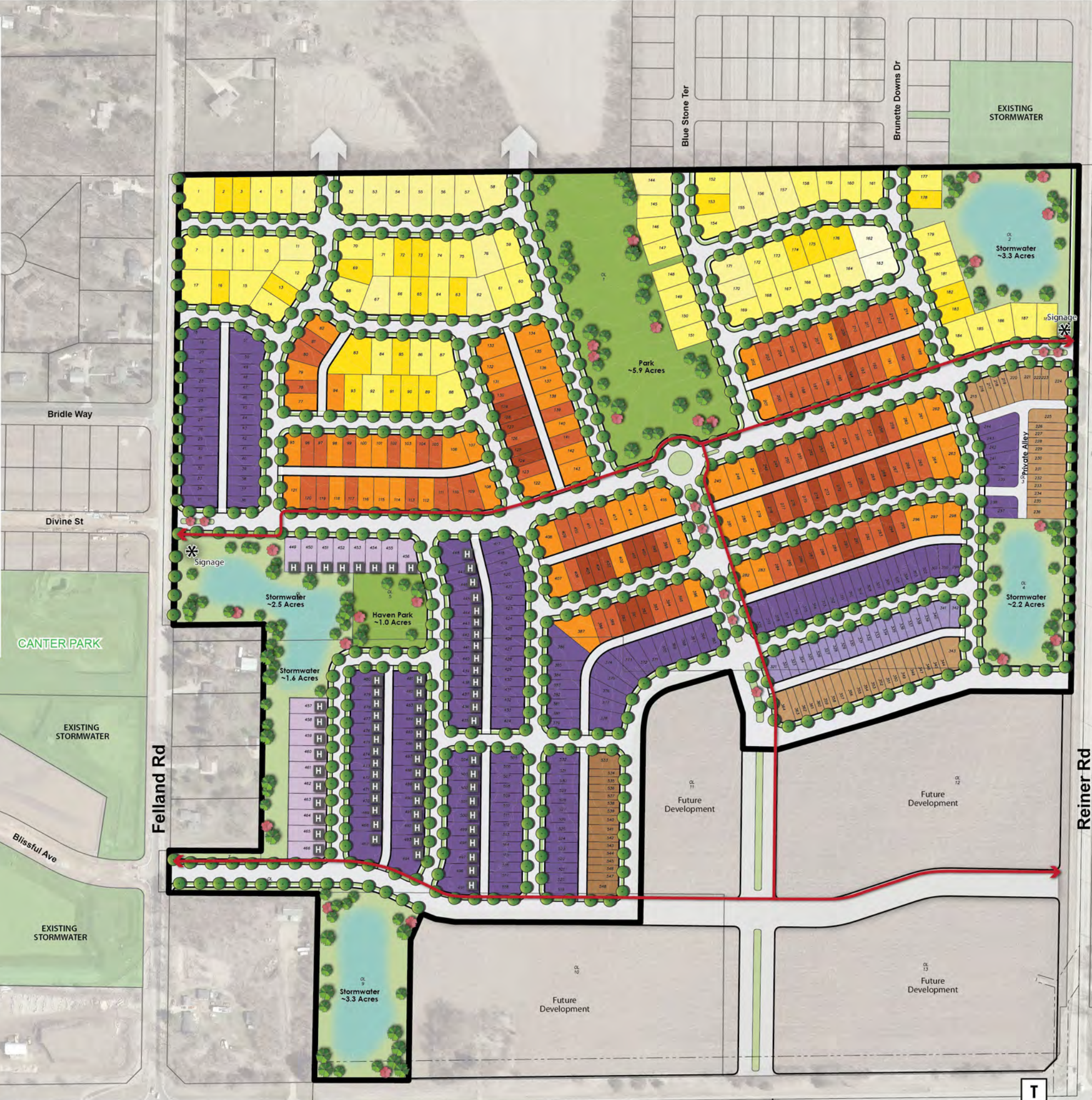
REILAND GROVE NEIGHBORHOOD

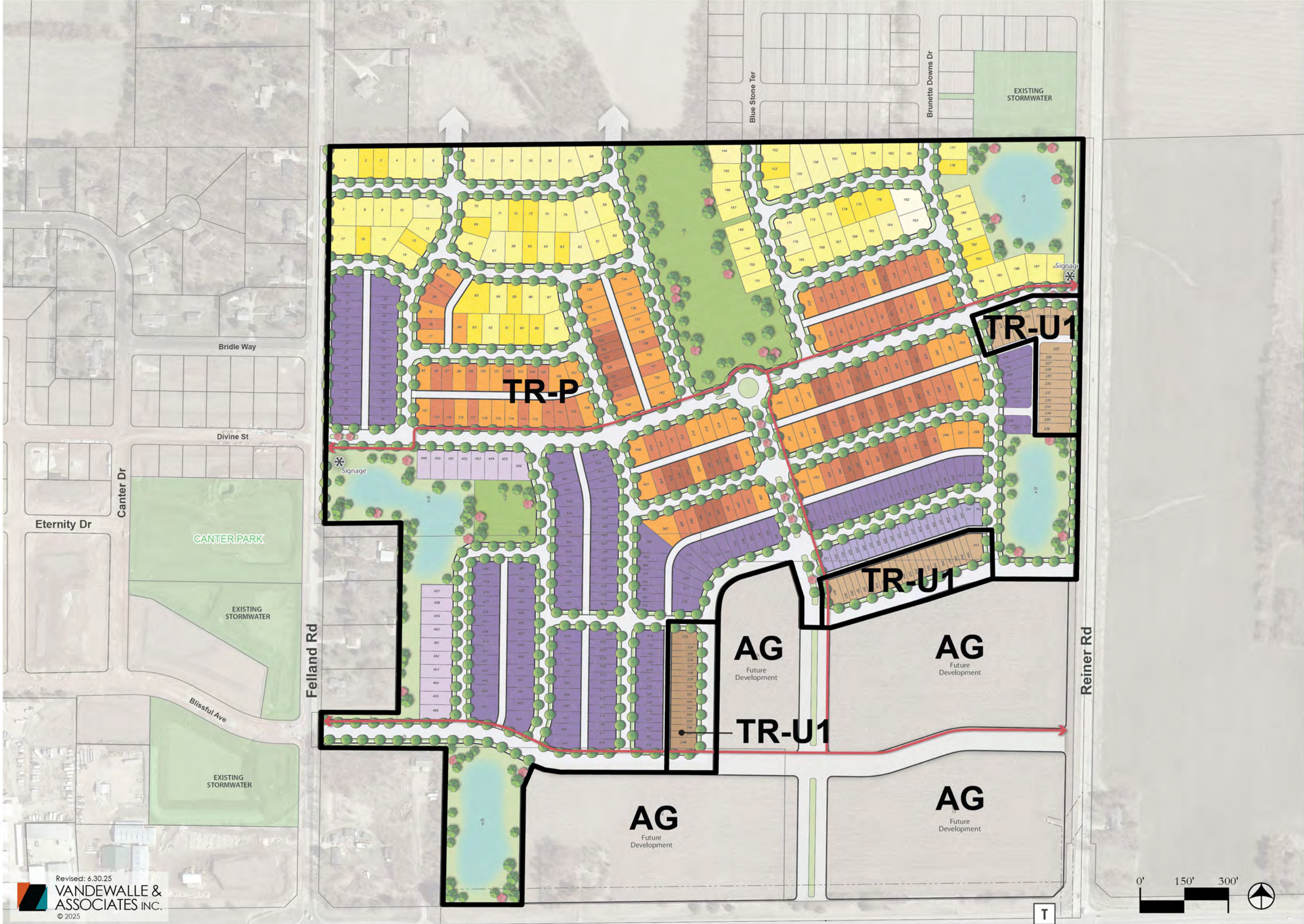
Madison, Wisconsin

EXISTING
CONDITIONS



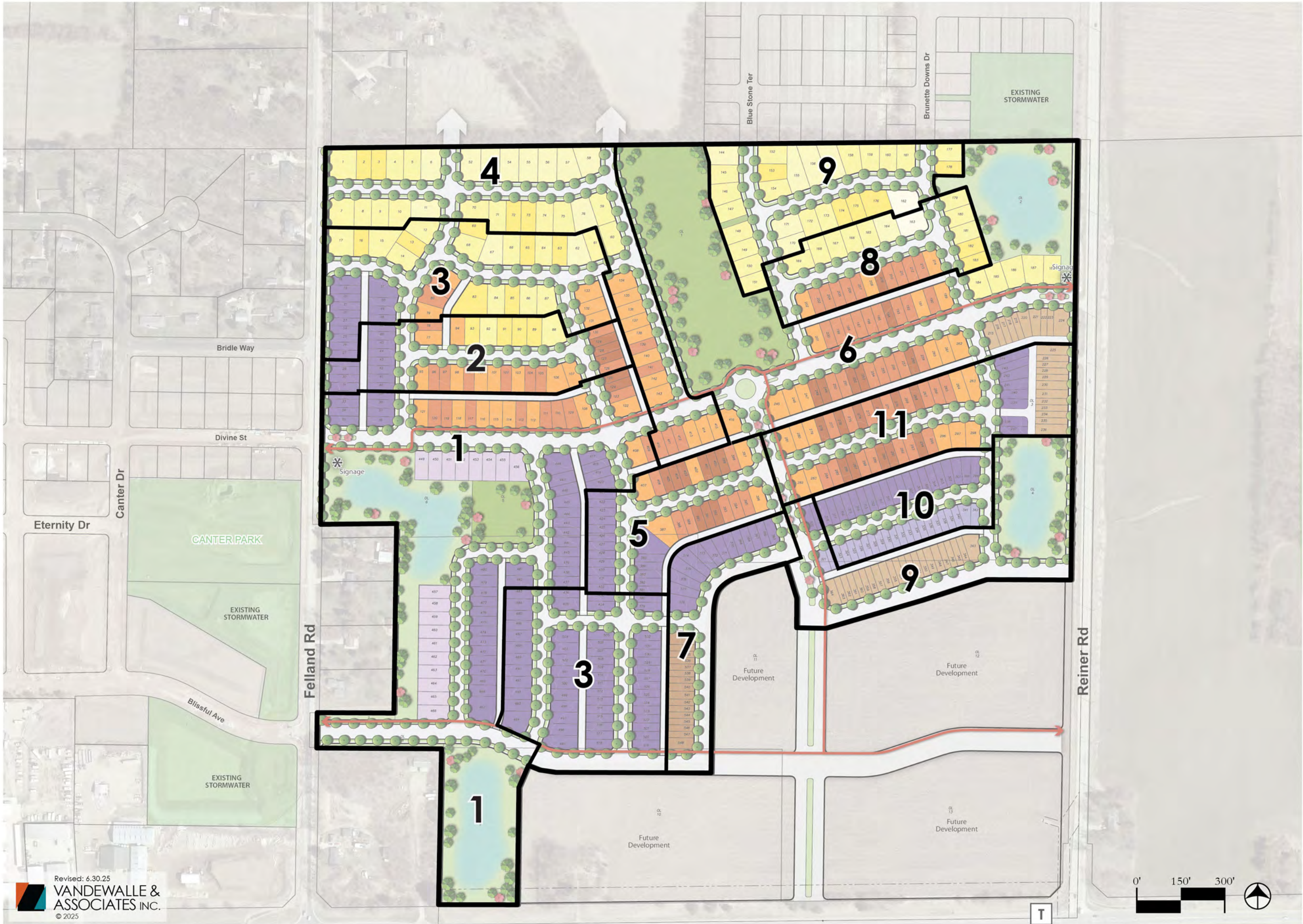
| LOT TYPE | |
|--------------------------------|-----|
| Single Family | |
| Street Accessed | |
| Single Fam - 69 | 2 |
| Single Fam - 65 | 19 |
| Single Fam - 59 | 55 |
| Single Fam - 51 | 22 |
| Alley Accessed | |
| Alley - 45 | 62 |
| Alley - 37 | 72 |
| Alley - 31 | 32 |
| Two-Family Twin | |
| Attached Single Family | |
| Alley Flat | 132 |
| Alley Tuck-under | 22 |
| Attached Single Family (Haven) | |
| Front Twin H | 18 |
| Alley Flat H | 52 |
| Townhome | |
| Attached Single Family | |
| Townhomes | 44 |
| Tuck Townhomes | 16 |
| TOTAL RESIDENTIAL | |
| 548 | |





