

Planning Report

City of Verona

Plan Commission 2-3-2020

The Woods at Cathedral Point

General Development Plan, Final Plat, & Zoning Map Amendment

Summary: The Applicant has submitted a request for a General Development Plan (GDP), final plat, and zoning map amendment (ZMA) review of a 53-acre development that would allow for the construction of 100-unit multi-family units on approximately four (4) acres, eighteen (18) twin homes, thirty-eight (38) alley accessed single-family homes, and 101 street accessed single-family homes.

Property Location: Southeast corner of County Highway M and Range Trail

Property Owner: Lois Gust
585 Whalen Road
Verona, WI 53593

Applicant: Brian Munson – Vandewalle & Associates Inc.
120 East Lakeside Street
Madison, WI 53715

Existing Zoning: Agriculture Transition (A-3) in the Town of Verona
Proposed Zoning: Urban Residential (UR), Neighborhood Residential (NR) & Mixed Residential (MR) with a Planned Unit Development (PUD) Overlay Zone

Existing Land Use: Farmland
Proposed Land Use: Residential

Figure 1 - Location Map



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GDP, ZMA, & Final Plat

Site Description:

The Applicant is requesting a General Development Plan (“GDP”) review (“Application”) to develop and rezone (“ZMA”) approximately 53-acres of land with approximately 100-unit multi-family units on approximately four (4) acres of land, eighteen (18) twin homes, thirty-eight (38) alley accessed single-family homes, 101 street accessed single-family homes to be located south of County Highway M (“CTH M”), east of Range Trail, and west of the Ice Age National Scenic Trail (“Property”), which is currently zoned agriculture transition (AT-35), low density rural residential (RR-1), and single-family residential (SFR-08) within the Town of Verona. The Property currently has two (2) houses and various farm structures that would be removed as part of the development. Access to the homes and farm structures are provided by two (2) separate existing driveways from Range Trail and from County Highway M. Surrounding land uses include single-family residential, farmland, the Ice Age National Scenic Trail, and the future Public Works Department building.

Approvals:

In September of 2019, the Common Council approved annexing 53-acres of land into the City of Verona with the following conditions:

- a. The annexation shall become effective upon execution of an annexation agreement.
- b. The annexation shall become effective upon VH RG Land, LLC acquiring the property.

In addition, the Common Council approved the Preliminary Plat for the Woods at Cathedral Point with the condition that the preliminary plat shall become effective upon the annexation of the property.

Background:

In May of 2019, the Plan Commission discussed the initial concept review for the Woods at Cathedral Point as depicted in Figure 2. Comments from the Plan Commission included concerns with a five (5)-foot side yard setback due to stormwater, positive feedback for the idea of the alleys, but need more discussion regarding public or private alleys, more green space to open up for play areas, and more density with twin-homes. Comments



Figure 2 - Plan presented in May of 2019

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- **Zoning** – Once the land is annexed into the City of Verona, the land will be zoned Rural Agricultural (RA-35). The Applicant would need to apply for a zoning map amendment to change the RA-35 zoning district to a zone that would be comparable to the type of land use that an applicant propose, which is part of this application.
- **Planned Unit Development (“PUD”)** – This is necessary as zoning exemptions are required for the project, which includes a four step review process.
 - *Step 1 – Pre-Application Conference:* The applicant discusses the project with Staff prior to moving on to the Plan Commission. Staff provides the applicant with initial comments on the plan, which was completed and is ongoing.
 - *Step 2 - Concept Plan:* An applicant would create a plan that shows conceptually how the Property would be laid out with transportation (i.e. roads, paths, etc.), stormwater management areas, parkland dedication, buildings (placement and design), and various land uses. This is a way to gain feedback from Planning Staff and the Plan Commission to determine if there is consensus on the concept, which is the current Application.
 - *Step 3 – General Development Plan (GDP):* The intent of the GDP is provide general, but more detailed than the concept plan, about the proposed development. A public hearing is held before the Plan Commission. The City notifies all properties, with a letter, that are located within 200-feet of the property that is requesting the GDP. The Plan Commission makes a recommendation to the Common Council. If the GDP is approved, this step provides the zoning entitlements to the project. The single-family and twin homes development approvals end at this step.
 - *Step 4 – Precise Implementation Plan (PIP):* The final step in the PUD process is the final approval of all plans including site plan, landscaping, stormwater, photometric plans, building design, etc. A public hearing is held before the Plan Commission. The City notifies all properties, with a letter, that are located within 200-feet of the property that is requesting the PIP. The Plan Commission makes a recommendation to the Common Council. If the PIP is approved, the applicant can proceed to obtain building permits and start construction of the project. The multi-family building would have a PIP and public hearing.
- **Site Plan** – An applicant would create a site plan that contains details for a written description, location map, property map, landscaping plan, grading and erosion control plan, elevation drawings, and photometric plan to name a few to go before the Plan Commission for their approval.

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- **Land Division** – An applicant will need to submit a plat to subdivide the property. The final plat is currently part of this Application and will go before the Plan Commission and the Common Council for their approvals.

Planning Review:

Lots:

The Applicant is proposing a total of 158 lots that include 100-unit multi-family units on approximately four (4) acres of land with an anticipated zoning of Urban Residential (UR), eighteen (18) twin homes with an anticipated zoning of Mixed Residential (MR), thirty-eight (38) alley accessed single-family homes, and 101 street accessed single-family homes with an anticipated zoning of Neighborhood Residential (NR) as depicted in Figure 4. The Applicant is proposing six (6) outlots to be used for public open space, parkland, stormwater management, trail access, and alleys and an outlot for private space to be used for cluster mailboxes.

For the single-family lots in the NR zone, the smallest lot size will be 3,700 square feet while the largest lot will be 11,965 square feet. The smallest outlot will be 400 square feet for the cluster mailboxes and the largest at 273,766 square feet (6.3 acres). The proposed lots do not conform to the minimum lot size and dimensional standards of the NR zoning district. The minimum dimensional standard for the NR zoning district is 8,000 square feet and 10,000 square feet for a corner lot. The Applicant is requesting an exemption to the minimum lot standard, which is discussed in the section below.

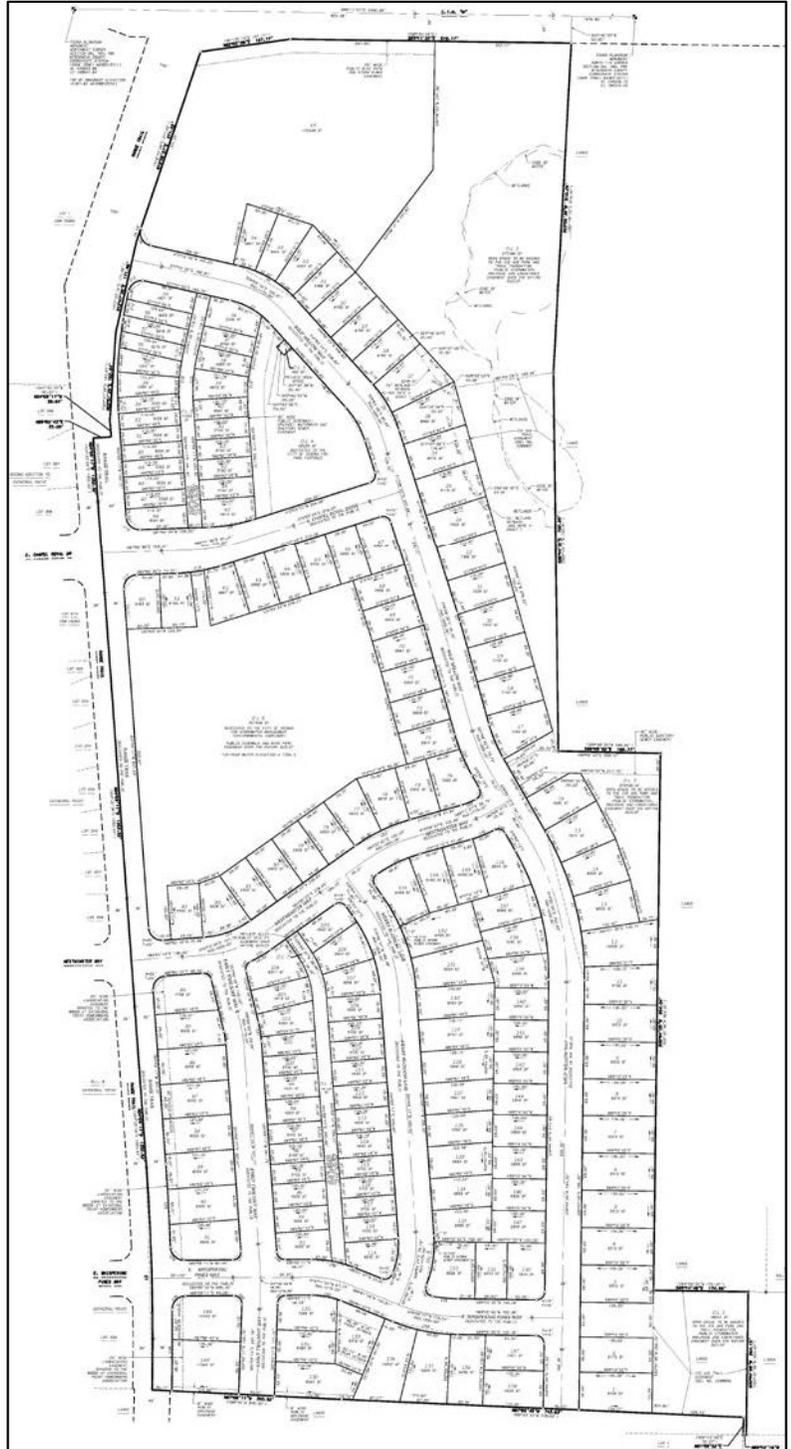


Figure 4 - Final Plat

Bulk Requirements and PUD Exemptions:

The Zoning Ordinance provides flexible development standards in planned developments in exchange for higher design standards. Exemptions allowed by Ordinance include land use, density/intensity, bulk, landscaping, and parking. The following are requested exemptions from the Applicant with Staff's discussion afterwards.

1. Minimum lot area for the NR zone of 8,000 square feet to 3,700 square feet;

The Applicant is requesting an exemption to the minimum lot area for the NR zone from 8,000 square feet to 3,700 square feet. The Applicant is proposing to zone 139 lots as NR. As proposed, there are 101 lots that are less than 8,000 square feet with 38 lots in compliance. Staff is supportive of this exemption.

2. Minimum street frontage width from fifty (50)-feet to thirty-seven (37)-feet for alley homes;

The Applicant is requesting a minimum street frontage width from fifty (50)-feet to thirty-seven (37)-feet for alley homes. Staff has informed other developers that a fifty (50)-foot street frontage is required as the minimum. In this case, the Applicant is asking for an exemption for the single-family alley homes and not for the remaining lots on the Property. Typically, the frontage width is used for debris, leaves, snow, driveway, and mailbox. The alleyway will provide access to the garage, which removes the driveway width from the frontage. Mailbox posts are no longer on each individual property, which removes this from the frontage requirement. Staff is supportive of the exemption so long there is a plan for debris, leaves, and snow removal.

3. Front yard setback encroachment for porches between six (6) to eight (8)-feet;

As part of a review for potentially amending the setback requirements, Staff presented various setback ideas to the Plan Commission in July of 2018. Staff presented a reduction in the front yard setback from twenty-five (25)-feet to twenty (20)-feet to allow porches to encroach into the front yard setback. The Plan Commission comments included support for this reduction in front yard setbacks with porches allowed to encroach would be good for older neighborhoods, overall the encroachment of porches and additions of porches to the front of homes is a good idea, and all had reservations about staggering houses on lots along curvy roads. Staff recommended the garages remain within at least twenty-five (25)-feet away from the property line to allow stacking of cars in the driveway.

4. Side yard setback from ten (10)-feet to five (5)-feet;
5. Minimum dwelling unit separation from twenty (20)-feet to ten (10)-feet;

Side yard setbacks were presented as part of the July 2018 Plan Commission meeting. At that time, the Plan Commission had concerns about drainage and meeting fire safety

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between two (2) homes. Since that meeting, the Plan Commission has reviewed Whispering Coves development and the applicant for that project asked for a five (5)-foot side yard setback. The Plan Commission granted an eight (8)-foot side yard setback due to concerns over drainage.

In September of 2019, the Plan Commission discussed reducing the setback requirements and that all the lots would have this exemption. There were concerns over the five (5)-foot setback for the entire development, a reduced setback lends itself to higher density and potentially attainable housing, could the houses be adjusted to keep the required setbacks or larger than five (5)-feet, discussed existing subdivisions with this setback in the region, and warned that the reduced setbacks may be difficult for the Public Works Committee.

The Applicant went before the Public Works Committee in September and October of 2019. The Public Works Committee comments included language on how to ensure the lots are graded appropriately, concerns that the lot lines don't match what occurs, and the only reason to get the five (5)-foot setback is to get more density. No action was taken regarding the five (5)-foot setback nor language that could accompany this type of development.

As previously discussed by Staff at the May 2019 Plan Commission meeting, Staff would support an eight (8)-foot side yard setback for single-family lots and six (6)-foot side yard setback for alley style homes, which is consistent with what Staff has informed other developers. In addition, the Applicant has requested a reduction for the minimum dwelling unit separation from twenty (20)-feet to ten (10)-feet. Staff would recommend a sixteen (16)-foot building separation, which is consistent with an eight (8)-foot side yard setback, and a twelve (12)-foot building separation for alley style homes, which is consistent with a six (6)-foot side yard setback.

6. Rear yard setback from twenty-five (25)-feet to twenty (20)-feet;

Rear yard setbacks were discussed by the Plan Commission in July of 2018. Staff recommended a reduction of the rear yard setback in the zoning ordinance from between twenty (20) and twenty-five (25) feet to between fifteen (15) and twenty (20) feet. Comments from the Plan Commission included concerns about run-off and water storage. Staff is supportive of the rear yard setback reduction.

7. Detached garage (accessory structure) rear setback from three (3)-feet to two (2)-feet; and
8. Maximum height of detached garage (accessory structure) from fifteen (15)-feet to twenty (20)-feet.

