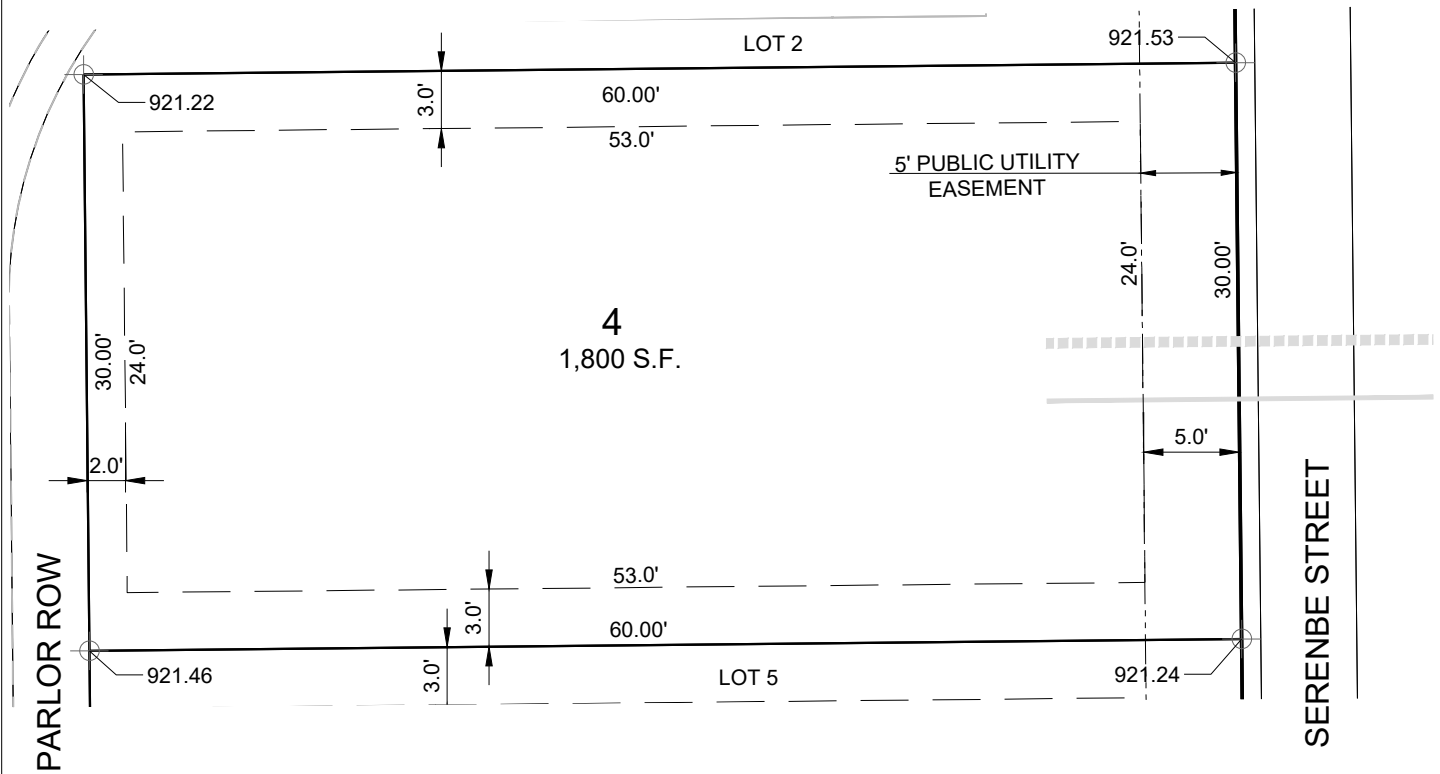


# Belle Farm - Lot 4



## LEGEND

- BUILDING ENVELOPE
- UTILITY EASEMENT
- WATER LATERAL
- SANITARY LATERAL
- SPOT GRADES

FRONT YARD SETBACK = 5'  
 REAR YARD SETBACK = 2'  
 SIDE YARD SETBACK = 3'

MAXIMUM IMPERVIOUS LOT  
 COVERAGE 56%

## SHOTGUN HOMES

### Architectural Requirements:

- 2 Story
- 2 Car Garage positioned at rear setback line
- Basement
- Front porch requirement (facing Serenbe Street)
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

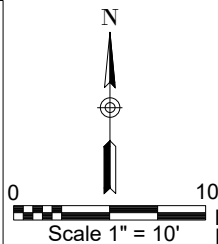


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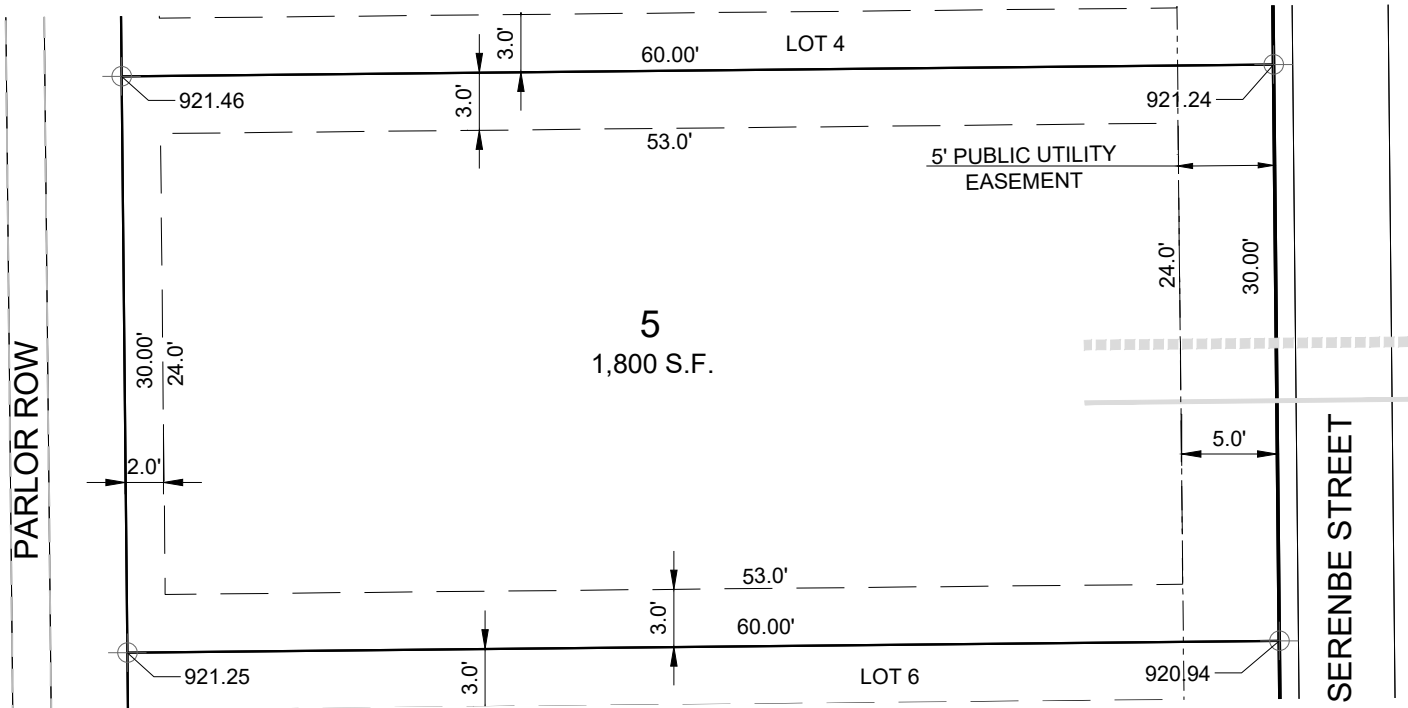
**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**



DATE: 09-21-23  
 DRAWN BY: DWS

*Pleasant Acres*

# Belle Farm - Lot 5



## LEGEND

	BUILDING ENVELOPE
	UTILITY EASEMENT
	WATER LATERAL
	SANITARY LATERAL
	SPOT GRADES

FRONT YARD SETBACK= 5'  
 REAR YARD SETBACK = 2'  
 SIDE YARD SETBACK = 3'

MAXIMUM IMPERVIOUS LOT  
 COVERAGE 56%

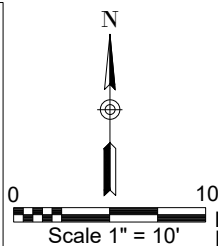
## SHOTGUN HOMES

### Architectural Requirements:

- 2 Story
- 2 Car Garage positioned at rear setback line
- Basement
- Front porch requirement (facing Serenbe Street)
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service



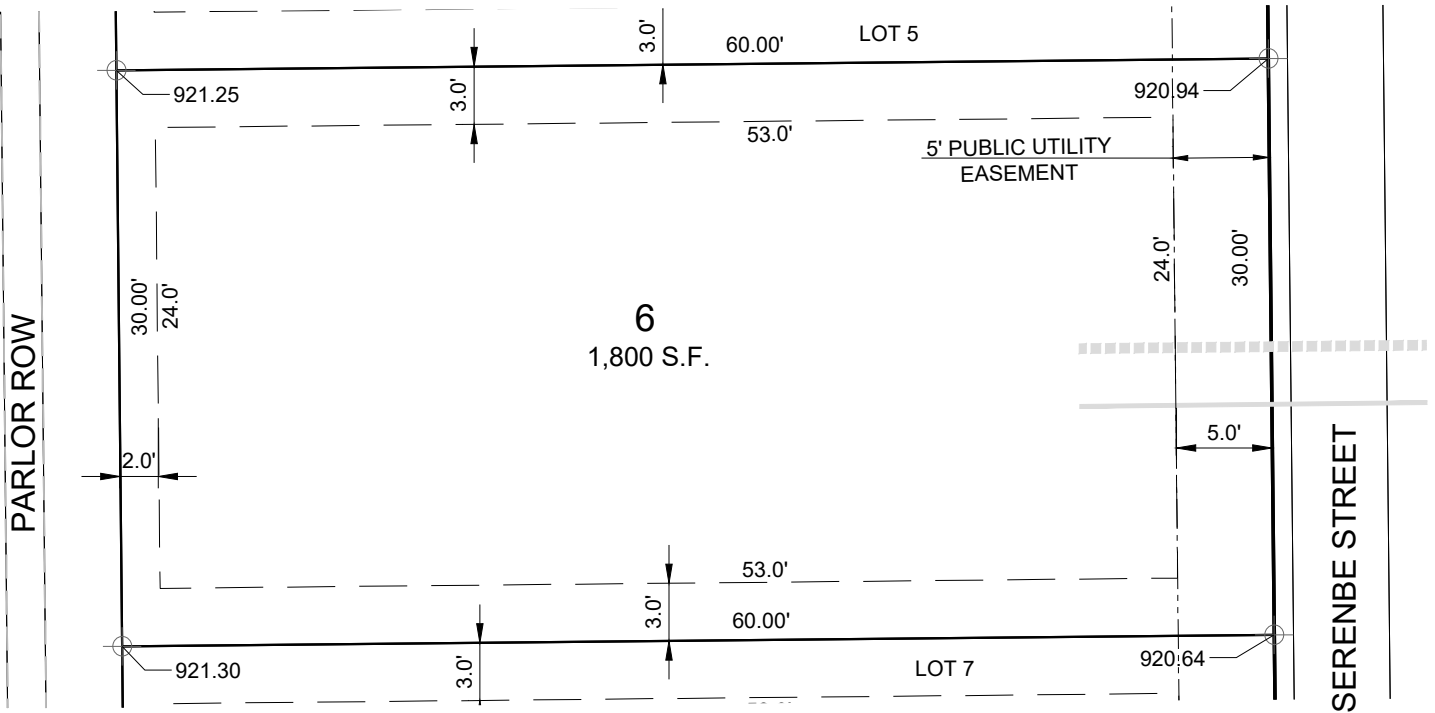
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# Belle Farm - Lot 6



## LEGEND

- BUILDING ENVELOPE
- UTILITY EASEMENT
- WATER LATERAL
- SANITARY LATERAL
- 925.00 SPOT GRADES

FRONT YARD SETBACK= 5'  
 REAR YARD SETBACK = 2'  
 SIDE YARD SETBACK = 3'

MAXIMUM IMPERVIOUS LOT  
 COVERAGE 56%

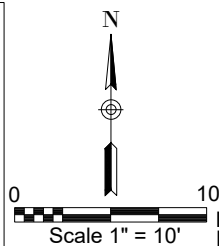
## SHOTGUN HOMES

### Architectural Requirements:

- 2 Story
- 2 Car Garage positioned at rear setback line
- Basement
- Front porch requirement (facing Serenbe Street)
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

