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DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
**4376630**

11/27/2007 09:29AM

Exempt #:

Rec. Fee: 17.00  
Pages: 4

**Zoning Ordinance Number 2007-O-26  
Amending Planned Development District  
General Implementation Plan and  
Specific Implementation Plan for Lot 48  
First Addition to Renaissance on the Park**

Legal Description: Lot 48 First Addition to Renaissance  
on the Park Plat.

Return to:  
Fitchburg City Clerk  
5520 Lacy Road  
Fitchburg, WI 53711  
  
PIN: 06090526088

Plan Commission  
Initiated by

T. Hovel  
Drafted by

October 8, 2007  
Date

**ORDINANCE NO. 2007-O-26  
AMENDING PLANNED DEVELOPMENT DISTRICT  
GENERAL IMPLEMENTATION PLAN and SPECIFIC IMPLEMENTATION PLAN  
FOR LOT 48 FIRST ADDITION TO RENAISSANCE ON THE PARK**

WHEREAS, pursuant to Fitchburg Ordinance No. 87-0-06, section 3 Zoning District  
Maps were adopted within the corporate limits of the City of Fitchburg until expressly altered by  
the City Council, and

WHEREAS, Unity for Community II, LLC had approved an application, RZ-1425-05, to  
rezone lot 13 Belmar, and outlot 3 Renaissance on the Park plat from Residential Low-Medium  
Density (R-LM) and Planned Development District Specific Implementation Plan (PDD-SIP) to  
Planned Development District General Implementation Plan (PDD-GIP) to allow a 38 single  
family dwelling units and a lot to allow 16 multi-family units by ordinance number 2005-O-19,  
and

WHEREAS, Unity for Community II, LLC had approved an application for Planned  
Development District Zoning Specific Implementation Plan zoning for lot 13 Belmar by RZ-

4/17

1425-05SIP approved by ordinance 2005-O-27, and

WHEREAS, application has been made by Unity for Community, LLC (RZ-1691-07 to amend Planned Development District General Implementation Plan (PDD-GIP) and Specific Implementation Plan (PDD-SIP) zoning for lot 48 First Addition to Renaissance on the Park, and

WHEREAS, the Plan Commission held a public hearing and considered the request on October 16, 2007, and

WHEREAS, the Plan Commission has reviewed the application according to the standards outlined in the ordinance, and has determined the request, in conjunction with the proposed conditions, meets said criteria, and

WHEREAS, the Plan Commission has recommended approval, with conditions, of rezoning request RZ-1691-07 to amend PDD-GIP and grant new PDD-SIP zoning to lot 48 First Addition to Renaissance on the Park.

NOW THEREFORE the City Council of the City of Fitchburg, Dane County, Wisconsin does ordain as follows:

1. That Planned Development District General Implementation Plan (PDD-GIP) and Specific Implementation Plan (PDD-SIP) Zoning for Lot 48 First Addition to Renaissance on the Park (hereafter "lot 48") is hereby granted to change the one multifamily lot for 16 dwelling units (lot 48 First Addition to Renaissance on the Park) to eight (8) single family lots.

2. The PDD-SIP zoning shall be subject to the following conditions:

A. Such action is based on the following submitted documentation: (i) *Modification to Specific Implementation Plan Specific Implementation Plan for Renaissance on the Park Addition No. 1, A redivision of lot 13 Belmar Subdivision, and Outlot 3 of Renaissance on the Park Subdivision Planned Development District*, dated September 18, 2007, prepared by Lew Averill, P.E. (ii) Preliminary Plat of lot 48 First Addition to Renaissance on the Park dated *September 18, 2007* and prepared by Paul Spetz, RLS for Isthmus Surveying, LLC. (iii) Revised impervious surface table received 10/1/2007. This table replaces the one in the document referred to in (i) above).

The minimum open space for lot 48 is 50% and additional impervious surfaces may occur over any of the lots platted over lot 48 provided the overall minimum open space provided is at least 50% for each lot within what was lot 48. The available open space column accounts for the space available until the minimum 50% open space is reached.

