



VANDEWALLE & ASSOCIATES INC.

Wednesday, December 12, 2012

Brad Murphy
215 Martin Luther King Jr. Blvd.
Suite 100
Madison, WI 53710

**Re: PUD: GDP/SIP Amendment
Grandview Commons Re-plat**



Mr. Murphy,

Attached please find a Planned Unit Development: General Development Plan/Specific Implementation request for a lot rebalancing for a portion of the un-built lot and Plan amendment to the Ridge View Homes District within the Grandview Commons Neighborhood.

The first amendment rebalances the lot mix within the re-plat area. The rebalancing effort is a response to the on-going implementation of the project and the changes in housing desires within the small multi-family and single family markets. This amendment is coupled with a Re-Plat submittal amending the single family lots and districts along with the multi-family lots along Dominion Drive. Unit counts within the area are proposed to be amended from 101 single family and 20 multi-family to 101 single family and 12 twin home units through a combination of lot line adjustments, removal of alleys, and changes to the multi-family building type; per the attached exhibits. While this amendment results in a slightly lower unit count it maintains the underlying single family character and small lot multi-family components of this section of the neighborhood and represents a minor alteration to the overall neighborhood mix.

The second amendment reduces the minimum lot width (measured at the setback) to accommodate a 51' wide minimum lot width for front accessed homes within the Ridge View Homes district. The balance of the lot size requirements, including the minimum 5,000 square foot lot size, are retained.

These two amendments will allow the project to respond to the market conditions while still creating a diverse walkable neighborhood featuring a variety of homes and price points.

We look forward to working with everyone on the completion of this request.

Sincerely,

Brian Munson
Principal

Cc: Jeff Rosenberg, Veridian Homes
Alder Lauren Cnare, District 3
McClellan Park Neighborhood Association

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
342 North Water Street • Milwaukee, Wisconsin 53202 • 414.421.2001 • 414.732.2035 Fax
www.vandewalle.com

Shaping places, shaping change



Grandview Commons Second Addition

- | | |
|-------------------------------------|---------------------------------|
| Single Family (Alley Loaded) | Multi-Family |
| Garden Homes | Twin Homes |
| Cottage Homes | Condo/Apartments |
| Village Homes | Neighborhood Center Residential |
| Village Homes II | Neighborhood Center Mixed Use |
| Courtyard Homes | |
| Single Family (Front Loaded) | Parks & Open Space |
| Ridge View Homes | Stormwater Management |
| Manor Homes | |
| Estate Homes | |

