



VANDEWALLE & ASSOCIATES INC.

January 8, 2014

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

RE: 1000 Oaks Neighborhood
Rezoning Application

Dear Katherine,

The following document and illustrative graphics outlines the proposed 1000 Oaks Neighborhood. This document, submitted on behalf of VH South Pointe Land, LLC, formally requests to rezone the property to TR-P along with a separate preliminary/final plat submittal. The 1000 Oaks Neighborhood will create a new vibrant addition to the west side of the City of Madison featuring 259 single family homes, 22 twin homes, and 11.7 acres of new public park space.

TR-P Requirements:

- Three residential housing types (Single Family Street Accessed, Single Family Alley Accessed, Twin Home)
- All units within 1/4 acre of parks & open spaces
- Multi-family distribution met through twin homes within the project (8% of the units) and the adjoining SR-V2 multi-family site north of Watts Road (extended immediately adjacent to the project (zoned as part of the original neighborhood plan approval).
- Project will consist of multiple phases beginning from the South Point Road frontage expanding west and south based upon market demand.

APPLICANT:

VH South Pointe Land, 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: TR-C3, PD (expired), Conservancy
Proposed Zoning: TR-P, Conservancy
Addresses/PIN: 702 South Point Road 0708-283-0101-3
Aldermanic District: District 9
Alder Skidmore
Neighborhood Association: Not Applicable
Neighborhood Plan: Pioneer Neighborhood
Low Density Residential
Low-Medium Density Residential
Notifications: Alder Skidmore December 9, 2013
DAT Presentation December 19, 2013
Legal Description: See Attached
Lot Area: 92.41 acres
Filing Fee: A check in the amount of \$2,850 made out to City of Madison
Treasurer is enclosed for the Filing and Notification Fees.
Maximum fee for standard Zoning \$2,850
Proposed Use: 259 Single Family Homes
22 Twin Homes (11 lots)
Park Dedication
Required: 7.10 acres required (281 units @1,100 sq.ft./unit)
Dedicated: 11.7 acres
Master Plan: See Attached
CCRs: See Attached

Site Design Standards

Open Space

The neighborhood is served by a central park and open space corridor. This corridor offers opportunities for neighborhood play areas, preserves existing mature woods, and a regional east/west off road bike path connection.

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 be 'Brian Munson', written in a cursive style.

Brian Munson
Principal

FIRST ADDITION TO 1000 OAKS - ZONING DESCRIPTIONS

CONSERVANCY

Part of Lot 1, Certified Survey Map No. 13155 recorded in Volume 84 of Certified Survey Maps on pages 237-241 as Document No. 4787425, Dane County Registry, located in the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the south quarter corner of said Section 28; thence S89°51'06"W, 70.51 feet; thence N00°47'52"E, 869.36 feet; thence N89°12'08"W, 102.85 feet; thence N83°57'17"W, 52.08 feet; thence N54°43'15"W, 52.02 feet; thence N56°30'44"W, 98.58 feet; thence N66°37'26"W, 100.05 feet; thence N77°28'16"W, 100.21 feet; thence N88°19'07"W, 100.21 feet; thence S80°50'03"W, 16.92 feet to the point of beginning; thence N89°14'36"W, 85.99 feet; thence S69°59'12"W, 103.03 feet; thence S59°08'22"W, 103.03 feet; thence S50°32'35"W, 82.24 feet; S56°17'35"W, 52.09 feet; S20°37'37"E, 160.00 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 472.00 feet and a chord which bears S66°56'32"W, 40.03 feet; thence N20°37'37"W, 158.75 feet; thence S76°26'13"W, 65.00 feet; thence S86°47'32"W, 64.92 feet; thence S89°51'06"W, 240.00 feet; thence S72°58'59"W, 137.42 feet; thence N89°36'54"W, 164.87 feet; thence N34°46'56"W, 57.54 feet; thence N23°43'06"W, 240.60 feet; thence N61°53'52"W, 98.13 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 380.00 feet and a chord which bears N22°08'27"E, 78.93 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 250.00 feet and a chord which bears N16°33'55"E, 3.36 feet; thence S73°02'56"E, 120.00 feet; thence N27°26'14"E, 47.32 feet; thence N48°24'35"E, 47.32 feet; thence N69°22'57"E, 47.32 feet; thence N88°07'49"E, 65.53 feet; thence N89°51'06"E, 207.00 feet; thence N00°08'54"W, 120.00 feet; thence N89°51'06"E, 346.04 feet; thence S00°08'54"E, 120.00 feet; thence N89°51'06"E, 730.64 feet; thence S32°35'35"W, 129.16 feet; thence N89°10'42"W, 97.58 feet; thence N62°56'58"W, 85.92 feet; thence S22°32'56"W, 150.18 feet to the point of beginning. Containing 11.70 acres.