The Applicant is requesting two exemptions for detached garages. The Applicant requests a decrease of one (1) foot for the rear setback for the garage. The Applicant is

requesting an increase in the maximum height for a detached garage from fifteen (15)-feet to twenty (20)-feet. Staff is supportive of these exemptions.

Staff is supportive of all of the exemptions, but continues to still have reservations about the side yard setback exemption. Staff has informed other developers that an eight (8)-foot side yard setback is acceptable instead of the required ten (10)-foot setback.

Access and Connectivity:

The Applicant proposes four (4) access points from Range Trail with three (3) of these access points aligning with the existing roads in Cathedral Point. At this time, the fourth (4) access point may or may not align with an entrance or exit from the Public Works Facility. The Applicant has placed the northern access point far enough away from CTH M. The Applicant has two (2) streets that stop at the southern property line and could connect to any future development to the south of this Application. Staff is comfortable with access to the property and future connections. As part of the project the Applicant will be making transportation improvements to the intersection of CTH M and Range Trail.

Alleyways:

Internal to the Property, the Applicant proposes several public streets and two (2) outlots (OL 5 and OL 7 depicted in Figure 5) shown as private alleys on the final plat. Section 14-1-70 of the Zoning Ordinance states, "The width of the right-of-way for residential alleys shall not be less than twenty-four (24) feet..." (Sec. 14-1-70(i)(1)). The Applicant is showing twenty-six (26)-feet of right-of-way for the two (2) outlots.

The Plan Commission was presented with the Concept Plan in September of 2019. Comments from the Plan Commission included alleys should be private, and confirmation with emergency services for the appropriate width. Another Commissioner is opposed to private alleys and roads. Staff is comfortable with private alleys, versus public, since they meet the Ordinance requirements. However, private alleys would mean private snow removal, which the Applicant understands.

The Applicant presented alleyways before the Public Works Committee in October 2019. The Applicant is supportive of the alleys being public and will build them to public standards, but is also fine if they are private. The Applicant straightened out the alleyway per discussions with Public Works, which was different than their original submittal. There were discussions about the cost and maintenance for the alleyways if they are to be private and expense for the City if these are public such as new maintenance equipment. There were concerns that if they are private who would get the complaints if these are not maintained. A motion was made by Chad Kemp, seconded by Sarah Gaskell, that the Public Works Committee recommends to the Common Council alleyways be private for the Woods at Cathedral Point subdivision, which passed 2-0. Staff supports the Public Works Committee motion.

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Figure 5 - Private Alleyways shown in red

Parking:

The Applicant has shown dedication of right-of-way for Range Trail and CTH M. The Applicant is proposing fifteen (15) on-street parking spaces on Range Trail in front of the twin alley homes and does not show additional parking in front of the single-family homes along Range Trail. Staff recognizes that the twin homes will need extra on-street parking spaces for their guests and deliveries and has no concerns with on-street parking as additional land is being dedicated.

Bicycle, Pedestrian, and Ice Age National Scenic Trail:

Range Trail is used as a bicycle route for cyclists. Range Trail will be built as a two (2)-lane curb and gutter road in the City of Verona without bicycle lanes and remain as a two (2)-lane road in the Town of Verona with at most a three (3)-foot wide shoulder.

The Applicant has provided sidewalks throughout the site. Based on the subdivision regulations, all new developments are required to construct sidewalks on both sides of the streets. The two (2) outlots to be used for alleys do not contain sidewalks as they are solely built to allow residents access to their garages and should not have sidewalks.

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The Ice Age National Scenic Trail ("Trail") is located to the east of the Property meandering through woodland and prairie. The Applicant, Staff from the Ice Age Trail Alliance, and City Staff have had various discussions regarding the relationship of this Property with the Trail and how to protect the Trail's environmental setting. Concerns that were discussed between all parties include grass clippings being dumped on the Trail property, unaware residents of maintaining prairie land through controlled burns, and views of housing from the Trail. All parties have come up with potential solutions to these concerns such as, but not limited to, strict covenants for these lots, notifications of controlled burns, signs demarking Trail property, berm, mowed area between properties, and fire resistant trees and grasses. The Trail currently has easements for two of the proposed outlots located on the Property as depicted in Figure 6 in a yellow outline. The Ice Age Trail Alliance Board ("Board") met on January 25, 2020. As part of that meeting, the Board passed a resolution to accept the donation of land with conditions. Staff supports this land transfer.

Parks:

The Park, Recreation, and Forestry Commission reviewed the plans at their meeting in September 2019 and in January 2020. Comments from the September meeting included confirmation that the proposed land dedication totaled 9.6 acres which was slightly more than the 9.4 acres required by ordinance, liked the focus on the Trail and overall layout of the plan, and raised concerns about access to the oak conservancy area. No formal action was taken at the September meeting. Comments from the January meeting included wanting access points to OL 6 shifted by a couple of lots to gain better access to the open space, could an additional access point be located between lots 68 and 73, concerns about tree

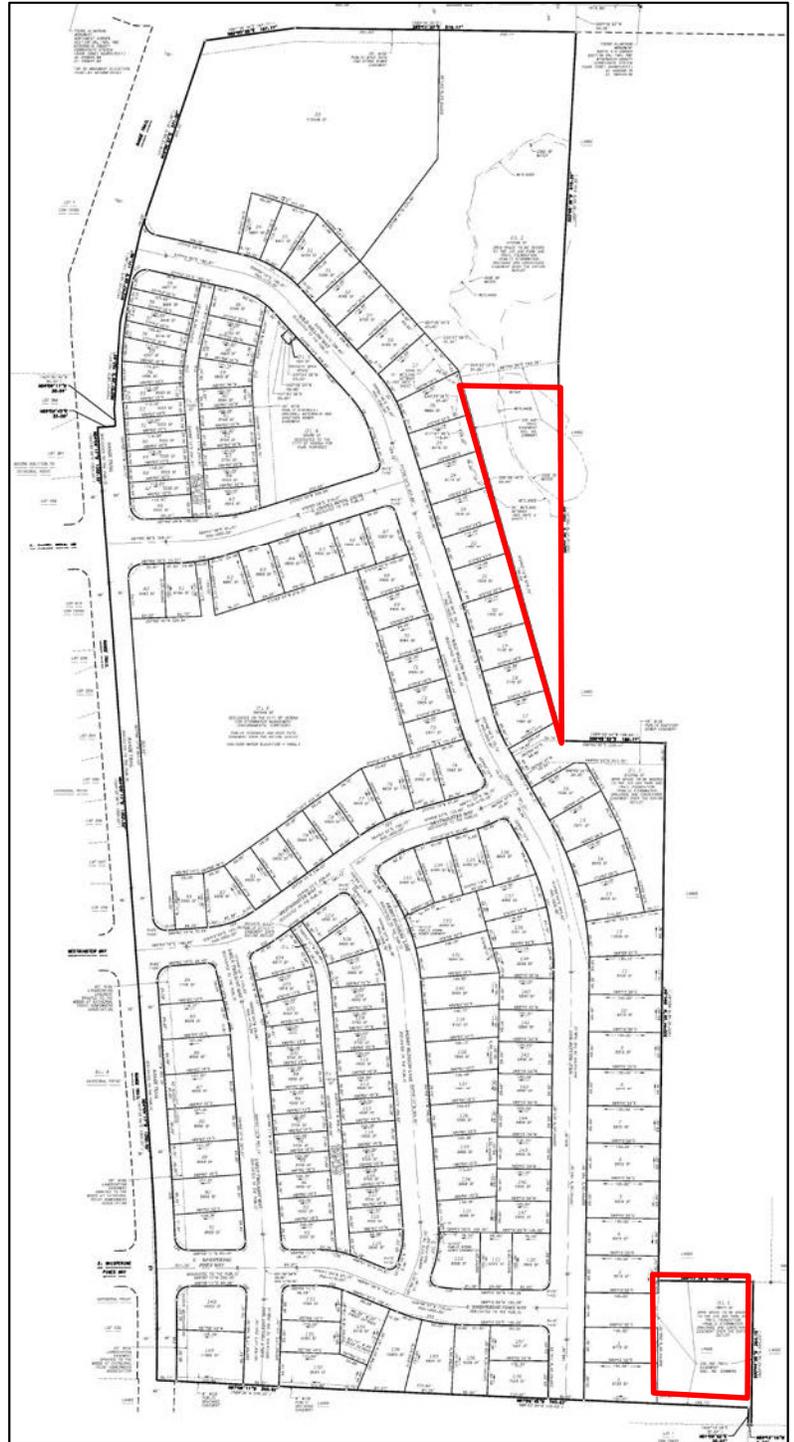


Figure 6 - Open space and Trail map with Trail easements shown in red

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preservation and grades, and whether full parkland credit should be given if access does not improve to OL 6. The Commission voted that the Applicant would only receive 50% credit toward satisfying the requirements of the plat for OL 6 due to lack of direct access and would be utilized by only the homeowners.

The Applicant has modified the final plat since the January 2020 meeting. One (1) modification is that the final plat states, "Open space to be deeded to the Ice Age Park and Trail Foundation" for outlots 1 and 2. There are 7.39-acres for the Trail as shown on the final plat. A second modification is that Lot 83 located on the corner of Range Trail and Westminster Way was shifted away from the corner to the east to fill in the access point to OL 6 depicted in Figure 7. Although the Park Board recommended modifications to lots to have better access to interior parkland, the Applicant determined it was not in their best interest to make these modifications due to significant grading and slope (15% slope) concerns. However, the Applicant did explore these ideas and tried to redesign these lots to accommodate better access to parkland, which did not work in the end. The Applicant understands that they are deficient in their parkland dedication and understand that a payment is required.



Figure 7 - Preliminary Plat rendering and Final Plat shows the lot shift from Range Trail.

Drainage/Stormwater:

The Applicant has provided a stormwater management plan. Staff continues to coordinate with the Applicant reviewing plans. Staff has no significant concerns that this time.

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Design:

The Applicant’s neighborhood design is a traditional design similar to Cathedral Point across Range Trail from this Property. The exterior of the homes will be similar to those in Cathedral Point as seen in the top photo in Figure 8. Garages will be setback a minimum of two (2)-feet from the front façade of the house if the garage fronts onto the street. The lots will be narrow. The Applicant is proposing to use high quality, durable materials such as brick, stone, cast stone, cement board, composite siding, and metal panels. The Applicant is proposing fourteen (14) twin-carriage homes, which have access to garages from the rear as shown in the middle photo. Four (4) twin-homes are proposed fronting onto an interior street. Alleyways are a new product for the City of Verona, but not necessarily for Dane County.



Figure 8 - Top photo: single family homes; Middle photo: twin-homes with rear garages; Bottom photo: Single family homes fronting green space

Rezoning Findings:

The Applicant proposes to rezone the entire property from Rural Agriculture. The Applicant proposes to rezone Lot 35 to Urban Residential (UR) to be used for 100-unit multifamily, Lots 31 – 34 and Lots 46 – 59 to Mixed Residential (MR), the remaining lots to Neighborhood Residential (NR), and outlots 1, 2, 3, 4, and 6 to Public Institutional (PI).

The City’s Zoning Ordinance requires the Zoning Administrator review the proposed rezoning to ensure the request is in harmony with the recommendations of the City of Verona Master Plan (Sec. 13-1-362). A summary of this review is below.

- a. *How does the proposed Official Zoning Map amendment further the purposes of this Chapter as outlined in [Section 13-1-5](#) and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA)?*

Staff is comfortable with the stormwater management plan at the time of the Staff report even though there are still details that will be reviewed as part of the development.

- b. *Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map?*
- 1. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;*
 - 2. A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.) NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading;*
 - 3. Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district;*
 - 4. Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.*

The current zoning maps needs to be amended due to above #3. The Property will be annexed to the City when the Applicant acquires the Property, which requires the Property to be zones as RA-35 per Section 13-1-61. The Applicant is requesting a change to allow development that is consistent with properties west of Range Trail.

- c. *How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?*

The proposed Zoning Map amendment maintains the desired consistency of land uses, land use intensities, and land use impacts similar to properties west of Range Trail. The change in the Zoning Map will allow the Applicant to develop residences by right abutting other existing residentially zoned properties, while preserving the Ice Age National Scenic Trail to the east.

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Staff finds the Applicant meets the Zoning Ordinance requirements to rezone the Property as requested. Staff supports a Zoning Map amendment Lot 35 to UR, Lots 31 – 34 and Lots 46 – 59 to MR, the remaining lots to NR, and outlots 1, 2, 3, 4, and 6 to PI as it meets the Zoning Ordinance findings as depicted in Figure 9.

Staff Comments:

Staff continues to support the Property being developed as proposed. The Applicant has been diligent in working with Staff to make appropriate changes to the development or explain why those changes cannot occur.

Staff is supportive of private alleyways. The proposed alleys meet the City's right-of-way and width requirements. Staff continues to be supportive of a homeowners association maintaining the private alleyway.

Although the Park Board recommended modifications to lots to have better access to interior parkland, the Applicant determined it was not in the best interest to make these modifications due to significant grading and slope (15% slope) concerns. However, the Applicant did explore these ideas and try to redesign these lots to accommodate better access to parkland, which did not work in the end.



Figure 9 - Proposed Zoning

Staff is supportive of the Final Plat, GDP, and Zoning Map amendment. The Applicant continues to work with Staff on details for stormwater management and is very responsive to any questions from Staff.

Recommendation:

Staff recommends the following Plan Commission action:

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1. Recommend approval of the Final Plat for the Woods Subdivision to create 158 lots and 7 outlots with the following conditions:
 - a. The final plat shall be modified to have private alleys labeled as fire lanes.
 - b. The final plat shall become effective upon annexation of the property.
 - c. The final plat shall become effective upon the execution of a development agreement.
2. Recommend approval of the General Development Plan for the Woods Subdivision that would allow for the construction of 101 street accessed single-family, eighteen (18) twin homes, thirty-eight (38) alley accessed single-family homes, and 100 multifamily units on 53-acres with the following conditions:
 - a. The General Development Plan shall become effective upon the execution of a development agreement.
 - b. The General Development Plan shall become effective upon annexation of the property.
3. Recommend approval of the Zoning Map amendment for the Woods Subdivision to rezone Lot 35 to Urban Residential (UR), Lots 31 – 34 and Lots 46 – 59 to Mixed Residential (MR), the remaining lots to Neighborhood Residential (NR), and outlots 1, 2, 3, 4, and 6 to Public Institutional (PI) with the following conditions:
 - a. The zoning map amendment shall become effective upon the execution of a development agreement.
 - b. The zoning map amendment shall become effective upon annexation of the property.
 - c. For the property zoned UR, the property owner shall install and maintain a multi-family notification sign as outlined in the City's Residential Development Policy.

