

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

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Madison, WI 53713

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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:

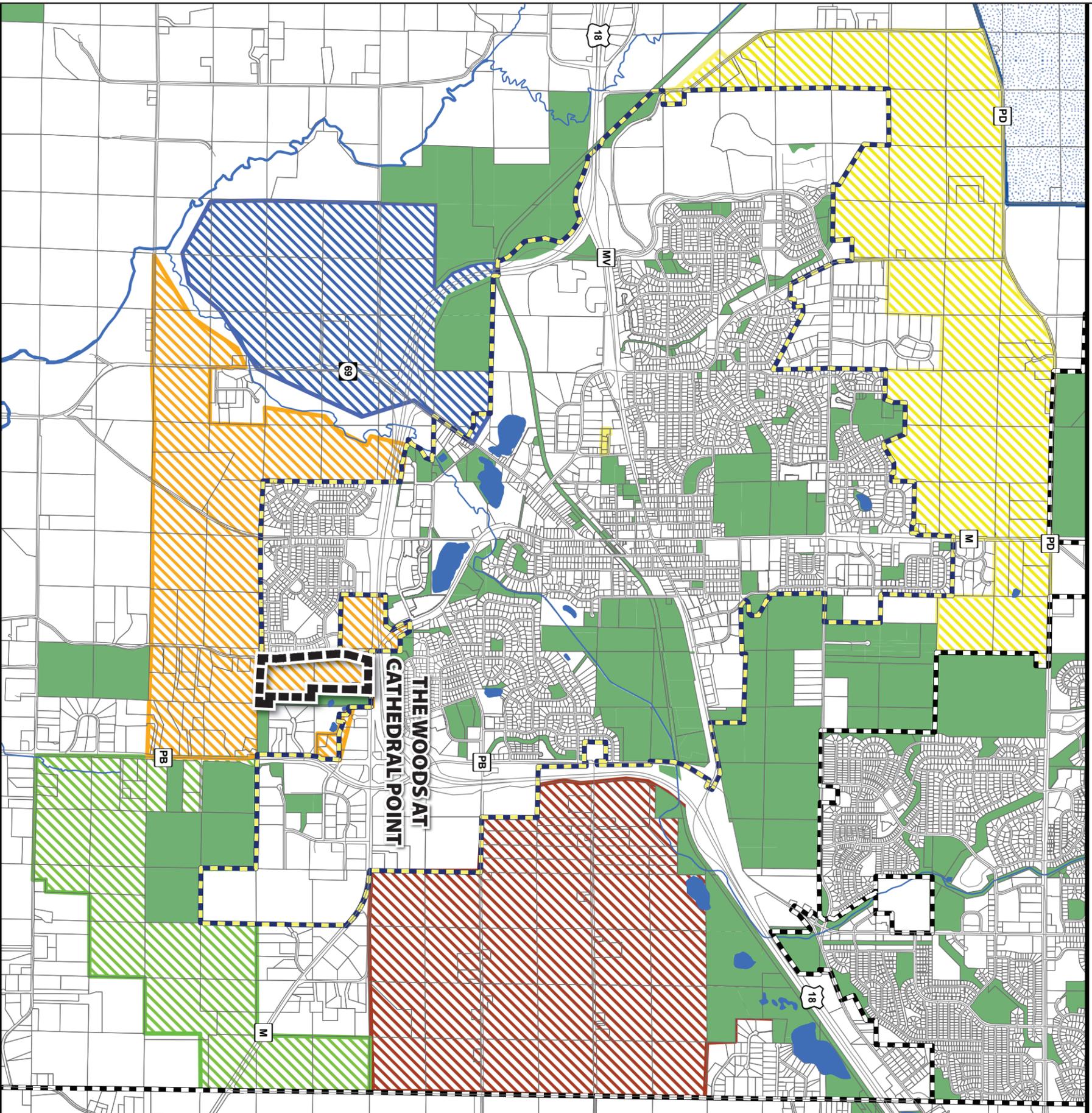
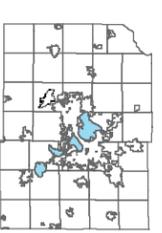
Commencing at the Northwest corner of said Section 26; thence S89°11'07"E, 920.08 feet along the North line of said NW1/4; thence S00°48'53"W, 50.00 feet to a point on the South right-of-way line of County Highway "M", to the point of beginning; thence S03°05'38"W, 610.26 feet; thence S00°44'00"E, 702.89 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

