



Vandewalle & Associates
INCORPORATED

Tuesday, May 5, 2009

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

Re: Grandview Commons Cottage Grove Lots

Dear Brad:

Attached please find a copy of the rezoning request, detailing the rezoning of three lots and an outlot along Cottage Grove Rd adjacent to Grandview Commons, from Ag to R2T as part of the CSM application creating six single-family lots. This submittal is part of an application that includes:

- CSM Submittal (lots 900-903)
- CSM Submittal (lots 904-905)
- Minor Amendment to the Adopted PUD:SIP for Grandview Commons
- Demolition Permit

Veridian Homes is seeking to relocate or demolish the houses currently located at 6202, 6206 and 6210 Cottage Grove Rd adjacent to the Grandview Commons Neighborhood. These houses, originally built in the 1950's and 1960's, are located on three separate parcels. Veridian purchased these homes in the early 2000's and have always planned for the land to be folded into Grandview Commons as the highest and best use of the subject property. The houses were evaluated based on future use of the property, normal and orderly development of the Grandview Commons plat, improvements to the surrounding properties, and how these houses relate to new homes placed on other lands within the development. Also considered were appearance, structural integrity, and economic viability of rehabilitation or relocation. Veridian now has contracts with individuals to relocate all three houses.

At the time of platting, street grades and final stormwater management was designed to incorporate these three parcels into Grandview Commons. The subject houses sit much higher on the lots, front on and have direct access south on Cottage Grove Rd. The Cottage Grove Rd frontage, including curb and sidewalk remains incomplete at this time.

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Shaping places, shaping change

The proposed six single-family lots will measure approximately 63-69 feet in width, with all six lots fronting north onto Kirkpatrick Lane. Driveway access will be eliminated on Cottage Grove Rd and landscaping will be installed. The lots conform to R2T zoning and are similar to other lots in the neighborhood in terms of size and design. In addition to the three parcels on Cottage Grove Rd, a small (0.04 acre) SIP remnant outlot in Grandview Commons will be included in the creation of these six new lots.

Thank you for your time in reviewing this submittal.

Sincerely,



Brian Munson
Principal

Parcel List:

6205 Kilpatrick Lane (Outlot)	0710-111-0307-6
6202 Cottage Grove Road	0710-111-0305-0
6206 Cottage Grove Road	0710-111-0304-2
6210 Cottage Grove Road	0710-111-0303-4