Prepared by: Katherine Holt *KH*
Community Development Specialist

Submitted by: Adam Sayre, AICP *AS*
City Administrator

THE WOODS AT CATHEDRAL POINT

LOCATED IN THE NW1/4 OF THE NW1/4 AND IN THE SW1/4 OF THE NW1/4 OF SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



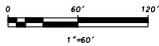
NOTES

- Outlot Designations
 - Open open space to be deeded to the Ice Age Park and Trail Foundation. Public Stormwater, Drainage and Conveyance Easement over entire outlot.
 - Open open space to be deeded to the Ice Age Park and Trail Foundation. Public Stormwater, Drainage and Conveyance Easement over entire outlot.
 - Private Open Space
 - Dedicated to the City of Verona for park purposes
 - Private alley, public utility easement over the entire outlot
 - Dedicated to the City of Verona for stormwater management, public sidewalk and 24" storm sewer over the entire outlot
 - Private alley, public utility easement over the entire outlot
- Arrows indicate the direction of surface drainage swale at individual property lines. Solid drainage swales shall be graded prior to utility installation for each phase of the plat and maintained by the lot owner. Elevations of the drainage swales shall not be modified unless modified with the approval of the City Engineer.
- All construction shall conform to the lot corner and lowest existing elevations identified on the engineering plans developed for each construction phase of the plat as reviewed and approved by the City.
- No impervious improvements are allowed within the wetland setback. Fences are permitted as allowed by the plat declaration of restrictive covenants, conditions and restrictions.
- Outlots 5 and 7 are designated as fire lanes.
- Distances shown along curves are chord lengths.

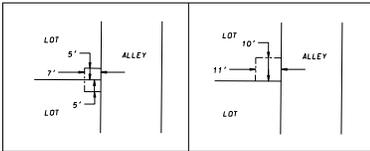
LEGEND

- Found 1" Iron Pipe
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All corner lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement 16' wide unless otherwise dimensioned. Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

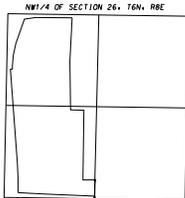
Recorded as Information



BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, T6N, R8E, WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S89°11'07"E



PUBLIC UTILITY EASEMENT DETAILS
1"=30'



LOCATION MAP
1"=1000'

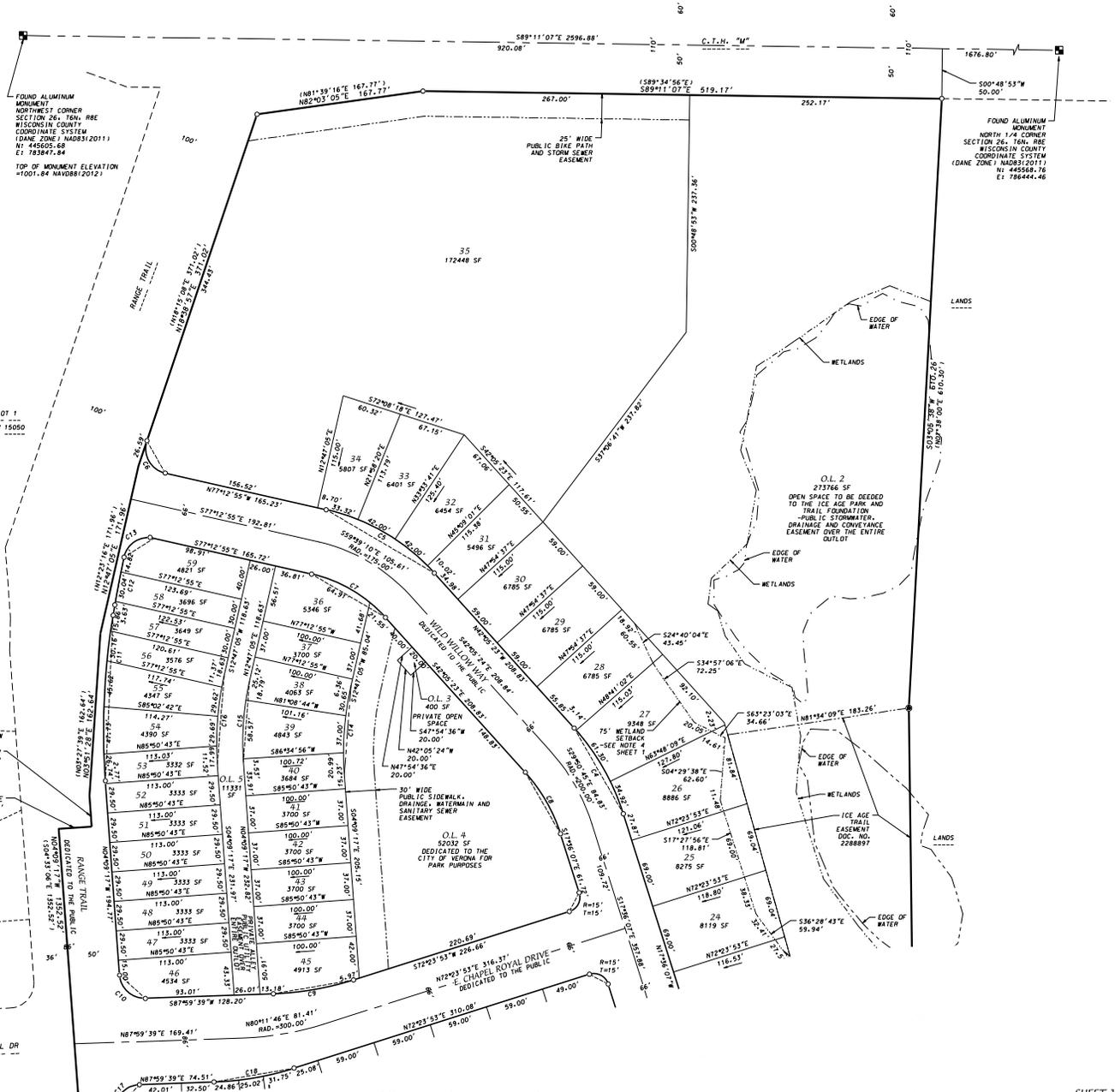
D'ONDORFO KOTLYE AND ASSOCIATES, INC.

7500 Wisconsin Way, Madison, WI 53717
Phone: 608.833.7330 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PN 19-07-103

E. CHAPEL ROYAL DR



There are no objections to this plat with respect to
 Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
 Wis. Stats. as provided by s. 236.12, Wis. Stats.

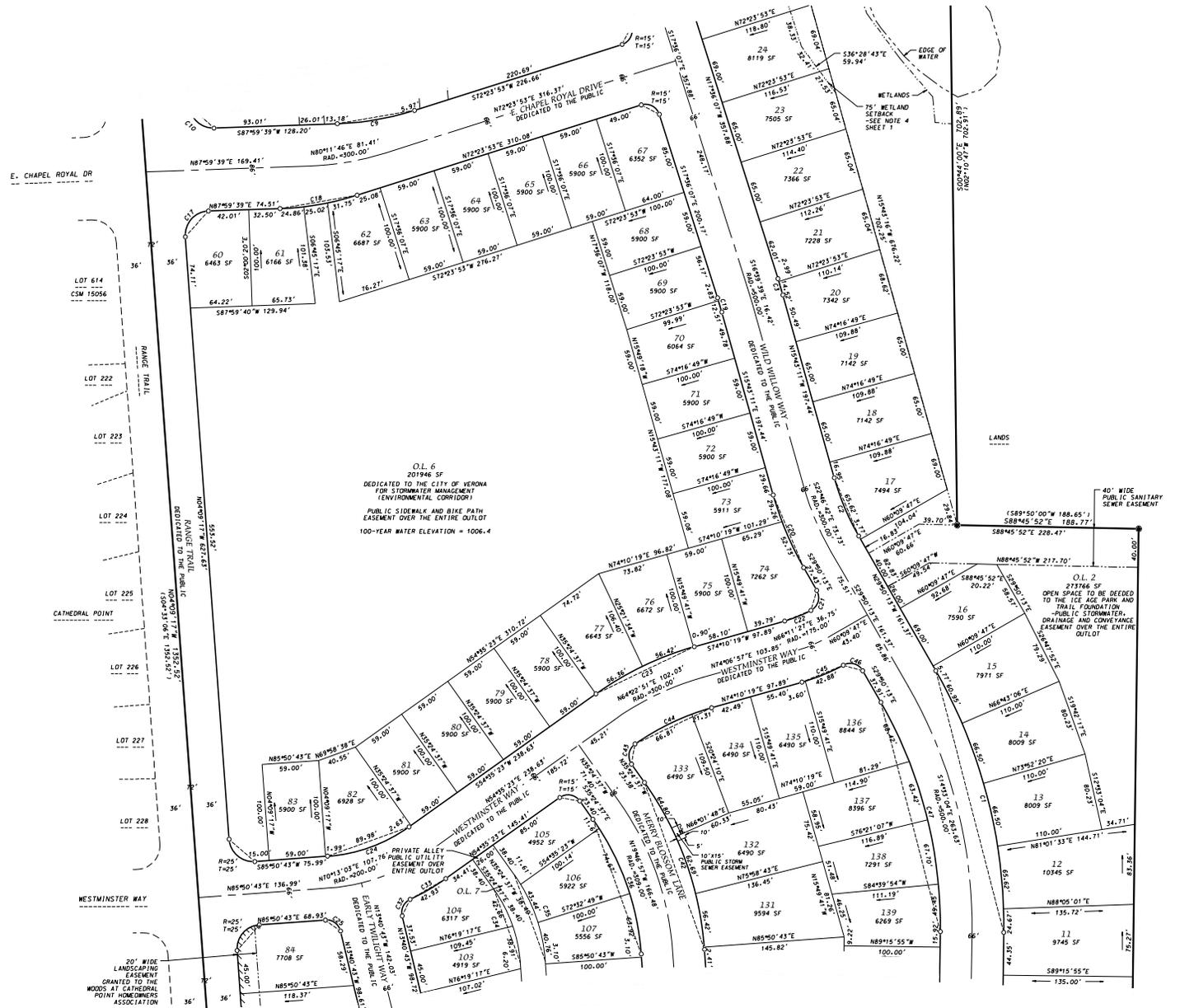
Certified _____, 20____



Department of Administration

THE WOODS AT CATHEDRAL POINT

LOCATED IN THE NW1/4 OF THE NW1/4 AND IN THE SW1/4 OF THE NW1/4 OF
 SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN



LEGEND

- Found 1" Iron Pipe
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and corner corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement 16' wide unless otherwise dimensioned; utility easements so marked set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- Recorded as Information



0 60' 120'
 1"=60'

BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, T6N, R8E, WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S89°11'07"E

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7500 Wisconsin Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT FN19-07-103

There are no objections to this plat with respect to
 Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
 Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



THE WOODS AT CATHEDRAL POINT

LOCATED IN THE NW1/4 OF THE NW1/4 AND IN THE SW1/4 OF THE NW1/4 OF
 SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

LEGEND

- Found 1" Iron Pipe
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and quarter corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- ▬ Public utility easement (6' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- Recorded as Information



BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26-T6N-R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING S88°11'07"E



D'ONOFRIO KOTLYE AND ASSOCIATES, INC.
 7500 Wisconsin Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

THE WOODS AT CATHEDRAL POINT

LOCATED IN THE NW1/4 OF THE NW1/4 AND IN THE SW1/4 OF THE NW1/4 OF SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

I, Brett T. Staffregan, Registered Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Verona, and under the direction of the owners listed below, I have surveyed, divided and mapped "The Woods at Cathedral Point" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

A parcel of land located in the NW1/4 of the NW1/4 and in the SW1/4 of the NW1/4 of Section 26, T6N, R8E, City of Verona, Dane County, Wisconsin to-wit:
 Commencing at the Northwest corner of said Section 26; thence S89°11'07"E, 920.08 feet along the North line of said NW1/4; thence S00°48'53"W, 50.00 feet to a point on the South right-of-way line of County Highway "M"; to the point of beginning; thence S03°05'38"W, 610.26 feet; thence S00°44'00"E, 102.89 feet; thence S88°45'52"E, 188.77 feet; thence S00°44'05"W, 994.04 feet; thence S89°14'48"E, 174.86 feet; thence S00°44'05"W, 264.15 feet to a point on the South line of said NW1/4; thence N89°12'16"W, 5.73 feet along said South line to the Northeast corner of Lot 1, Certified Survey Map No. 10624; thence N01°39'52"E, 32.07 feet; thence N87°26'45"W, 743.63 feet; thence N87°08'11"W, 350.92 feet to a point of curve; thence Northwily along a curve to the left which has a radius of 4500.00 feet and a chord which bears N01°50'48"W, 414.77 feet; thence N04°09'17"W, 1352.52 feet; thence N85°50'43"E, 33.00 feet to a point on the East right-of-way line of Range Trail; thence N04°09'17"W, 30.64 feet along said East right-of-way line; thence N03°51'28"E, 162.62 feet along said East right-of-way line; thence N12°47'05"E, 171.96 feet along said East right-of-way line; thence N18°38'57"E, 371.02 feet along said East right-of-way line to a point on the South right-of-way line of County Highway "M"; thence N82°03'05"E, 167.77 feet along said South right-of-way line; thence S89°11'07"E, 519.17 feet along said South right-of-way line to the point of beginning.
 Containing 2,241,628 square feet (51.461 acres).

Dated this _____ day of _____, 2019

Brett T. Staffregan, Professional Land Surveyor S-2742

OWNER'S CERTIFICATE

VH WCP, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Delaware, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

VH WCP, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
 Common Council, City of Verona
 Dane County Zoning and Land Regulation Committee

In witness whereof, VH WCP, LLC has caused these presents to be signed this _____ day of _____, 2020.