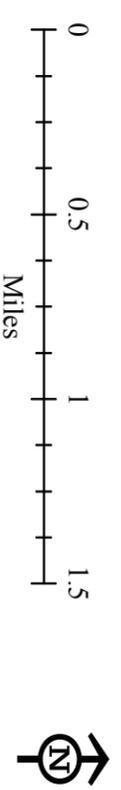


Legend

- 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: 7.16.19
VANDEWALLE & ASSOCIATES INC.
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EXHIBIT C:
LOCATION MAP

THE WOODS AT CATHEDRAL POINT

VERONA, WISCONSIN



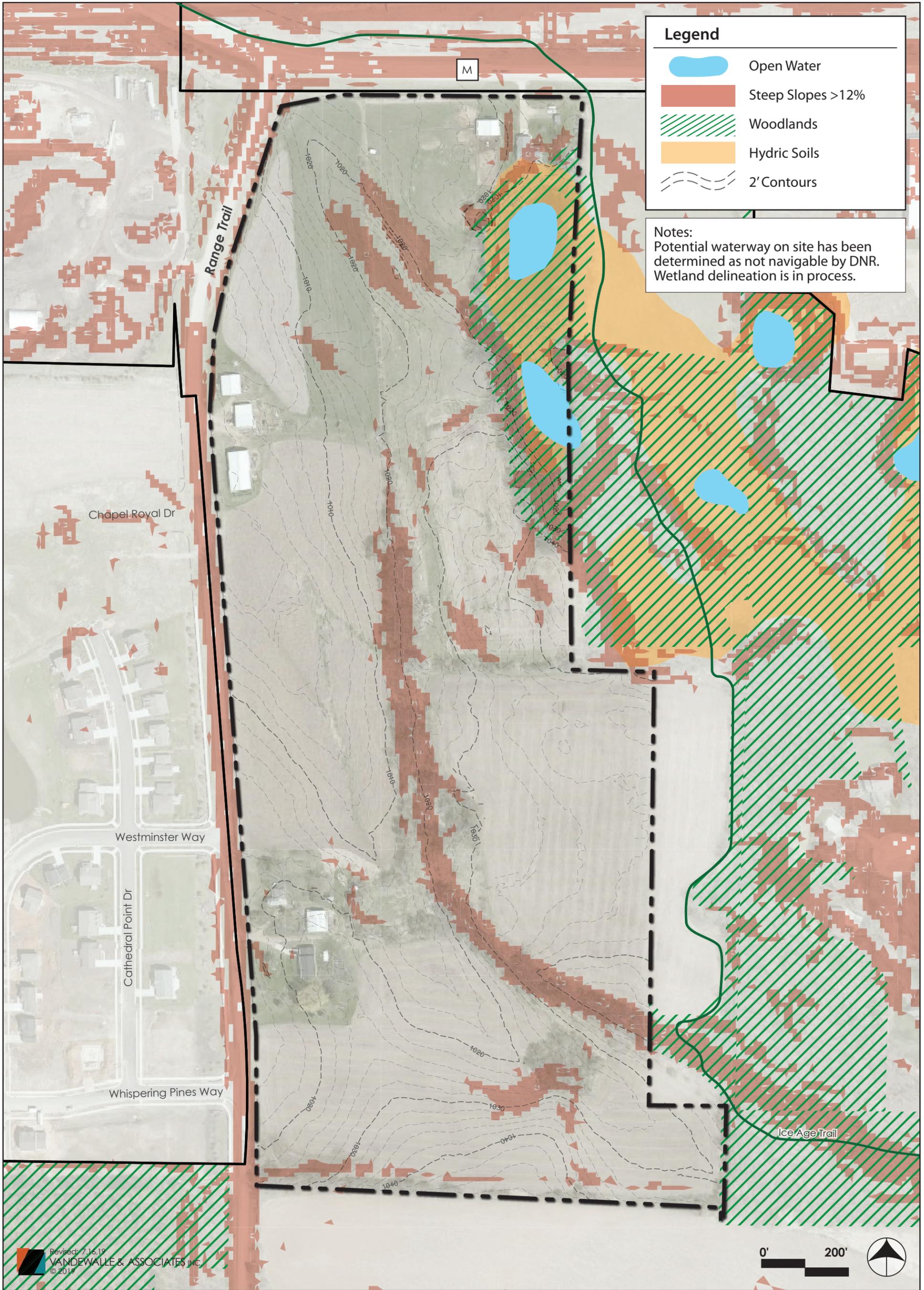
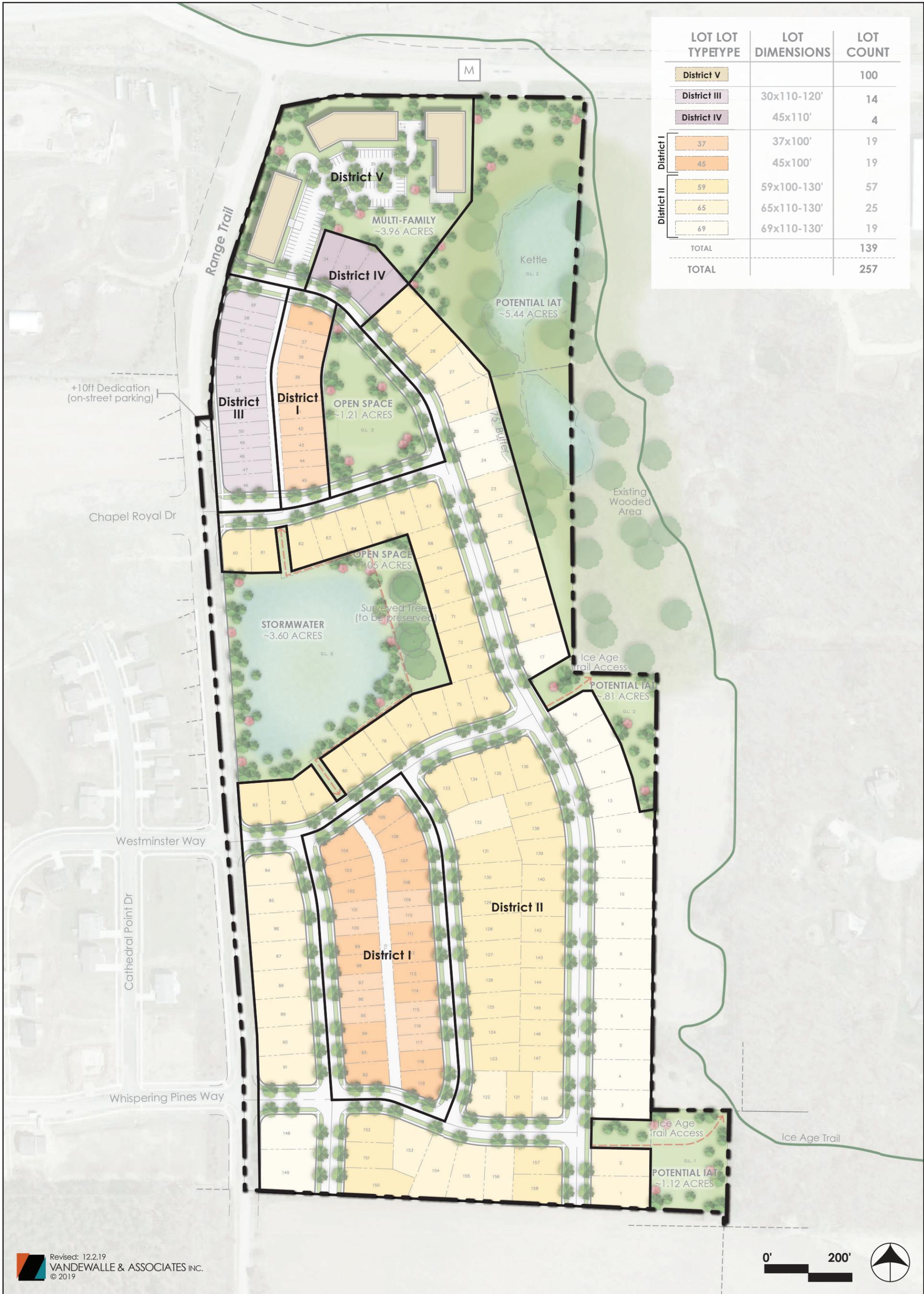