Adopted Plan





Grandview Commons Second Addition

Existing Zoning

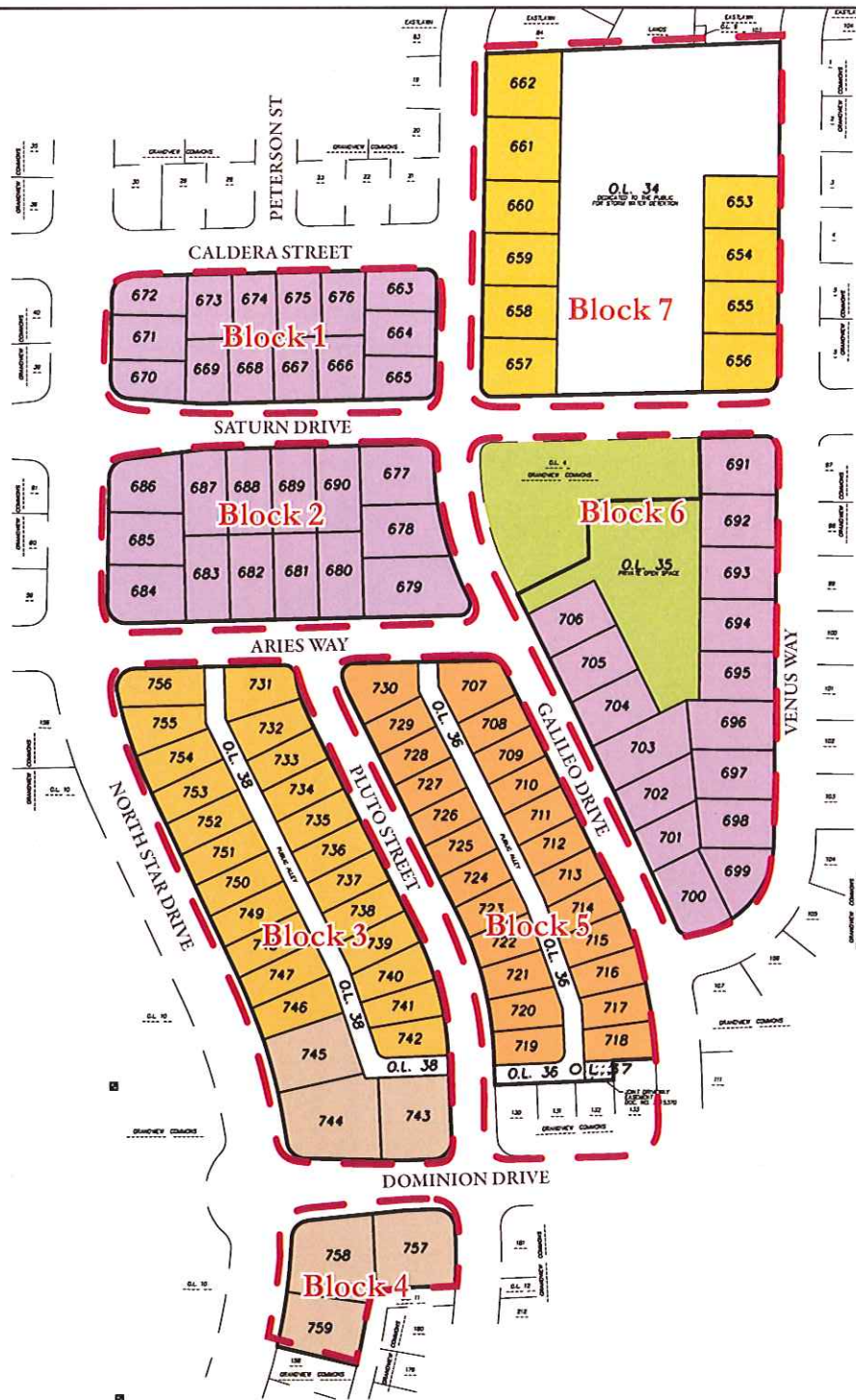
- | | |
|-------------------------------------|---------------------------------|
| Single Family (Alley Loaded) | Multi-Family |
| Garden Homes | Twin Homes |
| Cottage Homes | Condo/Apartments |
| Village Homes | Neighborhood Center Residential |
| Village Homes II | Neighborhood Center Mixed Use |
| Courtyard Homes | |
| Single Family (Front Loaded) | Parks & Open Space |
| Ridge View Homes | Stormwater Management |
| Manor Homes | |
| Estate Homes | |



**VERIDIAN
HOMES**



Vandewalle & Associates, Inc.
© 2012



Grandview Commons Second Addition

Proposed Plan

- | | |
|-------------------------------------|---------------------------------|
| Single Family (Alley Loaded) | Multi-Family |
| Garden Homes | Twin Homes |
| Cottage Homes | Condo/Apartments |
| Village Homes | Neighborhood Center Residential |
| Village Homes II | Neighborhood Center Mixed Use |
| Courtyard Homes | |
| Single Family (Front Loaded) | Parks & Open Space |
| Ridge View Homes | Stormwater Management |
| Manor Homes | |
| Estate Homes | |



**VERIDIAN
HOMES**

 Vandewalle & Associates, Inc.
© 2012

SURVEYOR'S CERTIFICATE

I, Brett T. Hoffmann, Registered Land Surveyor, S-2712, hereby certify that this preliminary plat is a correct representation of all existing land divisions and features of the site and adjacent areas as shown by the location of the city grid in the center of the map.

Dated this 10th day of December, 2012.

