



VANDEWALLE & ASSOCIATES INC.

November 20, 2013

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

RE: North Addition to the Grandview Commons Neighborhood
Rezoning application

Dear Katherine,

The following document and illustrative graphics outlines the proposed North addition to the Grandview Commons Neighborhood. This document, submitted on behalf of MRECV Acquisitions, LLC, formally requests to rezone the property to TR-P and TR-U1 in parallel with a separate preliminary plat submittal. This rezoning will facilitate the extension of the Grandview Commons neighborhood with a new area featuring a blend of 190 single family homes, 24 twin homes, 32 four-unit homes, 200 multi-family residences, and over 7.3 acres of parks & open space. This project, located in the Sprecher Neighborhood, is designed to build upon the existing neighborhood and be consistent with the goals of creating a diverse and walkable neighborhood featuring numerous housing choices served by a strong network of interconnected sidewalks, streets, and bicycle routes.

TR-P Requirements:

- Three residential housing types (Single Family, Twin Home, Four Unit Homes)
- 20% of units in multi-family housing formats
- All units within 1/4 acre of parks & open spaces
- Project will consist of multiple phases beginning from the Milwaukee Street frontage and extending to the south based upon market demand.

APPLICANT:

MRECV Acquisitions, LLC
6801 South Town drive
Madison, WI 53713
Phone: 608.226.3100
Fax: 608.226.0600
Jeff Rosenberg

jrosenberg@veridianhomes.com

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

DESIGN TEAM:

Engineering:
D'Onofrio Kottke
7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Fax: 608.833.1089
Dan Day
dday@donofrio.cc

Planning:
Vandewalle & Associates
120 East Lakeside Street
Madison, Wisconsin 53715
Phone: 608.255.3988
Fax: 608.255.0814
Brian Munson
bmunson@vandewalle.com

Existing Conditions:

Existing Zoning:	A
Proposed Zoning:	TR-P TR-U1
Addresses/PIN:	5899 Milwaukee Street 0710-023-0099-6 5901 Milwaukee Street 0710-023-0097-0
Aldermanic District:	District 3 Alder Cnare
Neighborhood Association:	McClelland Park Neighborhood Association
Neighborhood Plan:	Sprecher Neighborhood Low Density Residential Low-Medium Density Residential
Notifications:	Alder Cnare July 31, 2013 McClelland Park July 31, 2013 DAT Presentations May 6, 2013 June 6, 2013
Legal Description:	See Attached
Lot Area:	73.295 acres
Filing Fee:	A check in the amount of \$2,900 made out to City of Madison Treasurer is enclosed for the Filing and Notification Fees. Maximum fee for standard Zoning \$2,850 Notification Fee \$50
Proposed Use:	190 Single Family Homes 24 Twin Homes (12 lots) 32 Four Unit Homes (8 lots) 200 Multi-Family Residences
Master Plan:	See Attached
CCRs:	See Attached

Site Design Standards

Open Space

The neighborhood is served by several types and configurations of open space including an extension of the adjoining North Star Park, a proposed dog park, and a neighborhood pocket park. These facilities will offer opportunities for both passive and active recreation with a variety of playground, playing fields, and gathering spaces.

Street Layout

The neighborhood is served by a strong grid of neighborhood scaled streets, sidewalks, and off street connections, including the extension of all adjoining street connections.

Building Design

Building design within the neighborhood will go through a neighborhood architectural control committee with the goal of creating diversity of architectural approaches while maintaining a cohesive massing and composition, building orientation onto the adjoining streets, and appropriate durable materials. Draft covenants conditions and restrictions are included in the submittal packet for reference.

Neighborhood Objectives

The goal of the neighborhood is to create a diverse range of housing options, configurations, and price points set within a framework of walkable streets and neighborhood scaled open spaces.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Munson', with a stylized, flowing script.

Brian Munson
Principal