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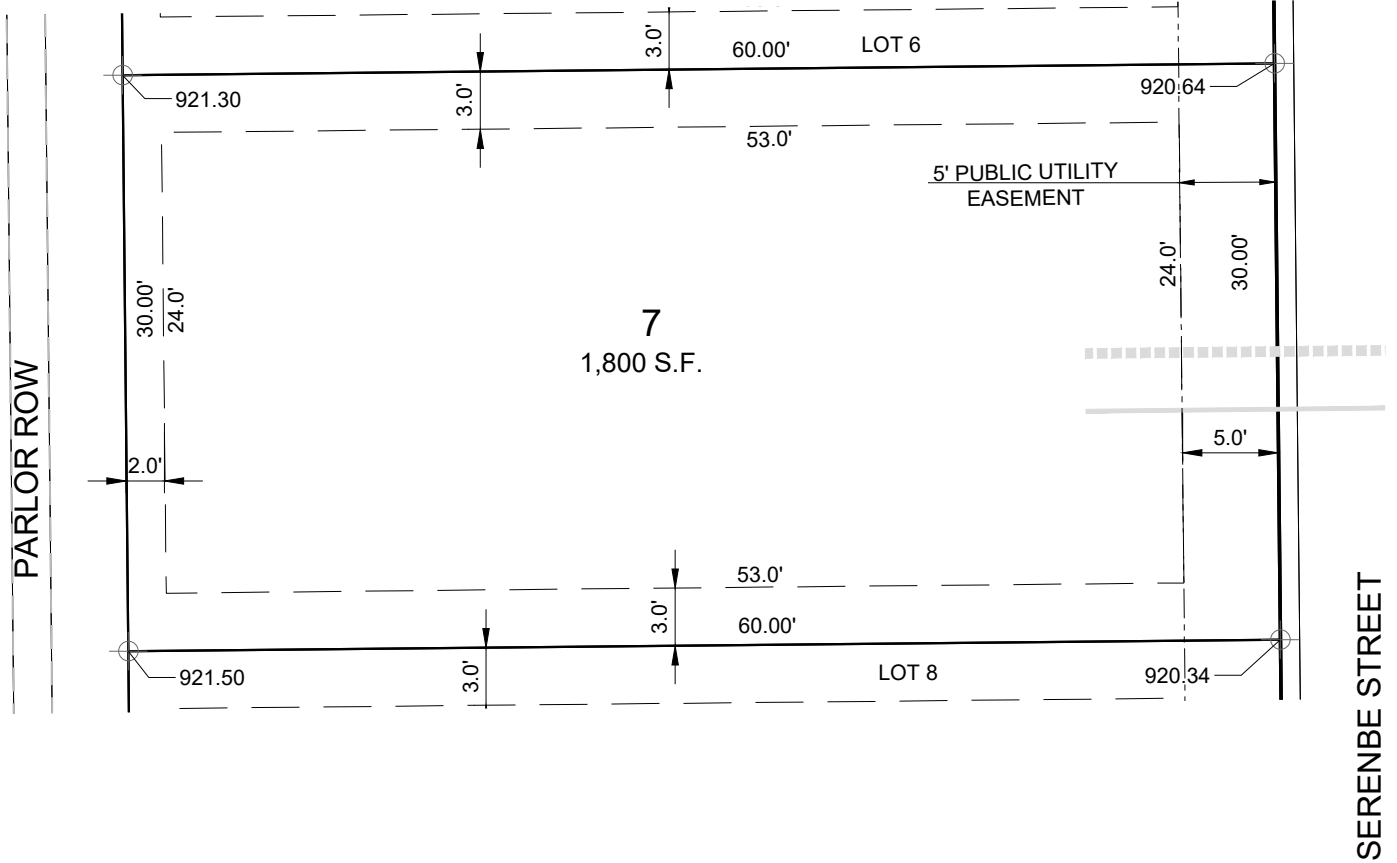
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*Pleasant Acres*

# Belle Farm - Lot 7



## LEGEND

- BUILDING ENVELOPE
- UTILITY EASEMENT
- WATER LATERAL
- SANITARY LATERAL
- 925.00 SPOT GRADES

FRONT YARD SETBACK = 5'  
 REAR YARD SETBACK = 2'  
 SIDE YARD SETBACK = 3'

MAXIMUM IMPERVIOUS LOT  
 COVERAGE 56%

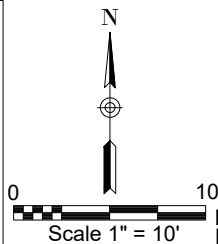
## SHOTGUN HOMES

### Architectural Requirements:

- 2 Story
- 2 Car Garage positioned at rear setback line
- Basement
- Front porch requirement (facing Serenbe Street)
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

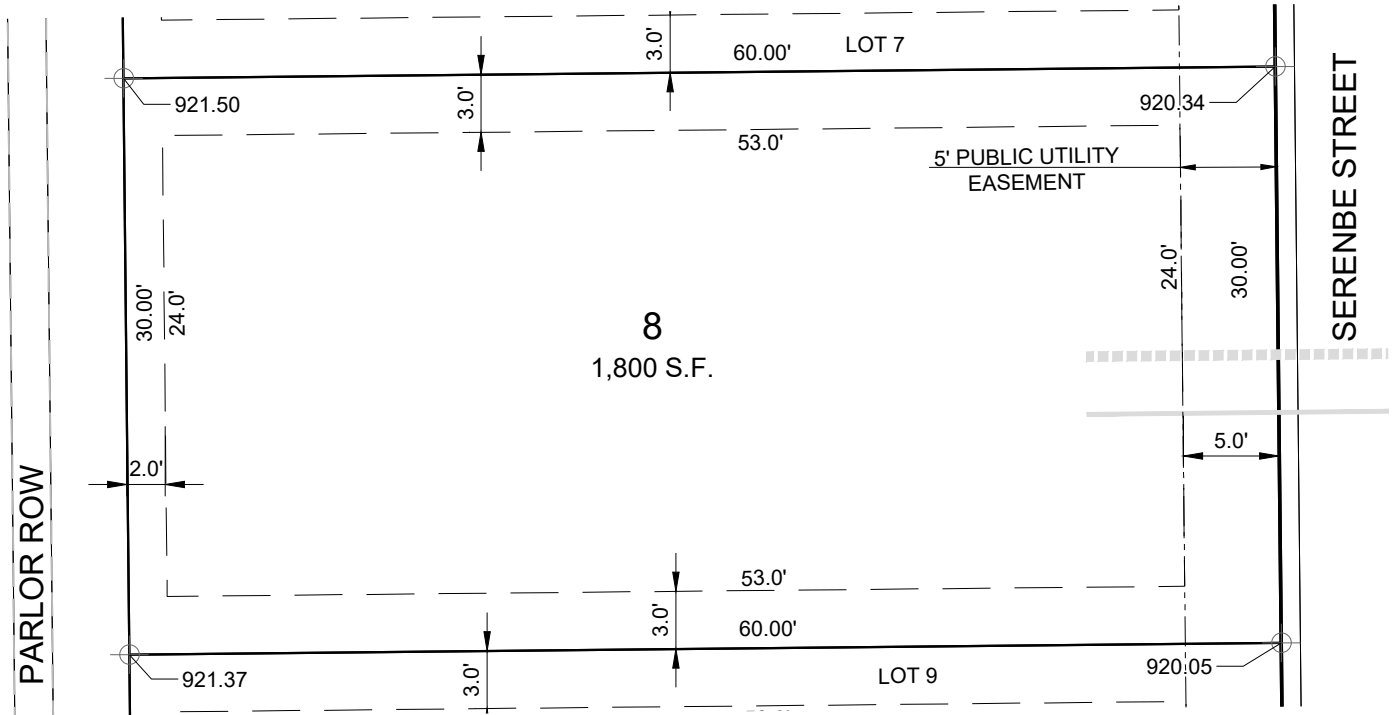
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*Pleasant Acres*

# Belle Farm - Lot 8



## LEGEND

	BUILDING ENVELOPE
	UTILITY EASEMENT
	WATER LATERAL
	SANITARY LATERAL
	SPOT GRADES

FRONT YARD SETBACK = 5'  
 REAR YARD SETBACK = 2'  
 SIDE YARD SETBACK = 3'

MAXIMUM IMPERVIOUS LOT  
 COVERAGE 56%

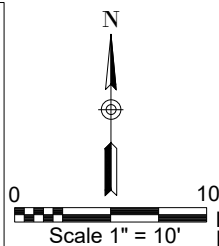
## SHOTGUN HOMES

### Architectural Requirements:

- 2 Story
- 2 Car Garage positioned at rear setback line
- Basement
- Front porch requirement (facing Serenbe Street)
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

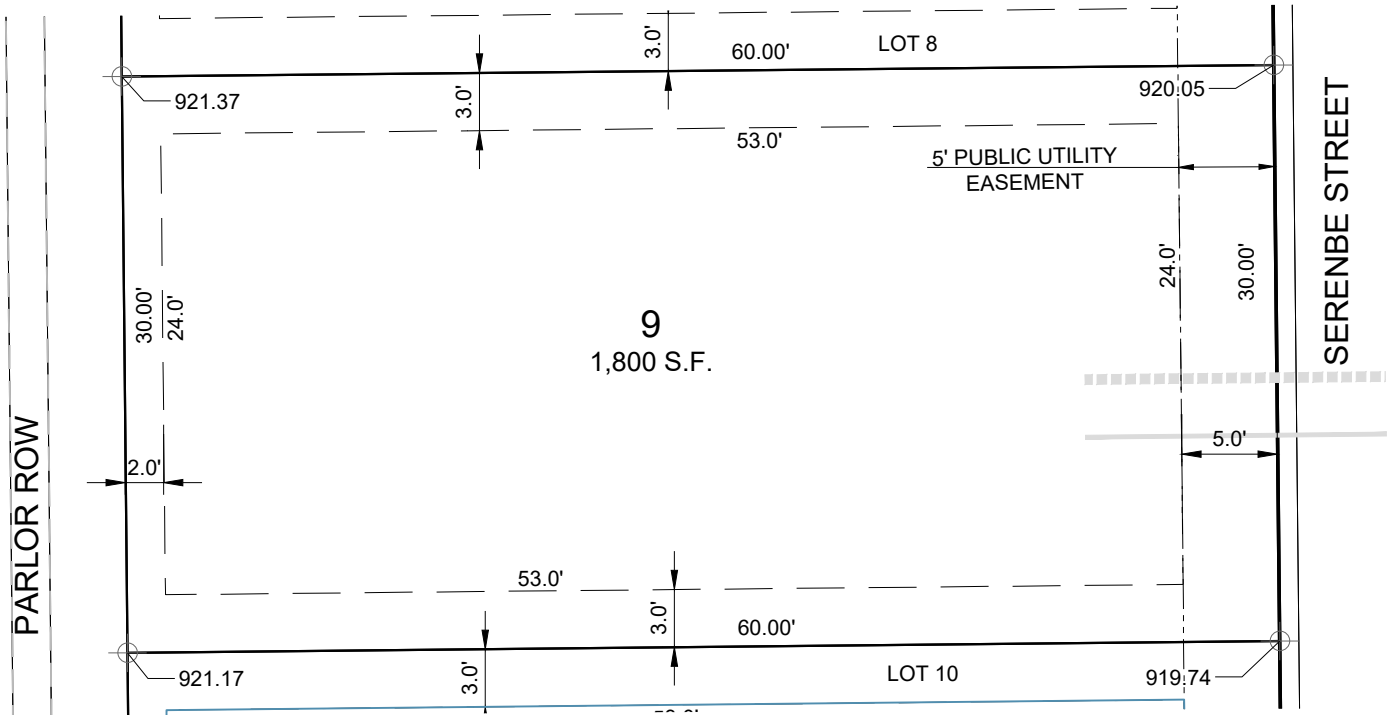
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*Pleasant Acres*

# Belle Farm - Lot 9



## LEGEND

	BUILDING ENVELOPE
	UTILITY EASEMENT
	WATER LATERAL
	SANITARY LATERAL
	SPOT GRADES

FRONT YARD SETBACK = 5'  
 REAR YARD SETBACK = 2'  
 SIDE YARD SETBACK = 3'

MAXIMUM IMPERVIOUS LOT  
 COVERAGE 56%

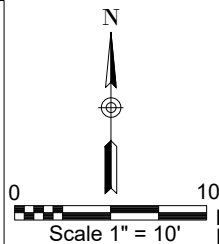
## SHOTGUN HOMES

### Architectural Requirements:

- 2 Story
- 2 Car Garage positioned at rear setback line
- Basement
- Front porch requirement (facing Serenbe Street)
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

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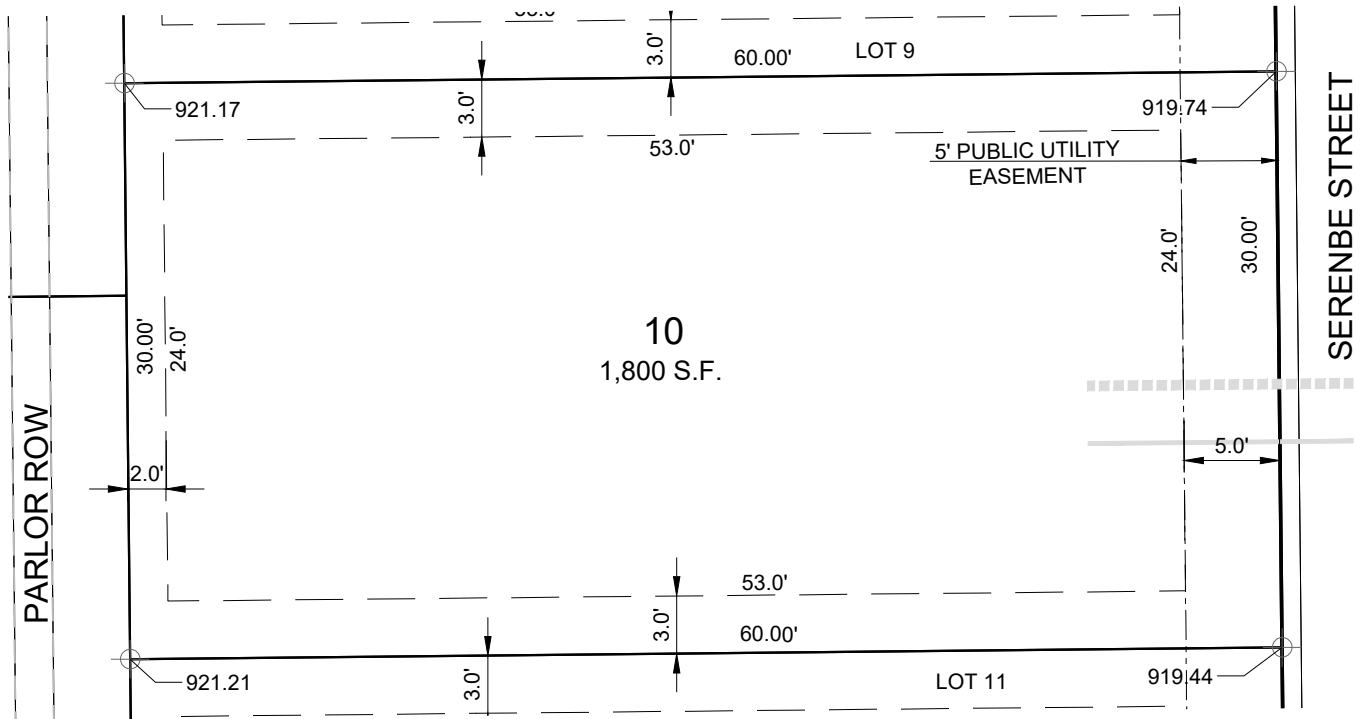
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# Belle Farm - Lot 10



## LEGEND

- BUILDING ENVELOPE
- UTILITY EASEMENT
- WATER LATERAL
- SANITARY LATERAL
- SPOT GRADES

FRONT YARD SETBACK= 5'  
 REAR YARD SETBACK = 2'  
 SIDE YARD SETBACK = 3'