Brett T. Hoffmann, Registered Land Surveyor, S-2712



- LEGEND**
- 7200 1/4" = 1" (NON-REAR)
 - 7200 3/4" = 1" (REAR)
 - 7200 5/8" = 1" (REAR)
 - 7200 1/2" = 1" (REAR)
 - 7200 1/4" = 1" (REAR)
 - 7200 1/8" = 1" (REAR)
 - 7200 1/16" = 1" (REAR)
 - 7200 1/32" = 1" (REAR)
 - 7200 1/64" = 1" (REAR)
 - 7200 1/128" = 1" (REAR)
 - 7200 1/256" = 1" (REAR)
 - 7200 1/512" = 1" (REAR)
 - 7200 1/1024" = 1" (REAR)
 - 7200 1/2048" = 1" (REAR)
 - 7200 1/4096" = 1" (REAR)
 - 7200 1/8192" = 1" (REAR)
 - 7200 1/16384" = 1" (REAR)
 - 7200 1/32768" = 1" (REAR)
 - 7200 1/65536" = 1" (REAR)
 - 7200 1/131072" = 1" (REAR)
 - 7200 1/262144" = 1" (REAR)
 - 7200 1/524288" = 1" (REAR)
 - 7200 1/1048576" = 1" (REAR)
 - 7200 1/2097152" = 1" (REAR)
 - 7200 1/4194304" = 1" (REAR)
 - 7200 1/8388608" = 1" (REAR)
 - 7200 1/16777216" = 1" (REAR)
 - 7200 1/33554432" = 1" (REAR)
 - 7200 1/67108864" = 1" (REAR)
 - 7200 1/134217728" = 1" (REAR)
 - 7200 1/268435456" = 1" (REAR)
 - 7200 1/536870912" = 1" (REAR)
 - 7200 1/1073741824" = 1" (REAR)
 - 7200 1/2147483648" = 1" (REAR)
 - 7200 1/4294967296" = 1" (REAR)
 - 7200 1/8589934592" = 1" (REAR)
 - 7200 1/17179869184" = 1" (REAR)
 - 7200 1/34359738368" = 1" (REAR)
 - 7200 1/68719476736" = 1" (REAR)
 - 7200 1/137438953472" = 1" (REAR)
 - 7200 1/274877906944" = 1" (REAR)
 - 7200 1/549755813888" = 1" (REAR)
 - 7200 1/1099511627776" = 1" (REAR)
 - 7200 1/2199023255552" = 1" (REAR)
 - 7200 1/4398046511104" = 1" (REAR)
 - 7200 1/8796093022208" = 1" (REAR)
 - 7200 1/17592186044416" = 1" (REAR)
 - 7200 1/35184372088832" = 1" (REAR)
 - 7200 1/70368744177664" = 1" (REAR)
 - 7200 1/140737488355328" = 1" (REAR)
 - 7200 1/281474976710656" = 1" (REAR)
 - 7200 1/562949953421312" = 1" (REAR)
 - 7200 1/1125899906842624" = 1" (REAR)
 - 7200 1/2251799813685248" = 1" (REAR)
 - 7200 1/4503599627370496" = 1" (REAR)
 - 7200 1/9007199254740992" = 1" (REAR)
 - 7200 1/18014398509481984" = 1" (REAR)
 - 7200 1/36028797018963968" = 1" (REAR)
 - 7200 1/72057594037927936" = 1" (REAR)
 - 7200 1/144115188075855872" = 1" (REAR)
 - 7200 1/288230376151711744" = 1" (REAR)
 - 7200 1/576460752303423488" = 1" (REAR)
 - 7200 1/1152921504606846976" = 1" (REAR)
 - 7200 1/2305843009213693952" = 1" (REAR)
 - 7200 1/4611686018427387904" = 1" (REAR)
 - 7200 1/9223372036854775808" = 1" (REAR)
 - 7200 1/18446744073709551616" = 1" (REAR)
 - 7200 1/36893488147419103232" = 1" (REAR)
 - 7200 1/73786976294838206464" = 1" (REAR)
 - 7200 1/147573952589676412928" = 1" (REAR)
 - 7200 1/295147905179352825856" = 1" (REAR)
 - 7200 1/590295810358705651712" = 1" (REAR)
 - 7200 1/1180591620717411303424" = 1" (REAR)
 - 7200 1/2361183241434822606848" = 1" (REAR)
 - 7200 1/4722366482869645213696" = 1" (REAR)
 - 7200 1/9444732965739290427392" = 1" (REAR)
 - 7200 1/18889465931478580854784" = 1" (REAR)
 - 7200 1/37778931862957161709568" = 1" (REAR)
 - 7200 1/75557863725914323419136" = 1" (REAR)
 - 7200 1/151115727451828646838272" = 1" (REAR)
 - 7200 1/302231454903657293676544" = 1" (REAR)
 - 7200 1/604462909807314587353088" = 1" (REAR)
 - 7200 1/1208925819614629174706176" = 1" (REAR)
 - 7200 1/2417851639229258349412352" = 1" (REAR)
 - 7200 1/4835703278458516698824704" = 1" (REAR)
 - 7200 1/9671406556917033397649408" = 1" (REAR)
 - 7200 1/19342813113834066795298816" = 1" (REAR)
 - 7200 1/38685626227668133590597632" = 1" (REAR)
 - 7200 1/77371252455336267181195264" = 1" (REAR)
 - 7200 1/154742504910672534362390528" = 1" (REAR)
 - 7200 1/309485009821345068724781056" = 1" (REAR)
 - 7200 1/618970019642690137449562112" = 1" (REAR)
 - 7200 1/1237940039285380274899124224" = 1" (REAR)
 - 7200 1/2475880078570760549798248448" = 1" (REAR)
 - 7200 1/4951760157141521099596496896" = 1" (REAR)
 - 7200 1/9903520314283042199192993792" = 1" (REAR)
 - 7200 1/19807040628566084398385987584" = 1" (REAR)
 - 7200 1/39614081257132168796771975168" = 1" (REAR)
 - 7200 1/79228162514264337593543950336" = 1" (REAR)
 - 7200 1/158456325028528675187087900672" = 1" (REAR)
 - 7200 1/316912650057057350374175801344" = 1" (REAR)
 - 7200 1/633825300114114700748351602688" = 1" (REAR)
 - 7200 1/1267650600228229401496703205376" = 1" (REAR)
 - 7200 1/2535301200456458802993406410752" = 1" (REAR)
 - 7200 1/5070602400912917605986812821504" = 1" (REAR)
 - 7200 1/10141204801825835211973625643008" = 1" (REAR)