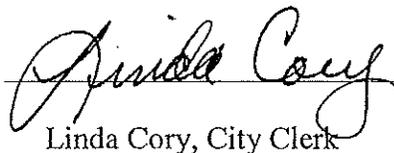
B. Submission, approval and recording of the final subdivision plat to divide lot 48 First Addition to Renaissance on the Park into eight single family lots.

C. A modification to the existing First Addition to Renaissance on the Park development agreement with the City of Fitchburg is required.

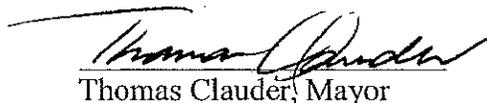
D. Deed restrictions shall be substantially similar to those for the current single family lots in the First Addition to Renaissance on the Park.

3. Section 2.E.iii. of ordinance 2005-O-19, which approved the PDD-GIP, is hereby amended so that play equipment may be placed to within 5' of a rear property line, and not the 10' distance as identified in the GIP. Decks, patios, and other accessory structures shall continue to comply with the 10' setback as identified in that provision.
4. Approval of this ordinance does not waive or deem satisfied any other approvals or permits otherwise required to be met under any other local, state, or federal rule, regulation, ordinance, statute or law.
5. Waivers to land division ordinance requirements were provided by 2005-O-19 approving the Planned Development General Implementation Plan zoning for the First Addition to Renaissance on the Park and those waivers are not affected by this approval.
6. Nothing herein contained shall be deemed as approval of any item not specifically approved herein. In particular the applicant shall obtain public works approval over all infrastructure layout, plans and documents.
7. The provisions of this ordinance shall be deemed severable, and it is expressly declared that the City Council would have passed the other provisions of this ordinance, irrespective of whether or not one or more provisions may be declared invalid. If any provision of this ordinance, or the application thereof, to any person or circumstances is held invalid, the remainder of the ordinance and the application of such provisions to others persons or circumstances shall not be affected thereby.
8. Applicant shall pay publication costs for publication, in lieu of two meeting process which would otherwise be necessary if adopted by an enabling ordinance.
9. This ordinance shall take effect following its publication, or the consent of the property owner, whichever occurs last. However, in accord with section 22.92 of the zoning code, owners shall consent within 30 days of approval for the PDD-SIP zoning to take effect.

The above and foregoing ordinance was duly adopted by the City Council of the City of Fitchburg, at a regular meeting held on the 23<sup>rd</sup> day of October, 2007.

  
Linda Cory, City Clerk

Approved: 10-30-07

  
Thomas Clauder, Mayor

STATE OF WISCONSIN)ss.  
COUNTY OF DANE

Personally came before me this 2 day of Nov., 2007, the above named Linda Cory, and Thomas Clauder to me known to be the City Clerk and Mayor (respectively) of the City of Fitchburg, and the persons who executed the foregoing instrument and acknowledged the same.

Diane Mancusi

Notary Public, State of Wisconsin

My Commission Expires: 6/22/08 Printed name of Notary: Diane Mancusi

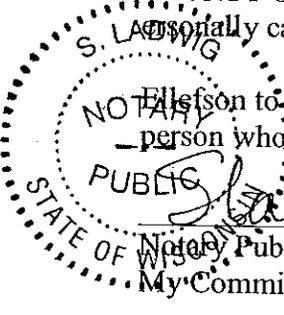
Approval of Property Owner:

Thomas Ellefson  
Thomas Ellefson

Date: 11/8/2007

STATE OF WISCONSIN)ss.  
COUNTY OF DANE

Personally came before me this 5<sup>th</sup> day of November, 2007, the above named Thomas Ellefson to me known to be the President of Unity for Community, LLC and the person who executed the foregoing instrument and acknowledged the same.