REILAND GROVE NEIGHBORHOOD
Madison, Wisconsin

ZONING PLAN



REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

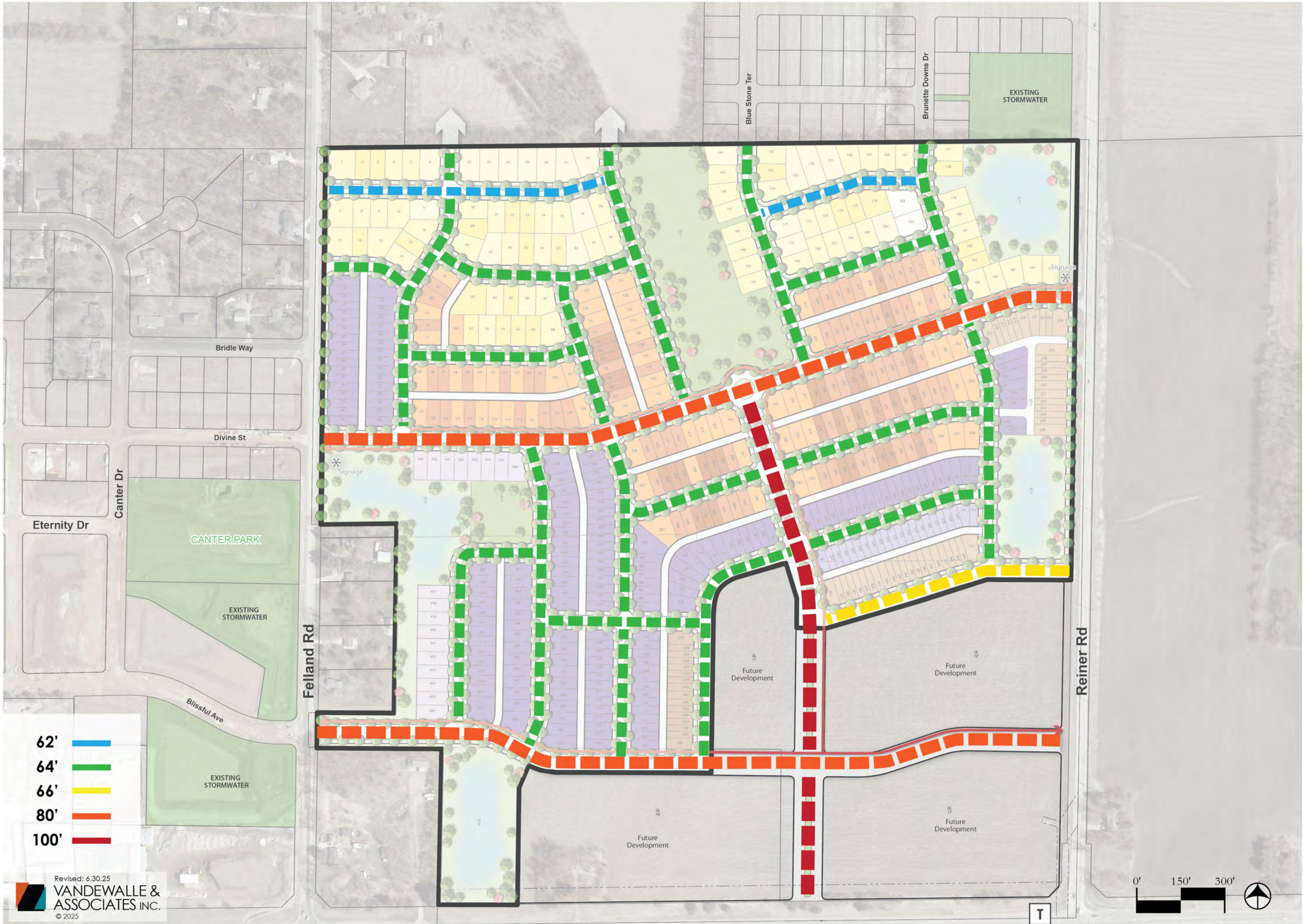