 - 7200 1/20282409603651670423947251286016" = 1" (REAR)
 - 7200 1/40564819207303340847894502572032" = 1" (REAR)
 - 7200 1/81129638414606681695789005144064" = 1" (REAR)
 - 7200 1/162259276829213363391578010288128" = 1" (REAR)
 - 7200 1/324518553658426726783156020576256" = 1" (REAR)
 - 7200 1/649037107316853453566312041152512" = 1" (REAR)
 - 7200 1/1298074214633706907132624082305024" = 1" (REAR)
 - 7200 1/2596148429267413814265248164610048" = 1" (REAR)
 - 7200 1/5192296858534827628530496329220096" = 1" (REAR)
 - 7200 1/10384593717069655257060992658440192" = 1" (REAR)
 - 7200 1/20769187434139310514121985316880384" = 1" (REAR)
 - 7200 1/41538374868278621028243970633760768" = 1" (REAR)
 - 7200 1/83076749736557242056487941267521536" = 1" (REAR)
 - 7200 1/166153499473114484112975882535042672" = 1" (REAR)
 - 7200 1/332306998946228968225951765070085344" = 1" (REAR)
 - 7200 1/664613997892457936451903530140170688" = 1" (REAR)
 - 7200 1/1329227995784915872903807060280341376" = 1" (REAR)
 - 7200 1/2658455991569831745807614120560682752" = 1" (REAR)
 - 7200 1/5316911983139663491615228241121365504" = 1" (REAR)
 - 7200 1/10633823966279326983230456482242731008" = 1" (REAR)
 - 7200 1/21267647932558653966460912964485462016" = 1" (REAR)
 - 7200 1/42535295865117307932921825928970924032" = 1" (REAR)
 - 7200 1/85070591730234615865843651857941848064" = 1" (REAR)
 - 7200 1/170141183460469231731687303715883696128" = 1" (REAR)
 - 7200 1/340282366920938463463374607431767392256" = 1" (REAR)
 - 7200 1/680564733841876926926749214863534784512" = 1" (REAR)
 - 7200 1/1361129467683753853853498429727069569024" = 1" (REAR)
 - 7200 1/2722258935367507707706996859454139138048" = 1" (REAR)
 - 7200 1/5444517870735015415413993718908278276096" = 1" (REAR)
 - 7200 1/10889035741470030830827987437816556552192" = 1" (REAR)
 - 7200 1/21778071482940061661655974875633113104384" = 1" (REAR)
 - 7200 1/43556142965880123323311949751266226208768" = 1" (REAR)
 - 7200 1/87112285931760246646623899502532452417536" = 1" (REAR)
 - 7200 1/174224571863520493293247799005064904835072" = 1" (REAR)
 - 7200 1/348449143727040986586495598010129809670144" = 1" (REAR)
 - 7200 1/696898287454081973172991196020259619340288" = 1" (REAR)
 - 7200 1/1393796574908163946345982392040519236880576" = 1" (REAR)
 - 7200 1/2787593149816327892691964784081038473761152" = 1" (REAR)
 - 7200 1/5575186299632655785383929568162076947522304" = 1" (REAR)
 - 7200 1/11150372599265311570767859136324153895044608" = 1" (REAR)
 - 7200 1/22300745198530623141535718272648307790089216" = 1" (REAR)
 - 7200 1/44601490397061246283071436545296615580178432" = 1" (REAR)
 - 7200 1/89202980794122492566142873090593231160356864" = 1" (REAR)
 - 7200 1/178405961588244985132285746181186462320713728" = 1" (REAR)
 - 7200 1/356811923176489970264571492362372924641424512" = 1" (REAR)
 - 7200 1/713623846352979940529142984724745849282849024" = 1" (REAR)
 - 7200 1/1427247692705959881058285969449491698565698048" = 1" (REAR)
 - 7200 1/2854495385411919762116571938898983397131396096" = 1" (REAR)
 - 7200 1/5708990770823839524233143877797966794262792192" = 1" (REAR)
 - 7200 1/11417981541647679048466287755595933588525584384" = 1" (REAR)
 - 7200 1/22835963083295358096932575511191867177051168768" = 1" (REAR)
 - 7200 1/45671926166590716193865151022383734354102337536" = 1" (REAR)
 - 7200 1/91343852333181432387730302044767468708204675072" = 1" (REAR)
 - 7200 1/182687704666362864775460604089534937416409350144" = 1" (REAR)
 - 7200 1/365375409332725729550921208179069874832818700288" = 1" (REAR)
 - 7200 1/730750818665451459101842416358139749665637400576" = 1" (REAR)
 - 7200 1/1461501637330902918203684832716279499331274801152" = 1" (REAR)
 - 7200 1/2923003274661805836407369665432558998662549602304" = 1" (REAR)
 - 7200 1/5846006549323611672814739330865117997325099204608" = 1" (REAR)
 - 7200 1/11692013098647223345629478661730235994650198409216" = 1" (REAR)
 - 7200 1/23384026197294446691258957323460471989300396818432" = 1" (REAR)
 - 7200 1/46768052394588893382517914646920943978600793636864" = 1" (REAR)
 - 7200 1/93536104789177786765035829293841887957201587273728" = 1" (REAR)
 - 7200 1/18707220957835557353007165858768377591440317454752" = 1" (REAR)
 - 7200 1/37414441915671114706014331717536755182880634909504" = 1" (REAR)