S. Ladwig  
Notary Public, State of Wisconsin

My Commission Expires: July 18, 2010 Printed name of Notary: S. Ladwig

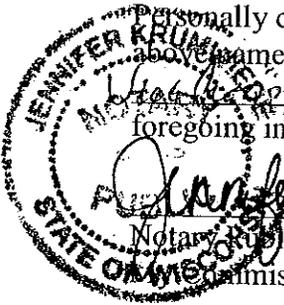
Consent of Mortgage Holder:

[Signature]  
Mortgage Holder

Date: 11/12/07

STATE OF WISCONSIN)ss.  
COUNTY OF DANE

Personally came before me this 12<sup>th</sup> day of November 2007, the above named STEVEN SOJNOWSKI to me known to be the Agent of NBE BANK and the person who executed the foregoing instrument and acknowledged the same.



Jennifer Krumwiede  
Notary Public, State of Wisconsin

My Commission Expires: May 24, 2009 Printed name of Notary: Jennifer Krumwiede

**MODIFICATION TO  
Specific Implementation Plan**

**For**

**Renaissance on the Park Addition No. 1  
Subdivision**

**A re-division of**

**Lot 13 Belmar Subdivision**

**And**

**Outlot 3 of Renaissance on the Park Subdivision  
Planned Development District**

**City of Fitchburg, Wisconsin**

**September 18, 2007**

**Developer:**

**Unity for Community, LLC  
C/o The Ellefson Companies  
1018 Gammon Lane, Suite 100  
Madison, WI 53719**

**Prepared by:**

**Lewis A. Averill, P.E.  
1037 Davies Road  
Spring Green, WI 53588  
(608) 588-7842**

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## **GENERAL**

The Renaissance on the Park Addition No. 1 Subdivision is being developed as a Planned Development District under the requirements of the City of Fitchburg Zoning Ordinance. It is a re-division of Lot 13 Belmar Subdivision and Outlot 3 of the Renaissance on the Park Subdivision. The proposed development was to consist of a residential subdivision with one outlot, 38 single-family residential lots and 1 lot for development of a condominium community consisting of sixteen units.

The Fitchburg Common Council approved PDD GIP zoning for the parcel on June 14, 2005 by adoption of Ordinance 2005-O-19. The ordinance as approved is included herein as Appendix A.

The Fitchburg Common Council approved a Preliminary Plat of Subdivision of Renaissance on the Park on June 14, 2005. A copy of the approved Preliminary Plat is included as Appendix B.

The SIP is hereby modified to eliminate the development of the condominium units on Lot 48 and create 8 additional single family lots within the boundary of Lot 48.

## **LAND DIVISION**

Lot 48 will be divided by creation of a subdivision plat, Renaissance on the Park Addition No. 2. The subdivision will create 8 single family lots fronting on public streets. Houses will be constructed on the lots in accordance with the requirements of the zoning ordinance. The land division will be created by recording the Final Plat of Renaissance on the Park Addition No. 2. The final plat is submitted herewith for consideration and approval by the City.

The details of the land division are included on the Final Plat and include lot dimensions, lot areas, street rights-of-way, etc. The final plat is identical to the approved Preliminary Plat which conformed to the site plan exhibits submitted for the zoning of the parcel.

## **DEVELOPMENT OF LOT 48**

Conceptual plans for the development of Lot 48 as a 16-unit condominium development were included in the SIP. The area will instead be developed as 8 single family lots as shown on the final plat.

## **COMPLIANCE WITH THE APPROVED PDD GIP**

Ordinance No. 2005-O-19 is attached hereto as Appendix A. Compliance with the terms of that ordinance are described as follows:

2. The PDD-GIP zoning is subject to the following conditions:
  - A. The proposed subdivision conforms to the plan and Preliminary Plat submitted for the PDD-GIP with the exception of the redivision of Lot 48 into eight single family lots.
  - B. The plat to divide Lot 48 is submitted along with this SIP modification.
  - C. The Developer and City will enter into a Developer's Agreement for this project.
  - D. The Developer will pay a Park Improvement Fee and Fee in Lieu of Dedication based on the fee schedule current at the time the Plat is recorded. Credit will be provided for street frontage as described in the PDD GIP. Credit will be granted for fees paid on the basis of the original development that included 16 condominium units.
  - E. Deed Restrictions identical to those for Renaissance on the Park Subdivision included herewith as Appendix C.
  - F. Development plans for Lot 48 are changed to Single Family lots instead of condominium units subject to the following:
    - i. The maximum impervious surface ratio will comply with the overall project requirements. An Impervious Surface Table is included.
    - ii. Garage location shall conform to the requirements of the zoning ordinance. A table of Garage Conformance is included.
    - iii. Home plans will be similar to other houses constructed in the balance of the project.
3. Noted.
4. A review of Chapter 15 of the City Ordinances, "Land Division Ordinance", indicates that following waivers from those requirements:

