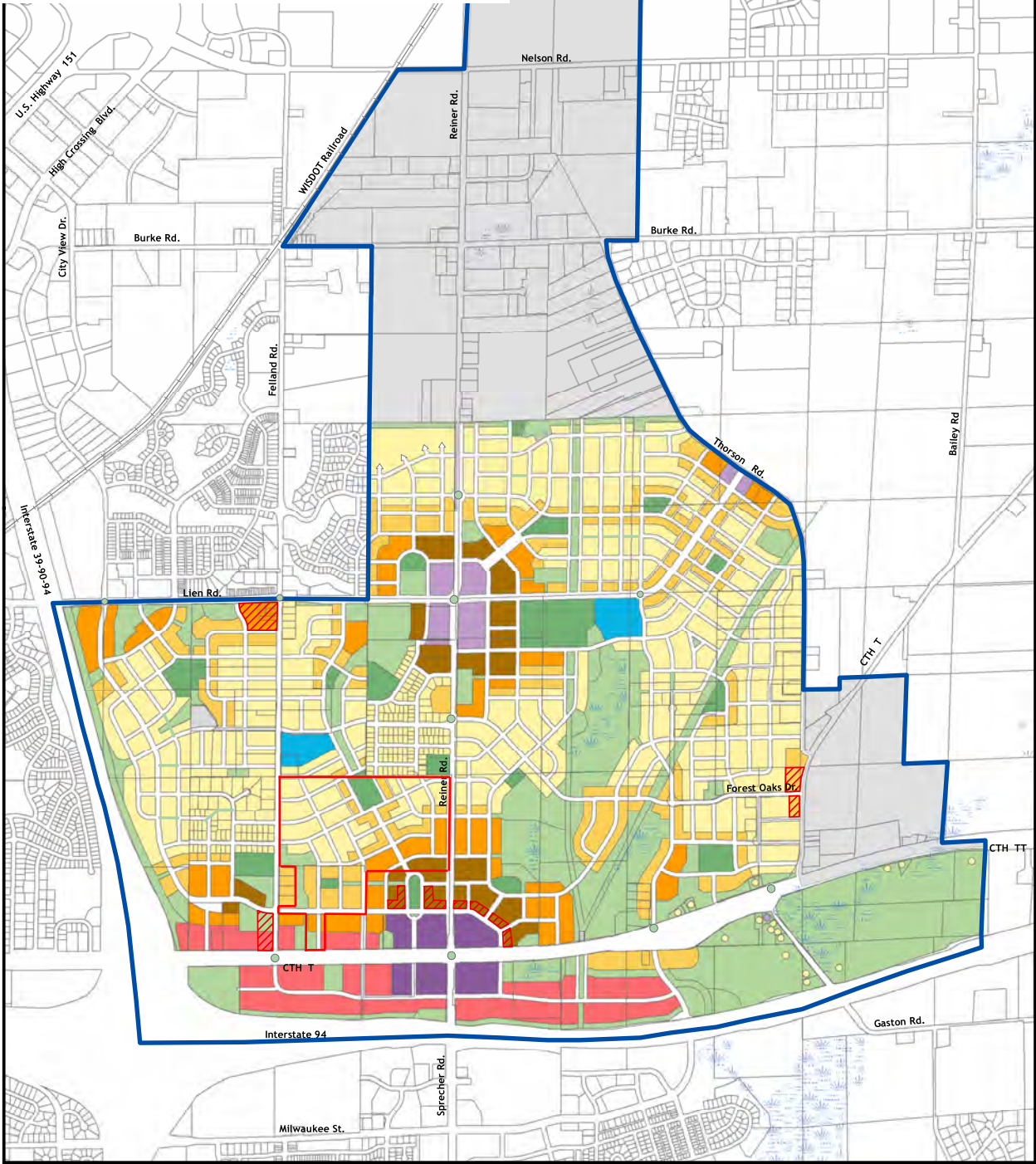


Table 4: Estimated Dwelling Units and Population - Phase 1 Planning Area

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