MAXIMUM IMPERVIOUS LOT  
 COVERAGE 56%

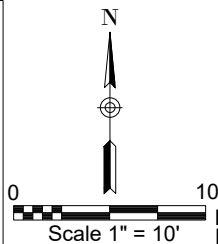
## SHOTGUN HOMES

### Architectural Requirements:

- 2 Story
- 2 Car Garage positioned at rear setback line
- Basement
- Front porch requirement (facing Serenbe Street)
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service



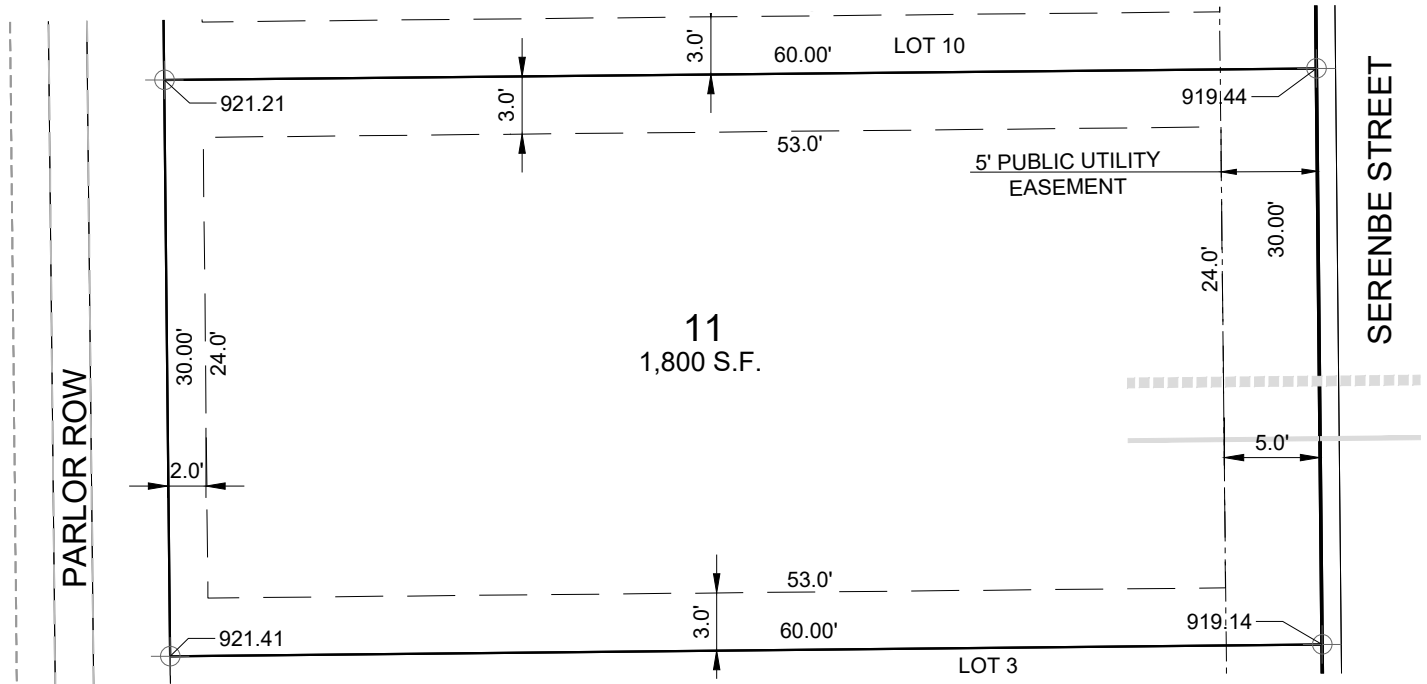
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# Belle Farm - Lot 11



## LEGEND

- BUILDING ENVELOPE
- UTILITY EASEMENT
- WATER LATERAL
- SANITARY LATERAL
- SPOT GRADES

FRONT YARD SETBACK = 5'  
 REAR YARD SETBACK = 2'  
 SIDE YARD SETBACK = 3'

MAXIMUM IMPERVIOUS LOT  
 COVERAGE 56%

## SHOTGUN HOMES

### Architectural Requirements:

- 2 Story
- 2 Car Garage positioned at rear setback line
- Basement
- Front porch requirement (facing Serenbe Street)
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

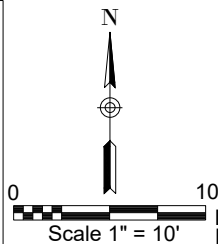


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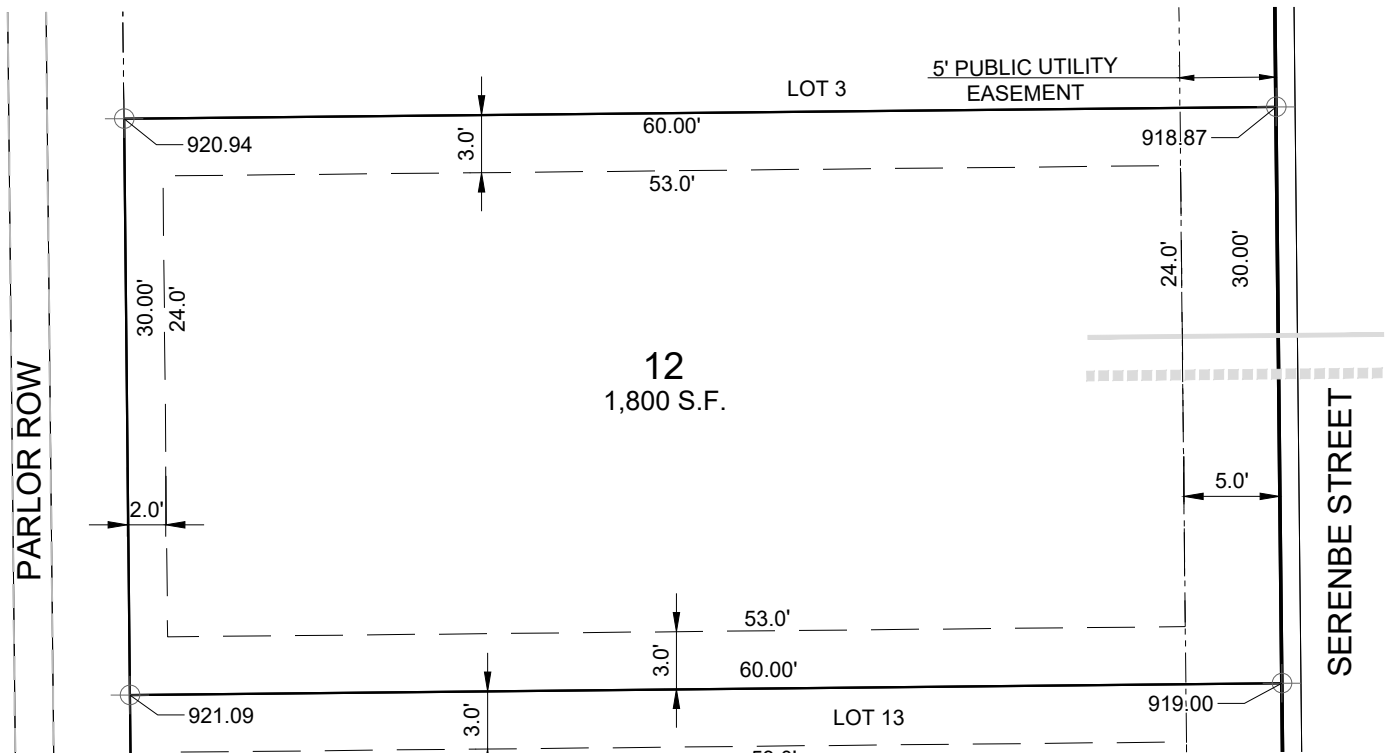


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*Pleasant Acres*



# Belle Farm - Lot 12



## LEGEND

- — — — — BUILDING ENVELOPE
- - - - - UTILITY EASEMENT
- WATER LATERAL
- SANITARY LATERAL
- ⊕ 925.00 SPOT GRADES

FRONT YARD SETBACK = 5'  
 REAR YARD SETBACK = 2'  
 SIDE YARD SETBACK = 3'

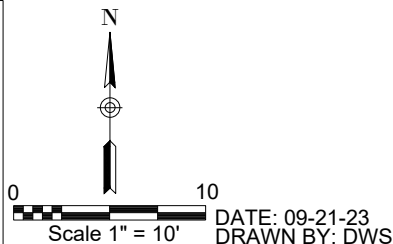
MAXIMUM IMPERVIOUS LOT  
 COVERAGE 56%

## SHOTGUN HOMES

### Architectural Requirements:

- 2 Story
- 2 Car Garage positioned at rear setback line
- Basement
- Front porch requirement (facing Serenbe Street)
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

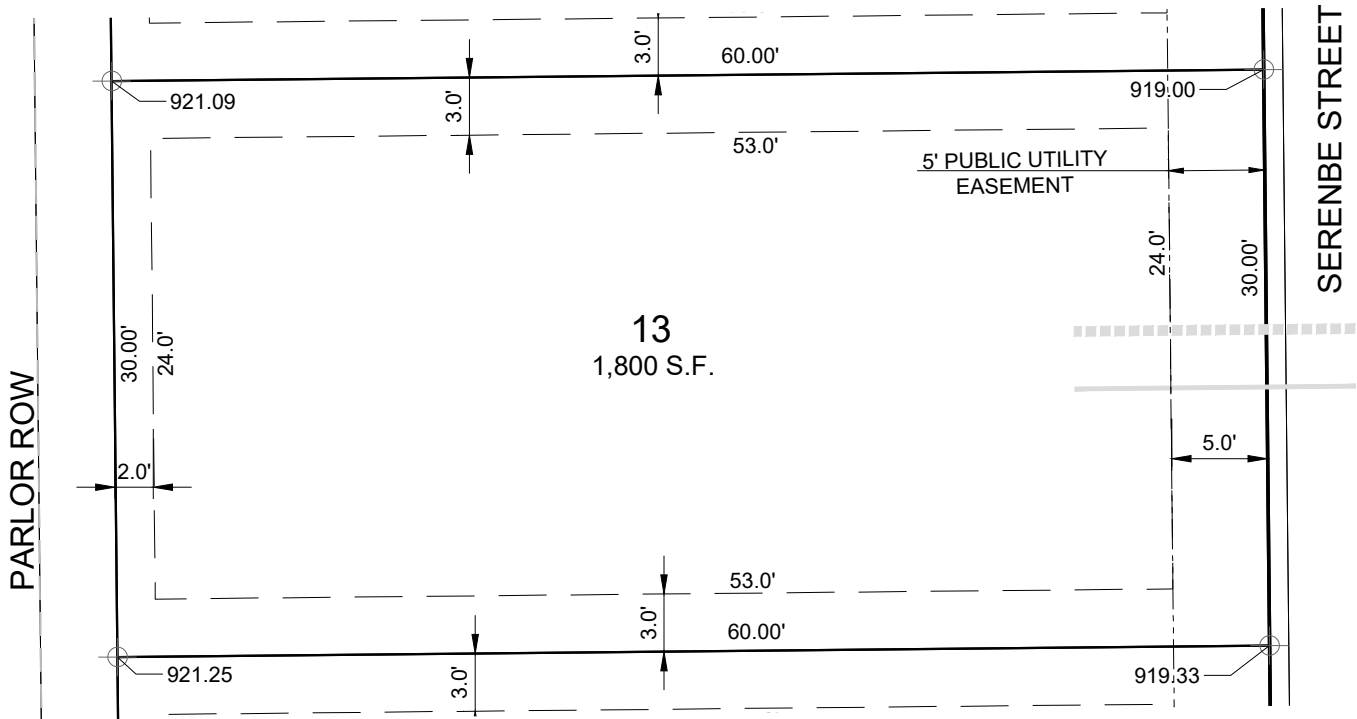
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# Belle Farm - Lot 13



## LEGEND

	BUILDING ENVELOPE
	UTILITY EASEMENT
	WATER LATERAL
	SANITARY LATERAL
	SPOT GRADES

FRONT YARD SETBACK= 5'  
 REAR YARD SETBACK = 2'  
 SIDE YARD SETBACK = 3'

MAXIMUM IMPERVIOUS LOT  
 COVERAGE 56%

## SHOTGUN HOMES

### Architectural Requirements:

- 2 Story
- 2 Car Garage positioned at rear setback line
- Basement
- Front porch requirement (facing Serenbe Street)
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