PHASING PLAN



REILAND GROVE NEIGHBORHOOD
Madison, Wisconsin

PARK CONTEXT PLAN





REILAND GROVE NEIGHBORHOOD

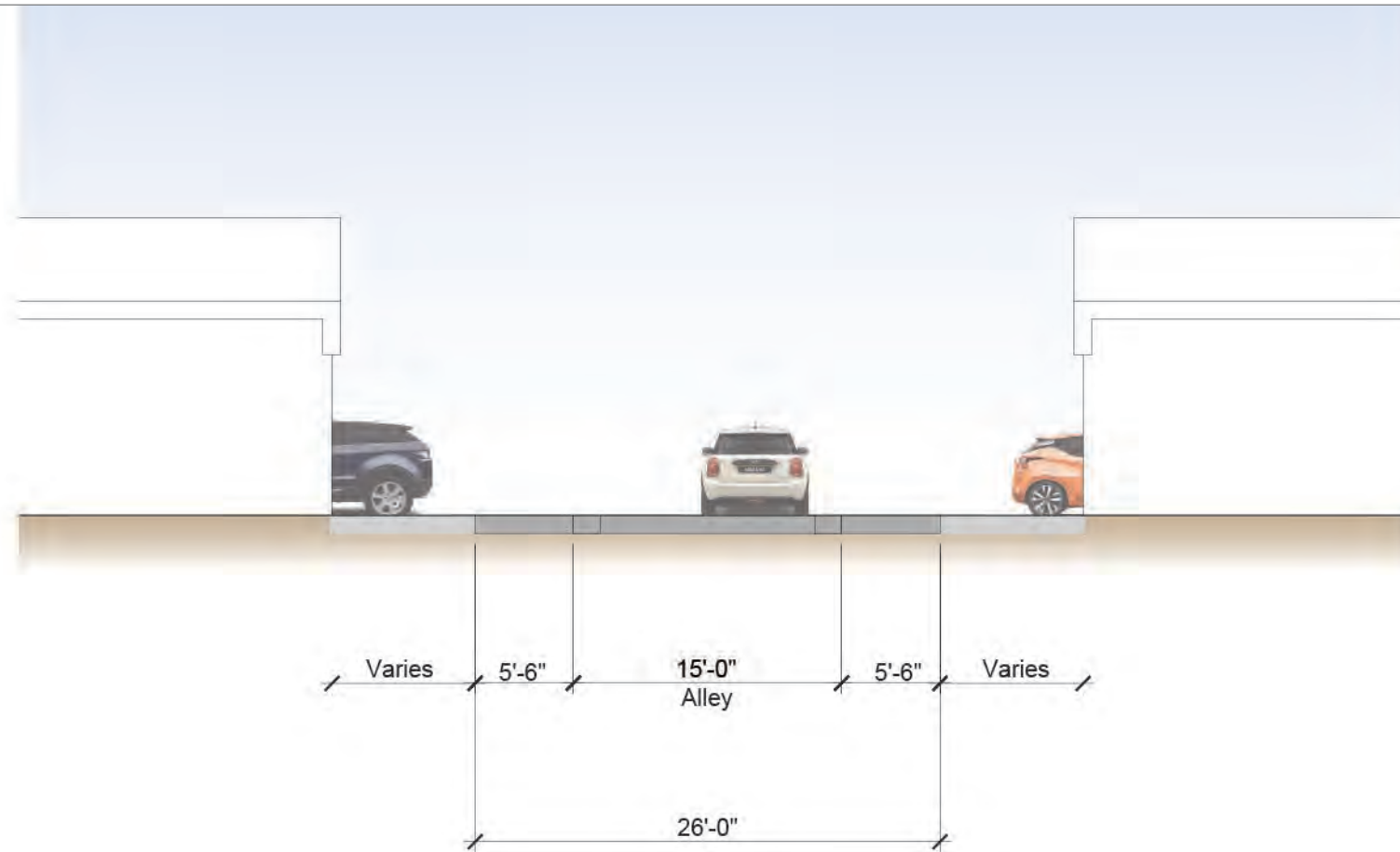