VH WCP, LLC

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2020, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
 Notary Public, Dane County, Wisconsin

MORTGAGE CERTIFICATE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described on this plat.

In witness whereof, said _____ has caused these presents to be signed by its corporate officer(s) listed below on this _____ day of _____, 2020.

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 2020, the above named officer(s) of the above named First Business Bank, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
 Notary Public, Dane County, Wisconsin

CITY OF FITCHBURG TREASURER'S CERTIFICATE

I, Brian Lamers, being the duly elected, qualified, and acting Treasurer of the City of Verona, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2020 on any of the lands included in the plat of "The Woods at Cathedral Point".

Brian Lamers, Treasurer, City of Verona, Dane County, Wisconsin

CERTIFICATE OF CITY CLERK

Resolved that the plat of "The Woods at Cathedral Point" located in the City of Verona, was hereby approved by Resolution adopted on _____, 201, and further resolved that the conditions of said approval were fulfilled by Resolution adopted on _____, 2020 and that said resolution further provided the acceptance of those lands and rights dedicated by said "The Woods at Cathedral Point" for public use.

Ellen Clarke, City Clerk, City of Verona, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 2020 affecting the land included in "The Woods at Cathedral Point".

Adam Gallagher, Treasurer, Dane County, Wisconsin

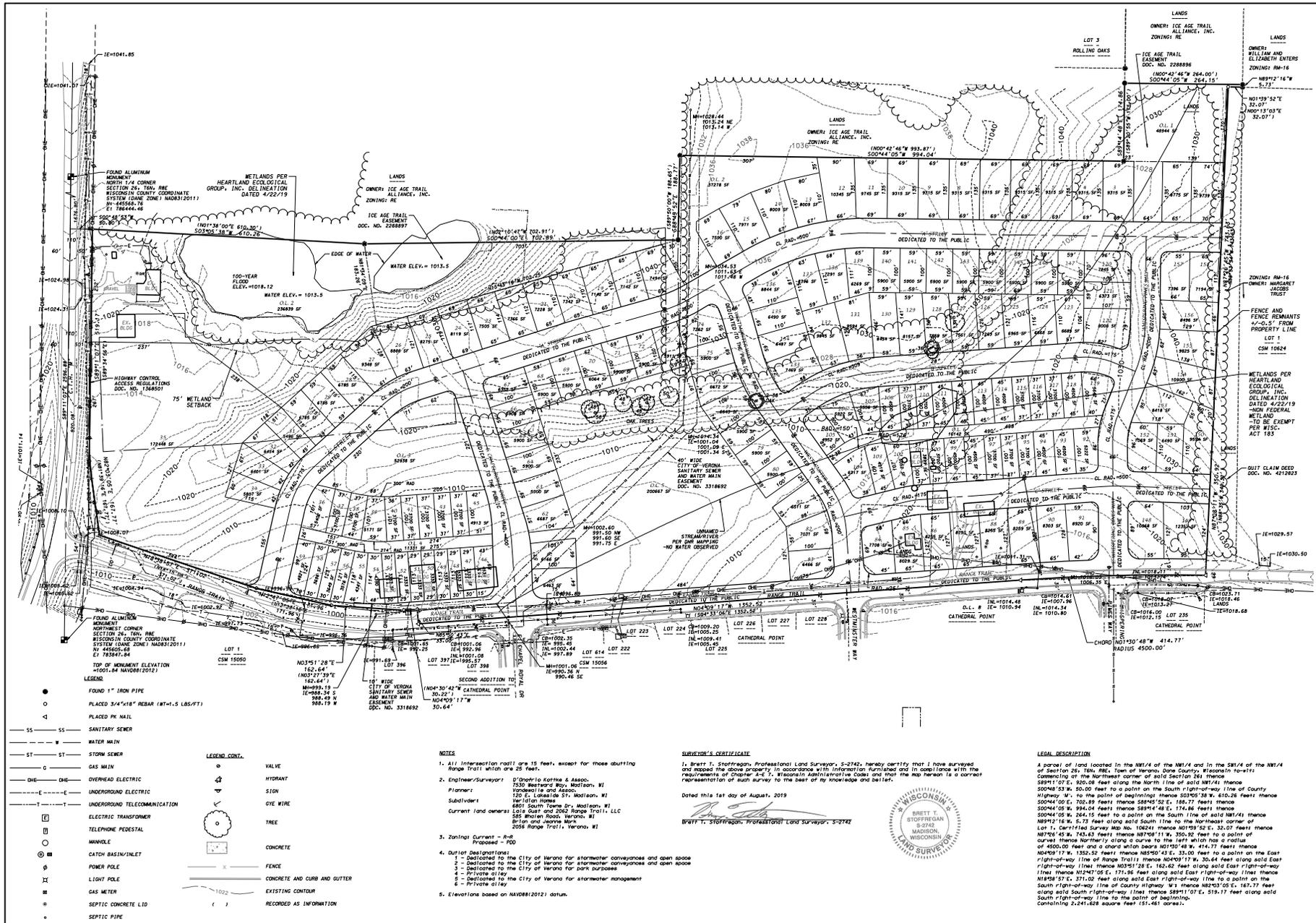
REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2020 at _____ o'clock _____ M, and recorded in Volume _____ of Plats on Pages _____ as

Document Number _____

Kristi Chlebowski, Dane County Register of Deeds

CURVE NUMBER	LOT	RADIUS (FEET)	CURVE TABLE			TANGENT BEARING
			CHORD (FEET)	ARC BEARING	CENTRAL ANGLE	
1	11	287.00	229.01	N184°40'	30°24'16"	
	12	533.00	24.65	N09°35'26"	02°39'02"	
	13	533.00	14.52	N16°30'00"	01°31'58"	
	14	533.00	66.50	N12°33'05"	07°09'15"	
	15	533.00	60.95	N26°33'33"	06°33'20"	
2	267.00	65.62	65.79	N22°46'42"	14°07'02"	
3	20	533.00	17.51	N14°39'39"	03°52'56"	
	21	533.00	2.99	N17°28'29"	00°59'18"	
4	233.00	98.83	99.58	N29°50'45"	24°29'16"	
	26	233.00	34.92	N01°51'59"	08°55'44"	
5	31	208.00	10.03	N04°29'10"	03°45'34"	
	32	208.00	10.03	N04°29'10"	03°45'34"	
6	25.00	37.12	41.83	N29°16'59"	95°51'52"	
	7	142.00	85.70	S59°39'09"	35°07'32"	
8	36	142.00	84.91	S64°00'15"	26°25'20"	
	0L3	142.00	21.58	S17°28'29"	08°46'15"	
9	167.00	70.83	71.37	S29°50'45"	24°29'16"	
10	300.00	81.41	81.66	S80°11'46"	15°35'46"	
11	25.00	34.69	38.33	N49°04'49"	87°51'04"	
	53	700.00	186.17	N08°28'49"	13°35'56"	
12	54	700.00	29.74	N03°05'37"	02°11'20"	
	55	700.00	45.62	N03°48'34"	03°44'06"	
13	57	700.00	15.86	N08°47'42"	01°17'54"	
	58	941.00	48.47	N10°55'12"	02°57'06"	OUT-N12°23'45"E
14	58	941.00	30.04	N09°53'16"	01°41'14"	
	59	941.00	14.82	N1°46'41"	00°59'04"	
15	38	300.00	88.37	S04°18'54"	16°56'22"	
	39	300.00	37.00	S03°24'35"	07°04'16"	
16	40	300.00	20.50	S08°18'15"	03°58'50"	
	41	300.00	80.71	N04°18'54"	16°56'22"	
17	42	300.00	31.61	N04°18'54"	16°56'22"	
	43	300.00	58.57	N02°43'06"	03°16'18"	
18	44	300.00	29.63	S07°03'03"	01°55'50"	
	45	300.00	78.79	S08°18'54"	16°56'22"	
19	46	300.00	11.37	S11°41'51"	02°10'16"	
	47	300.00	29.62	S07°03'03"	01°55'50"	
20	48	300.00	26.89	S02°01'06"	05°40'25"	
	49	300.00	17.89	S08°18'54"	16°56'22"	
21	25.00	36.01	40.21	N41°55'11"	92°08'56"	
	61	300.00	81.41	81.66	N80°11'46"	15°35'46"
22	62	300.00	34.86	S04°18'54"	16°56'22"	
	0L3	300.00	25.02	S05'03'19"	04°46'48"	
23	63	300.00	31.75	S11°41'51"	02°10'16"	
	64	300.00	15.34	S16°39'39"	01°52'56"	
24	65	300.00	2.83	S17°25'41"	00°20'25"	
	70	300.00	12.31	S16°18'15"	10°21'04"	
25	66	300.00	81.84	S22°46'42"	14°07'02"	
	71	300.00	29.23	S18°28'29"	08°55'44"	
26	72	333.00	52.73	S23°17'46"	09°04'54"	
	21	25.00	21.59	S16°12'05"	92°04'36"	OUT-S02°14'23"W
27	142.00	29.52	29.57	S68°12'21"	11°55'56"	
	73	333.00	113.61	S64°01'19"	10°19'36"	
28	74	333.00	02.90	S74°05'40"	05°09'18"	
	75	333.00	62.40	S09°35'26"	02°39'02"	
29	76	333.00	26.35	S59°26'37"	09°42'28"	
	77	333.00	26.35	S59°26'37"	09°42'28"	
30	167.00	89.98	91.10	S70°13'03"	31°15'20"	
	25	15.00	19.38	S53°55'00"	80°28'26"	
31	26	142.00	23.58	S08°55'00"	09°31'26"	
	27	15.00	21.91	S44°44'57"	93°48'28"	
32	28	25.00	34.78	N46°16'46"	88°08'06"	OUT-N02°12'43"W
	29	456.00	153.80	N03°11'00"	01°56'34"	
33	91	456.00	41.83	N04°29'10"	03°45'34"	
	92	456.00	60.01	N04°29'10"	03°45'34"	
34	93	456.00	46.37	N03°31'29"	03°35'36"	
	94	456.00	20.50	N41°55'11"	89°11'32"	
35	101	208.00	34.53	N08°55'00"	09°21'26"	
	102	208.00	8.22	N05°17'13"	04°15'52"	
36	103	150.00	42.66	S21°14'05"	16°23'04"	
	104	150.00	52.73	S23°17'46"	09°04'54"	
37	15.00	19.05	20.64	N25°44'28"	78°50'22"	OUT-N65°09'39"E
	33	150.00	42.93	N59°52'31"	10°34'16"	
38	150.00	80.81	81.83	S19°46'58"	31°15'18"	
	105	150.00	38.91	S30°21'36"	14°54'14"	
39	107	176.00	94.82	N19°46'58"	31°15'18"	
	108	176.00	49.26	N04°18'54"	16°56'22"	
40	109	176.00	11.61	N33°31'13"	03°46'48"	
	110	176.00	49.49	N19°46'58"	31°15'18"	
41	276.00	148.70	150.56	S19°46'58"	31°15'18"	
	207	276.00	74.67	S44°44'57"	93°48'28"	
42	276.00	62.91	64.08	S10°48'19"	17°12'56"	
	142.00	64.18	64.74	S08°54'22"	26°07'22"	
43	208.00	80.50	81.01	N79°11'23"	22°18'52"	
	119	208.00	16.26	N19°16'23"	04°28'50"	
44	0L6	208.00	27.33	N76°18'43"	07°31'50"	
	32	208.00	31.25	N10°40'57"	01°46'28"	
45	39	267.00	47.71	N84°08'21"	10°15'08"	OUT-N89°15'55"W
	40	15.00	23.10	N28°40'17"	100°41'30"	
46	208.00	92.96	93.75	N08°45'28"	25°49'30"	
	123	208.00	81.76	N19°20'03"	03°45'34"	
47	123	208.00	11.45	N08°34'38"	03°09'18"	
	130	342.00	184.26	N19°46'58"	31°15'18"	
48	131	342.00	2.41	N04°29'10"	03°45'34"	
	132	342.00	86.49	N09°27'46"	09°27'46"	
49	15.00	21.33	23.73	N09°54'24"	90°38'02"	OUT-N55°13'25"E
	44	267.00	87.90	N64°41'52"	18°56'54"	
50	133	267.00	66.81	N64°41'52"	18°56'54"	
	134	267.00	21.31	N71°53'05"	04°34'28"	
51	208.00	46.47	46.56	N67°45'32"	12°49'34"	OUT-N61°20'45"E
	135	208.00	3.60	N74°40'52"	09°28'52"	
52	136	208.00	42.88	N67°15'46"	17°50'02"	
	15.00	20.99	23.25	S74°14'44"	88°49'02"	
53	136	467.00	68.41	S29°18'11"	08°24'04"	
	137	467.00	61.45	S17°32'03"	06°16'16"	
54	138	467.00	67.70	S09°29'30"	08°16'46"	
	139	467.00	49.49	S02°18'43"	00°59'04"	
55	456.00	150.19	150.20	N00°11'38"	01°53'50"	IN-N01°08'33"
	49	25.00	35.48	N90°24'28"	90°24'28"	IN-N00°45'17"W
56	15.00	21.65	24.19	S44°08'46"	92°24'06"	
	51	15.00	20.76	22.93	N45°51'14"	87°35'54"
57	142.00	50.20	51.99	S19°16'23"	22°18'52"	
	153	142.00	72.10	S69°21'20"	13°28'59"	
58	133	333.00	122.70	S78°38'56"	21°13'58"	
	154	333.00	48.21	S21°11'00"	08°18'06"	
59	155	333.00	62.00	S81°40'32"</		



PLANNING BATTLE AND ASSOCIATES, INC.
 7258 Wisconsin Way, Madison, WI 53717
 Phone: 608.833.7200 • Fax: 608.833.1889
 WWW.BATTLE-AND-ASSOCIATES.COM

PRELIMINARY PLAT
THE WOODS AT CATHEDRAL POINT
 LOCATED IN THE NW1/4 OF THE NW1/4 AND IN THE SW1/4 OF THE NW1/4 OF SECTION 26, T6N, R9E,
 TOWN OF VERONA, DADE COUNTY, WISCONSIN



