

June 22, 2005

Mr. Brad Murphy
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

Re: Specific Implementation Plan
Glacier Crossing – Lot 164 Row Houses

Dear Mr. Murphy:

On behalf of Veridian Homes, we are pleased to submit the attached Major Amendment for the Glacier Crossing – Lot 164 Row Houses SIP. The SIP identifies the detailed building and parking plans and locations.

Owners:

MB Real Estate Inc., LLC.

Design Team:

Vandewalle & Associates
120 East Lakeside Street
Madison, Wisconsin 53715
Tel: (608) 255-3988
Fax: (608) 255-0814

Mr. Brian Munson

D'Onofrio Kottke
7530 Westward Way
Madison, Wisconsin 53717
Tel: (608) 833-7530
Fax: (608) 833-1089

Mr. Dan Day

Eppstein Uhen Architects
333 East Chicago Street
Milwaukee, Wisconsin 53202
Tel: (414) 271-5350
Fax: (414) 298-2254

Mr. Joseph Lee

Development Information:

LEGAL DESCRIPTION

Lot 1, certified survey map

Doc. # 4064297, City of Madison, Wisconsin

Parcel Address/PIN Numbers:

7449 East Pass 0608-114-1508-8

Existing Zoning:

PUD-SIP The Glacier Crossing City Center
Doc. # 3907796

Project Schedule:

Fall 2005 construction.

Thank you for your time in reviewing this project.

Sincerely,

Brian Munson
Project Manager

Zoning Text: General Development Plan – Specific Implementation Plan
Project Name: Glacier Crossing City Center

- A. **Statement of Purpose:** This zoning district is established to allow for the construction of townhouses. The district is intended to provide medium density housing alternatives in a cohesive, pedestrian-friendly neighborhood.
- B. **Permitted Uses:**
 - a. Lot 1 CSM Doc. # 4064297:
 - i. GDP/SIP plan shows 10 townhouses
 - ii. A total density of approximately 7 DU/acre.
- C. **Lot Area:** As shown on approved plans.
- D. **Height Regulations:**
 - a. Lot 164: No building shall exceed 3 stories of 35' in height.
- E. **Yard Requirements:** Yard areas will be provided as shown on approved SIP plans.
- F. **Site Landscaping:** Site landscaping will be provided as shown on approved SIP plans.
- G. **Usable Open Space Requirements:** Usable open space will be required on each lot to be determined at the SIP approval.
- H. **Parking and Loading:** Accessory parking and loading will be provided as shown on approved SIP plans.
- I. **Family Definition:** The family definition shall coincide with the definition given in the City of Madison Zoning Code for the R-4 zoning district.
- J. **Signage:** Signage will be provided as approved on the SIP plans.
- K. **Alterations and Revisions:** No alteration or revision of this PUD shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approval by the City Plan Commission.