 - 7200 1/74828883831342229412028663435073510365761269819008" = 1" (REAR)
 - 7200 1/149657767662684458824057326870147020731522539638016" = 1" (REAR)
 - 7200 1/299315535325368917648114653740294041463045079276032" = 1" (REAR)
 - 7200 1/598631070650737835296229307480588082926090158552064" = 1" (REAR)
 - 7200 1/1197262141301475670592458614961176165852180317104128" = 1" (REAR)
 - 7200 1/2394524282602951341184917229922352331704360634208256" = 1" (REAR)
 - 7200 1/4789048565205902682369834459844704663408721268416512" = 1" (REAR)
 - 7200 1/9578097130411805364739668919689409326817442536833024" = 1" (REAR)
 - 7200 1/19156194260823610729479337839378818653634885073666048" = 1" (REAR)
 - 7200 1/38312388521647221458958675678757637307269770147332096" = 1" (REAR)
 - 7200 1/76624777043294442917917351357515274614539540294664192" = 1" (REAR)
 - 7200 1/153249554086588885835834702715030549229079080589328384" = 1" (REAR)
 - 7200 1/306499108173177771671669405430061098578158161178656768" = 1" (REAR)
 - 7200 1/612998216346355543343338810860122197156316322357313536" = 1" (REAR)
 - 7200 1/1225996432692711086686677621720244394312632644714627072" = 1" (REAR)
 - 7200 1/24519928653854221733733552434404887886252652894292544" = 1" (REAR)
 - 7200 1/49039857307708443467467104868809775772505305788585088" = 1" (REAR)
 - 7200 1/98079714615416886934934209737619551545010611577170176" = 1" (REAR)
 - 7200 1/196159429228833773869868419475239103090021223154340352" = 1" (REAR)
 - 7200 1/392318858457667547739736838950478206180042446308680704" = 1" (REAR)
 - 7200 1/784637716915335095479473677900956412360084892617361408" = 1" (REAR)
 - 7200 1/1569275433830670190958947355801912824720169785234722816" = 1" (REAR)
 - 7200 1/3138550867661340381917894711603825649440339570469445632" = 1" (REAR)
 - 7200 1/6277101735322680763835789423207651298880679140938891264" = 1" (REAR)
 - 7200 1/12554203470645361527671578846415302597761358281877782528" = 1" (REAR)
 - 7200 1/25108406941290723055343157692830605195522716563755565056" = 1" (REAR)
 - 7200 1/50216813882581446110686315385661210391045433127511130112" = 1" (REAR)
 - 7200 1/100433627765162892221372631771322420782090866255022260224" = 1" (REAR)
 - 7200 1/200867255530325784442745263542644841564181732510044520448" = 1" (REAR)
 - 7200 1/401734511060651568885490527085289683128363465020089040896" = 1" (REAR)
 - 7200 1/803469022121303137770981054170579366256726930040178081792" = 1" (REAR)
 - 7200 1/160693804424260675554196210834115873251345366008035616384" = 1" (REAR)
 - 7200 1/321387608848521351108392421668231746502690732016071232768" = 1" (REAR)
 - 7200 1/642775217697042702216784843336463493005381464032142465536" = 1" (REAR)
 - 7200 1/1285550435394085404433569686672926986010762928064284931072" = 1" (REAR)
 - 7200 1/2571100870788170808867139373345853972021525856128569862144" = 1" (REAR)
 - 7200 1/5142201741576341617734278746691707944043051712257139728288" = 1" (REAR)
 - 7200 1/1028440348315268323546855749338341588808610342451427856576" = 1" (REAR)
 - 7200 1/2056880696630536647093711498676683177617220684902855713152" = 1" (REAR)
 - 7200 1/411376139326107329418742299735336635523444136980571142624" = 1" (REAR)
 - 7200 1/82275227865221465883748459947067327104688827396114224896" = 1" (REAR)
 - 7200 1/164550457730442931767496919894134654209377654792228579792" = 1" (REAR)
 - 7200 1/329100915460885863534993839788269308418755309584457159584" = 1" (REAR)
 - 7200 1/658201830921771727069987679576538616837510619168914319168" = 1" (REAR)
 - 7200 1/1316403661843543454139975359153077233675021238337828638336" = 1" (REAR)
 - 7200 1/2632807323687086908279950718306154467350042476675657276672" = 1" (REAR)
 - 7200 1/5265614647374173816559901436612308934700084953351314553344" = 1" (REAR)
 - 7200 1/10531229286748347633119802873224617869400169906702629106688" = 1" (REAR)
 - 7200 1/21062458573496695266239605746449235738800339813405258213376" = 1" (REAR)
 - 7200 1/42124917146993390532479211492898471477600679626810516426752" = 1" (REAR)
 - 7200 1/84249834293986781064958422985796942955201359253621032853504" = 1" (REAR)
 - 7200 1/168499668587973562129916845971593885910402718507242065707008" = 1" (REAR)
 - 7200 1/336999337175947124259833691943187771820805437014484131414112" = 1" (REAR)
 - 7200 1/673998674351894248519667383886375543641610874028968262828224" = 1" (REAR