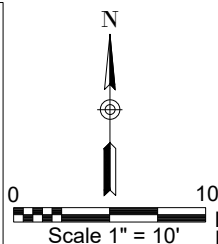


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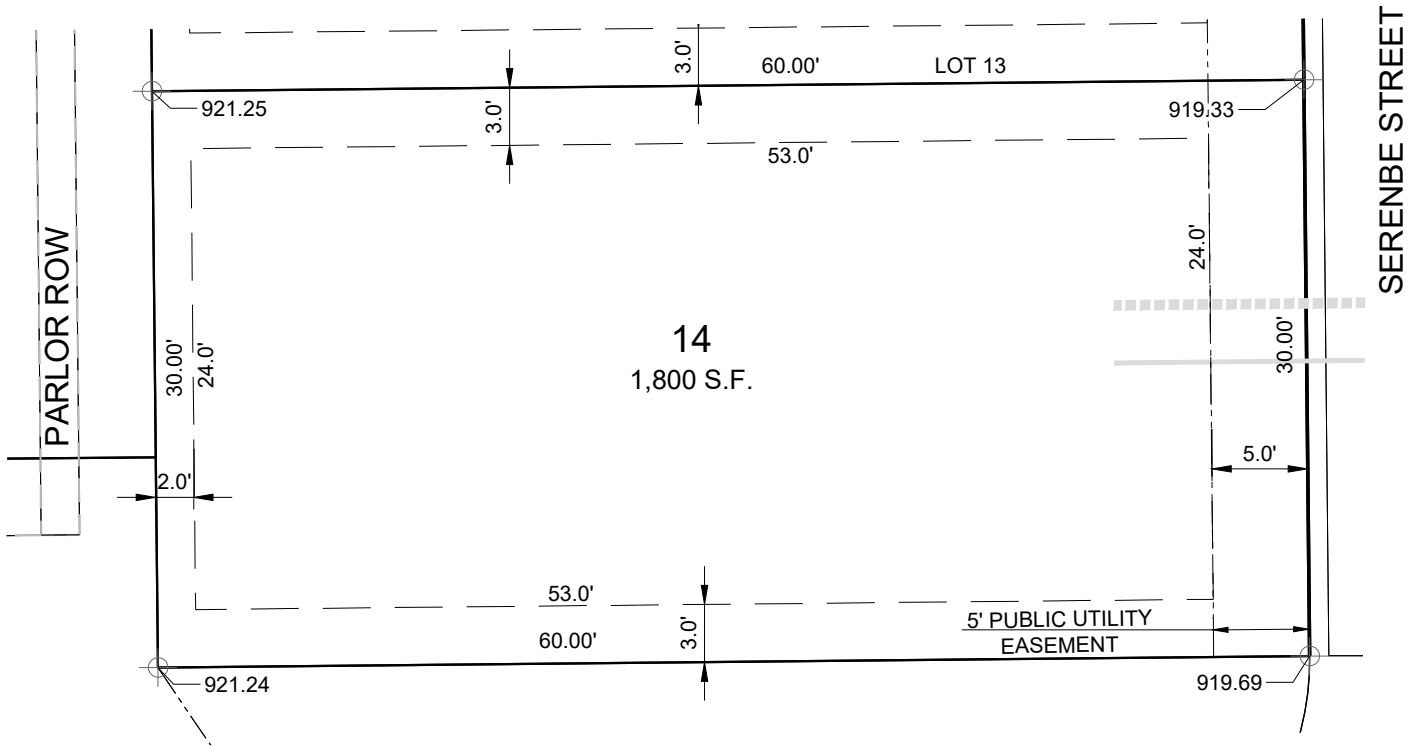
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*Pleasant Acres*

# Belle Farm - Lot 14



## LEGEND

- — — — — BUILDING ENVELOPE
- - - - - UTILITY EASEMENT
- WATER LATERAL
- SANITARY LATERAL
- ⊕ 925.00 SPOT GRADES

FRONT YARD SETBACK = 5'  
 REAR YARD SETBACK = 2'  
 SIDE YARD SETBACK = 3'

MAXIMUM IMPERVIOUS LOT  
 COVERAGE 56%

## SHOTGUN HOMES

### Architectural Requirements:

- 2 Story
- 2 Car Garage positioned at rear setback line
- Basement
- Front porch requirement (facing Serenbe Street)
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

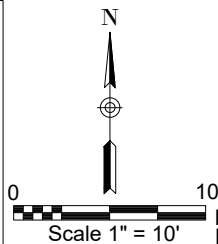


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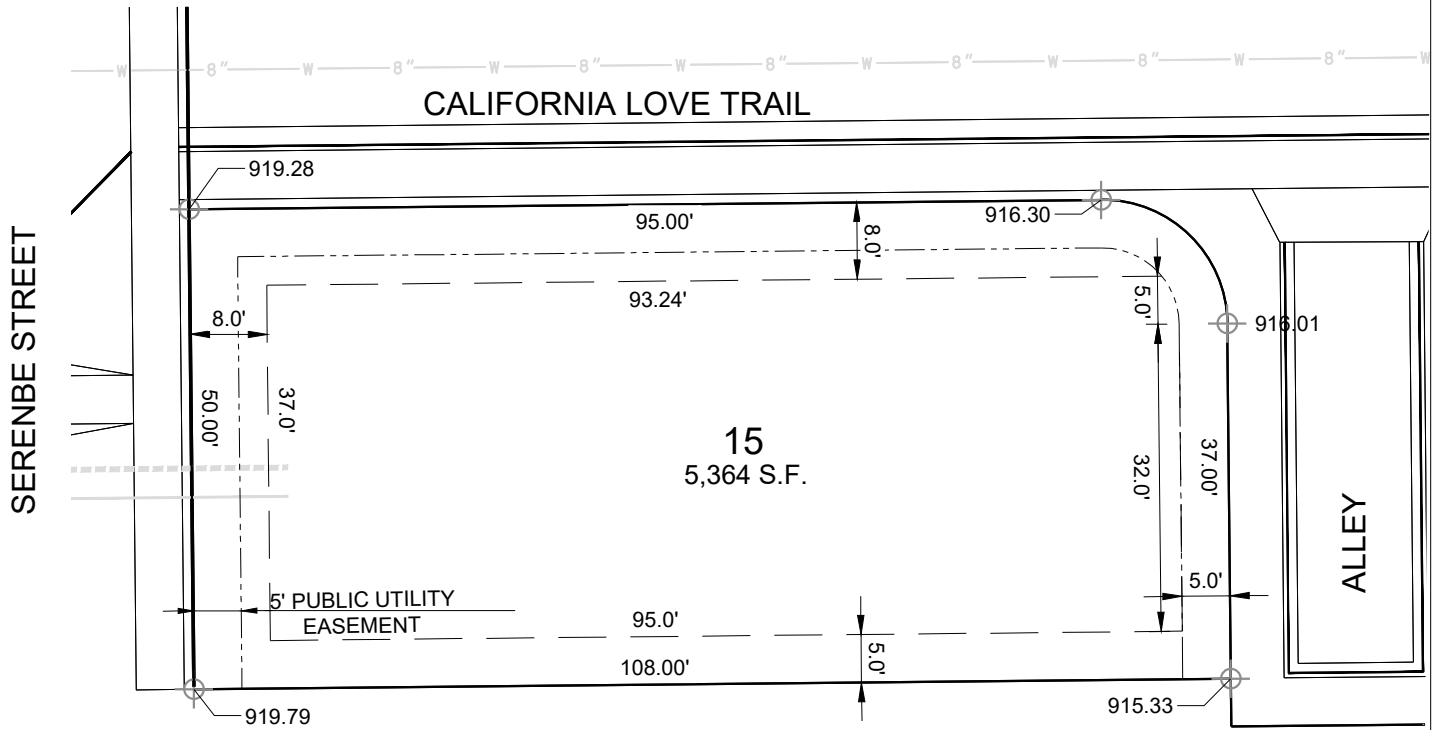
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*Pleasant Acres*

# Belle Farm - Lot 15



## LEGEND

- BUILDING ENVELOPE
- UTILITY EASEMENT
- WATER LATERAL
- SANITARY LATERAL
- SPOT GRADES

FRONT YARD SETBACK = 8'  
 REAR YARD SETBACK = 5'  
 SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT  
 COVERAGE 59%

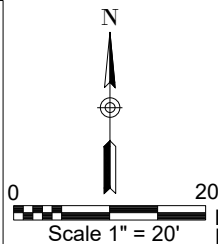
## COTTAGES

### Architectural Requirements:

- 1-2 Story
- 2 Car Garage positioned at rear setback line
- Basement (Optional)
- ADU over the garage
- Front porch requirement (facing Serenbe Street)
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service



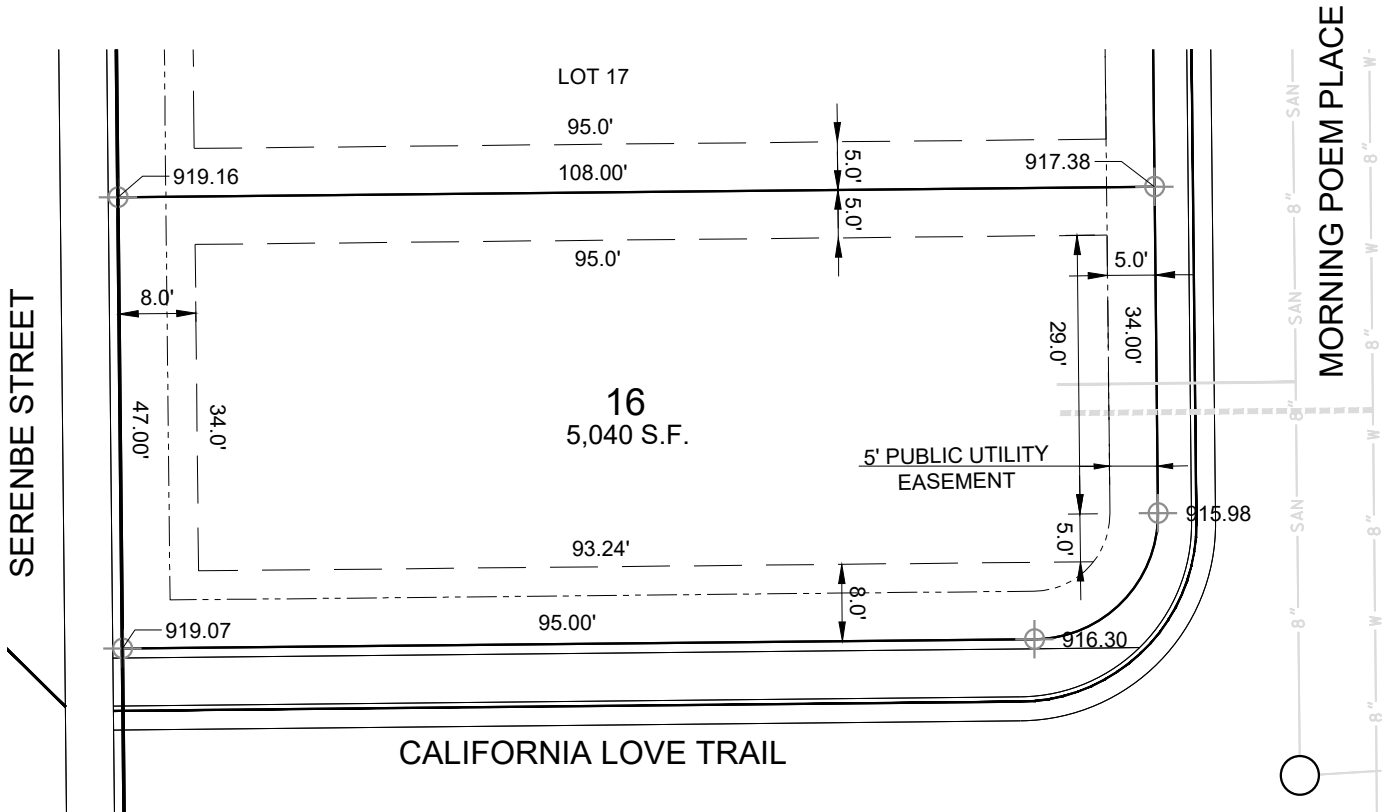
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# Belle Farm - Lot 16



## LEGEND

- BUILDING ENVELOPE
- UTILITY EASEMENT
- WATER LATERAL
- SANITARY LATERAL
- SPOT GRADES

FRONT YARD SETBACK = 8'  
 REAR YARD SETBACK = 5'  
 SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT  
 COVERAGE 59%

## COTTAGES

### Architectural Requirements:

- 1-2 Story
- 2 Car Garage positioned at rear setback line
- Basement (Optional)
- ADU over the garage
- Front porch requirement (facing Serenbe Street)
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

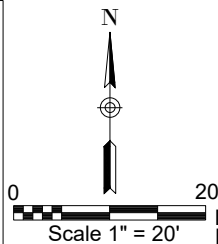


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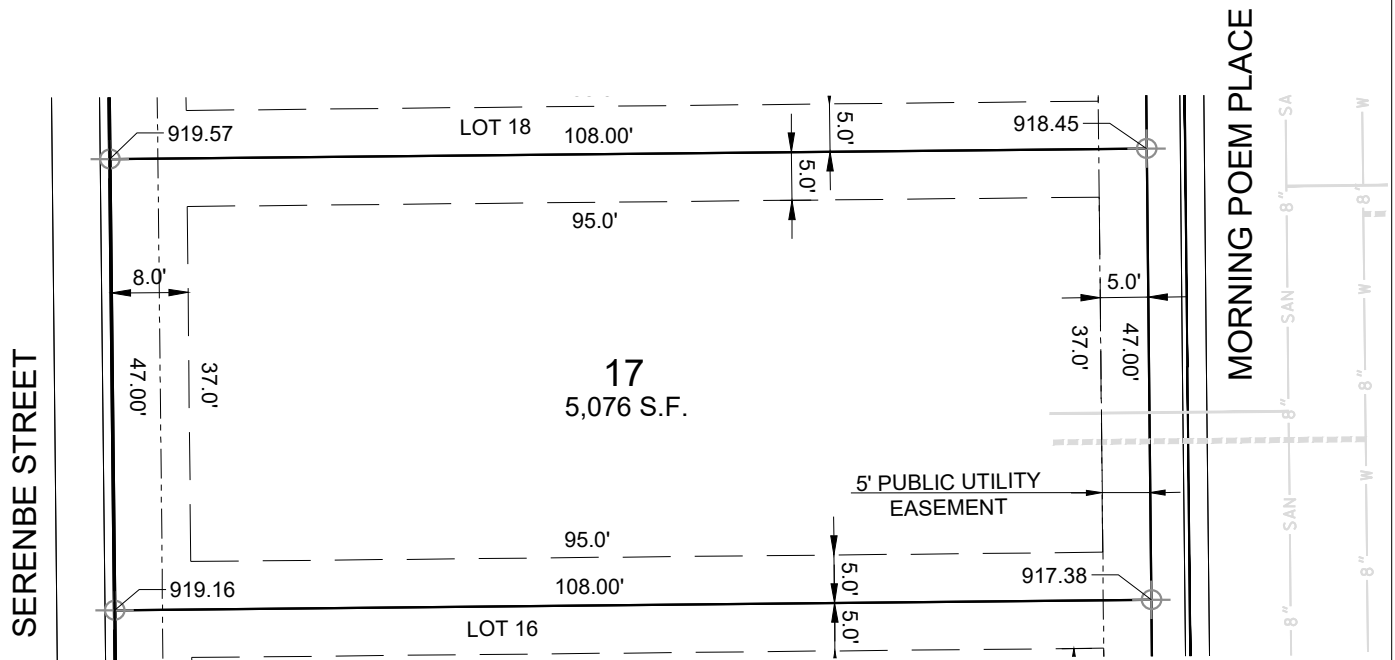
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*Pleasant Acres*