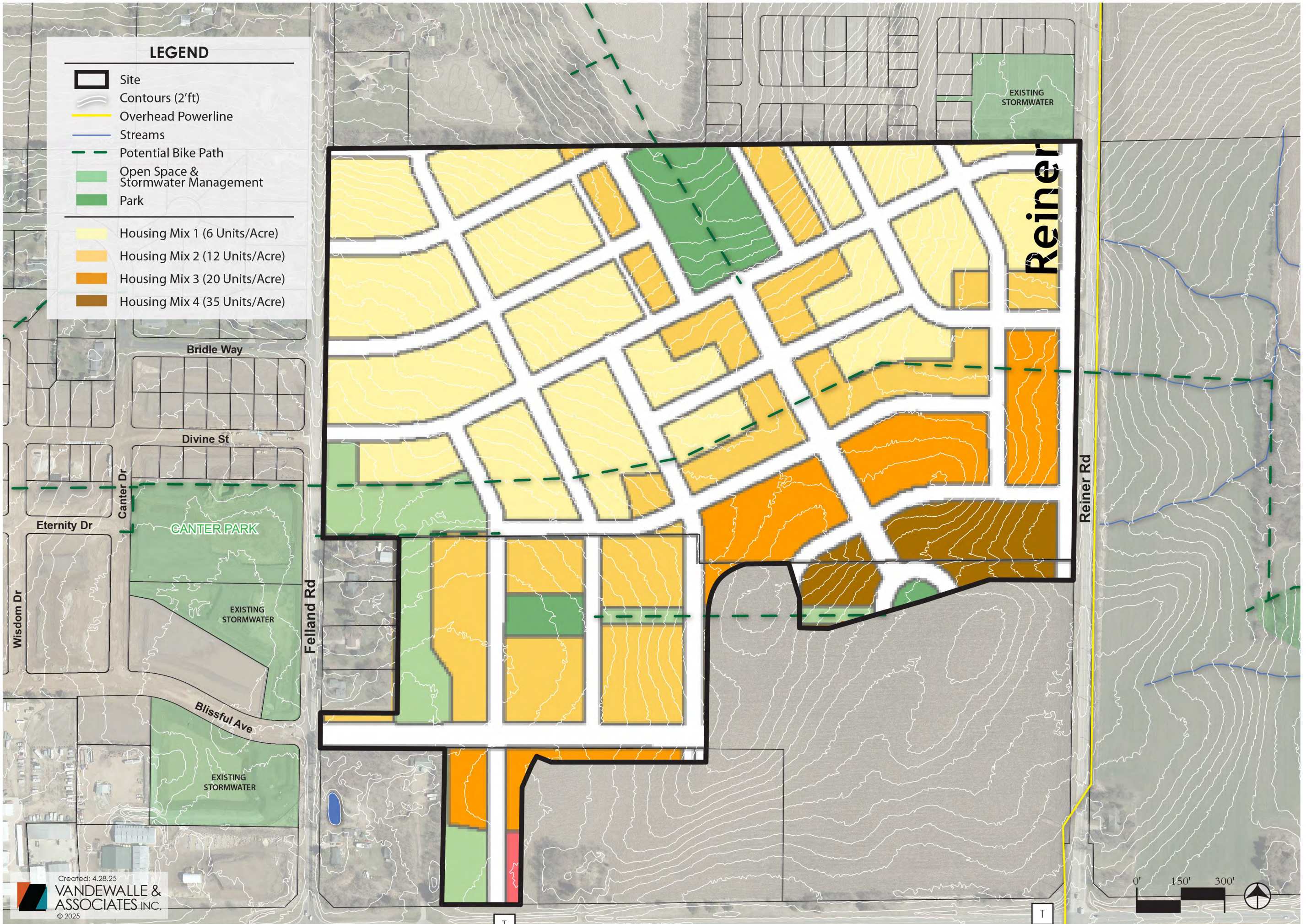
- Planning Area
 Phase 2 Planning Area
 Street Right-of-Way
 Overhead Electric Transmission Line
 Natural Gas Transmission Pipeline