Second Addition to Grandview Commons

Minor Alteration Zoning Tracking

	District	Existing Units	Proposed Units
Block 1			
<i>Existing Plat</i>			
Lots 41-56	Garden Homes	16	
O.L. 2	Alley		
<i>Proposed Plat</i>			
Lots 663-676	Ridge View Homes		14
Block 2			
<i>Existing Plat</i>			
Lots 62, 67-71, 76-79	Cottage Homes	10	
Lots 63-66, 72-75	Village Homes II	8	
O.L. 3	Alley		
<i>Proposed Plat</i>			
Lots 677-690	Ridge View Homes		14
Block 3			
<i>Existing Plat</i>			
Lots 62-79	Village Homes I	20	
Lot 154	Condominium/Apartments	10	
O.L. 9	Alley		
<i>Proposed Plat</i>			
Lots 731-742, 746-756	Village Homes I		23
Lots 743-745	Twin Homes		6
O.L. 38	Alley		
Block 4			
<i>Existing Plat</i>			
Lot 157	Condominium/Apartments	10	
<i>Proposed Plat</i>			
Lots 757-759	Twin Homes		6
Block 5			
<i>Existing Plat</i>			
Lots 112-129	Village Homes II	18	
O.L. 8	Alley		
<i>Proposed Plat</i>			
Lots 707-730	Garden Homes		24
O.L. 36	Alley		
O.L. 37	Alley		
Block 6			
<i>Existing Plat</i>			
Lots 80-85	Cottage Homes	6	
Lots 86-90	Garden Homes	5	
Lots 91-96	Village Homes II	6	
O.L. 4	Stormwater Management		
O.L. 5	Private Open Space		
O.L. 6	Alley		
O.L. 7	Private Open Space		
<i>Proposed Plat</i>			
Lots 691-706	Ridge View Homes		16
O.L. 4	Stormwater Management		
O.L. 35	Private Open Space		
Block 7			
<i>Existing Plat</i>			
Lots 7-18	Manor Homes	12	
O.L. 1	Stormwater Management		
<i>Proposed Plat</i>			
Lots 653-662	Manor Homes		10
O.L. 34	Stormwater Management		
Overall Total		121	113