### **15.02(4) Dedication and Reservation of Land**

It is intended that the Developer will pay a fee in lieu of dedication of additional parklands or receive a credit based on fees paid at the time the Final Plat of Renaissance on the Park Addition No. 1 was recorded.

### **15.04 Preliminary Plat**

15.04((5) Covenants. Covenants and Restrictions will be substantially the same as Renaissance on the Park Subdivision.

15.08 Design Standards

15.08(2) Street Names and Building Numbers (F) Lane – A street, one block long, not ending in a cul-de-sac. Equity Lane is longer than one block, however, the name was approved for Renaissance on the Park and would be difficult to change at this time.

15.08(4) Street Design Standards (A) Street Right-of-Way width of 50 feet was approved under the terms of Zoning Ordinance Number 2004-O-46 for Renaissance on the Park. The streets in the addition will be designed accordingly.

15.08(4)(D)(1) Radii of Curvature.

Paragraph (D) states that a “continuous” street must be designed with a minimum 150-foot radius. The curve in Equity Lane just south of Pawnee Pass has a centerline radius of 125 feet in order to allow the fifteen-foot tangent required by Paragraph 15.08(5) G. Pawnee Pass could not be moved north without significantly affect the lots fronting it to the north. Equity Lane could not be moved westward as it would significantly affect the lots to the west of it.

15.08(5)(F) Whenever practicable, the distance between local street intersections shall be no less than 250 feet measured from centerline to centerline. Due to the depth of the smaller lots in Renaissance on the Park and the First Addition to Renaissance on the Park, several street intersections are closer than 250 feet but none are so close as to create an unsafe condition.

15.08(6) Blocks

15.08(6)(B) The blocks created by Pawnee Pass and Unity Lane are less than 600 feet in length due to the overall size of the parcel being divided.

15.08(7) Lots

15.08(7)(E) The following lots do not have 50 foot frontage on a public street:

Lot 40, 44.09 feet frontage, setback distance 20 feet, width at setback 50 feet. The lot is located on a curved street.

Lot 41, 47.23 feet frontage, setback distance 20 feet, width at setback 50 feet. The lot is located on a curved street.

15.08(8) Building Setback Lines. The setback lines are identical to those in Renaissance on the Park with the exceptions of Lots 74 and 77.

Front Setback along Red Arrow Trail	25 feet
Front Setback along Crescent Road	25 feet
Front Setback along all new streets	20 feet
Side yard setback all lots	5 feet
Rear yard setback, lots 74 & 77	12 feet
Rear yard setback all other lots	15 feet

15.08(9) Utility and Drainage Easements

Sidewalks will be constructed at the locations shown in easement along the front lines of the lots in a manner identical to that used in Renaissance on the Park. Sidewalks will only be constructed on one side of the street in the locations shown.

15.09 Required Improvements

15.09(1) Streets. Pavement widths, curb and gutter and walk dimensions are planned to allow construction of asphalt pavement to a width of 31 feet face to face of curb. Concrete Curb and Gutter is to be 24" wide. Sidewalks are to be 5 foot wide located as shown on the Preliminary Plat.

15.09(8) Sidewalks. Sidewalks are to be constructed in the locations shown on the Preliminary Plat. Sidewalk construction on both sides of the street is not proposed, but a continuation of the scheme utilized in Renaissance on the Park is planned. Sidewalks will be constructed within the right-of-way of Red Arrow Trail and Crescent Road in front of the proposed lots.

15.09(9) Street Frontage for Dedicated Parkland. The Developer is providing improved street frontage for reserved parkland in the amount of 538.42 feet for the development of Renaissance on the Park. The requirement is 186 feet. No additional Street Frontage for Dedicated Parkland shall result from the development of the Addition to Renaissance on the Park.