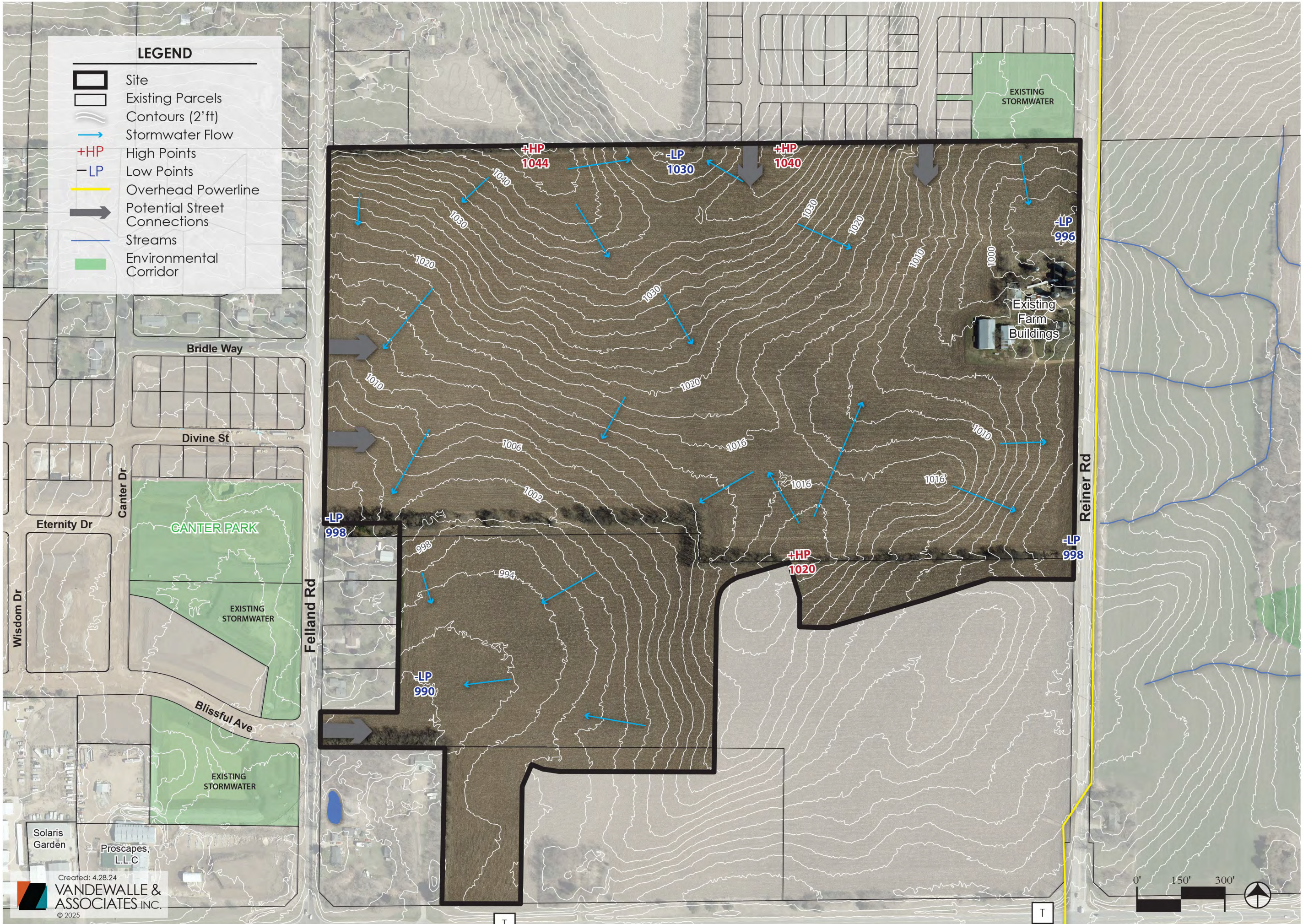
Housing Mix 1
 Housing Mix 2
 Housing Mix 3
 Housing Mix 4

Community Mixed-Use
 Neighborhood Mixed-Use
 Potential Mixed-Use
 Employment
 Civic/Institutional
 Utilities

Park
 Other Open Space and Stormwater Management
 Wetland







REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

EXISTING
CONDITIONS



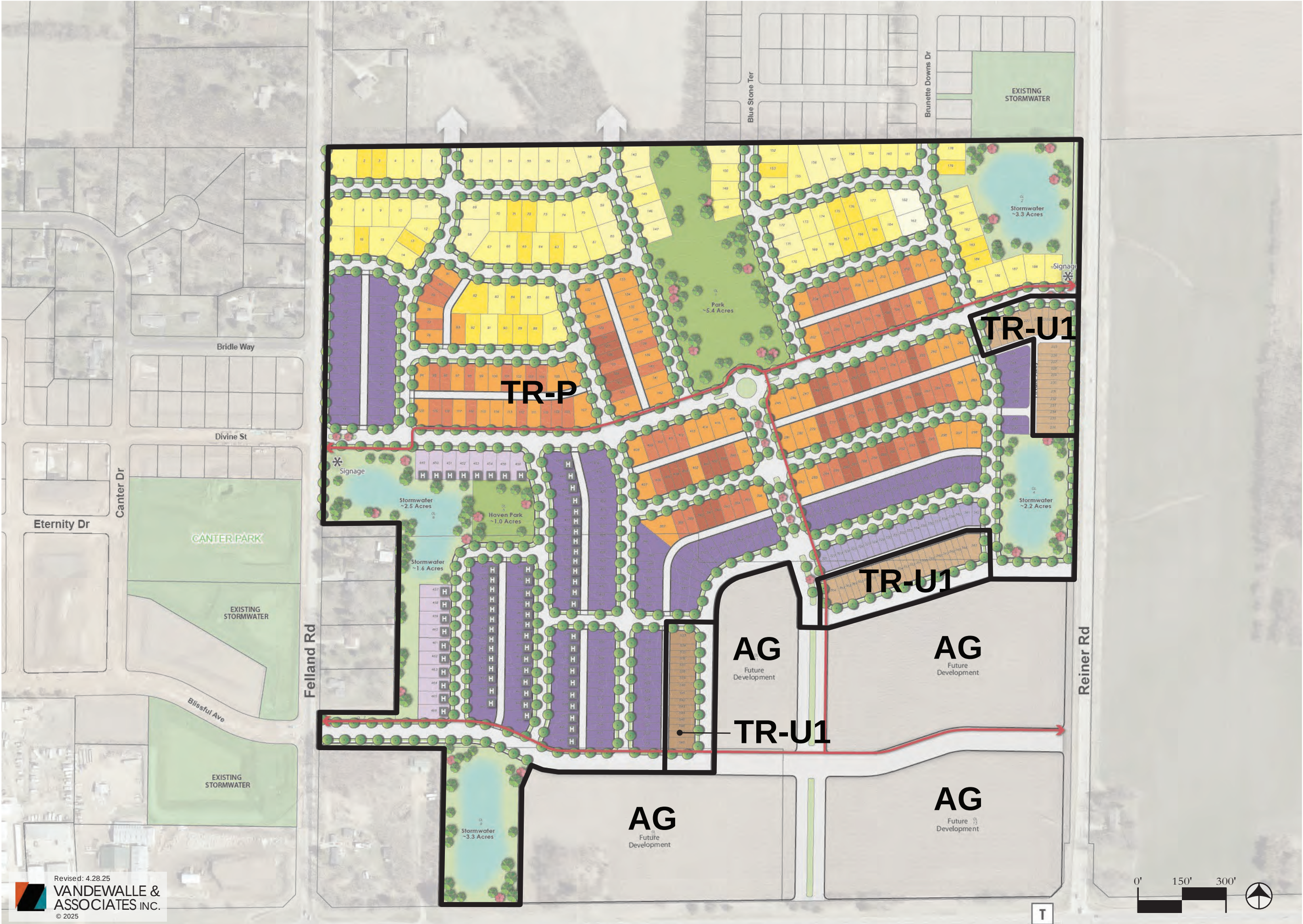
LOT TYPE	
Single Family	
Street Accessed	
Single Fam - 69	2
Single Fam - 65	22
Single Fam - 59	52
Single Fam - 51	23
Alley Accessed	
Alley - 45	66
Alley - 37	68
Alley - 31	31
Two-Family Twin	
Attached Single Family	
Alley Flat	132
Alley Tuck-under	22
Attached Single Family (Haven)	
Front Twin H	18
Alley Flat H	52
Townhome	
Attached Single Family	
Townhomes	44
Tuck Townhomes	16
TOTAL RESIDENTIAL	
548	



REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

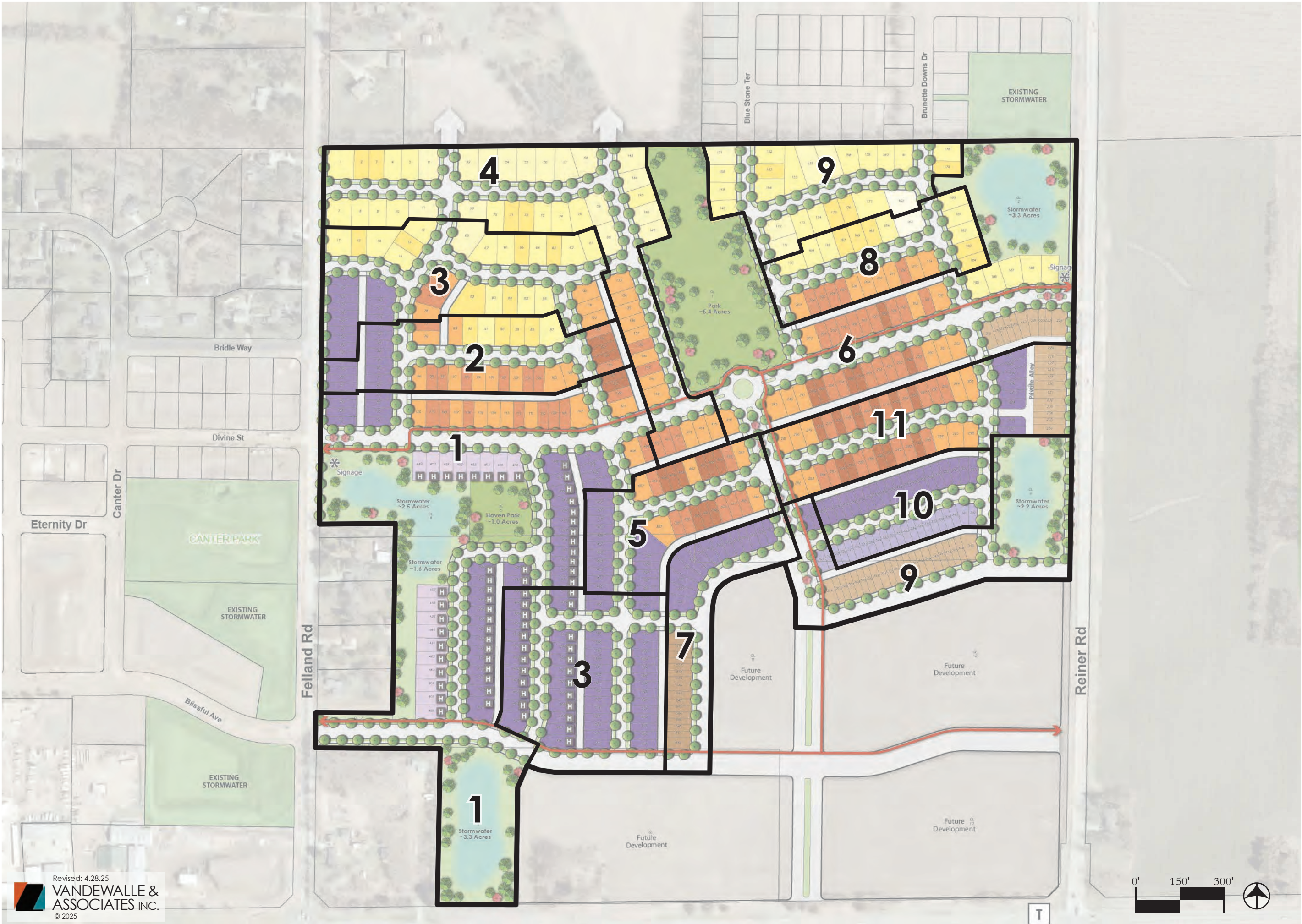
ILLUSTRATIVE
PLAN



REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

ZONING PLAN





REILAND GROVE NEIGHBORHOOD
Madison, Wisconsin