Madison, Wisconsin

RIGHT-OF-WAY
WIDTHS

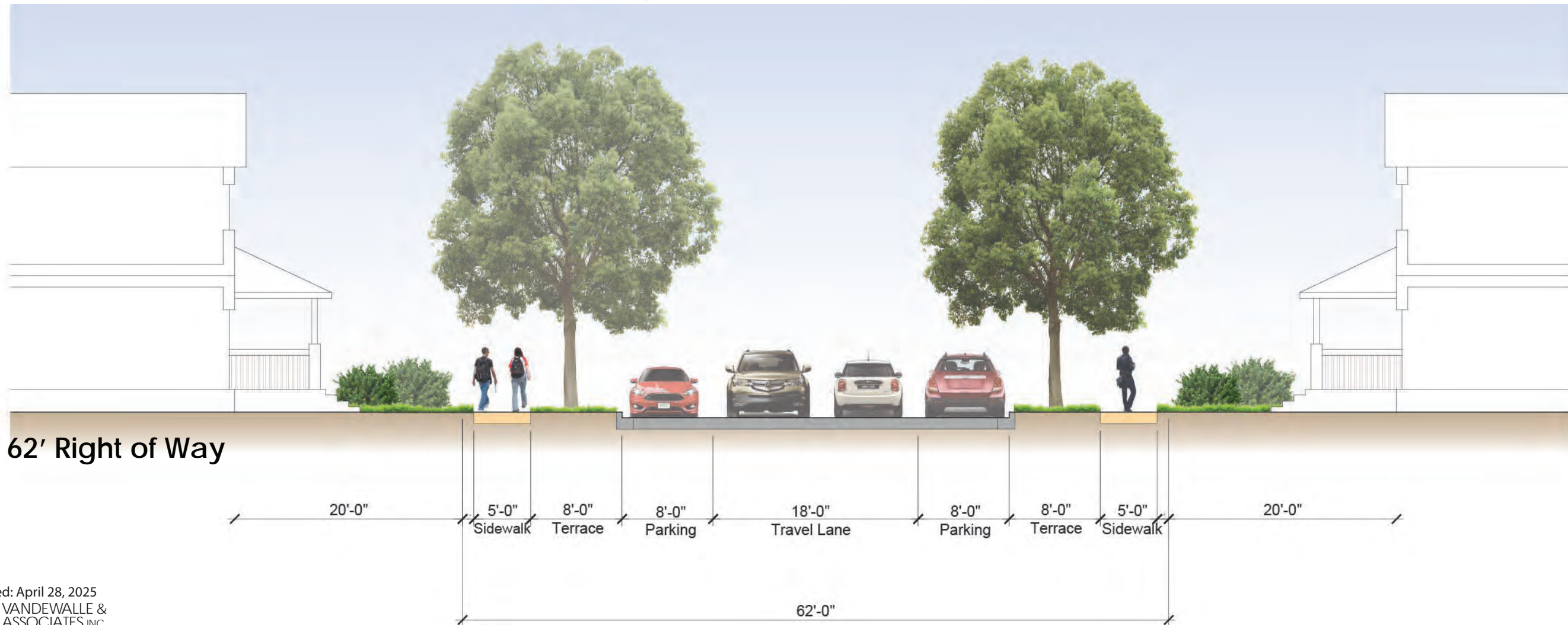
REILAND GROVE NEIGHBORHOOD
Madison, WISCONSIN