# Belle Farm - Lot 17



## LEGEND

	BUILDING ENVELOPE
	UTILITY EASEMENT
	WATER LATERAL
	SANITARY LATERAL
	SPOT GRADES

FRONT YARD SETBACK = 8'  
 REAR YARD SETBACK = 5'  
 SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT  
 COVERAGE 59%

## COTTAGES

### Architectural Requirements:

- 1-2 Story
- 2 Car Garage positioned at rear setback line
- Basement (Optional)
- ADU over the garage
- Front porch requirement (facing Serenbe Street)
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

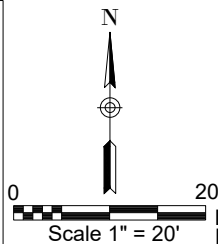


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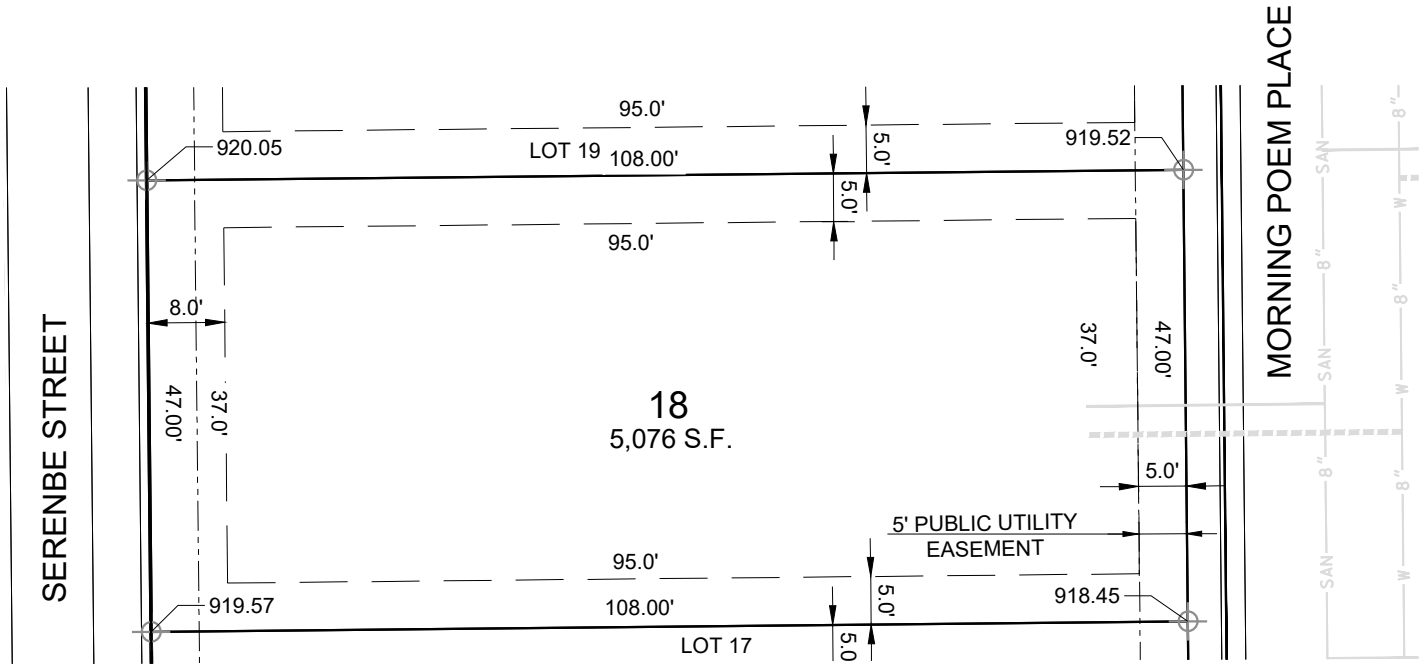
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*Pleasant Acres*

# Belle Farm - Lot 18



## LEGEND

- BUILDING ENVELOPE
- UTILITY EASEMENT
- WATER LATERAL
- SANITARY LATERAL
- SPOT GRADES

FRONT YARD SETBACK = 8'  
 REAR YARD SETBACK = 5'  
 SIDE YARD SETBACK = 5'

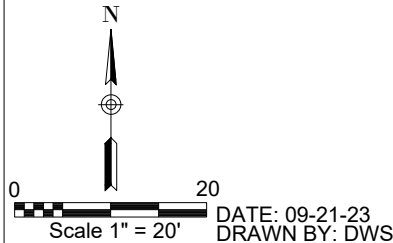
MAXIMUM IMPERVIOUS LOT  
 COVERAGE 59%

## COTTAGES

- Architectural Requirements:
- 1-2 Story
  - 2 Car Garage positioned at rear setback line
  - Basement (Optional)
  - ADU over the garage
  - Front porch requirement (facing Serenbe Street)
  - See Design Review Guidelines for full architectural and sustainability requirements
  - Pervious pavement/pavers requirement on walkways and driveways
  - City water and sewer (see utility sheet)
  - Geothermal for heating and cooling
  - Electrified neighborhood - No Gas Service



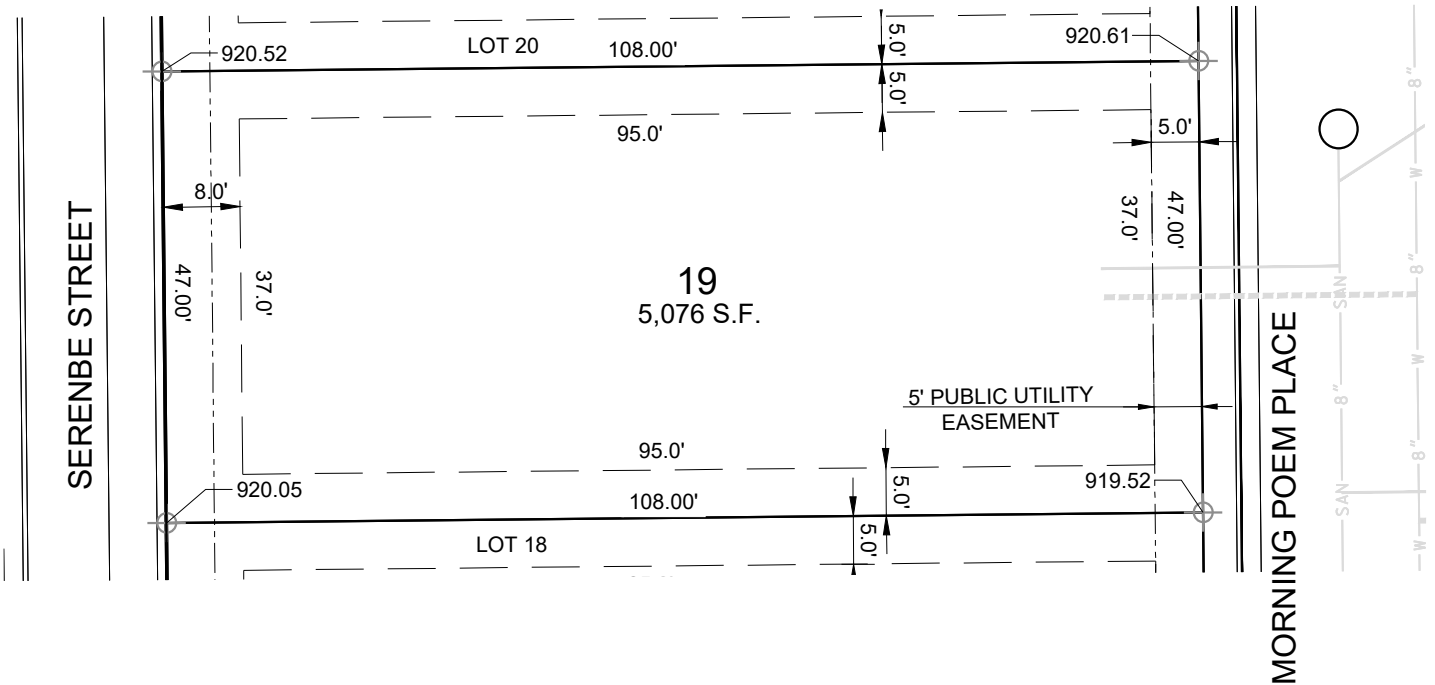
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# Belle Farm - Lot 19



## LEGEND

	BUILDING ENVELOPE
	UTILITY EASEMENT
	WATER LATERAL
	SANITARY LATERAL
	SPOT GRADES

FRONT YARD SETBACK = 8'  
 REAR YARD SETBACK = 5'  
 SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT  
 COVERAGE 59%

## COTTAGES

### Architectural Requirements:

- 1-2 Story
- 2 Car Garage positioned at rear setback line
- Basement (Optional)
- ADU over the garage
- Front porch requirement (facing Serenbe Street)
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

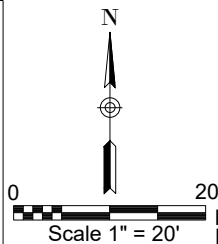


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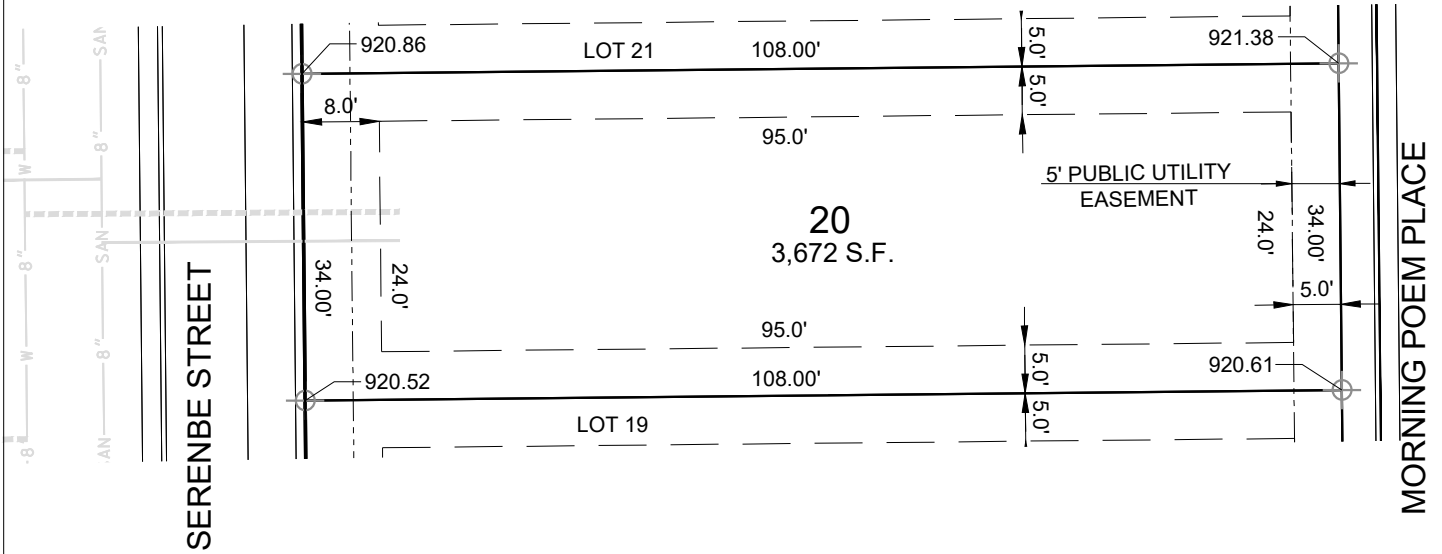


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*Pleasant Acres*



# Belle Farm - Lot 20



## LEGEND

	BUILDING ENVELOPE
	UTILITY EASEMENT
	WATER LATERAL
	SANITARY LATERAL
	SPOT GRADES

FRONT YARD SETBACK = 8'  
 REAR YARD SETBACK = 5'  
 SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT  
 COVERAGE 54%

## CHICAGO ROW HOUSES

### Architectural Requirements:

- 3 Story
- 2 Car Garage positioned at rear setback line
- Basement
- ADU over the garage
- Front porch requirement (facing Serenbe Street)
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

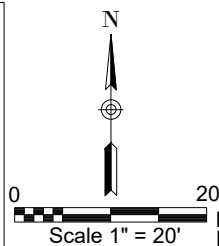


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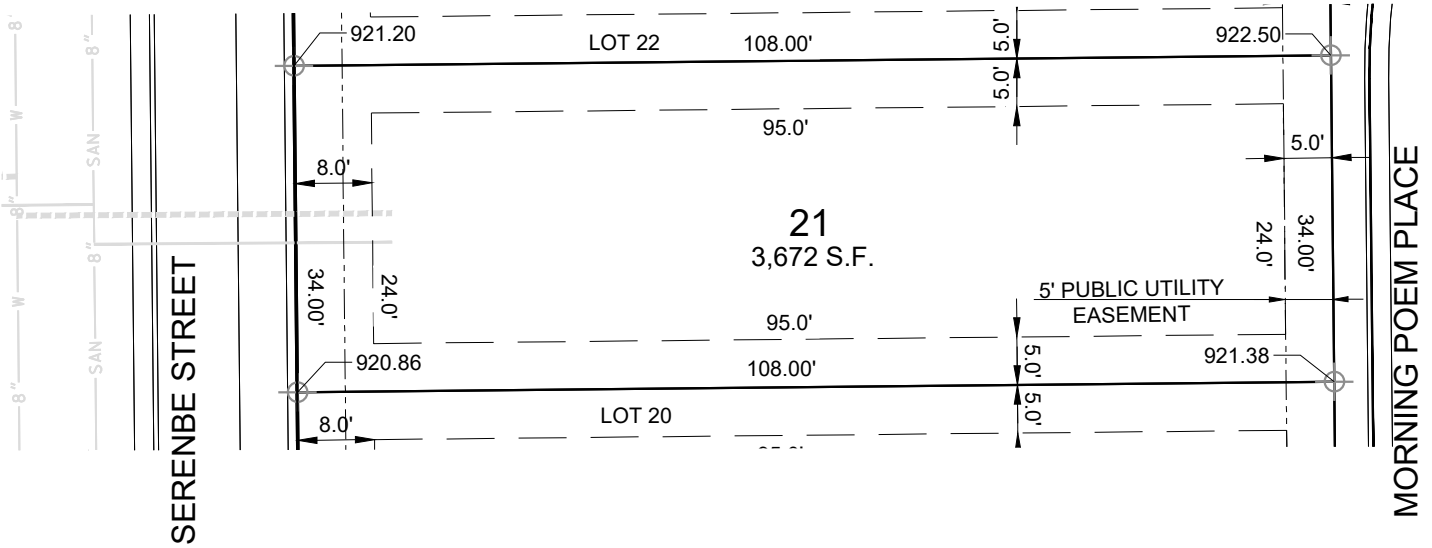
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DATE: 09-21-23  
 DRAWN BY: DWS