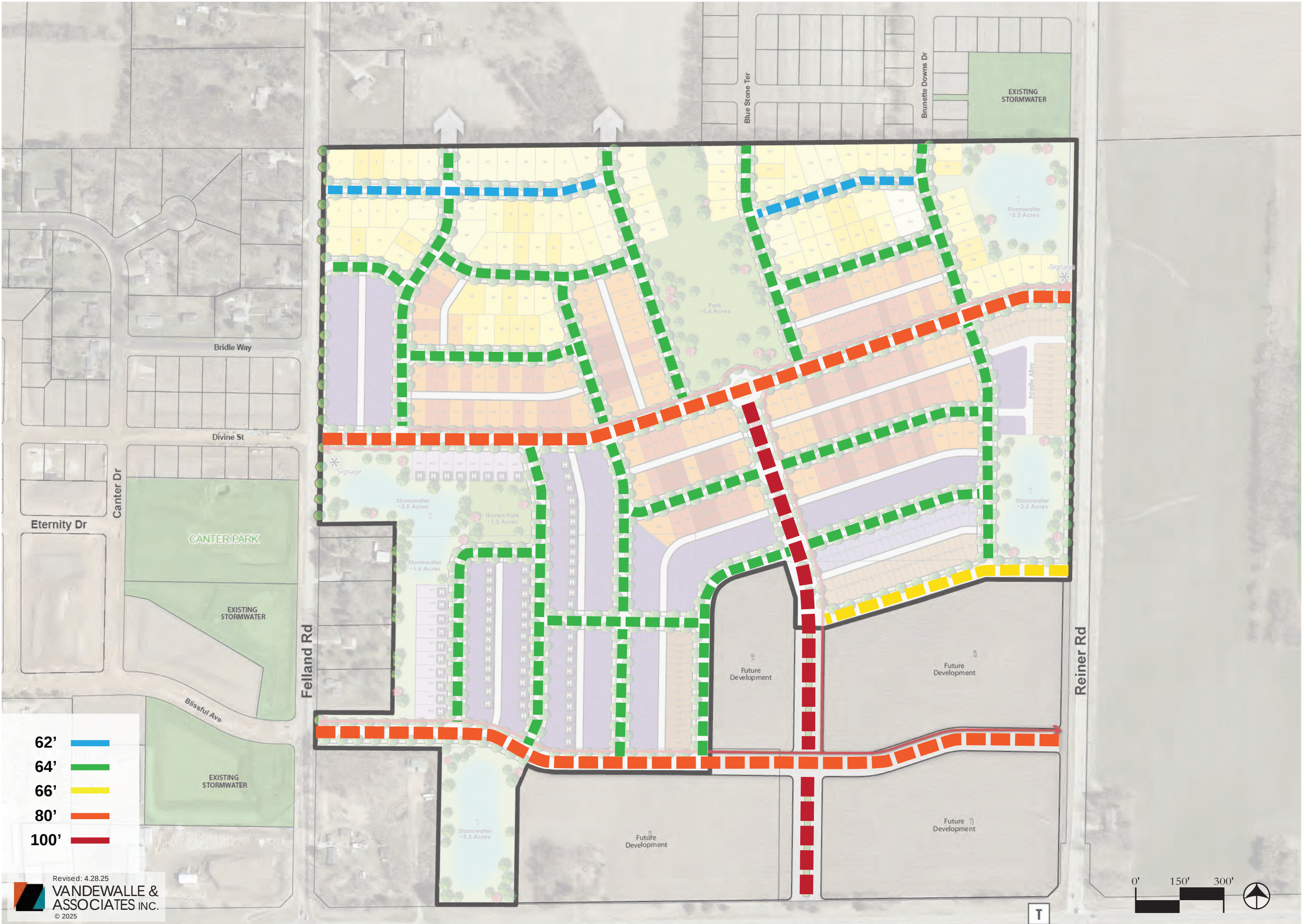
**PARK CONTEXT
PLAN**



REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

PARKS & OPEN SPACE PLAN



**VERIDIAN**
HOMES

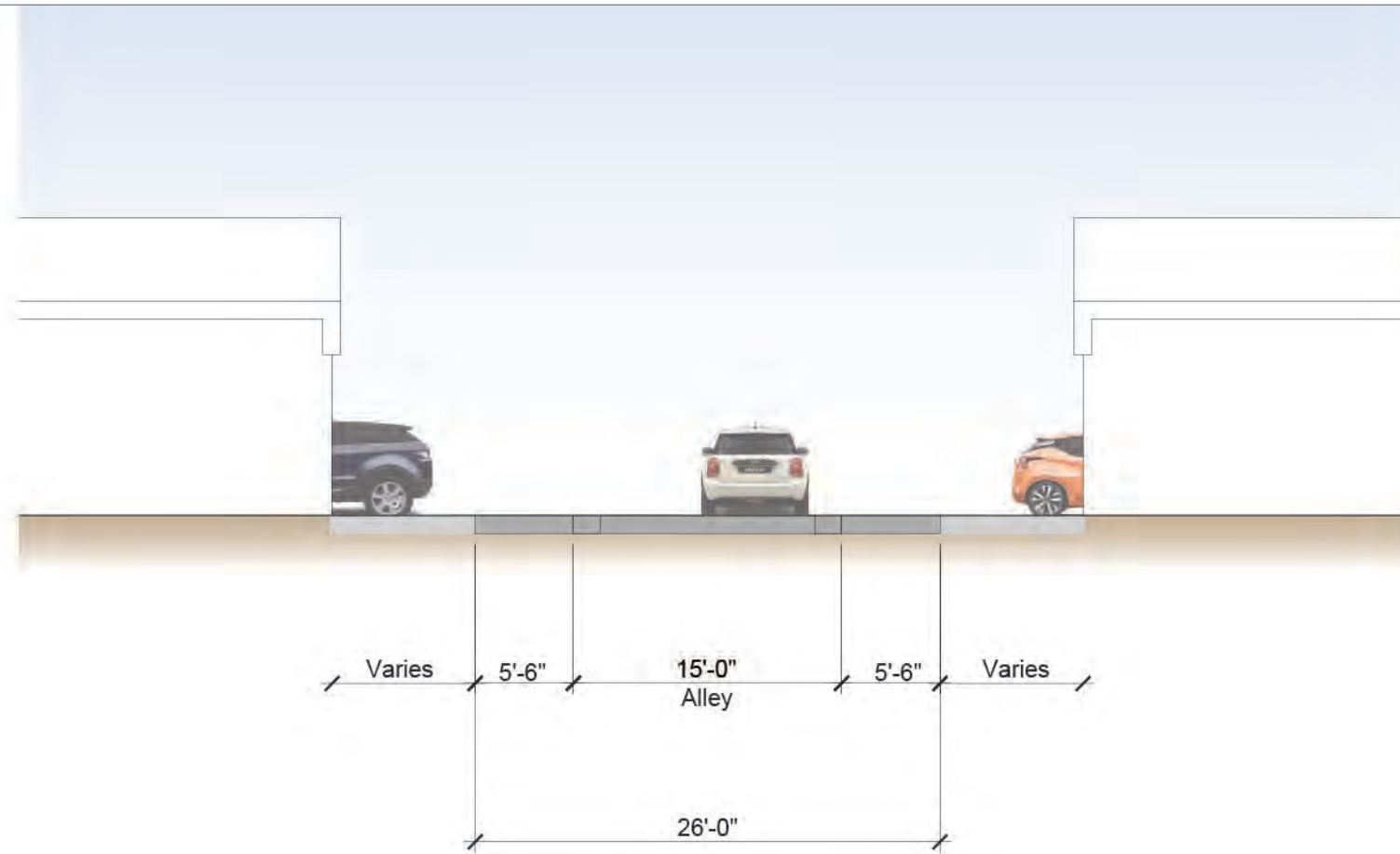
REILAND GROVE NEIGHBORHOOD
Madison, Wisconsin

RIGHT-OF-WAY
WIDTHS

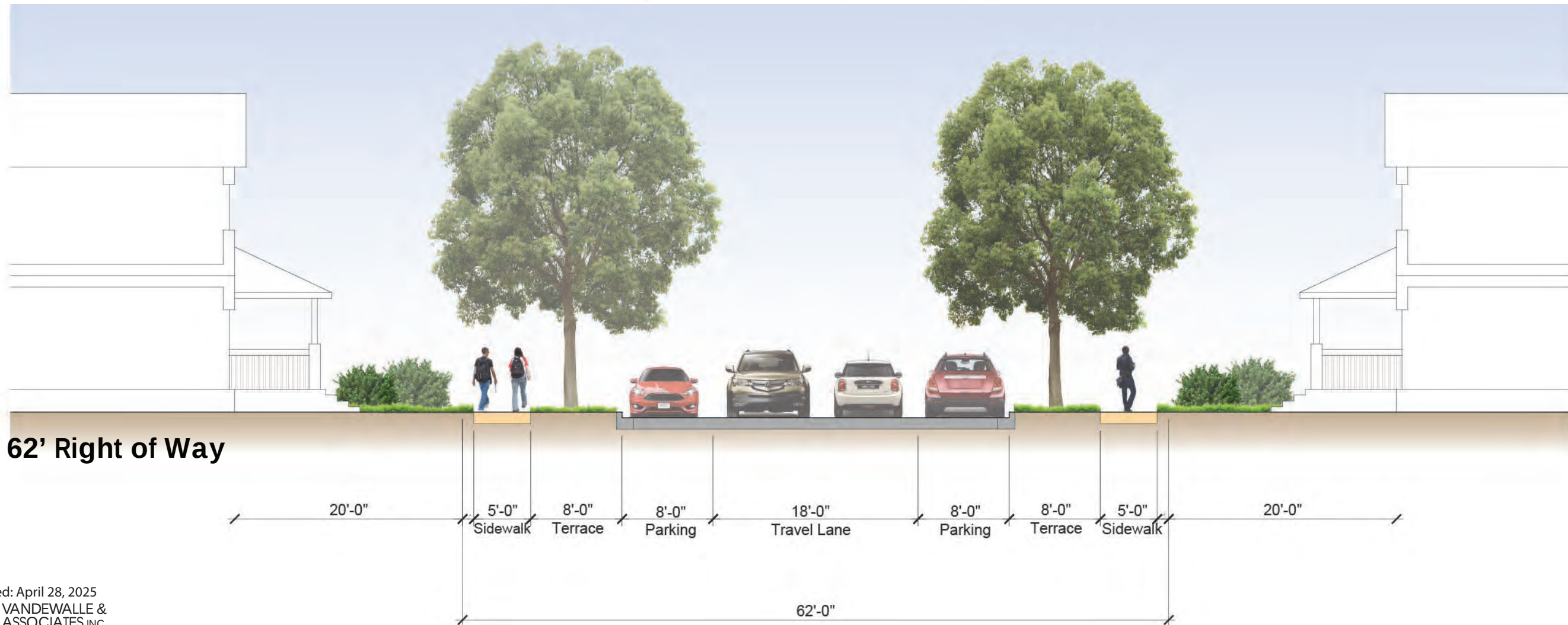
REILAND GROVE NEIGHBORHOOD
Madison, WISCONSIN