GRID NORTH DADE COUNTY
 COORDINATE SYSTEM
 THE NORTH LINE OF THE NW1/4 OF
 SECTION 26, T6N, R9E BEARS
 S89°10'7"

SCALE: 1" = 100'
 DATE: 08-01-19
 REVISED: 12-05-19
 PN: 19-07-103
 Sheet Number:
 1 of 1



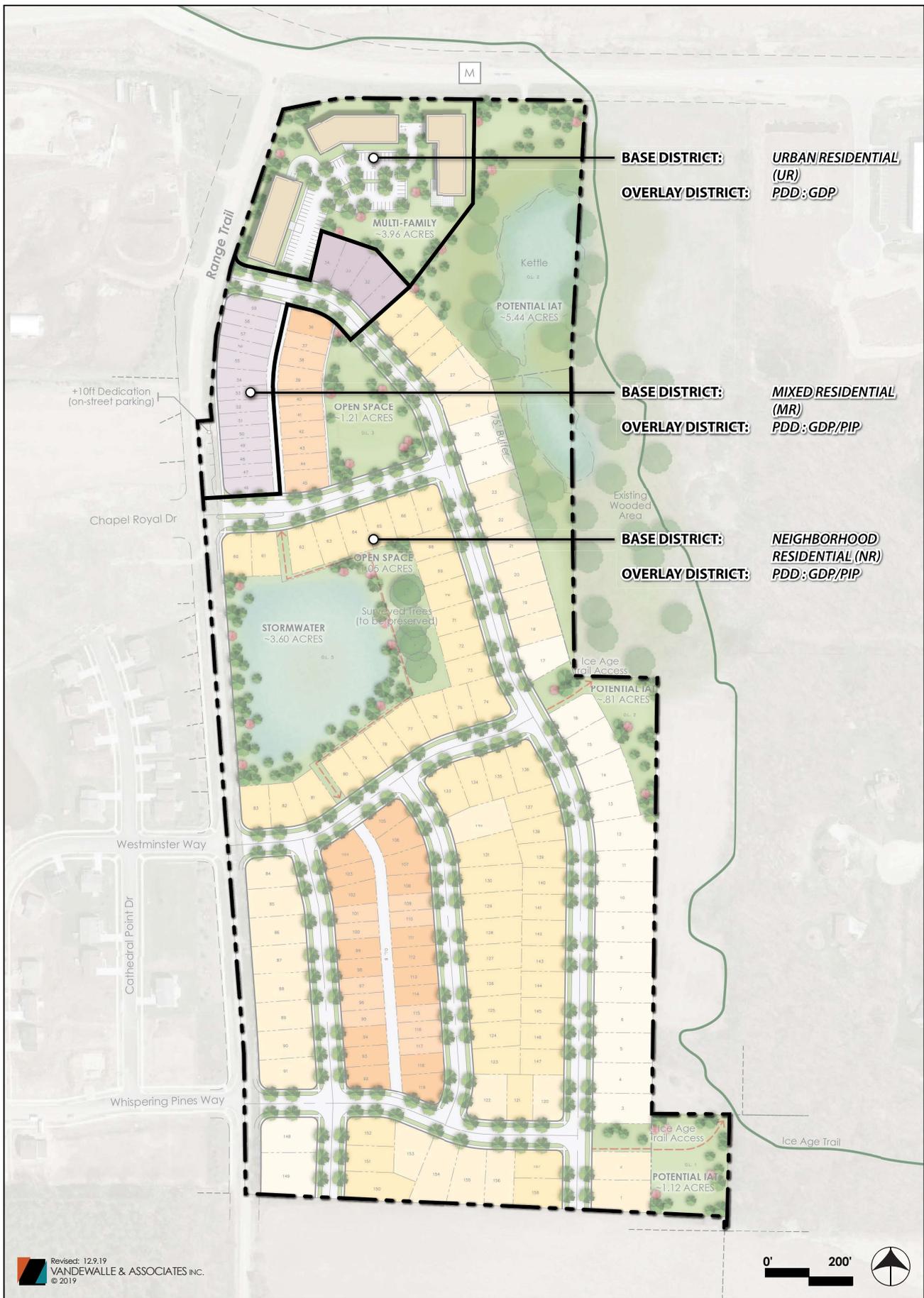
SURVEYOR'S CERTIFICATE
 I, Brett T. Stoffregen, Professional Land Surveyor, S-2742, hereby certify that I have surveyed and mapped the above property in accordance with information furnished and in compliance with the requirements of Chapter A.C.T., Wisconsin Administrative Codes and that the map herein is a correct representation of such survey to the best of my knowledge and belief.
 Dated this 1st day of August, 2019
 Brett T. Stoffregen, Professional Land Surveyor, S-2742

LEGAL DESCRIPTION
 A parcel of land located in the NW1/4 of the NW1/4 and in the SW1/4 of the NW1/4 of Section 26, T6N, R9E, Town of Verona, Dade County, Wisconsin to-wit: Commencing at the Northwest corner of said Section 26, thence S89°10'07" E, 820.08 feet along the North line of said NW1/4 thence S00°44'53" W, 30.20 feet to a point on the South right-of-way line of County Highway M, to the point of beginning, thence S01°02'28" W, 610.26 feet thence S00°44'05" E, 702.89 feet thence S88°45'52" E, 164.77 feet thence S00°44'05" E, 394.04 feet thence S88°45'48" E, 174.66 feet thence S00°44'05" W, 264.15 feet to a point on the South line of said NW1/4 thence N89°12'16" E, 51.73 feet along said South line to the Northeast corner of Lot 1, Certified Survey Map No. 10624 thence N01°59'52" E, 32.07 feet thence N87°04'45" E, 163.83 feet thence N87°04'11" W, 350.59 feet to a point of curve thence Northwesterly along a curve to the left with a radius of 4500.00 feet and a chord which bears N01°59'52" E, 474.77 feet thence N04°05'17" W, 132.52 feet thence N85°04'41" E, 33.00 feet to a point on the East right-of-way line of Range Trail thence N04°09'17" W, 30.64 feet along said East right-of-way line thence N05°17'28" E, 162.52 feet along said East right-of-way line thence N12°47'05" E, 171.96 feet along said East right-of-way line thence N18°56'52" E, 371.02 feet along said East right-of-way line to a point on the South right-of-way line of County Highway M thence S89°10'07" E, 519.17 feet along said South right-of-way line to the point of beginning.
 Containing 2,241,628 square feet (51.46 acres).

NOTES
 1. All intersection radii are 15 feet, except for those abutting Range Trail which are 25 feet.
 2. Engineer/Surveyor: S'Gheorghi Korke & Assoc., 2330 Westpark Way, Madison, WI
 Planner: Vandewalle and Assoc., 120 E. Lakeshore Dr., Madison, WI
 Subdivisor: 4801 South Towne Dr., Madison, WI
 Current land owner: 1511 Oak and 280 Range Trail, LLC, 325 Madison Road, Verona, WI
 Brian and Joanne Marie, 2058 Range Trail, Verona, WI
 3. Zoning: Current - R-8
 Proposed - P-20
 4. Outlot Designations:
 1 - Designated to the City of Verona for stormwater conveyance and open space
 2 - Designated to the City of Verona for stormwater conveyance and open space
 3 - Designated to the City of Verona for stormwater conveyance and open space
 4 - Private utility
 5 - Designated to the City of Verona for stormwater management
 6 - Private utility
 5. Elevations based on NAVD83(2011) datum.

LEGEND CONT.
 VALVE
 HYDRANT
 SIGN
 GYE WIRE
 TREE
 CONCRETE
 FENCE
 CONCRETE AND CURB AND GUTTER
 EXISTING CONTOUR
 RECORDED AS INFORMATION

LEGEND
 FOUND 1" IRON PIPE
 PLACED 3/4"x1/8" REBAR (87x1.5 LBS/FT)
 PLACED PK NAIL
 SANITARY SINKER
 STORM SEWER
 WATER MAIN
 GAS MAIN
 OVERHEAD ELECTRIC
 UNDERGROUND ELECTRIC
 UNDERGROUND TELECOMMUNICATION
 ELECTRIC TRANSFORMER
 TELEPHONE PEDESTAL
 MANHOLE
 CATCH BASIN/INLET
 POWER POLE
 LIGHT POLE
 GAS METER
 SEPTIC CONCRETE LID
 SEPTIC PIPE



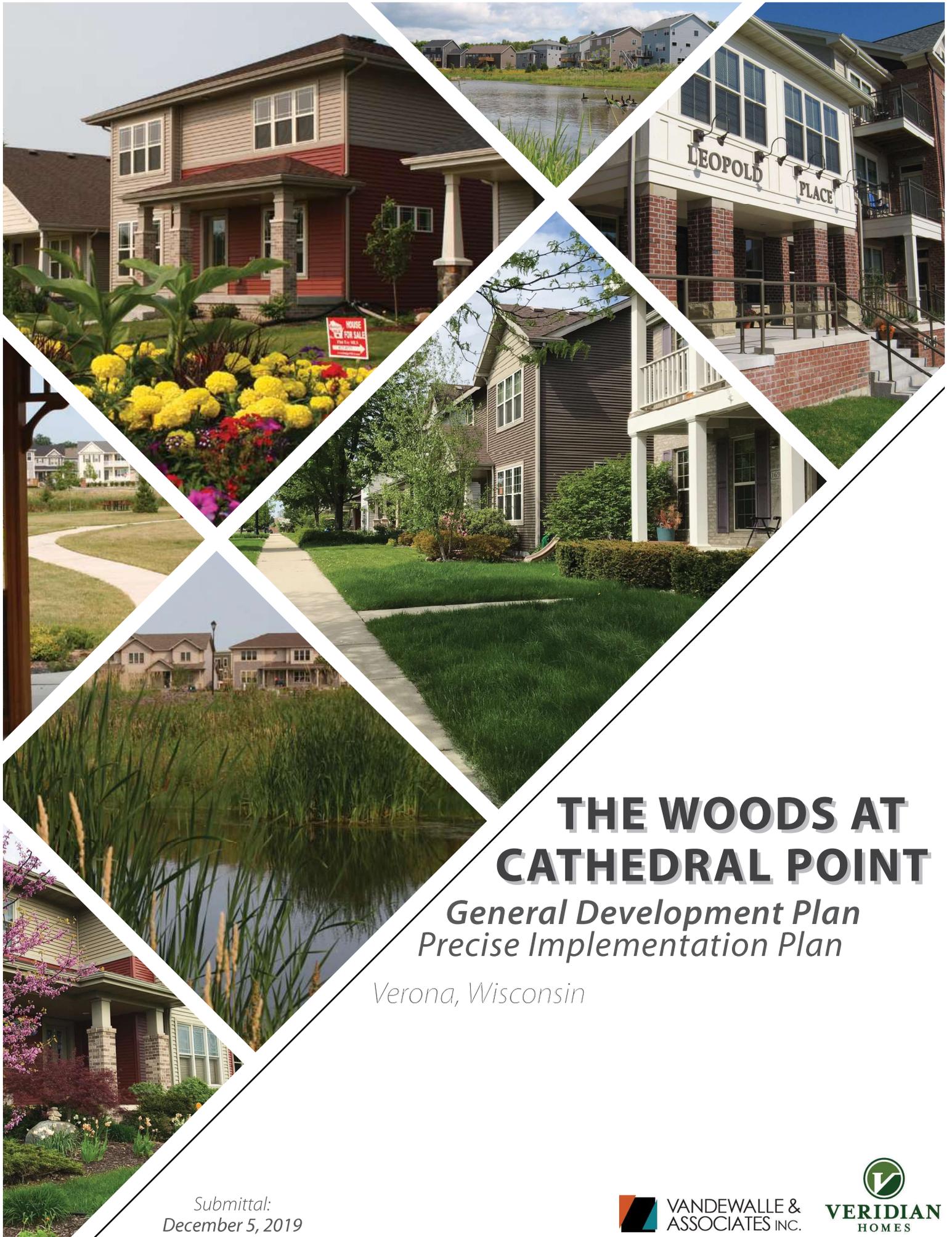
Revised: 12.9.19
 VANDEWALLE & ASSOCIATES INC.
 © 2019



EXHIBIT G:
 ZONING MAP

THE WOODS AT CATHEDRAL POINT
 VERONA, WISCONSIN





THE WOODS AT CATHEDRAL POINT

*General Development Plan
Precise Implementation Plan*

Verona, Wisconsin

*Submittal:
December 5, 2019*

 VANDEWALLE &
ASSOCIATES INC.

 VERIDIAN
HOMES

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INTENT OF DOCUMENT

The intent of this document is to provide the City of Verona with a General Development Plan/Precise Implementation Plan that summarizes the components of the proposed the Woods at Cathedral Point.

PROJECT NAME

The Woods at Cathedral Point

PROJECT OWNER

Lois Gust
6801 County Highway M
Town of Verona, WI

CONTACTS

Applicant:

VH RG Land, LLC
6801 South Town Drive
Madison, WI 53713
Chris Ehlers
Vice President of Land Development
cehlers@veridianhomes.com
Phone: 608.226.3038
Fax: 608.235.4701

Design Team:

Engineering & Surveying:
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: Rural Residential, Rural Mixed Use and Transitional (Town)

Existing Parcels:

Address:

6801 County Highway M	060826285420
No Address	060826290410
2062 Range Trail	060826291856
2056 Range Trail	060826291954

Legal Description: See Exhibit A: Legal Description

Adopted Plans from City of Verona Comprehensive Plan

Future Land Use Plan

Project Area: Rural Residential, 2-4 acres (Town of Verona)
Adjoining Parcels: Rural Residential and natural/recreational resources to the east, Rural Residential to the south
Cathedral Point to the West (Neighborhood & Community Residential)

See Exhibit B: Future Urban Growth Areas

Lot Area: 51.4 acres

SITE INFORMATION

The Woods at Cathedral Point is just east of the Cathedral Point neighborhood, framed by County Highway M to the north and Range Trail to the west. It’s conveniently located near U.S. Highway 151 and the Ice Age National Scenic Trail in the adjacent parcels. The land is currently agricultural fields with a kettle and wetlands in the northeast portion of the site.