*Pleasant Acres*

# Belle Farm - Lot 21



## LEGEND

- BUILDING ENVELOPE
- UTILITY EASEMENT
- WATER LATERAL
- SANITARY LATERAL
- 925.00 SPOT GRADES

FRONT YARD SETBACK = 8'  
 REAR YARD SETBACK = 5'  
 SIDE YARD SETBACK = 5'

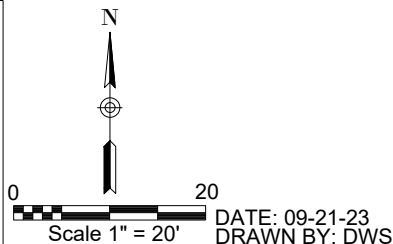
MAXIMUM IMPERVIOUS LOT  
 COVERAGE 54%

## CHICAGO ROW HOUSES

### Architectural Requirements:

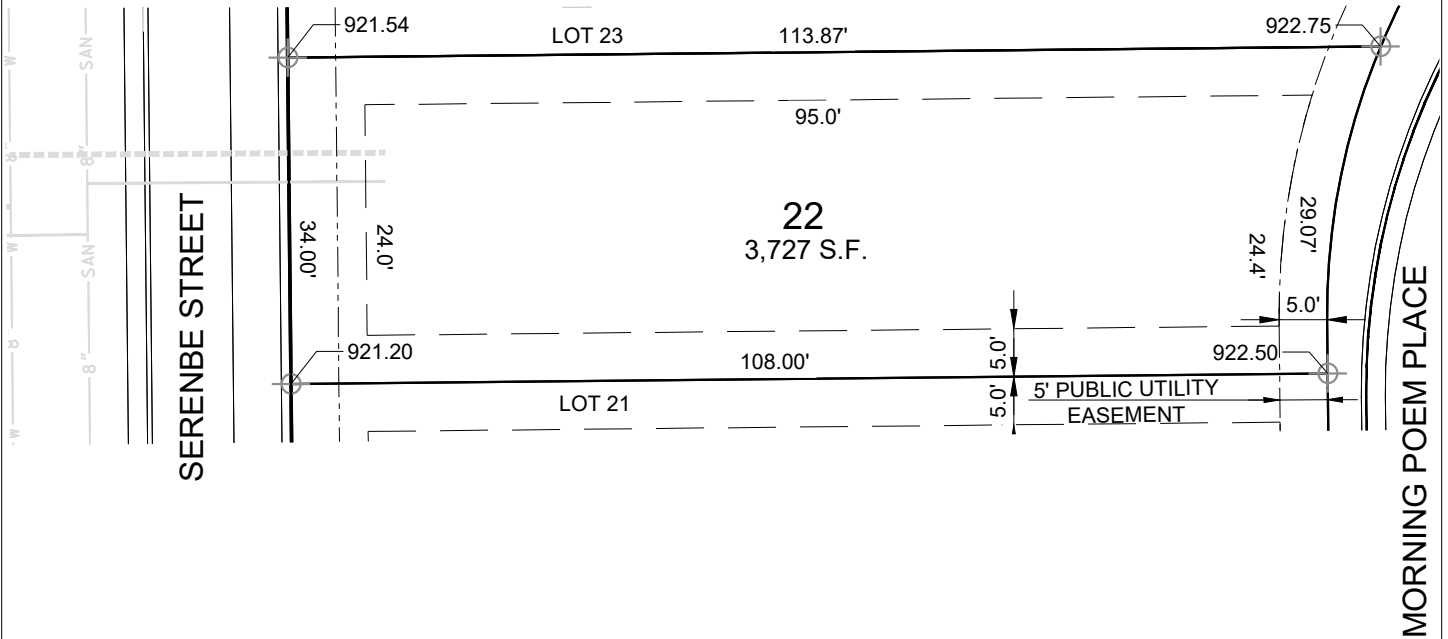
- 3 Story
- 2 Car Garage positioned at rear setback line
- Basement
- ADU over the garage
- Front porch requirement (facing Serenbe Street)
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

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# Belle Farm - Lot 22



## LEGEND

	BUILDING ENVELOPE
	UTILITY EASEMENT
	WATER LATERAL
	SANITARY LATERAL
	SPOT GRADES

FRONT YARD SETBACK = 8'  
 REAR YARD SETBACK = 5'  
 SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT  
 COVERAGE 54%

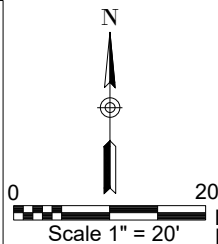
## CHICAGO ROW HOUSES

### Architectural Requirements:

- 3 Story
- 2 Car Garage positioned at rear setback line
- Basement
- ADU over the garage
- Front porch requirement (facing Serenbe Street)
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service



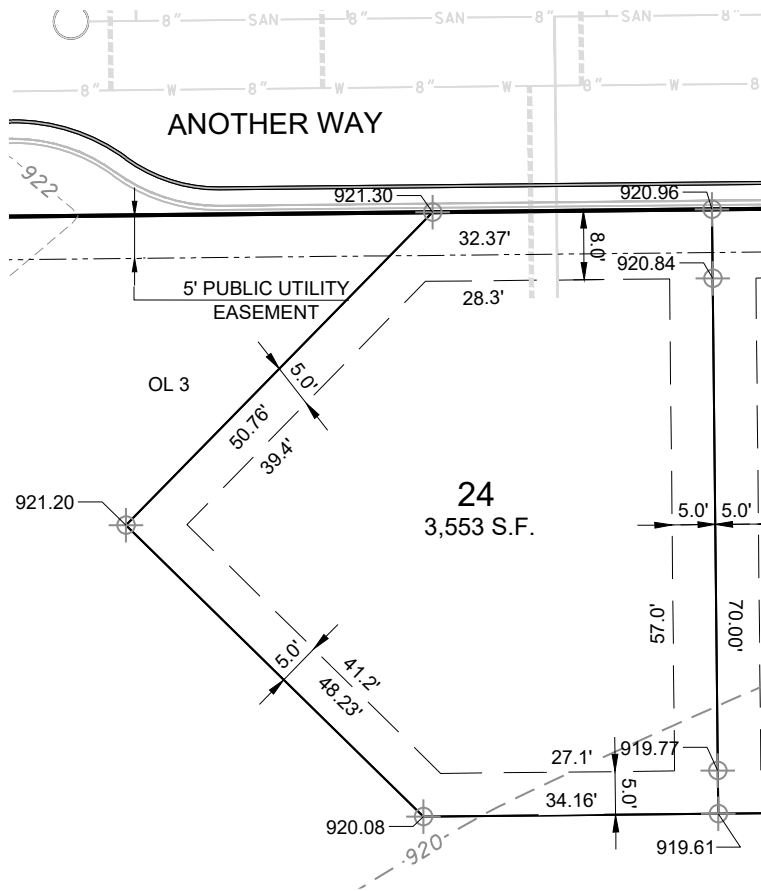
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# Belle Farm - Lot 24



## LEGEND

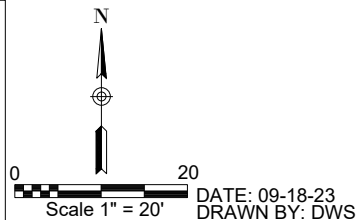
- — — — — BUILDING ENVELOPE
- - - - - UTILITY EASEMENT
- - - - - WATER LATERAL
- - - - - SANITARY LATERAL
- ⊕ 925.00 SPOT GRADES

NOTE:  
MINIMUM ELEVATION OF TOP OF  
FOUNDATION WALL = 917.00

FRONT YARD SETBACK = 8'  
REAR YARD SETBACK = 5'  
SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT  
COVERAGE 45%

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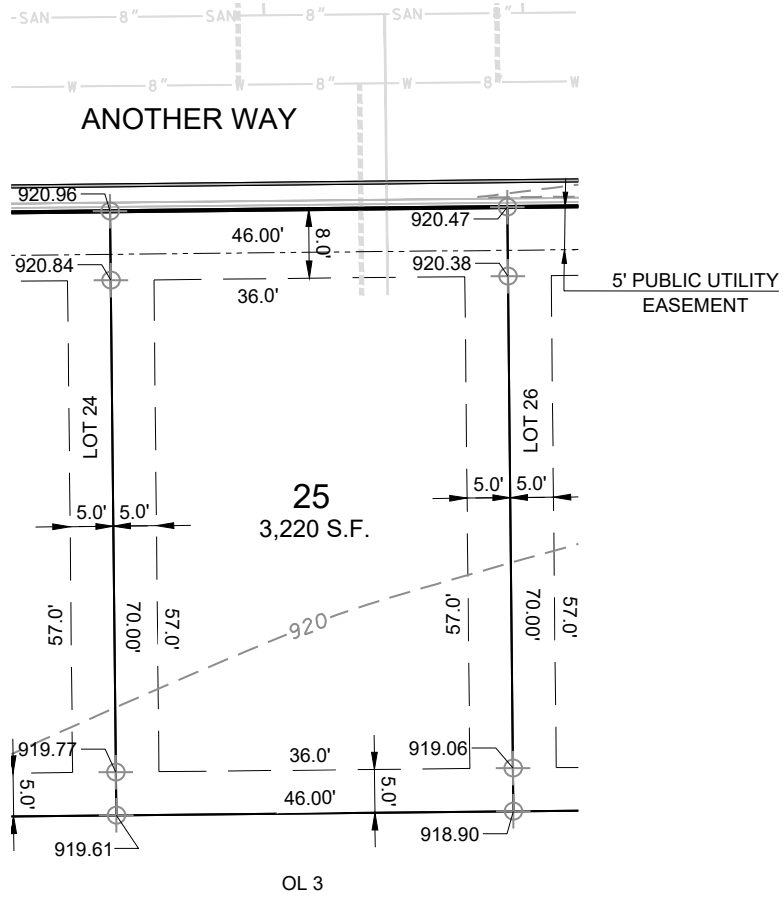
## NEST HOMES

### Architectural Requirements:

- 1 - 2 Story
- 2 Car Garage
- ADU (Optional)
- Front porch requirement (facing central green space)
- Basement
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

*Pleasant Acres*

# Belle Farm - Lot 25



## LEGEND

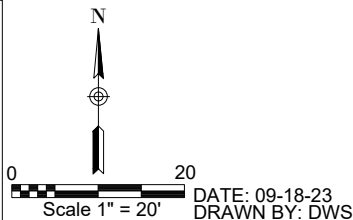
- — — — — BUILDING ENVELOPE
- - - - - UTILITY EASEMENT
- - - - - WATER LATERAL
- - - - - SANITARY LATERAL
- ⊕ 925.00 SPOT GRADES

NOTE:  
MINIMUM ELEVATION OF TOP OF  
FOUNDATION WALL = 917.00

FRONT YARD SETBACK = 8'  
REAR YARD SETBACK = 5'  
SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT  
COVERAGE 45%

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DATE: 09-18-23  
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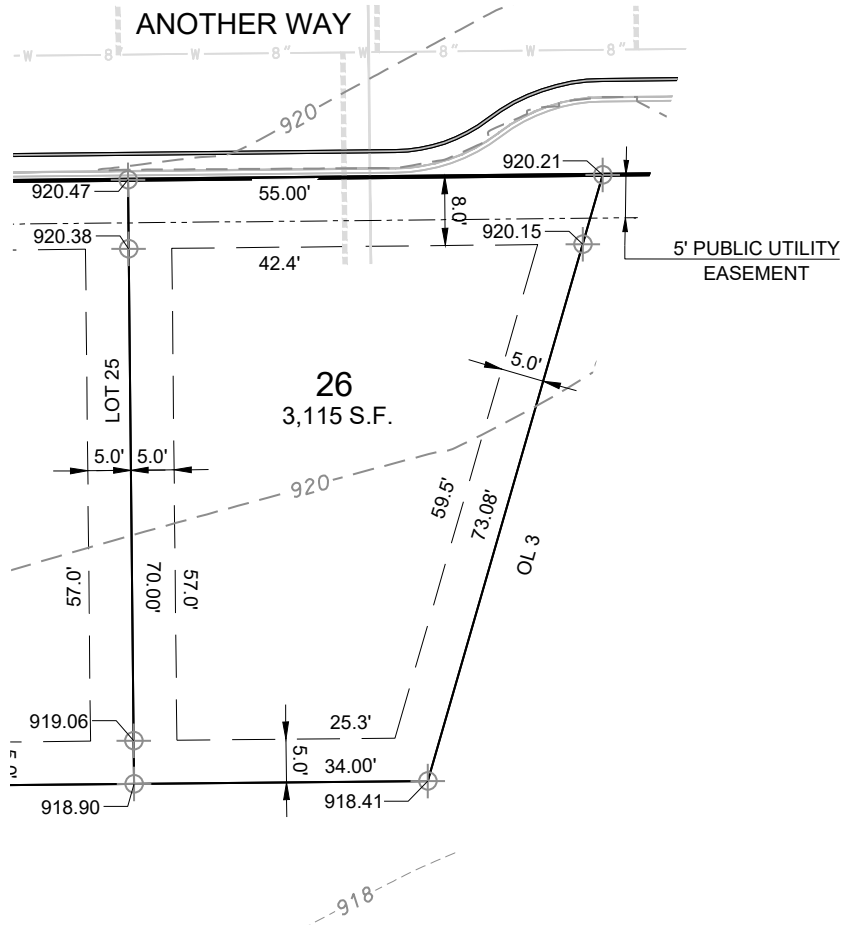
## NEST HOMES

### Architectural Requirements:

- 1 - 2 Story
- 2 Car Garage
- ADU (Optional)
- Front porch requirement (facing central green space)
- Basement
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