District Descriptions

GARDEN HOMES DISTRICT

Revised: December 13, 2002
December 12, 2012

Description

This district will form the highest density single-family residential district, featuring alley loaded garages, reduced setbacks, proportioned architectural detailing, and pedestrian focused streetscapes.

Permitted Uses

Single Family Detached Homes
Detached, Attached Garages

Lot Requirements

Minimum Lot Area	3,240 square feet
Minimum Lot Width	45 feet
Minimum Corner Lot Width	48 feet
Minimum Front Yard Setback	16 feet
Maximum Front Yard Setback	20 feet
Minimum Side Yard Setback	3 feet with a maintenance and access easement to the adjoining property
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Sum of Side Yard Setbacks	10 feet minimum
Minimum Building Separation	10 feet
Minimum Garage Rear Yard Setback	2 feet
Maximum Garage Rear Yard Setback	4' on exterior lots 8' on interior lots
Minimum Garage Side Yard Setback	3 feet
Minimum Paved Surface Setback	2 feet
Maximum Building Height	35 feet
Maximum Impervious Surface Ratio	80%
Maximum Floor Area Ratio	.70
Off-Street Parking and Loading	two off-street stalls minimum
Accessory Building Regulations	accessory buildings not allowed, except detached garages

VILLAGE HOMES I DISTRICT

Revised: December 13, 2002

December 12, 2012

Description

This district will form the transitional density between the alley-loaded districts and front-loaded Ridge View Homes. These sites feature alley-loaded garages, reduced setbacks, proportioned architectural detailing, and pedestrian focused streetscapes.

Permitted Uses

Single Family Detached Homes

Detached, Attached Garages

Lot Requirements

Minimum Lot Area	4,275 square feet
Minimum Lot Width	45 feet
Minimum Corner Lot Width	48 feet
Minimum Front Yard Setback	18 feet
Maximum Front Yard Setback	22 feet
Minimum Side Yard Setback	3 feet with a maintenance and access easement to the adjoining property
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Sum of Side Yard Setbacks	10 feet minimum
Minimum Building Separation	10 feet
Minimum Garage Rear Yard Setback	2 feet
Maximum Garage Rear Yard Setback	4' on exterior lots 8' on interior lots
Minimum Garage Side Yard Setback	3 feet
Minimum Paved Surface Setback	2 feet
Maximum Building Height	35 feet
Maximum Impervious Surface Ratio	70%
Maximum Floor Area Ratio	.60
Off-Street Parking and Loading	two off-street stalls minimum
Accessory Building Regulations	accessory buildings not allowed, except detached garages

RIDGE VIEW HOMES DISTRICT

Revised: January 17, 2003
December 12, 2012

Description

These units feature reduced setbacks, setback garage facades, and architectural detailing, designed to further the pedestrian focus of the neighborhood.

Permitted Uses

Single Family Detached Homes
Detached, Attached Garages

Lot Requirements

Minimum Lot Area	5,000 square feet
Minimum Lot Width	51 feet
Minimum Front Yard Setback	20 feet
Maximum Front Yard Setback	25 feet
Minimum Side Yard Setback	5 feet
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Sum of Side Yard Setbacks	10 feet minimum
Minimum Building Separation	10 feet
Minimum Rear Yard Setback	20 feet
Allowed Rear Yard Deck Encroachment	10 feet
Garage Setback	The garage must be set back a minimum of 2 feet from the front façade of the house. There shall be no more than (2) single width, or (1) double width garage door(s) per elevation
Bulk Mass	The garage wing shall not exceed 50% of the total structure width
Maximum Building Height	35 feet
Maximum Impervious Surface Ratio	60%
Maximum Floor Area Ratio	.60
Off-Street Parking and Loading	two off-street parking stalls minimum
Accessory Building Regulations	accessory buildings not allowed, except detached garages

MANOR HOMES DISTRICT

Revised: January 17, 2003
September 21, 2004
December 12, 2012

Description

Manor Homes form the bulk of the medium range single-family residential. These sites feature a range of architectural styles, front-loaded garages, setback garage facades, and reduced setbacks.