15.10.1 Required Improvements Procedure

15.10(7) Street Construction. The requirements of this section will be met as described previously for the proposed street construction standards.

It is possible that other waivers may be required as plans for the development evolve. In that case, they will be included in the Specific Implementation Plan.

- 5. Noted
- 6. Noted
- 7. Noted
- 8. Noted
- 9. Noted

**DEVELOPMENT PLANS**

The details for construction of site improvements, sewer and water mains, pavement, curb and gutter, sidewalks, etc. are included in the Site Development Plans as submitted to the City under separate cover. Those plans were approved by the City. Minor modifications are being reviewed.

The details for the construction of the homes within the subdivision will be submitted at the time building permits are requested. In general, there will be at least three different model homes with several different exterior design treatments for each home. The homes will consist of a ranch, two-story and tri-level designs. Garage locations, etc., will conform to the requirements set forth in the GIP and Joint Agreement.

The development of Renaissance on the Park included construction of a stormwater management facility in a public easement in Lot 13 Belmar that was designed to accommodate the development of Renaissance on the Park Addition No. 1. Plans for additional stormwater facilities and a stormwater management report have been prepared and submitted to the City under separate cover. The Management Plan conforms to all requirements of City ordinances.

### **DEVELOPMENT SCHEDULE**

All of the improvements for the development will be installed by private contractors subject to City approval and City Inspection.

The development will be constructed in three phases:

**Phase I --Lots 57 through 71, 33 and 49.**

Constructed

**Phase II – Lots 72 through 75, 79 and 47.**

Construction will include site grading of the entire site, installation of the stormwater management and erosion control facilities for the entire site and paving and utilities in Crescent Road, and Equity Lane. Phase II construction will occur during the fall and winter of 2007.

**Phase III – Lots 34 through 40 and 54 through 56.**

Construction will include installation of utilities, walks and paving in the remaining streets. Construction may begin in summer of 2008 or later depending on the demand for homes.

**Phase IV – Remaining Lots**

Construction will include installation of utilities, walks and paving in the remaining streets. Construction may begin in summer of 2009 or later depending on the demand for homes.

It is anticipated that the project build-out will extend over a period of three to five years.

### **PROOF OF FINANCING CAPABILITES**

A letter of reference from a financial institution is being submitted under separate cover.

Garage Conformance for First Addition to Renaissance on the Park					
Lot #	Floorplan Name	Floorplan Type	Garage Forward	0'-4' Setback	4' Setback
33	Stonebridge	Two Story		1	
34	Jamestown	Ranch			1
35	Settlement	Trilevel	1		
36	Stonebridge	Two Story		1	
37	Jamestown	Ranch			1
38	Settlement	Trilevel	1		
39	Stonebridge	Two Story		1	
40	Jamestown	Ranch			1
41	Stonebridge	Two Story		1	
42	Settlement	Trilevel	1		
43	Stonebridge	Two Story		1	
44	Stonebridge	Two Story		1	
45	Jamestown	Ranch			1
46	Stonebridge	Two Story		1	
47	Newbridge	Two Story			1
48	Multi-Family				
49	Stonebridge	Two Story		1	
50	Settlement	Trilevel	1		
51	Jamestown	Ranch			1
52	Stonebridge	Two Story		1	
53	Settlement	Trilevel	1		
54	Stonebridge	Two Story		1	
55	Jamestown	Ranch			1
56	Settlement	Trilevel	1		
57	Stonebridge	Two Story		1	
58	Cedarbrook	Two Story			1
59	Jamestown	Ranch			1
60	Cedarbrook	Two Story			1
61	Stonebridge	Two Story		1	
62	Cedarbrook	Two Story			1
63	Stonebridge	Two Story		1	
64	Jamestown	Ranch			1
65	Cedarbrook	Two Story			1
66	Settlement	Trilevel	1		
67	Jamestown	Ranch			1
68	Cedarbrook	Two Story			1
69	Jamestown	Ranch			1
70	Settlement	Trilevel	1		
71	Jamestown	Ranch			1
			-----	-----	-----
<b>Totals</b>			8	13	17
			21.05%	34.21%	44.74%
<b>REVISED FOR LOT 48 REDIVISION</b>					
72	Jamestown	Ranch			1
73	Settlement	Trilevel	1		
74	Cedarbrook	Two Story			1
75	Settlement	Trilevel	1		
76	Jamestown	Ranch			1
77	Cedarbrook	Two Story		1	
78	Stonebridge	Two Story			1
79	Jamestown	Ranch			1
<b>Lot 48 totals</b>			2	1	5
<b>Project Totals</b>			10	14	22
			21.74%	30.43%	47.83%