See Exhibit C: Location Map

See Exhibit D: Existing Conditions

ZONING REQUEST

Amended Planned Unit Development – General Development Plan/Precise Implementation Plan (PDD-GDP/PIP)

ZONING REQUEST JUSTIFICATION

The Planned Unit Development zoning will allow for a mix of lots and uses, this project plans to meet the standards within the PUD ordinance. The neighborhood plan creates a diversity of housing at higher densities for efficient use of land while balancing neighborhood character, walkability, and preservation of environmental features. This project seeks to build upon similar design elements as Cathedral Point to the west. Connecting these two neighborhoods will extend the street network and complete the fabric of the residential neighborhood along the southern edge of the City.

VARIANCES FROM STANDARD ZONING

- Allowance for greater residential densities and diversity of lot/housing types
- Modifications to lot and bulk standards
- Allow for carriage accessed residential units

DEVELOPMENT CONCEPT

Building on similar elements of Cathedral Point, while broadening the housing choice, this development provides opportunities for diverse residential housing format, pedestrian amenities, well designed architecture, and sustainable community practices. Like Cathedral Point, it's conveniently located within minutes from Verona's downtown restaurants and shops and local and regional parks and recreational areas.



WHY PLANNED DEVELOPMENT?

Using sound planning and design principles, the Woods at Cathedral Point will expand the range of single family and multifamily options of Cathedral Point. The open space, stormwater management, and wetlands and buffers will protect and enhance the ecological systems while providing accessible spaces to the residents of the neighborhood and connections to the rest of the City. Existing trails, sidewalks, and streets in Cathedral Point will connect to and extend through the project, strengthening the overall street and trail network in the area. The Planned Development (PDD) zoning district is the most appropriate zoning approach for the Woods at Cathedral Point, as it allows for the comprehensive planning and design of the multifaceted project. The PDD process will allow the Woods at Cathedral Point to plan, design, and implement a high-quality project in a manner that would be impossible to do through the use of the conventional zoning district. The PDD process will also benefit the City of Verona in that it will maximize the opportunities for review and input into the planning process. Thus, the General Development and the Precise Development Plans will become an element of the city master plan and will control the type, location, quantity, and quality of all development within the Woods at Cathedral Point.



PROPOSED LAND USE SUMMARY

Projected Construction: 2020-2030

Proposed Use:

- 38 Carriage Lane Accessed Single Family Homes
- 101 Street Accessed Single Family Homes
- 18 Twin Home Units (9 Lots)
- 100 Multi-Family Units
- 2.32 Acres of Parks & Open Space
- 7.39 Potential Ice Age Trail (IAT)
- 5.00 Overall Dwelling Units per Acre

SINGLE FAMILY HOMES

Single family homes within the project will include both carriage lane accessed and street accessed configuration that can accommodate a wide range of house types, architectural treatments, and price points.

TWIN HOMES

Twin homes form around the northern entrance and along Range Trail, creating a transition from the northern multi-family to the traditional single family units while offering both street accessed and carriage lane housing formats.



MULTI-FAMILY

These units create additional housing diversity within the neighborhood and develop a transition off County Highway M. The increased units within this parcel allow for the incorporation of on-site management and creates enough user base to expand the amenities to include potential options of a pool and club house.



PARKS & OPEN SPACE

By preserving the kettle, wetlands, and wetland buffers, this projects provides pedestrian and bicycle connections east to the Ice Age Trail and the regional parks and recreational venues along with neighborhood parks and buffers. Two pocket parks within the neighborhood offer opportunities for a range of recreational facilities, shelters, and gathering areas to serve the neighborhood.



DISTRICT DESCRIPTIONS/ ZONING TEXT

THE WOODS AT CATHEDRAL POINT: DISTRICT I

General Development Plan/Precise Implementation Plan

Single Family Homes

Carriage Lane garage

See Exhibit E: Master Plan

See Exhibit F: District Plan

Description

Carriage lane homes offer additional housing options within the community through the use of narrow home sites, carriage lanes, and reduced setbacks. These single-family homes create a strong pedestrian-focused district through the careful attention to building placement and details. By placing the homes closer to the street and creating an unbroken front façade of houses without garages, the streetscape begins to take on a human-based scale and texture in which the emphasis is placed on the pedestrian and front porches.

Proposed Dwelling Units 38 units

Character Guidelines

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.



- Varied building setbacks are encouraged to create a more organic streetscape in which there are varied building placements along the length of the street.
- As the buildings are moved closer to the street and each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.



District I Zoning Text (PUD: GDP/ PIP)

Minimum Lot Area	3,700 square feet
Minimum Lot Width at Front Yard Setback	37 feet (42 feet corner lots)
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	20 feet
Maximum Front Yard Setback	24 feet
Minimum Side Yard Setback	5 feet
Sum of Side Yards	10 feet minimum
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Minimum Garage Rear Yard Setback	2 foot
Detached Garage Side Yard Setbacks	5 feet
Minimum Paved Surface Side Yard Setback	2 feet
Minimum Dwelling Unit Separation	10 feet minimum setback between buildings on adjacent lots
Maximum Building Height	35 feet
Maximum Height of Detached Garage	20 feet
Required Off-street Parking and Loading	Two off-street parking stalls per lot
Maximum Impervious Surface Ratio	80%

Permitted Encroachments

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

Front Yard Setbacks of 18-20 feet must utilize 6-8 feet porch encroachment

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 and fireplace chases may encroach a maximum of 2 feet into the side yard

Garden walls or fences shall be no more than 4 feet in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30 inches in height.

Appropriate Architectural Styles (not limited to):

Victorian

Salt Box

Prairie

Cottage

Four Square

Traditional

Southern Traditional

Shingle

Craftsman

Modern

THE WOODS AT CATHEDRAL POINT: DISTRICT II

General Development Plan/ Precise Implementation Plan:

Single Family Homes

Street accessed garage

Description

These homes offer additional diversity and housing choices in a single-family format with traditional street accessed garages.

Proposed Dwelling Units 101 units

Character Guidelines

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.
- Varied building setbacks are encouraged to create a more organic streetscape in which these are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.
- Garages will be set back a minimum of two feet from the front façade of the house to ensure that the garage does not dominate the façade of the house



District II Zoning Text (PUD: GDP/PIP)

Minimum Lot Area	5,900 square feet
Minimum Lot Width at Front Yard Setback	59 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	20 feet
Maximum Front Yard Setback	25 feet
Minimum Side Yard Setback	5 feet
Sum of Side Yards	10 feet minimum
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Reversed Corner Side Yard Setback	10-20feet
Minimum Rear Yard Setback	20 foot
Garage Setback	22 feet Garage must be setback a minimum of 2 feet from front façade of the house Side entry garages may be allowed in front of façade There shall not be more than (2) single car width and (1) double car width garage doors per street facing elevation. On street facing facades with a three stall garage, one single width door must be setback on a new façade a minimum of 2 feet from the double width garage door's façade.
Minimum Paved Surface Setback	2 feet
Bulk Mass	The width of the garage wing shall not exceed 50% of the total structure width
Maximum Building Height	35 feet
Required Off-street Parking and Loading	Three off-street parking stalls minimum per lot
Maximum Impervious Surface Ratio	60%

Permitted Encroachments

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6 feet into the 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 & fireplace chases may encroach side yard setbacks and will require approval by the Architectural Control Committee.

Garden walls or fences shall be no more than 4 feet in height and will require approval by the Architectural Control Committee. Walls and fences located within the vision triangle shall not exceed 30 inches in height.

Decks may encroach up to 10' into rear yard setback

Appropriate Architectural Styles (not limited to):

Victorian

Salt Box

Prairie

Cottage

Four Square

Traditional

Southern Traditional

Shingle

Craftsman

Modern

THE WOODS AT CATHEDRAL POINT: DISTRICT III

General Development Plan/ Precise Implementation Plan:

Twin Homes or zero lot line single family

Carriage Lane accessed garage

Description

District III features twin home sites that offer attached housing at the single-family residential scale, accessed via carriage lane. These units consist of paired single-family units and will be available in rental and condominium ownership arrangements. These lots may be subdivided via CSM after construction into individual zero lot line homes.

Proposed Dwelling Units 14 units

Character Guidelines

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed and encouraged to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.
- Varied building setbacks are encouraged to create a more organic streetscape in which these are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and to each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.



District III Zoning Text (PUD: GDP/ PIP)

Minimum Lot Area	5,900 square feet twin home lots 2,900 attached single family lots
Minimum Lot Width at Front Yard Setback	59 feet for combined 29 feet for zero lot line
Minimum Lot Depth	100 feet
Maximum Number of Units Per Lot	2 units
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	5 feet 0 feet for zero lot line home sites
Sum of Side Yard Setback (for building)	10 feet minimum
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Minimum Garage Rear Yard Setback	2 feet
Minimum Paved Surface Side Yard Setback	2 feet for exterior lot lines 0 feet for party wall lot lines
Maximum Building Height	35 feet
Detached Garage Side Yard Setbacks	5 feet
Required Off-Street Parking and Loading	Two off-street parking stalls per unit minimum
Maximum Impervious Surface Ratio	80%

Permitted Encroachments

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6 feet into the 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 side yard setbacks and will require approval by the Architectural Control Committee.

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.

Additional Requirements A minimum one-hour fire rated wall assembly division, separating all areas from the lowest level flush against the underside of the roof, is required between each dwelling unit.

Appropriate Architectural Styles (not limited to):

Victorian
Salt Box
Prairie
Cottage
Four Square
Traditional
Southern Traditional
Shingle
Craftsman
Modern

THE WOODS AT CATHEDRAL POINT: DISTRICT IV

General Development Plan/ Precise Implementation Plan:

Twin homes or zero lot line single family

Street accessed garage

Description

District III features twin home sites that offer attached housing at the single-family residential scale with traditional street accessed garages. These units consist of paired single-family units and will be available in rental and condominium ownership arrangements. These lots may be subdivided via CSM after construction into individual zero lot line homes.

Proposed Dwelling Units 4 units

Character Guidelines

- Balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade.
- Porches, stoops, and bays are allowed and encouraged to encroach into the front yard setback to allow for increased porch width and to encourage the inclusion of porches or entry bays onto each house.
- Varied building setbacks are encouraged to create a more organic streetscape in which these are slight variations between buildings along the length of the street.
- As the buildings are moved closer to the street and to each other, special attention should be taken to design details, house details, and landscaping to ensure that the public street façade is of proper pedestrian scale.
- The front entry of each house should be oriented towards the public street frontage.



District IV Zoning Text (PUD: GDP/ PIP)

Minimum Lot Area	9,100 square feet twin home lots 4,500 attached single-family lots
Minimum Lot Width at Front Yard Setback	91 feet for combined 45 feet for zero lot line
Minimum Lot Depth	100 feet
Maximum Number of Units Per Lot	2 units
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	5 feet 0 feet for zero lot line home sites
Sum of Side Yard Setback (for building)	10 feet minimum
Minimum Corner Lot Side Yard Setback	10 feet from the street side right of way
Minimum Rear Yard Setback	20 feet
Garage Setback	22 feet Garage must be setback a minimum of 2 feet from front façade of the house Side entry garages may be allowed in front of façade There shall not be more than (2) single car width and (1) double car width garage doors per street facing elevation. On street facing facades with a three stall garage, one single width door must be setback on a new façade a minimum of 2 feet from the double width garage door's façade.
Minimum Paved Surface Side Yard Setback	2 feet for exterior lot lines 0 feet for party wall lot lines
Bulk Mass	The width of the garage wing shall not exceed 50% of the total structure width
Maximum Building Height	35 feet
Required Off-Street Parking and Loading	Two off-street parking stalls per unit minimum
Maximum Impervious Surface Ratio	70%

Permitted Encroachments

Front porches, balconies, stoops, open porches and covered walkways may encroach a maximum of 6 feet into the 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 side yard setbacks and will require approval by the Architectural Control Committee.

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 inches in height.

Additional Requirements A minimum one-hour fire rated wall assembly division, separating all areas from the lowest level flush against the underside of the roof, is required between each dwelling unit.

Appropriate Architectural Styles (not limited to):

Victorian
Salt Box
Prairie
Cottage
Four Square
Traditional
Southern Traditional
Shingle
Craftsman
Modern

THE WOODS AT CATHEDRAL POINT: DISTRICT V

General Development Plan

Apartments

See Exhibit G: Multi-Family Concept Plan

Description

Apartment Homes within the Woods at Cathedral Point will offer another residential housing option within the development. This district will require future PIP submittal and approval prior to construction.

Proposed Dwelling Units 100 units

Character Guidelines

- Buildings should be oriented to the street with internalized surface parking lots landscaped to break up paved areas.
- Buildings will be 2-3 stories with underground parking.
- Pedestrian connections, plazas & landscaping will be utilized to create relationships between the multi-family buildings, streets, frontages, and to the open space east of the site.
- Architectural elements such as balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade and relationship to homes across the street.
- Buildings should take advantage of views to open space.
- There is potential for onsite amenities such as community building, gathering room, pool, etc.
- Commercial uses may be considered at time of application, based upon market interest. Commercial use may take the form of flex space which is area built as residential units which may be converted to commercial use at a later time when market conditions for commercial improve.



District V Zoning Text (PUD: GDP)

Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	10 feet
Maximum Building Height	45 feet or 3 stories
Required Off-street Parking and Loading	Per City of Verona standards Parking for each unit may be accommodated by surface, underground, or a combination.
Maximum Impervious Surface Ratio	70%
Maximum Floor Area Ratio	Varies (will be set by PIP)

ARCHITECTURAL STANDARDS

Development within the project will meet the standards of the Woods at Cathedral Point Design Guidelines) and require review and approval by the Architectural Review Committee for Smith's Crossing prior to submittal to the City of Verona.

The following additional guidelines will also apply:

Massing

- Awnings, bays, canopies, porches, stoops, towers and windows are encouraged to enhance the building scale.
- Primary façade rooflines are encouraged to be broken with bays, gables, and smaller roof forms to reduce the overall size of roof elements. Pitched or flat roof forms may be allowed, as appropriate to the overall style of the building.
- Façade breaks and wall recessions shall be used to further break up massing of buildings.

