













1000 OAKS

Madison, Wisconsin


Concept Plan

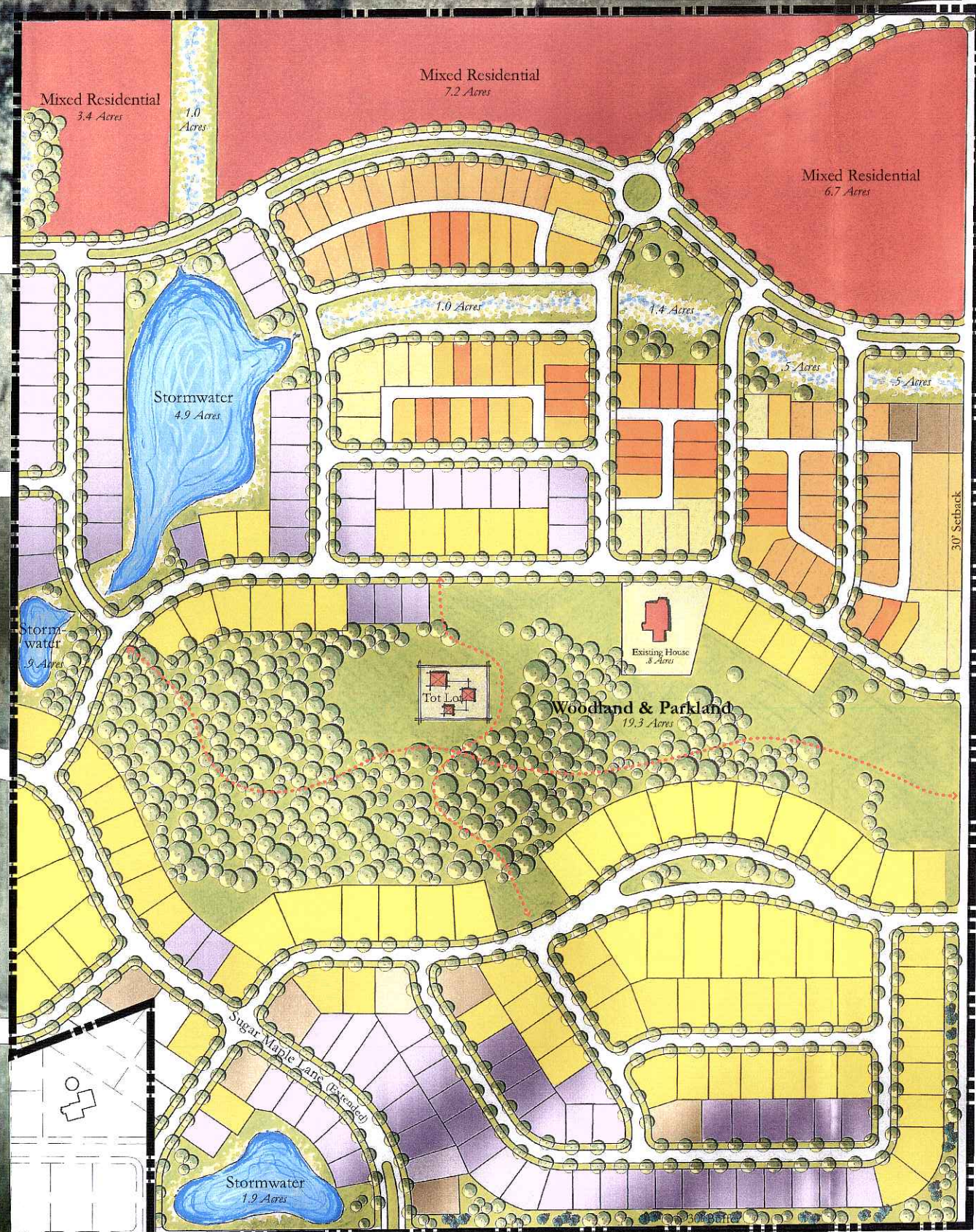
Single Family (Alley Loaded) - 34%		92 Units
	37' x 95'	23 Units
	45' x 80'	32 Units
	45' x 95'	25 Units
	51' x 95'	12 Units
Single Family (Street Accessed) - 66%		182 Units
	51' x 100'	4 Units
	59' x 85'	89 Units
	69' x 100'	60 Units
	80' x 120'	28 Units
	Existing House	1 Unit

Subtotal 274 Units

Multi Family		420 Units
	Duplexes	18 Units
	Town Homes	12 Units
	Mixed Residential	390 Units

Total Units 694 Units

	Parks & Open Space	19.6 Acres
	<i>Required Park Dedication</i>	<i>13.8 Acres</i>
	<i>~ 1100 Sq. Ft. @ 292 SF Units - 7.4 Acres</i>	
	<i>~ 700 Sq. Ft. @ 408 MF Units - 6.5 Acres</i>	
	Stormwater	12.1 Acres



Future Mixed Use

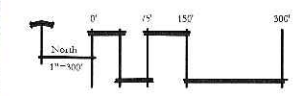
Future School/Park

Future Residential

Cardinal Glenn

South Point Road

Valley View Road



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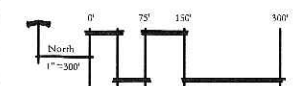
Created: 5.31.05 Revised: 6.21.05, 6.30.05, 7.28.05, 8.31.05, 9.21.05