Permitted Uses

Single Family Detached Homes
Detached, Attached Garages

Lot Requirements

Minimum Lot Area	6,900 square feet
Minimum Lot Width	69 feet
Minimum Corner Lot Width	74 feet
Minimum Front Yard Setback	20 feet
Maximum Front Yard Setback	24 feet
Minimum Side Yard Setback	5 feet
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Sum of Side Yard Setbacks	10 feet
Minimum Building Separation	10 feet
Minimum Rear Yard Setback	28 feet
Allowed Rear Yard Deck Encroachment	10 feet
Garage Setback	Front facing garages must be set back a minimum of 2 feet from the front facade of the house. There shall be no more than (2) single width, or (1) double width garage door(s) per elevation, except (1) additional single width door may be added if setback a minimum of two feet from the facade of the other garage doors, or side entry loaded.
Bulk Mass	The garage wing shall not exceed 50% of the total structure width
Maximum Building Height	35 feet
Maximum Impervious Surface Ratio	40%
Maximum Floor Area Ratio	.50
Off-Street Parking and Loading	two off-street parking stalls minimum

TWIN HOME DISTRICT

Revised: July 16, 2004
December 12, 2012

Description

This two-family residential district features alley-loaded garages, reduced setbacks, pedestrian focused streetscape elements, and single-family style architecture. These lots may be split in half to create zero lot line units, divided along the common wall. Future lot splits will require additional submittals (CSM, Plat), but are allowed for lots within this district, provided that no additional units are created.

Permitted Uses

Two Family Residential Homes
Zero Lot Line Attached Residential
Detached Garages

Lot Area

Minimum Lot Area 3,000 square feet
note: Zero lot line homes only Two-unit lot minimum 6,000 square feet

Floor Area Ratio

Maximum Floor Area Ratio .70

Yard Requirements

Minimum Lot Width (two unit lot)	60 feet
Minimum Lot Width (zero lot line)	30 feet
Minimum Corner Lot Width	65 feet
Minimum Corner Lot Width (zero lot line)	32.5 feet
Minimum Front Yard Setback	16 feet
Maximum Front Yard Setback	20 feet
Minimum Side Yard Setback	5 feet
Minimum Side Yard Setback(zero lot line)	0 feet
note: zero lot line requires additional fire wall ratings for attached units; to be determined at time of building permit application	
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Minimum Building Separation	10 feet between adjoining lots
Minimum Alley Garage Rear Yard Setback	2 feet
Minimum Alley Garage Side Yard Setback	3 feet
Off-Street Parking and Loading	Two off-street parking stalls per unit
Maximum Impervious Surface Ratio	70%
Maximum Floor Area Ratio	.65
Off-Street Parking and Loading	two off-street parking stalls per unit
Accessory Building Regulations	accessory buildings not allowed, except detached garages

General Requirements

Definition of Family

The definition of family is the definition outlined in the Madison General Ordinances for the TR-C3 district.

Permitted Encroachments

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6' into a front yard setback.

Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined by: the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

Bay windows may encroach front yard setbacks and will require approval by the Architectural Control Committee.

Roof eaves may not extend over a property line or a utility easement.

Garden walls or fences shall be no more than 4' in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30" in height. Fences located between adjoining homes (bridging the ten foot building separation) are required to be perpendicular to the property line, and must include a 46" wide gate for fire accessibility.

Plantings or fences installed may not block site drainage or preclude fire access to the building sides or rear yard.

Legal Description

All of Lots 7-18, 41-56, 62-79, 80-96, 112-129, 134-154, 157, Outlots 1-3 and Outlots 5-9, Grandview Commons, as recorded in Volume 58-005A of plats, on pages 19-33, as Document Number 3583911, Dane County Registry, located in the Northwest Quarter of the Northeast Quarter of Section 11 and in the Southwest Quarter of the Southeast Quarter of Section 2, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin