



# VANDEWALLE & ASSOCIATES INC.

December 18, 2019

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

RE: Northeast Grandview Commons  
TR-P Amendment: Twin Homes Amendment #2

Dear Heather,

Veridian Homes requests a modification to the adopted TR-P Master Plan for the Northeast Grandview Commons Neighborhood (February 6, 2018) to the remaining four-unit sites along Milwaukee Street, per the attached master plan graphics. This request modifies the site from the adopted 32-unit four-unit homes site (7 buildings) to a proposed condominium 24-unit twin home configuration (12 buildings) in concert with a separate condominium plat submittal. The resulting parcels will meet the standards of the City of Madison TR-P district as it relates to twinhome units and will continue to diversify the housing options within the project.

The revised configuration matches the concepts originally proposed by City Staff and would have alley access garages with the twin homes fronting onto a shared sidewalk & entry courtyard.

#### Legal Description:

Being located in the NW1/4 of the SE1/4 of Section 2, T7N, R10E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the east quarter corner of said Section 2; thence S87°43'32"W, 1,519.11 feet to the point of beginning; thence S00°30'04"W, 280.28 feet; thence S89°29'56"E, 199.81 feet; thence S00°30'04"W, 100.00 feet; thence N89°29'56"W, 200.50 feet; thence S13°06'14"W, 86.50 feet; thence N80°10'29"W, 198.56 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 470.00 feet and a chord which bears N09°06'19"E, 11.81 feet; thence N83°11'58"W, 82.38 feet to a point of curve; thence northwesterly on a curve to the left which has a radius of 979.00 feet and a chord which bears N87°43'48"W, 154.66 feet; thence S87°44'23"W, 511.92 feet; thence S01°03'56"W, 125.21 feet; thence N86°31'30"W, 160.08 feet; thence N01°04'02"E, 440.60 feet; thence N00°58'58"E, 53.82 feet; thence N87°43'32"E, 1119.13 feet to the point of beginning. Contains 484,073 square feet (11.113 acres).

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Shaping places, shaping change

**Twin Home Parcels to be rezoned:**

Address/PIN Numbers:	6114 Driscoll Drive	0710-0241-716-3
	6126 Driscoll Drive	0710-0241-715-5
	6138 Driscoll Drive	0710-0241-714-7
	6146 Driscoll Drive	0710-0241-713-9
	6158 Driscoll Drive	0710-0241-712-1
	6170 Driscoll Drive	0710-0241-711-3
	6204 Driscoll Drive	0710-0241-410-5

**Adopted TR-P**

Four Unit Homes:	28	(7 lots)
Twin Homes:	8	(4 lots)
Alley Single Family:	22	
Conventional Single Family:	<u>3</u>	
Total Units:	61	

**Proposed TR-P**

**Condominium Twin Homes 24**

Twin Homes:	8
Alley Single Family:	22
Conventional Single Family:	<u>3</u>
Total Units:	57

All proposed units would meet the architectural standards of the adopted Northeast Grandview Commons TR-P and lot requirements of the City of Madison Zoning Code.

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

Sincerely,



Brian Munson  
Principal