**RENAISSANCE ON THE PARK ADDN. 1 SUBDIVISION  
IMPERVIOUS SURFACE TABLE**

*See  
10-1-07  
Revised  
Sheet*

Lot No.	House Style	Lot Area	Roof Area	Drive Area	Total Impervious Surface	Impervious Surface Ratio	7/26/2007 Available Impervious Surface
33	Two Story	5,858	1,406	431	1,837	31%	1,092
34	Ranch	4,543	1,705	408	2,113	47%	159
35	Trilevel	4,480	1,456	340	1,796	40%	444
36	Two Story	5,151	1,406	442	1,848	36%	728
37	Ranch	5,005	1,705	357	2,062	41%	441
38	Trilevel	5,007	1,456	340	1,796	36%	708
39	Two Story	5,509	1,406	391	1,797	33%	958
40	Ranch	7,729	1,705	397	2,102	27%	1,763
41	Two Story	4,002	1,406	396	1,802	45%	199
42	Trilevel	4,000	1,456	340	1,796	45%	204
43	Two Story	4,000	1,406	340	1,746	44%	254
44	Two Story	4,400	1,406	391	1,797	41%	403
45	Ranch	4,400	1,705	336	2,041	46%	159
46	Two Story	4,000	1,406	391	1,797	45%	203
47	Two Story	4,997	1,406	478	1,884	38%	615
48							-
49	Two Story	5,659	1,406	431	1,837	32%	993
50	Trilevel	4,771	1,456	353	1,809	38%	577
51	Ranch	5,674	1,705	408	2,113	37%	724
52	Two Story	5,337	1,406	442	1,848	35%	821
53	Trilevel	4,753	1,456	340	1,796	38%	581
54	Two Story	7,749	1,406	391	1,797	23%	2,078
55	Ranch	4,400	1,705	357	2,062	47%	138
56	Trilevel	4,400	1,456	341	1,797	41%	403
57	Two Story	6,118	1,406	483	1,889	31%	1,170
58	Two Story	5,443	1,265	340	1,605	29%	1,117
59	Ranch	4,258	1,705	418	2,123	50%	6
60	Two Story	5,093	1,265	533	1,798	35%	749
61	Ranch	5,385	1,705	416	2,121	39%	572
62	Two Story	4,146	1,406	289	1,695	41%	378
63	Two Story	5,796	1,406	383	1,789	31%	1,109
64	Ranch	4,407	1,705	417	2,122	48%	82
65	Two Story	4,057	1,406	391	1,797	44%	232
66	Trilevel	4,028	1,456	345	1,801	45%	213
67	Ranch	6,141	1,705	399	2,104	34%	967
68	Two Story	5,825	1,265	521	1,786	31%	1,127
69	Ranch	4,496	1,705	502	2,207	49%	41
70	Trilevel	4,499	1,456	425	1,881	42%	369
71	Ranch	4,512	1,705	482	2,187	48%	69
<b>REDIVISION OF LOT 48</b>							
72	Ranch	6,297	1,705	415	2,120	34%	1,029
73	Trilevel	4,887	1,456	433	1,889	39%	555
74	2 Story	4,911	1,265	502	1,767	36%	689
75	Trilevel	5,444	1,456	352	1,808	33%	914
76	Ranch	5,471	1,705	412	2,117	39%	619
77	2 Story	4,372	1,265	408	1,673	38%	513
78	2 Story	4,562	1,406	453	1,859	41%	422
79	Ranch	6,056	1,705	412	2,117	35%	911
Lot 48	Totals	42,000	11,963	3,387	15,350	37%	5,650