1000 OAKS

Madison, Wisconsin

Zoning Plan

-  R2Z Single Family: Alley Accessed
-  R2Y Single Family: Alley Accessed
-  R2T Single Family: Street Accessed
-  R5 Mixed Residential
-  PUD (Twin Homes and Townhomes)
-  Conservancy



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Phasing Plan/Inclusionary Zoning Plan

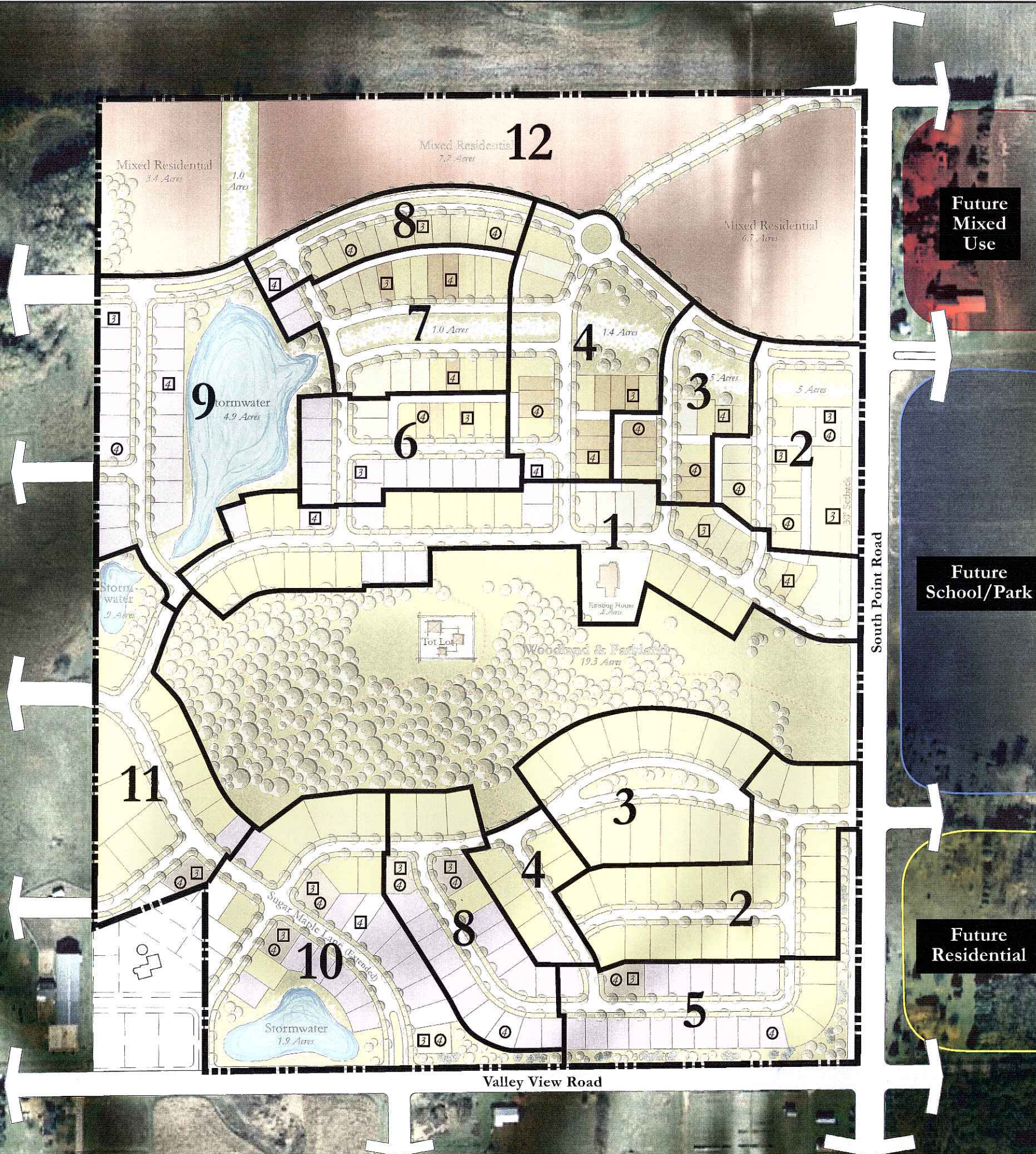
- 54 - Lot Number
- ⊙ - Number of Bedrooms
- AMI Percentage

Single Family IZ Units:

- 80% AMI 18 Units
- 70% AMI 11 Units
- Mansion Duplex:
 - 70% AMI 8 Units
 - 80% AMI 8 Units
- 4 Four Bedroom Units 29 Units
- 3 Three Bedroom Units 16 Units

Multi-Family IZ Units (PUD-GDP):

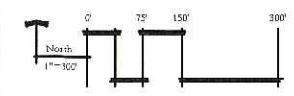
- Townhomes:
 - 80% AMI 1 Units
- Mixed Residential:
 - 80% AMI TBD
 - 70% AMI TBD
 - 60% AMI TBD
 - 50% AMI TBD



Future Mixed Use

Future School/Park

Future Residential



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