*Pleasant Acres*

# Belle Farm - Lot 26



## LEGEND

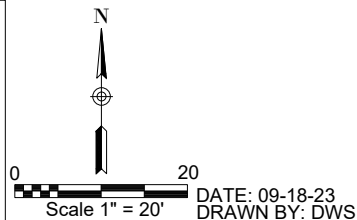
- — — — — BUILDING ENVELOPE
- - - - - UTILITY EASEMENT
- - - - - WATER LATERAL
- - - - - SANITARY LATERAL
- ⊕ 925.00 SPOT GRADES

NOTE:  
MINIMUM ELEVATION OF TOP OF  
FOUNDATION WALL = 917.00

FRONT YARD SETBACK = 8'  
REAR YARD SETBACK = 5'  
SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT  
COVERAGE 45%

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DATE: 09-18-23  
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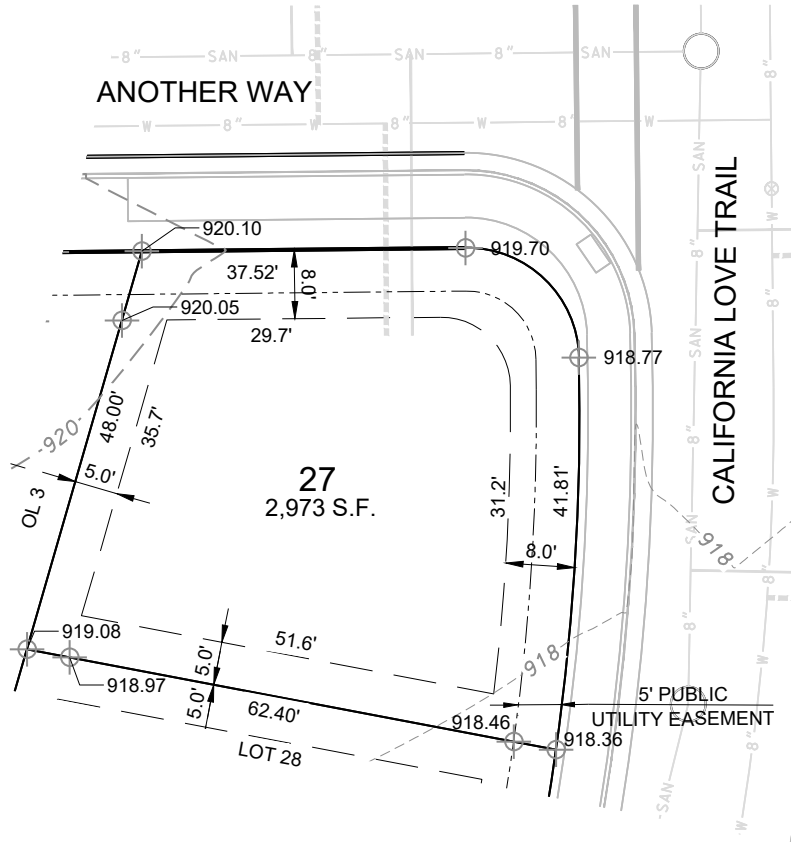
## NEST HOMES

### Architectural Requirements:

- 1 - 2 Story
- 2 Car Garage
- ADU (Optional)
- Front porch requirement (facing central green space)
- Basement
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

*Pleasant Acres*

# Belle Farm - Lot 27



## LEGEND

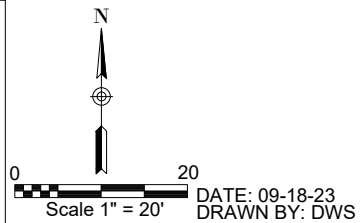
- — — — — BUILDING ENVELOPE
- - - - - UTILITY EASEMENT
- - - - - WATER LATERAL
- - - - - SANITARY LATERAL
- ⊕ 925.00 SPOT GRADES

NOTE:  
MINIMUM ELEVATION OF TOP OF  
FOUNDATION WALL = 917.00

FRONT YARD SETBACK = 8'  
REAR YARD SETBACK = 5'  
SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT  
COVERAGE 45%

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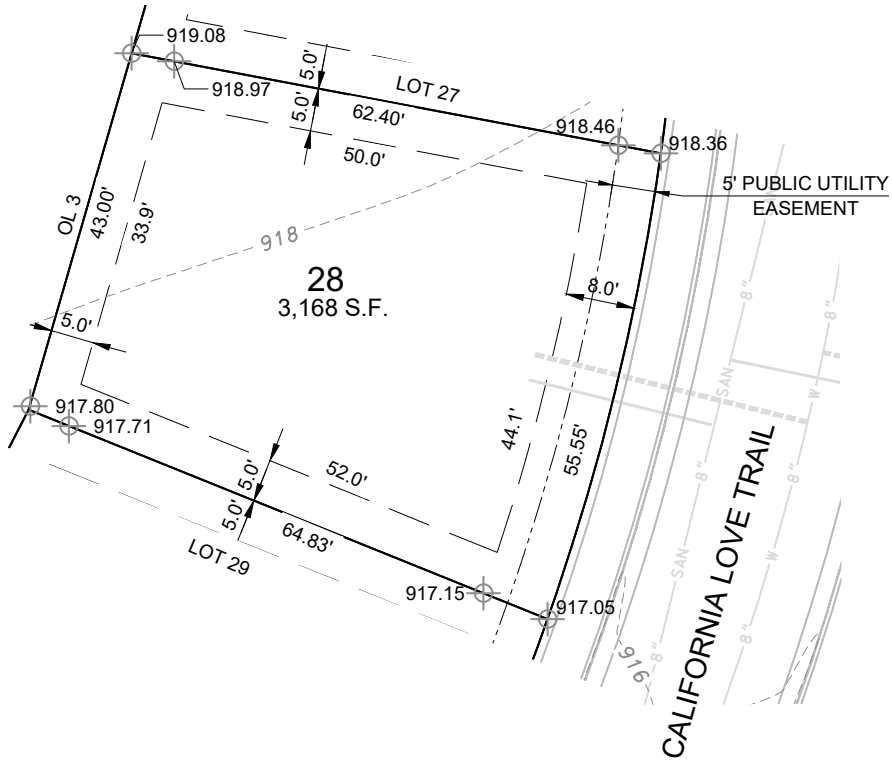
DATE: 09-18-23  
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## NEST HOMES

- Architectural Requirements:
- 1 - 2 Story
  - 2 Car Garage
  - ADU (Optional)
  - Front porch requirement (facing central green space)
  - Basement
  - See Design Review Guidelines for full architectural and sustainability requirements
  - Pervious pavement/pavers requirement on walkways and driveways
  - City water and sewer (see utility sheet)
  - Geothermal for heating and cooling
  - Electrified neighborhood - No Gas Service

*Pleasant Acres*

# Belle Farm - Lot 28



## LEGEND

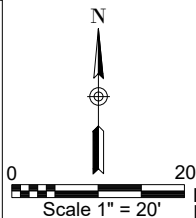
- BUILDING ENVELOPE
- - - - - UTILITY EASEMENT
- - - - - WATER LATERAL
- - - - - SANITARY LATERAL
- ⊕ 925.00 SPOT GRADES

NOTE:  
MINIMUM ELEVATION OF TOP OF  
FOUNDATION WALL = 917.00

FRONT YARD SETBACK = 8'  
REAR YARD SETBACK = 5'  
SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT  
COVERAGE 45%

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DATE: 09-18-23  
DRAWN BY: DWS

## NEST HOMES

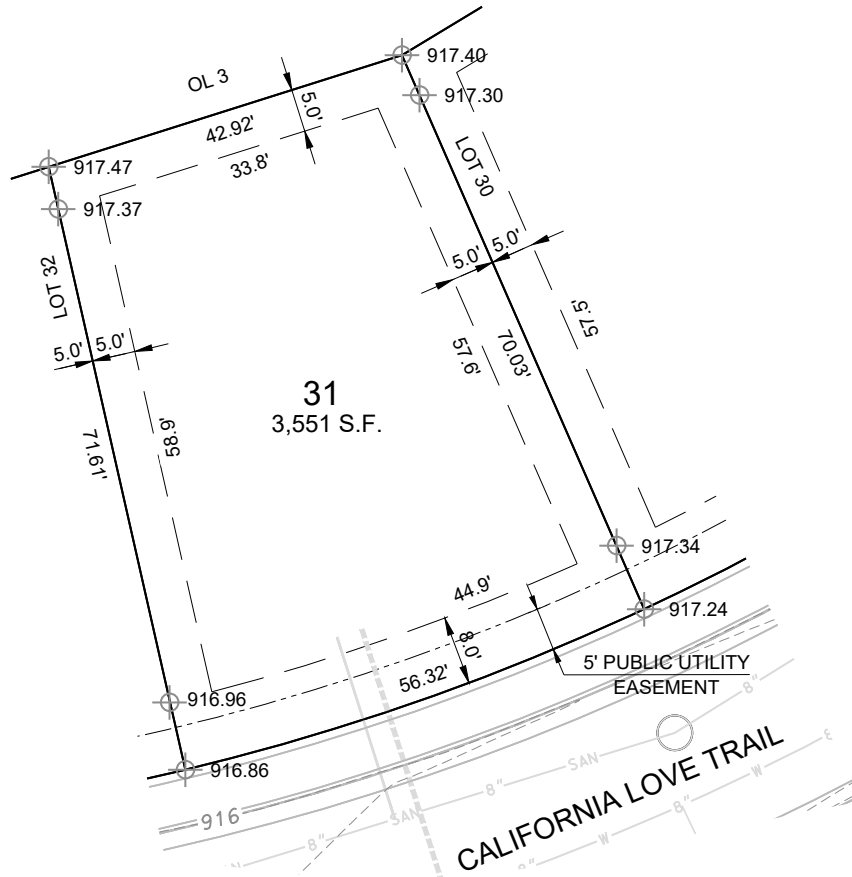
### Architectural Requirements:

- 1 - 2 Story
- 2 Car Garage
- ADU (Optional)
- Front porch requirement (facing central green space)
- Basement
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

*Pleasant Acres*



# Belle Farm - Lot 31



## LEGEND

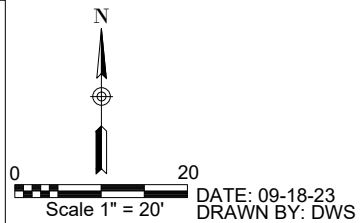
- BUILDING ENVELOPE
- UTILITY EASEMENT
- WATER LATERAL
- SANITARY LATERAL
- 925.00 SPOT GRADES

NOTE:  
MINIMUM ELEVATION OF TOP OF  
FOUNDATION WALL = 917.00

FRONT YARD SETBACK = 8'  
REAR YARD SETBACK = 5'  
SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT  
COVERAGE 45%

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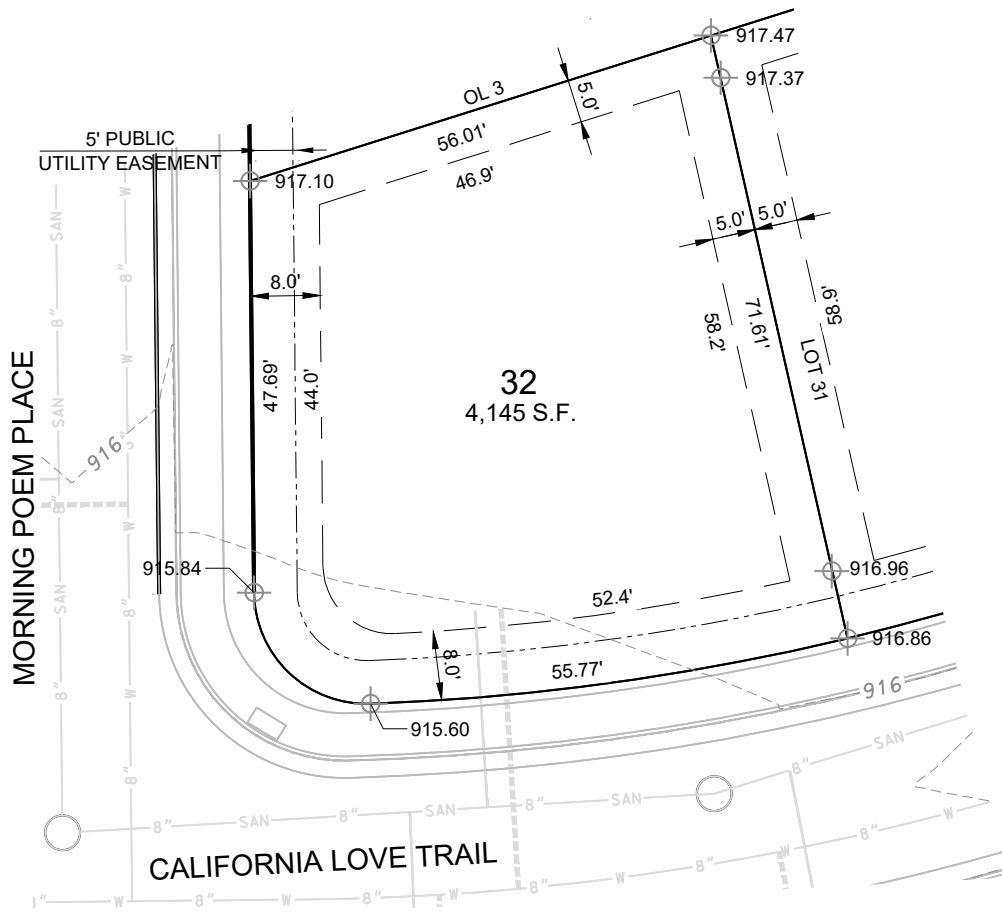
DATE: 09-18-23  
DRAWN BY: DWS

## NEST HOMES

- Architectural Requirements:
- 1 - 2 Story
  - 2 Car Garage
  - ADU (Optional)
  - Front porch requirement (facing central green space)
  - Basement
  - See Design Review Guidelines for full architectural and sustainability requirements
  - Pervious pavement/pavers requirement on walkways and driveways
  - City water and sewer (see utility sheet)
  - Geothermal for heating and cooling
  - Electrified neighborhood - No Gas Service

*Pleasant Acres*

# Belle Farm - Lot 32



**NOTE:**  
MINIMUM ELEVATION OF TOP OF FOUNDATION WALL = 917.00

FRONT YARD SETBACK = 8'  
REAR YARD SETBACK = 5'  
SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT COVERAGE 45%

### LEGEND

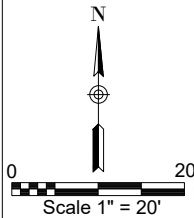
- BUILDING ENVELOPE
- UTILITY EASEMENT
- WATER LATERAL
- SANITARY LATERAL
- SPOT GRADES