Styles

- The individual building's architectural design shall select one style of architecture and apply appropriate details, massing, rooflines, façade breaks, colors, and materials on all of the buildings within the apartment site. The buildings should contain slight variations in materials and colors between buildings to enhance the overall character of the site.
- Appropriate styles:
 - Victorian
 - Salt Box
 - Prairie
 - Cottage
 - Four Square
 - Traditional
 - Southern Traditional
 - Shingle
 - Modern
 - Craftsman

Materials

- Building design shall feature high quality, durable materials in a range of types and colors.
- Appropriate materials:
 - Brick
 - Stone and cast stone
 - Cement board, composite siding, or vinyl siding
 - Wood, composite, vinyl, or cement board shingle siding, board & batten siding
 - Metal panels
 - Synthetic trim materials

Parking

- Exposed lower level parking walls shall relate in scale to the entire building and shall use architectural grade finishes.
- Surface parking lots shall utilize a tree planting island of at least 8' in width to provide breaks in parking stalls after 12 stalls in a row.

OPEN SPACE

The open space portion of this project includes publicly dedicated open space, natural wetlands and buffers, Ice Age Trail connections, and a stormwater management area.

All of the open space components will be dedicated to the public or conveyed to the Ice Age Trail based upon further discussions.

Dedicated Open Space	2.32 Acres
<u>Potential Ice Age Trail</u>	<u>7.39 Acres</u>
<i>Total</i>	<i>9.71 Acres</i>
Stormwater	3.59 Acres
Required Park Dedication	9.36 Acres

See Exhibit H: Parks & Open Space

STORMWATER

The stormwater management is designed not only to treat runoff, but also to be a part of the open space system and viewed as an amenity with public access via the trail connections.

The stormwater component will be owned and maintained by the City.

TREE PRESERVATION

Preserving on-site vegetation is an integral part of the design of the neighborhood. Additional efforts to preserve the existing tree lines along northeastern portion of the site, western edge of the wetlands, include increased lot depth, coordinating front yard utility corridors, and construction impact avoidance.



STREETS

The Woods at Cathedral Point features a complete street network with sidewalks on both sides of public streets, extending west to Range Trail. Residential collector and local street widths have been used to meet both vehicle and pedestrian needs.

The Homeowners Association will be responsible for the maintenance of any planting islands within right-of-way and carriage lanes.

See Exhibit I: Street Right-of-Way Widths



MAILBOXES

Per United States Postal Service, cluster mailboxes will be used and placed throughout the neighborhoods in easements or outlots. Final easements and outlots will be determined at time of final plat submittal and may be adjusted based upon phasing of the project.

The Homeowners Association will be responsible for the maintenance of the CBUs.

See Exhibit J: CBU Locations



HOMEOWNER ASSOCIATION

The Woods at Cathedral Point will be governed by a Home Owners Association (HOA). Maintenance responsibilities will be further detailed in the amended covenants and restrictions recorded against each property.

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee and the Woods at Cathedral Point Covenants and Restrictions Code will be set up to ensure the continued development of high quality design, architecture and site execution is carried throughout the neighborhood.

Architectural and Landscape plans for any site within the Woods at Cathedral Point shall be submitted to the Architectural Review Committee for review and approval prior to the issuance of any Building Permit, or prior to any site improvements.

The Committee will review all submitted plans to ensure the continuation of the distinct architectural character, and landscape quality established within the development. Plans will be reviewed based on the design guidelines as established in the Covenants and Restrictions guide and standards outlined for each zoning district. The Committee will review any future remodeling plans that will change the outward appearance of any structure found within the Woods at Cathedral Point. The Committee will not review any re-landscaping plans that take place more than one year after the original landscape plan is installed.

The Committee has the right to enforce all design guidelines and standards found within the Covenants and Restrictions, Design Guidelines, or zoning text. The Committee also retains the right to grant exceptions to the design guidelines and standards based on the merit of exceptional design that may not fall within or meet the technical requirements of the guidelines and standards, but generally accomplished the basic principles and intent of the aforementioned documents. Exceptions may also be made on a case-by-case evaluation of individual site context issues that would inhibit the practical implementation of these guidelines and standards.

The Architectural Review Committee shall initially be appointed by the Developer, and references in this Zoning Text to the Architectural Review Committee shall mean the Developer for such period of time as the Developer remains the only member of the Architectural Review Committee as provided in the Association Bylaws. As long as the Developer is the only member of the Architectural Review Committee, the Developer, acting alone, may exercise all of the rights and ceases to be the sole member of the Architectural Review Committee, the Architectural Review Committee shall thereafter consist of such persons as are elected pursuant to the Bylaws.

EXHIBITS

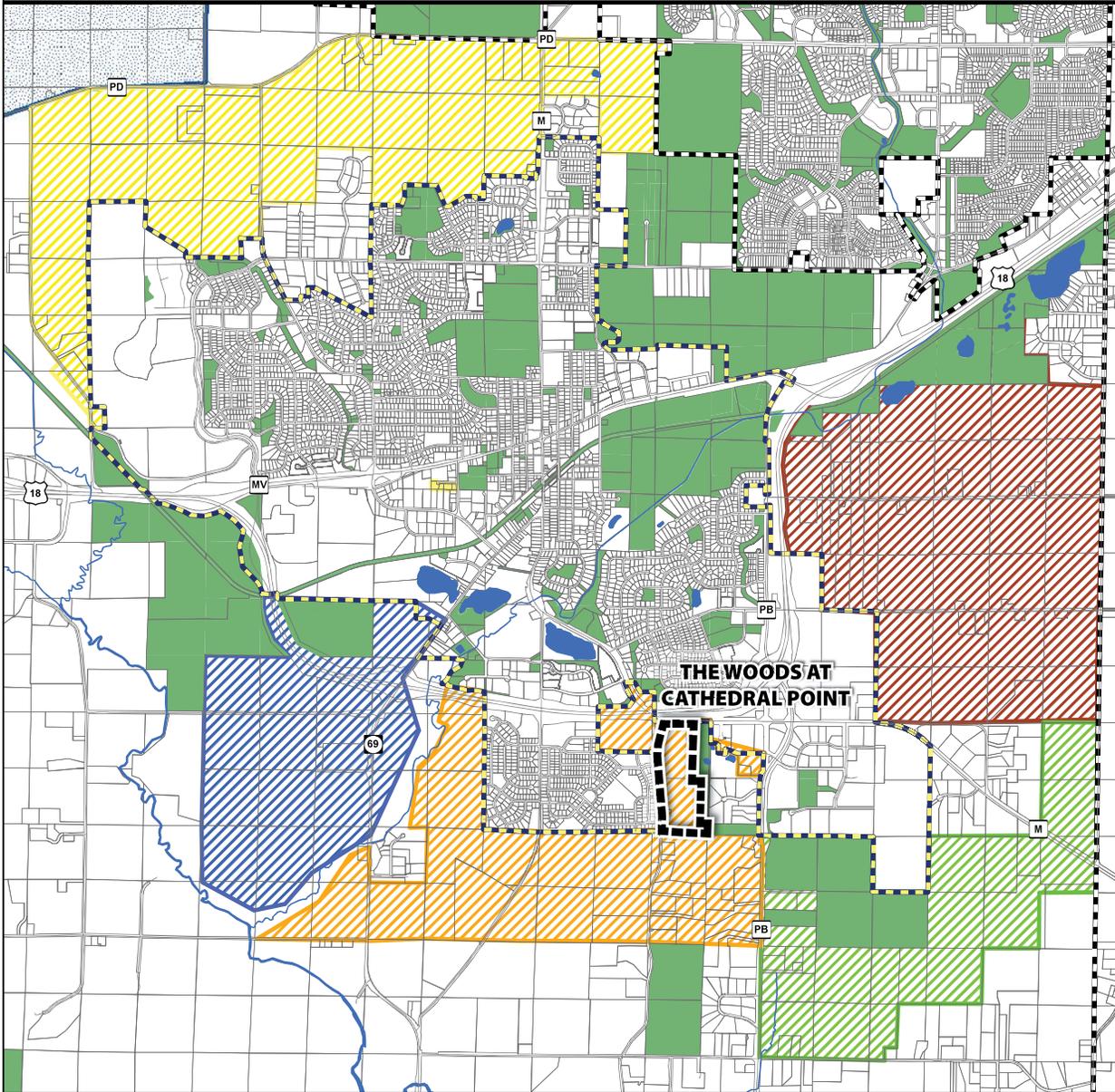
Exhibit A	Legal Description
Exhibit B	Future Urban Growth Areas
Exhibit C	Location Map
Exhibit D	Existing Conditions
Exhibit E	Master Plan
Exhibit F	District Plan
Exhibit G	Zoning Map
Exhibit H	Multi-Family Concept Plan
Exhibit I	Parks & Open Space
Exhibit J	Street Right-of-Way Widths
Exhibit K	CBU Locations

Exhibit A: LEGAL DESCRIPTION

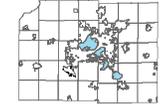
A parcel of land located in the NW1/4 of the NW1/4 and in the SW1/4 of the NW1/4 of Section 26, T6N, R8E, Town of Verona, Dane County, Wisconsin to-wit:

Commencing at the Northwest corner of said Section 26; thence S89°11'07"E, 920.08 feet along the North line of said NW1/4; thence S00°48'53"W, 50.00 feet to a point on the South right-of-way line of County Highway "M", to the point of beginning; thence S03°05'38"W, 610.26 feet; thence S00°44'00"E, 702.89 feet; thence S88°45'52"E, 188.77 feet; thence S00°44'05"W, 994.04 feet; thence S89°14'48"E, 174.86 feet; thence S00°44'05"W, 264.15 feet to a point on the South line of said NW1/4; thence N89°12'16"W, 5.73 feet along said South line to the Northeast corner of Lot 1, Certified Survey Map No. 10624; thence N01°39'52"E, 32.07 feet; thence N87°26'45"W, 743.63 feet; thence N87°08'11"W, 350.92 feet to a point of curve; thence Northerly along a curve to the left which has a radius of 4500.00 feet and a chord which bears N01°30'48"W, 414.77 feet; thence N04°09'17"W, 1352.52 feet; thence N85°50'43"E, 33.00 feet to a point on the East right-of-way line of Range Trail; thence N04°09'17"W, 30.64 feet along said East right-of-way line; thence N03°51'28"E, 162.62 feet along said East right-of-way line; thence N12°47'05"E, 171.96 feet along said East right-of-way line; thence N18°38'57"E, 371.02 feet along said East right-of-way line to a point on the South right-of-way line of County Highway "M"; thence N82°03'05"E, 167.77 feet along said South right-of-way line; thence S89°11'07"E, 519.17 feet along said South right-of-way line to the point of beginning.

Containing 2,241,628 square feet (51.461 acres).



City of Verona
Comprehensive Plan



Map 8-5

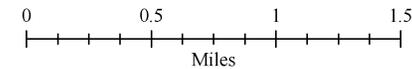
Future Urban Growth

Legend

- Public Lands
- Area-South-West
- Area-South
- Area-South-East
- Area-East
- Area-North
- Area-North-Of-PD
- Verona City Limits January 2009
- Madison City Limits January 2009
- Township Boundaries
- 2009 Property Lines
- Lakes/Streams

Note--Please refer to Chapter 8 for more information...

September 14, 2009



Source Info:
City of Verona
Dane County Land Information Office
Dane County Planning and Development
Capital Area Regional Planning Commission

This map was prepared by the City of Verona in conjunction with the Dane County Land Information Office, Dane County Planning and Development, and the Capital Area Regional Planning Commission.



Revised: 7.14.19
 VANDEWALLE & ASSOCIATES INC.
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EXHIBIT C:
 LOCATION MAP