**RENAISSANCE ON THE PARK ADDN. 1 SUBDIVISION  
IMPERVIOUS SURFACE TABLE**

Lot No.	House Style	Lot Area	Roof Area	Drive Area	Total Impervious Surface	Impervious Surface Ratio	Open Space Ratio	9/30/2007 Available Impervious Surface
33	Two Story	5,858	1,406	431	1,837	31%	69%	1,092
34	Ranch	4,543	1,705	408	2,113	47%	53%	159
35	Trilevel	4,480	1,456	340	1,796	40%	60%	444
36	Two Story	5,151	1,406	442	1,848	36%	64%	728
37	Ranch	5,005	1,705	357	2,062	41%	59%	441
38	Trilevel	5,007	1,456	340	1,796	36%	64%	708
39	Two Story	5,509	1,406	391	1,797	33%	67%	958
40	Ranch	7,729	1,705	397	2,102	27%	73%	1,763
41	Two Story	4,002	1,406	396	1,802	45%	55%	199
42	Trilevel	4,000	1,456	340	1,796	45%	55%	204
43	Two Story	4,000	1,406	340	1,746	44%	56%	254
44	Two Story	4,400	1,406	391	1,797	41%	59%	403
45	Ranch	4,400	1,705	336	2,041	46%	54%	159
46	Two Story	4,000	1,406	391	1,797	45%	55%	203
47	Two Story	4,997	1,406	478	1,884	38%	62%	615
48							100%	-
49	Two Story	5,659	1,406	431	1,837	32%	68%	993
50	Trilevel	4,771	1,456	353	1,809	38%	62%	577
51	Ranch	5,674	1,705	408	2,113	37%	63%	724
52	Two Story	5,337	1,406	442	1,848	35%	65%	821
53	Trilevel	4,753	1,456	340	1,796	38%	62%	581
54	Two Story	7,749	1,406	391	1,797	23%	77%	2,078
55	Ranch	4,400	1,705	357	2,062	47%	53%	138
56	Trilevel	4,400	1,456	341	1,797	41%	59%	403
57	Two Story	6,118	1,406	483	1,889	31%	69%	1,170
58	Two Story	5,443	1,265	340	1,605	29%	71%	1,117
59	Ranch	4,258	1,705	418	2,123	50%	50%	6
60	Two Story	5,093	1,265	533	1,798	35%	65%	749
61	Ranch	5,385	1,705	416	2,121	39%	61%	572
62	Two Story	4,146	1,406	289	1,695	41%	59%	378
63	Two Story	5,796	1,406	383	1,789	31%	69%	1,109
64	Ranch	4,407	1,705	417	2,122	48%	52%	82
65	Two Story	4,057	1,406	391	1,797	44%	56%	232
66	Trilevel	4,028	1,456	345	1,801	45%	55%	213
67	Ranch	6,141	1,705	399	2,104	34%	66%	967
68	Two Story	5,825	1,265	521	1,786	31%	69%	1,127
69	Ranch	4,496	1,705	502	2,207	49%	51%	41
70	Trilevel	4,499	1,456	425	1,881	42%	58%	369
71	Ranch	4,512	1,705	482	2,187	48%	52%	69
<b>REDIVISION OF LOT 48</b>								
72	Ranch	6,297	1,705	415	2,120	34%	66%	1,029
73	Trilevel	4,887	1,456	433	1,889	39%	61%	555
74	2 Story	4,911	1,265	502	1,767	36%	64%	689
75	Trilevel	5,444	1,456	352	1,808	33%	67%	914
76	Ranch	5,471	1,705	412	2,117	39%	61%	619
77	2 Story	4,372	1,265	408	1,673	38%	62%	513
78	2 Story	4,562	1,406	453	1,859	41%	59%	422
79	Ranch	6,056	1,705	412	2,117	35%	65%	911
Lot 48	Totals	42,000	11,963	3,387	15,350	37%	63%	5,650

Received: 10/1/07 from Lew Averill