**STREET
CROSS SECTIONS**

26' Right of Way



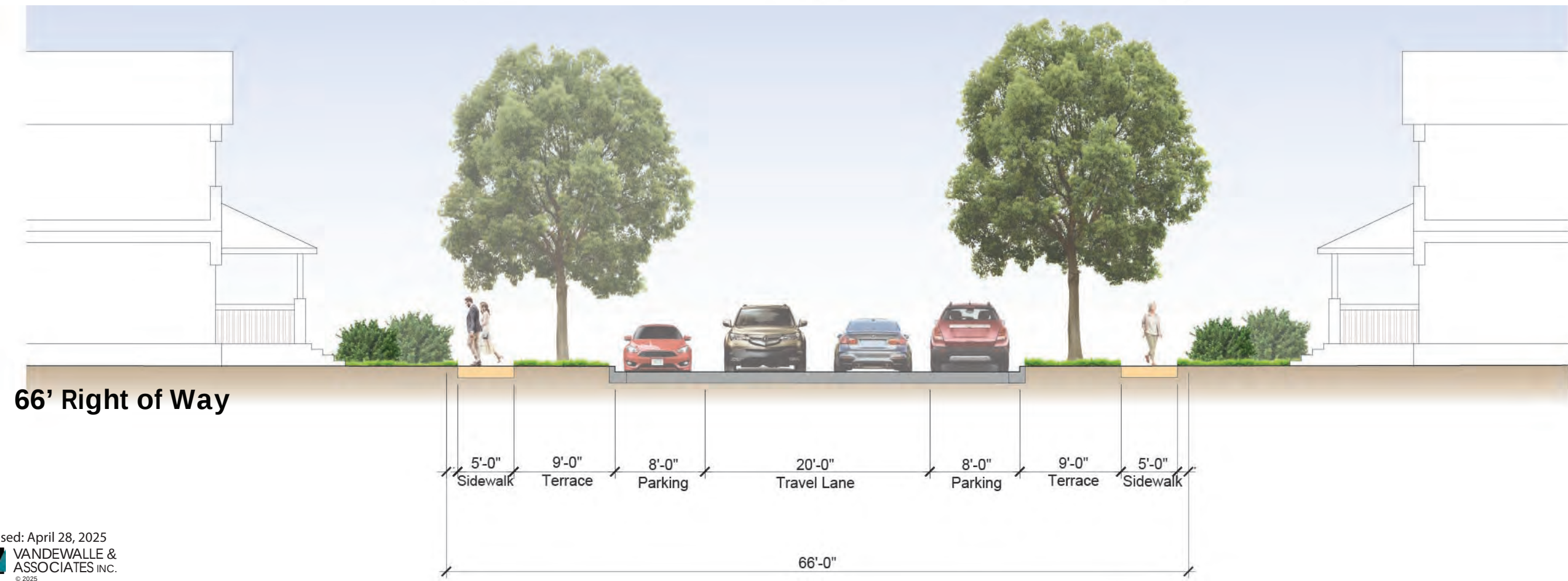
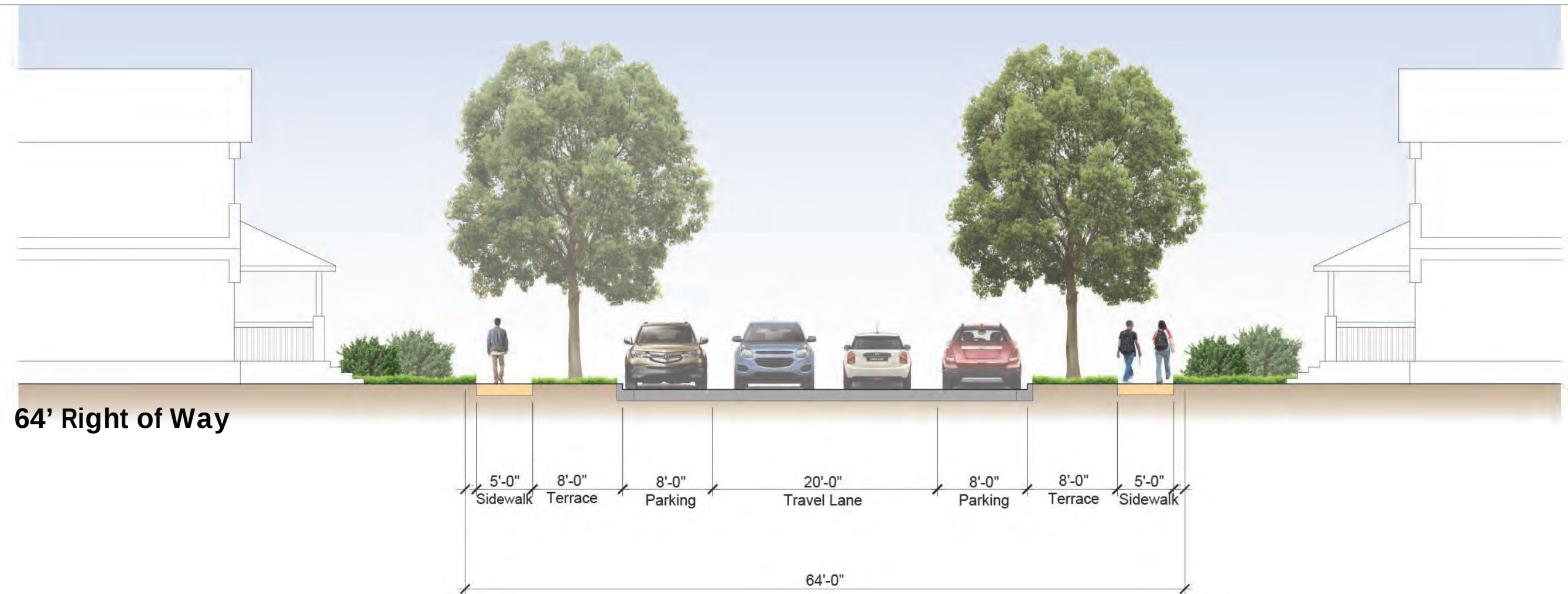
62' Right of Way



REILAND GROVE NEIGHBORHOOD

Madison, WISCONSIN

STREET CROSS SECTIONS

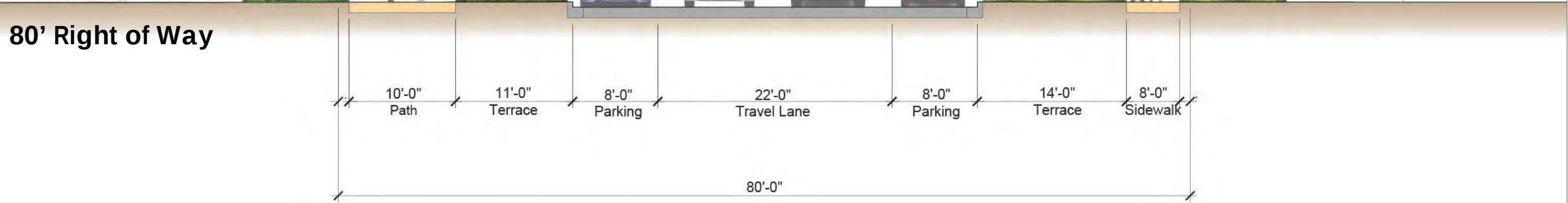


REILAND GROVE NEIGHBORHOOD

Madison, WISCONSIN

STREET CROSS SECTIONS

80' Right of Way



100' Right of Way