EXHIBIT D:
 EXISTING
 CONDITIONS

THE WOODS AT CATHEDRAL POINT
 VERONA, WISCONSIN





Revised: 12.2.19
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EXHIBIT F:
 DISTRICT PLAN

THE WOODS AT CATHEDRAL POINT

VERONA, WISCONSIN



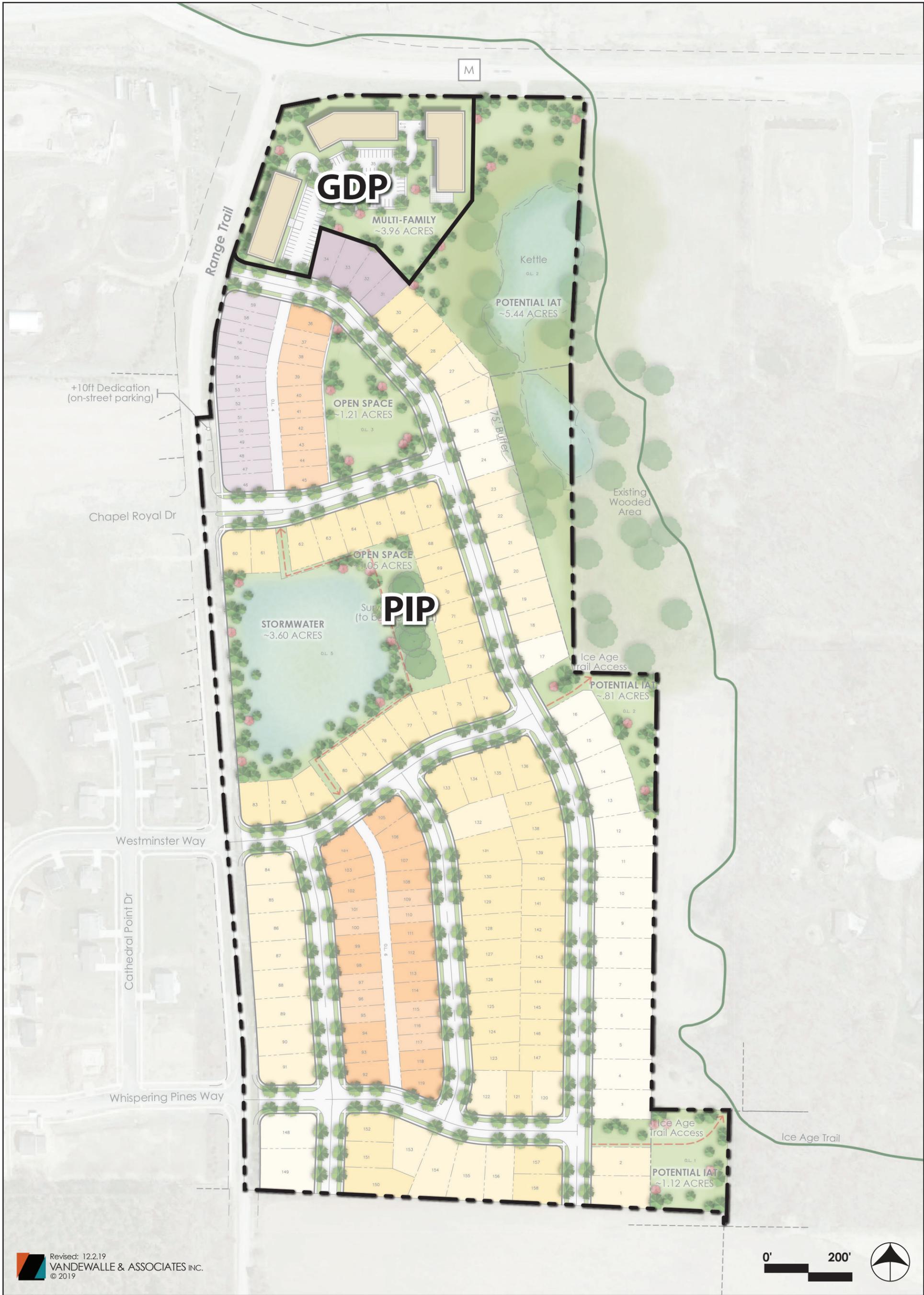


EXHIBIT G:
ZONING MAP

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

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0' 80'
23' 