THE WOODS AT CATHEDRAL POINT

VERONA, WISCONSIN



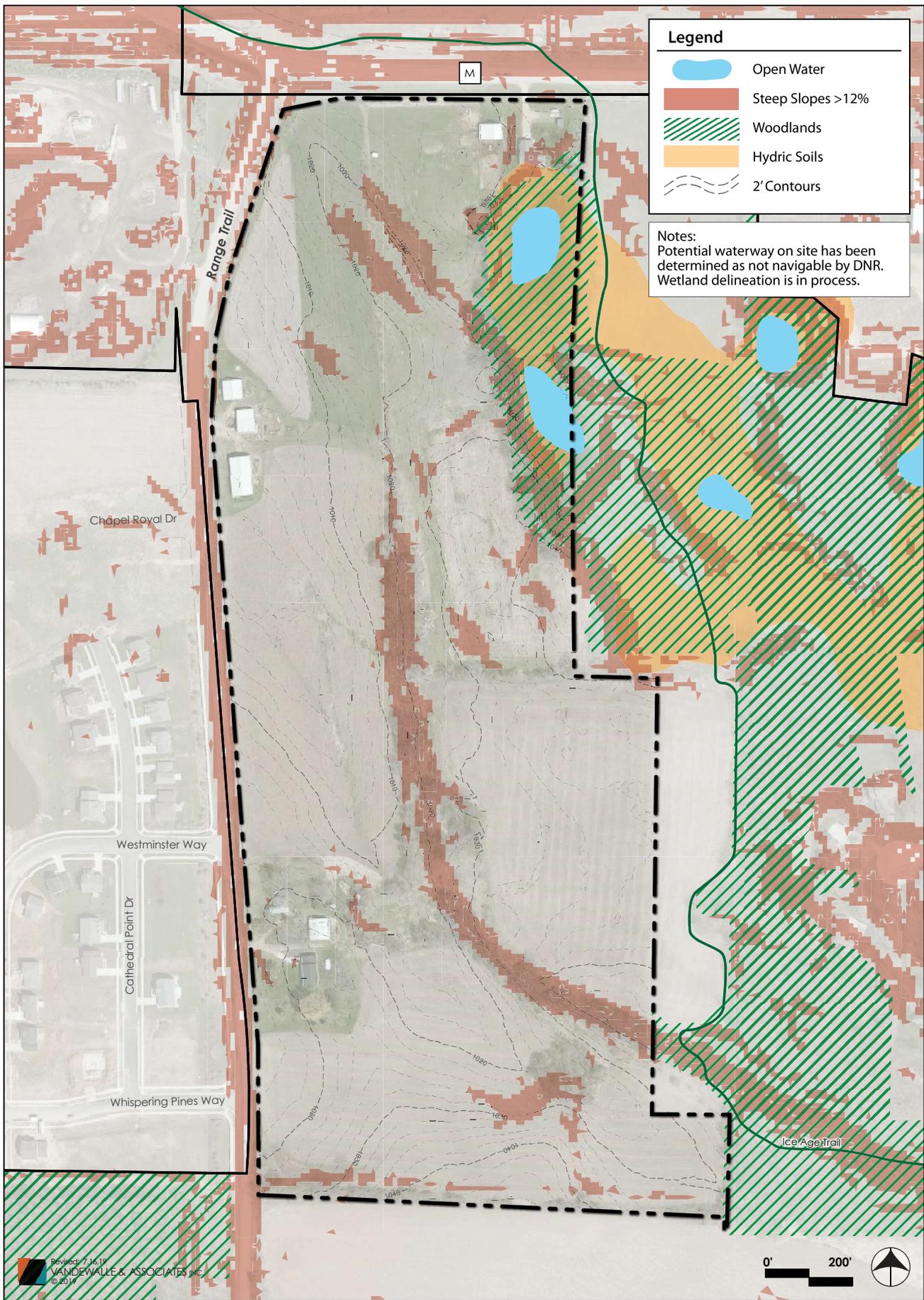


EXHIBIT D:
 EXISTING
 CONDITIONS

THE WOODS AT CATHEDRAL POINT
 VERONA, WISCONSIN



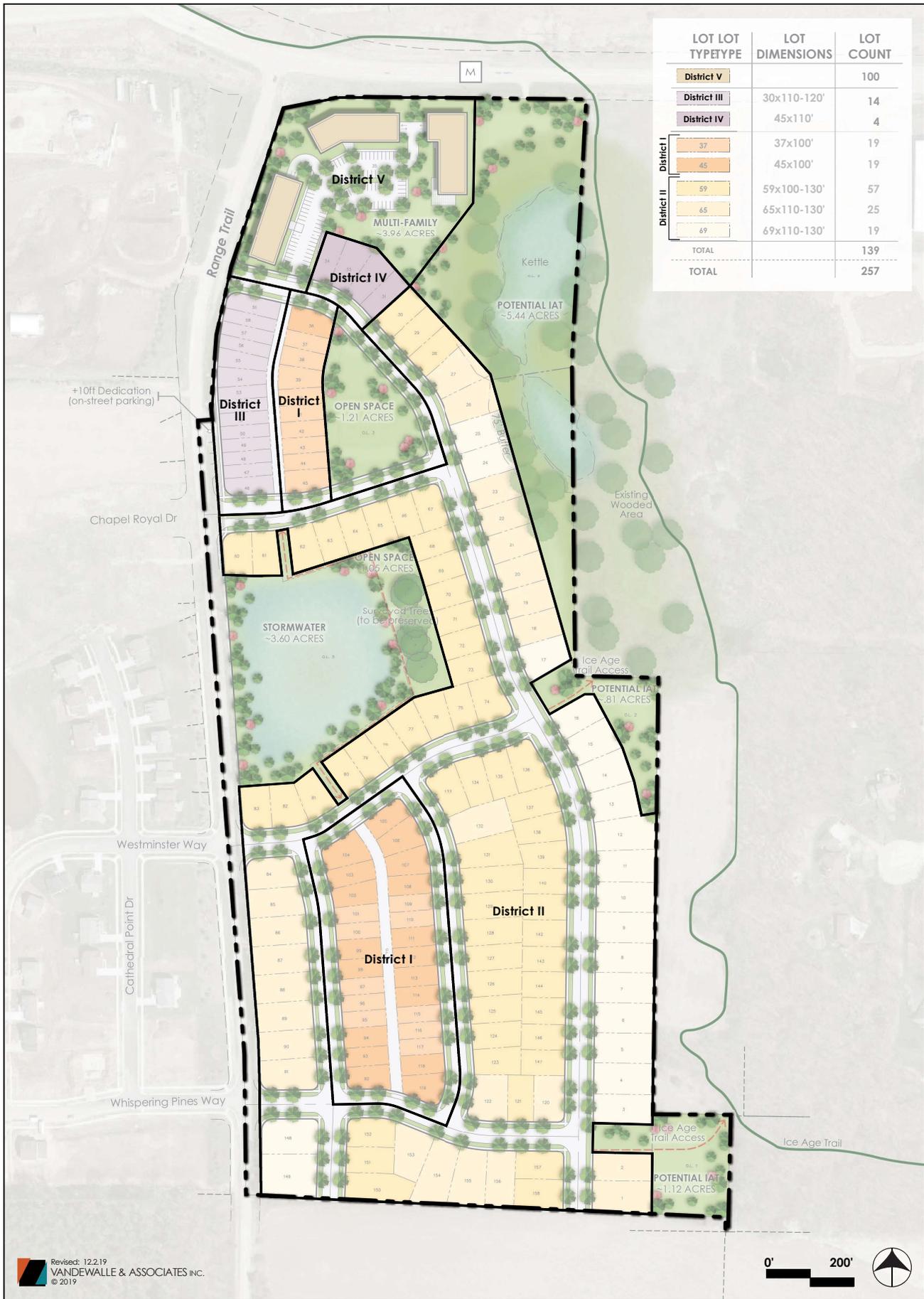


EXHIBIT E:
MASTER PLAN

THE WOODS AT CATHEDRAL POINT

VERONA, WISCONSIN





Revised: 12.2.19
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EXHIBIT F:
 DISTRICT PLAN

THE WOODS AT CATHEDRAL POINT

VERONA, WISCONSIN



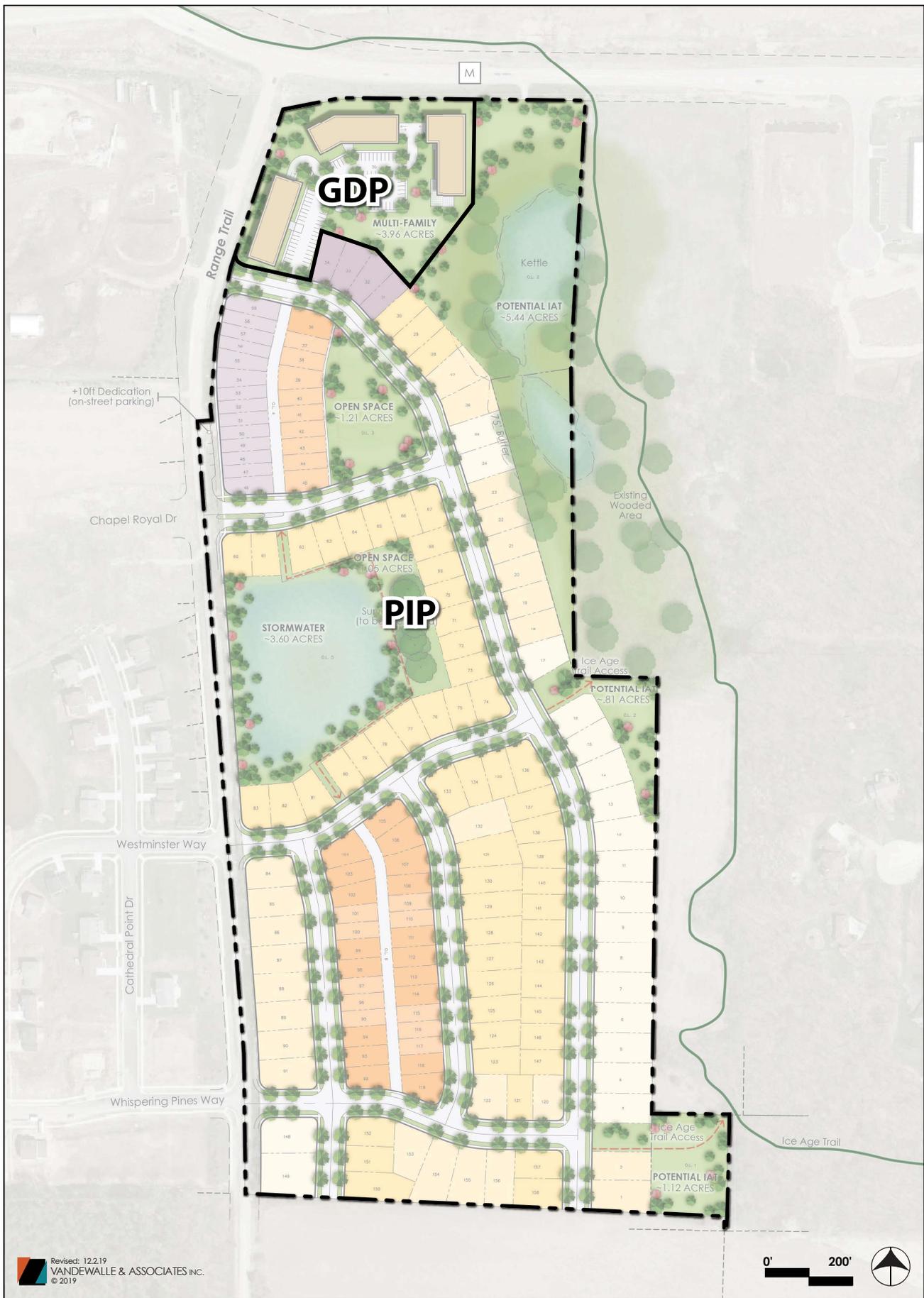


EXHIBIT G:
ZONING MAP

THE WOODS AT CATHEDRAL POINT
VERONA, WISCONSIN



Total Units ~100 Units
Total Area ~3.96 Acres

Parking
Per City of Verona Standards

M

Range Trail

MULTI-FAMILY
~3.96 ACRES

Revised: 12.2.19
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0' 80' 

EXHIBIT H:
MULTI-FAMILY
CONCEPT PLAN

THE WOODS AT CATHEDRAL POINT
VERONA, WISCONSIN





EXHIBIT I:
 PARKS &
 OPEN SPACE

THE WOODS AT CATHEDRAL POINT
 VERONA, WISCONSIN



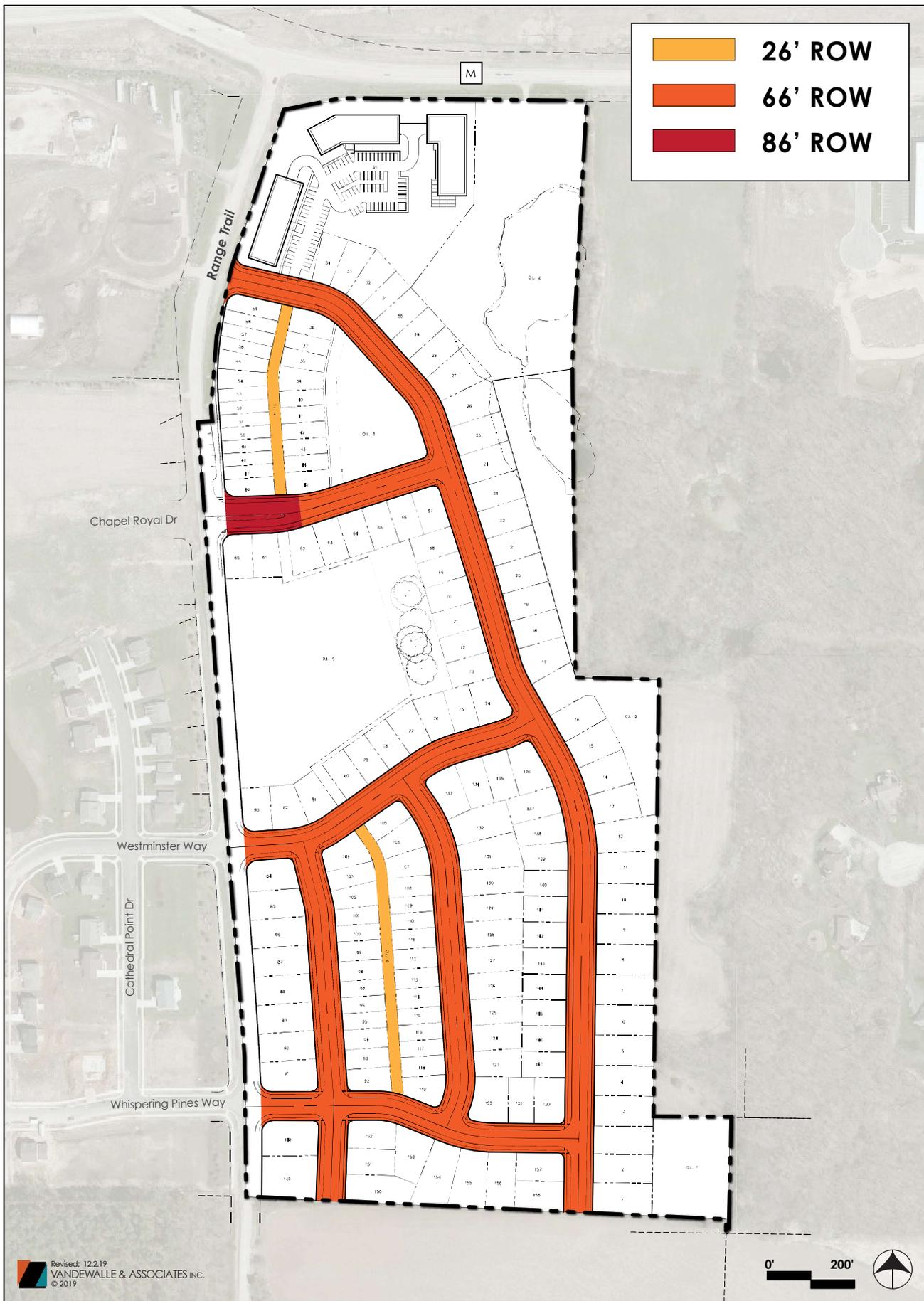


EXHIBIT J:
 STREET RIGHT-
 OF-WAY WIDTHS

THE WOODS AT CATHEDRAL POINT
 VERONA, WISCONSIN



CENTRAL CBU LOCATIONS



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EXHIBIT K:
 CBU LOCATIONS

THE WOODS AT CATHEDRAL POINT
 VERONA, WISCONSIN