STREET
CROSS SECTIONS

26' Right of Way



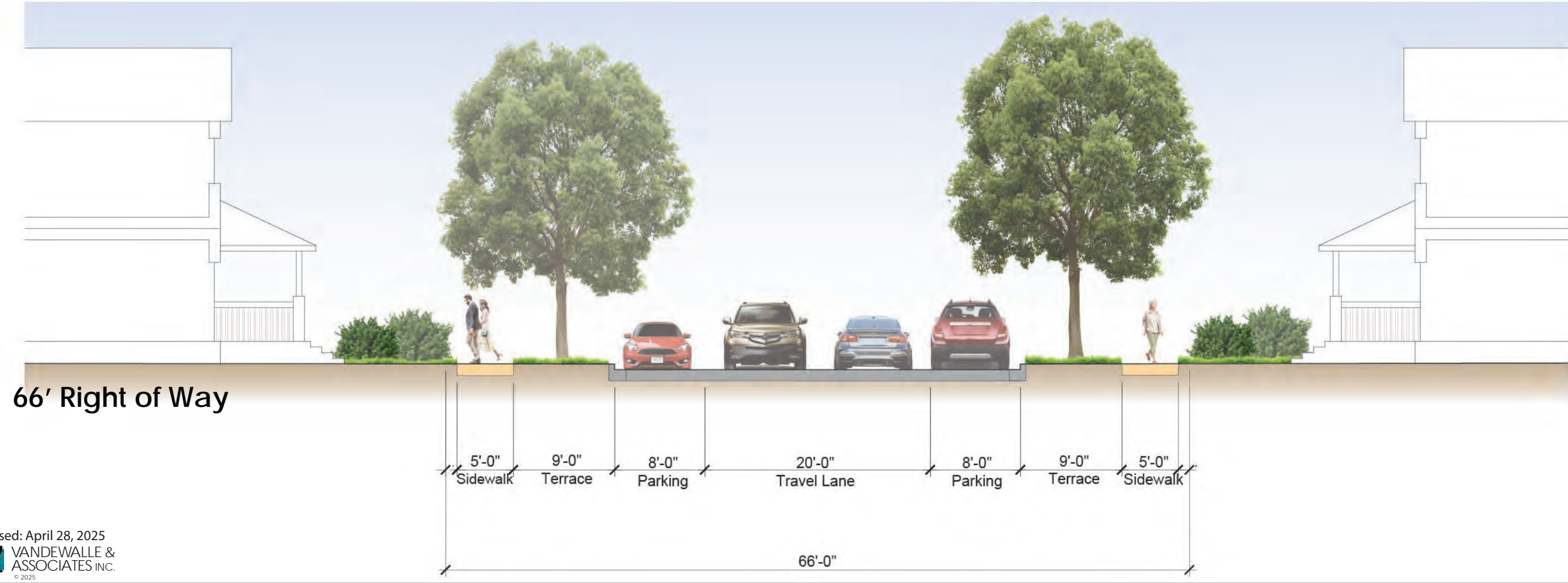
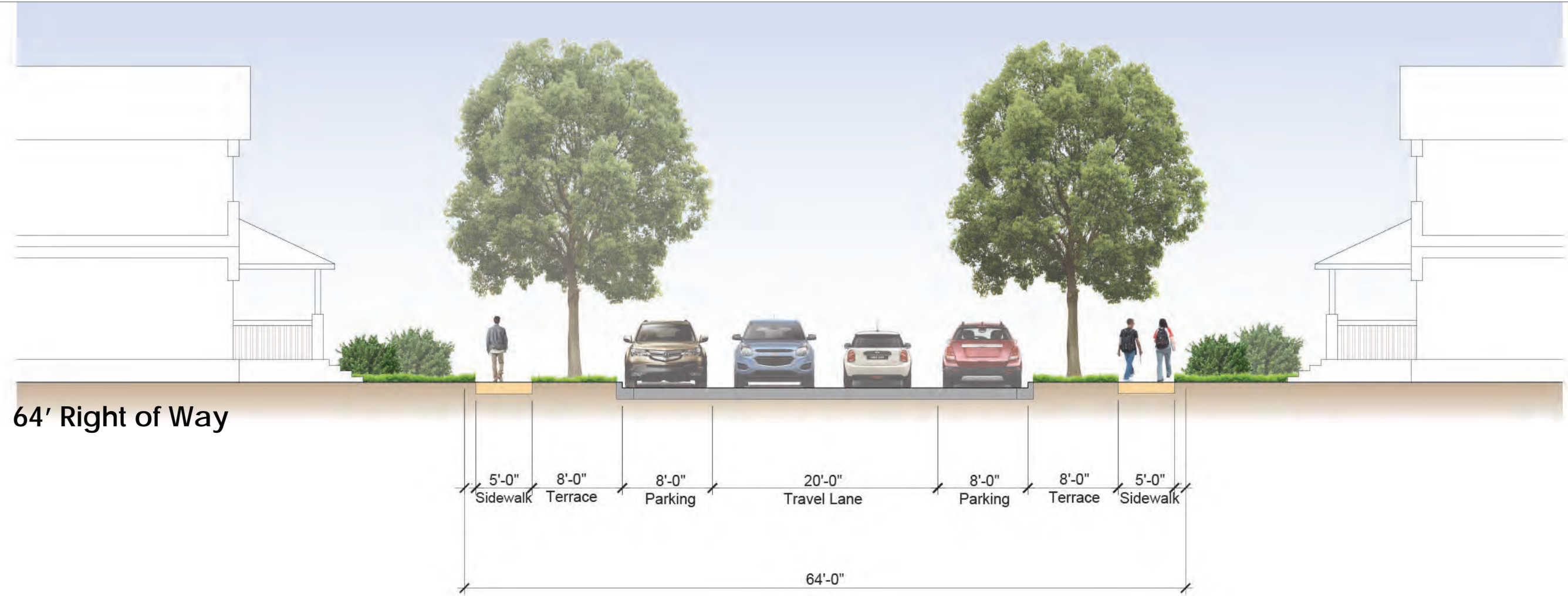
62' Right of Way



REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

STREET CROSS SECTIONS



REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

STREET CROSS SECTIONS