EXHIBIT H:
MULTI-FAMILY
CONCEPT PLAN

THE WOODS AT CATHEDRAL POINT
VERONA, WISCONSIN



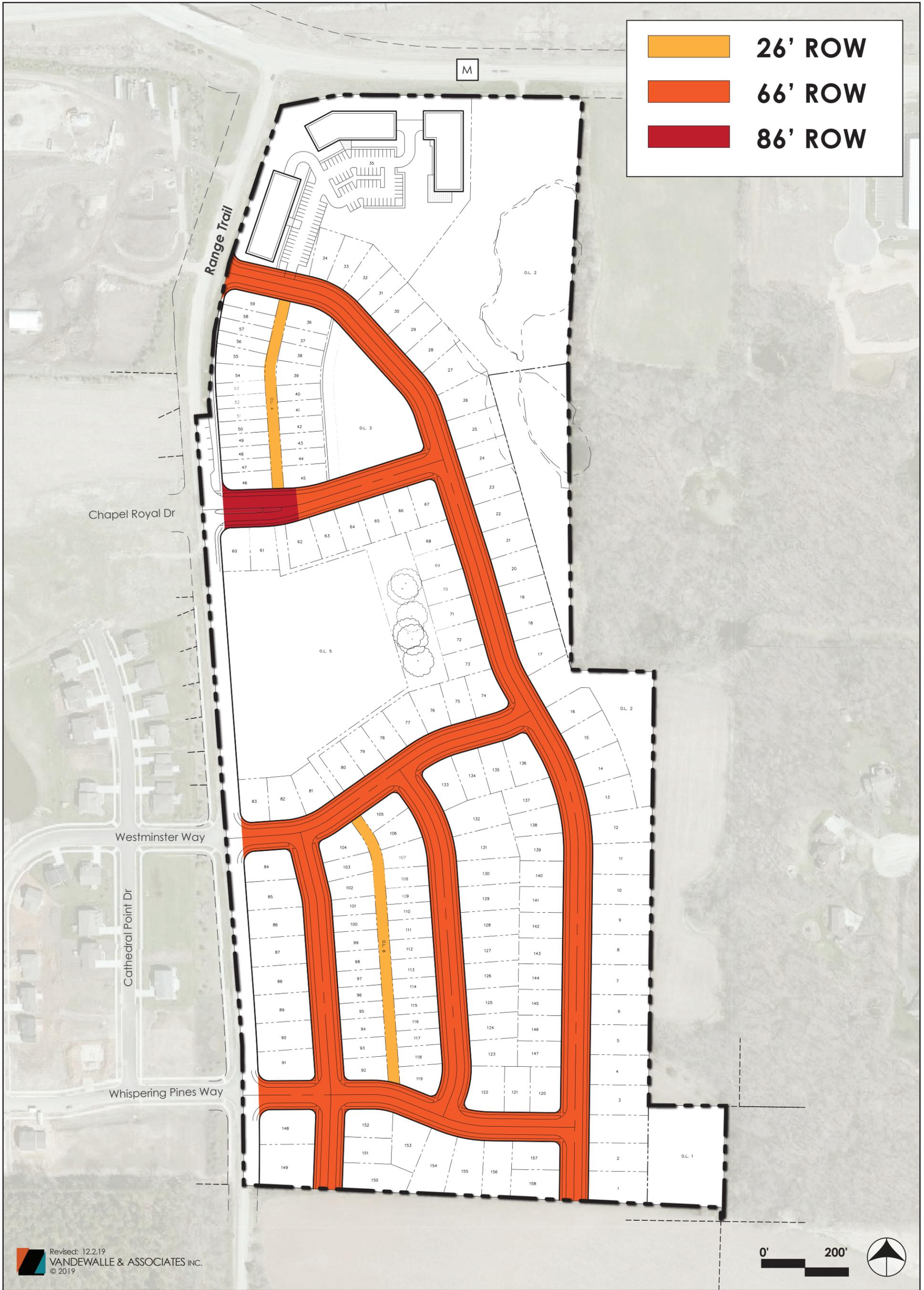


EXHIBIT I:
 PARKS &
 OPEN SPACE

THE WOODS AT CATHEDRAL POINT

VERONA, WISCONSIN





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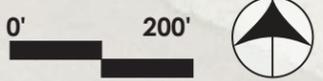


EXHIBIT J:
 STREET RIGHT-
 OF-WAY WIDTHS

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