TR-P

Part of Lot 1, Certified Survey Map No. 13155 recorded in Volume 84 of Certified Survey Maps on pages 237-241 as Document No. 4787425, Dane County Registry, located in the SW1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the south quarter corner of said Section 28; thence S89°51'06"W, 94.36 feet; thence N00°08'54"W, 45.00 feet to the point of beginning; thence S89°51'06"W, 1,716.35 feet; thence N00°55'38"E, 488.05 feet; thence S69°20'53"W, 317.18 feet; thence N00°55'38"E, 625.62 feet; thence N00°52'03"E, 216.69 feet; thence N02°42'27"E, 85.00 feet; thence N00°18'42"E, 181.70 feet; thence N02°00'53"E, 200.00 feet; thence N00°32'25"E, 344.00 feet; thence N89°51'04"E, 8.41 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 545.00 feet and a chord which bears N85°19'20"E, 86.07 feet; thence N80°47'36"E, 165.00 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 545.00 feet and a chord which bears N72°07'54"E, 164.15 feet; thence

N63°28'12"E, 210.87 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 740.00 feet and a chord which bears S82°52'48"E, 820.10 feet; thence S49°13'48"E, 243.70 feet to a point of curve; thence southeasterly on a curve to the left which has a radius of 340.00 feet and a chord which bears S69°12'58"E, 232.42 feet; thence S89°12'08"E, 184.43 feet to a point of curve; thence southeasterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S44°12'08"E, 35.36 feet; thence S00°47'52"W, 731.27 feet; thence N89°12'08"W, 40.58 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 255.00 feet and a chord which bears N73°18'16"W, 139.70 feet; thence N57°24'25"W, 119.67 feet; thence S32°35'35"W, 24.56 feet; thence S89°51'06"W, 730.64 feet; thence N00°08'54"W, 120.00 feet; thence S89°51'06"W, 346.04 feet; thence S00°08'54"E, 120.00 feet; thence S89°51'06"W, 207.00 feet; thence S88°07'49"W, 65.53 feet; thence S69°22'57"W, 47.32 feet; thence S48°24'35"W, 47.32 feet; thence S27°26'14"W, 47.32 feet; thence N73°02'56"W, 120.00 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 250.00 feet and a chord which bears S16°33'55"W, 3.36 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 380.00 feet and a chord which bears S22°08'27"W, 78.93 feet; thence S61°53'52"E, 98.13 feet; thence S23°43'06"E, 240.60 feet; thence S34°46'56"E, 57.54 feet; thence S89°36'54"E, 164.87 feet; thence N72°58'59"E, 137.42 feet; thence N89°51'06"E, 240.00 feet; thence N86°47'32"E, 64.92 feet; thence N76°26'13"E, 65.00 feet; thence S20°37'37"E, 158.75 feet to a point of curve; thence northeasterly on a curve to the left which has a radius of 472.00 feet and a chord which bears N66°56'32"E, 40.03 feet; thence N20°37'37"W, 160.00 feet; thence N56°17'35"E, 52.09 feet; thence N50°32'35"E, 82.24 feet; thence N59°08'22"E, 103.03 feet; thence N69°59'12"E, 103.03 feet; thence S89°14'36"E, 85.99 feet; thence N80°50'03"E, 16.92 feet; thence S88°19'07"E, 100.21 feet; thence S77°28'16"E, 100.21 feet; thence S66°37'26"E, 100.05 feet; thence S56°30'44"E, 98.58 feet; thence S54°43'15"E, 52.02 feet; thence S83°57'17"E, 52.08 feet; S89°12'08"E, 102.85 feet; thence S00°47'52"W, 799.77 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S45°19'29"W, 35.06 feet to the point of beginning. Containing 80.48 acres.