### NEST HOMES

#### Architectural Requirements:

- 1 - 2 Story
- 2 Car Garage
- ADU (Optional)
- Front porch requirement (facing central green space)
- Basement
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

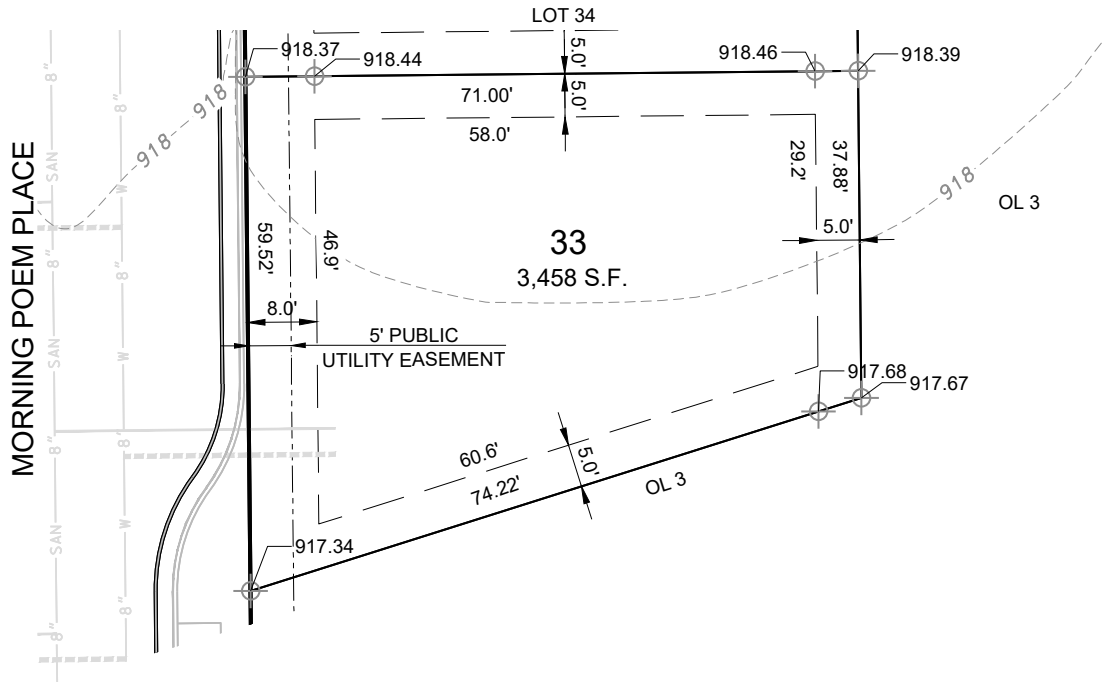
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*Pleasant Acres*

# Belle Farm - Lot 33



## LEGEND

- BUILDING ENVELOPE
- UTILITY EASEMENT
- WATER LATERAL
- SANITARY LATERAL
- 925.00 SPOT GRADES

NOTE:  
MINIMUM ELEVATION OF TOP OF  
FOUNDATION WALL = 917.00

FRONT YARD SETBACK = 8'  
REAR YARD SETBACK = 5'  
SIDE YARD SETBACK = 5'

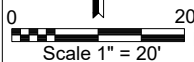
MAXIMUM IMPERVIOUS LOT  
COVERAGE 45%



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N



Scale 1" = 20'

DATE: 09-18-23  
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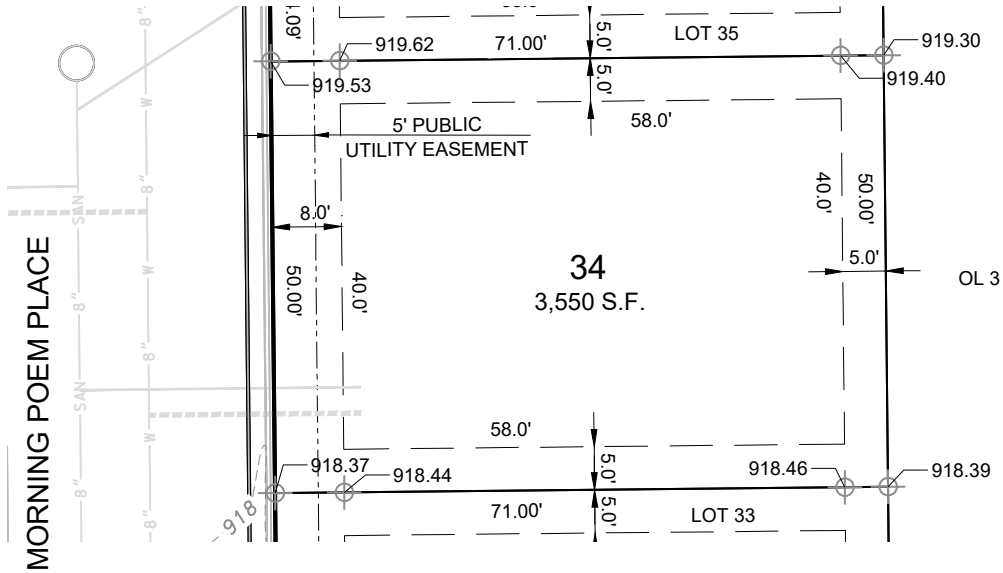
## NEST HOMES

### Architectural Requirements:

- 1 - 2 Story
- 2 Car Garage
- ADU (Optional)
- Front porch requirement (facing central green space)
- Basement
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

*Pleasant Acres*

# Belle Farm - Lot 34



## LEGEND

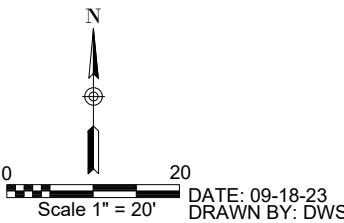
- — — — — BUILDING ENVELOPE
- - - - - UTILITY EASEMENT
- - - - - WATER LATERAL
- - - - - SANITARY LATERAL
- ⊕ 925.00 SPOT GRADES

NOTE:  
MINIMUM ELEVATION OF TOP OF  
FOUNDATION WALL = 917.00

FRONT YARD SETBACK = 8'  
REAR YARD SETBACK = 5'  
SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT  
COVERAGE 45%

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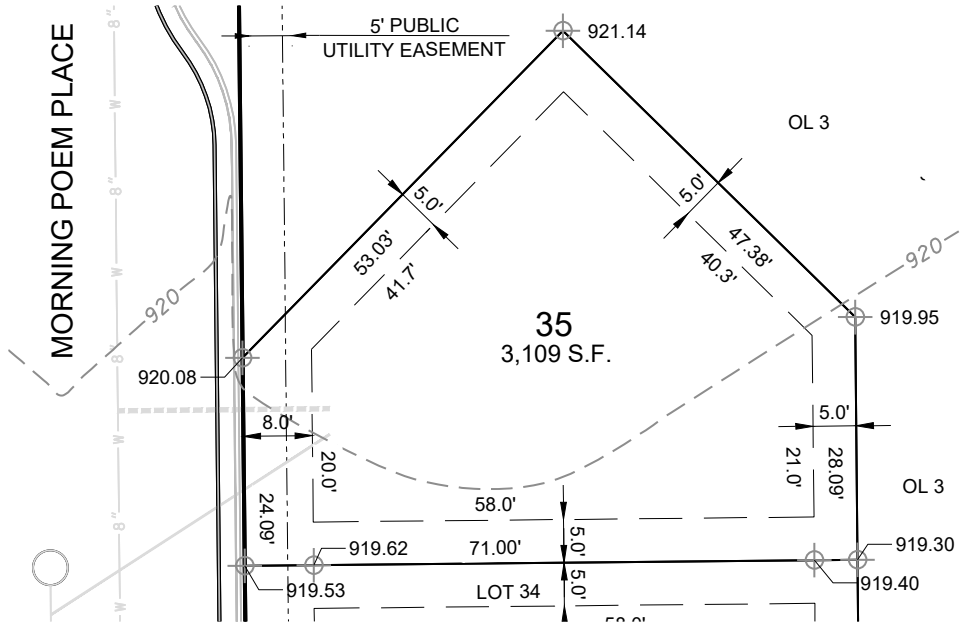
DATE: 09-18-23  
DRAWN BY: DWS

## NEST HOMES

- Architectural Requirements:
- 1 - 2 Story
  - 2 Car Garage
  - ADU (Optional)
  - Front porch requirement (facing central green space)
  - Basement
  - See Design Review Guidelines for full architectural and sustainability requirements
  - Pervious pavement/pavers requirement on walkways and driveways
  - City water and sewer (see utility sheet)
  - Geothermal for heating and cooling
  - Electrified neighborhood - No Gas Service

*Pleasant Acres*

# Belle Farm - Lot 35



## LEGEND

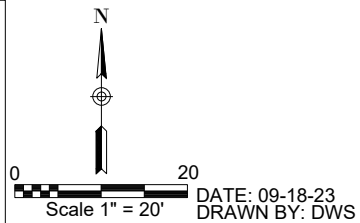
- BUILDING ENVELOPE
- - - - - UTILITY EASEMENT
- - - - - WATER LATERAL
- - - - - SANITARY LATERAL
- ⊕ 925.00 SPOT GRADES

NOTE:  
MINIMUM ELEVATION OF TOP OF  
FOUNDATION WALL = 917.00

FRONT YARD SETBACK = 8'  
REAR YARD SETBACK = 5'  
SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT  
COVERAGE 45%

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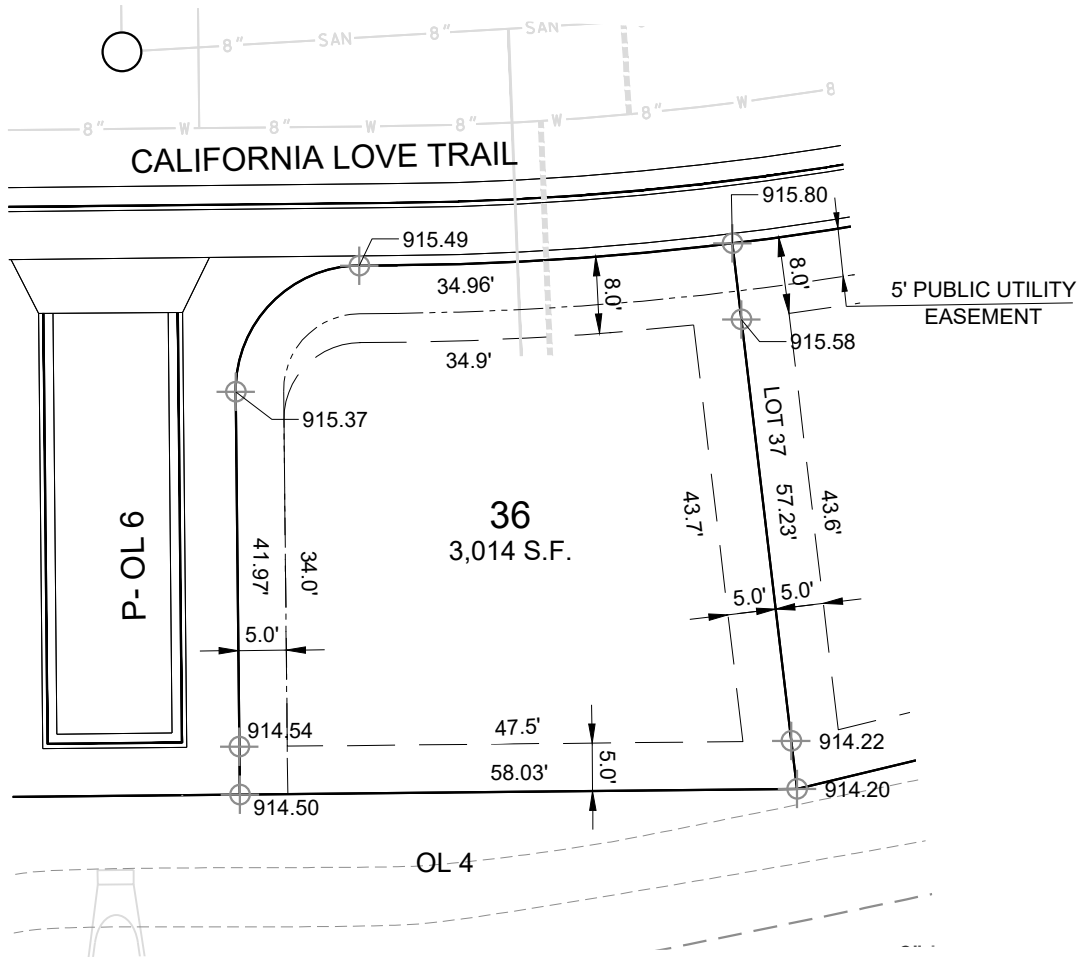


## NEST HOMES

- Architectural Requirements:
- 1 - 2 Story
  - 2 Car Garage
  - ADU (Optional)
  - Front porch requirement (facing central green space)
  - Basement
  - See Design Review Guidelines for full architectural and sustainability requirements
  - Pervious pavement/pavers requirement on walkways and driveways
  - City water and sewer (see utility sheet)
  - Geothermal for heating and cooling
  - Electrified neighborhood - No Gas Service

*Pleasant Acres*

# Belle Farm - Lot 36



## LEGEND

- — — — — BUILDING ENVELOPE
- - - - - UTILITY EASEMENT
- - - - - WATER LATERAL
- - - - - SANITARY LATERAL
- ⊕ 925.00 SPOT GRADES

NOTE:  
MINIMUM ELEVATION OF TOP OF  
FOUNDATION WALL = 915.00

FRONT YARD SETBACK = 8'  
REAR YARD SETBACK = 5'  
SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT  
COVERAGE 45%

## CUSTOM HOMES

### Architectural Requirements:

- 1 - 2 Story
- 2 Car Garage positioned at front setback line
- ADU (Optional)
- Basement
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

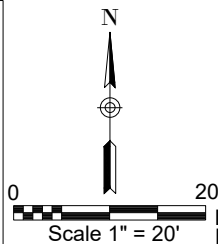


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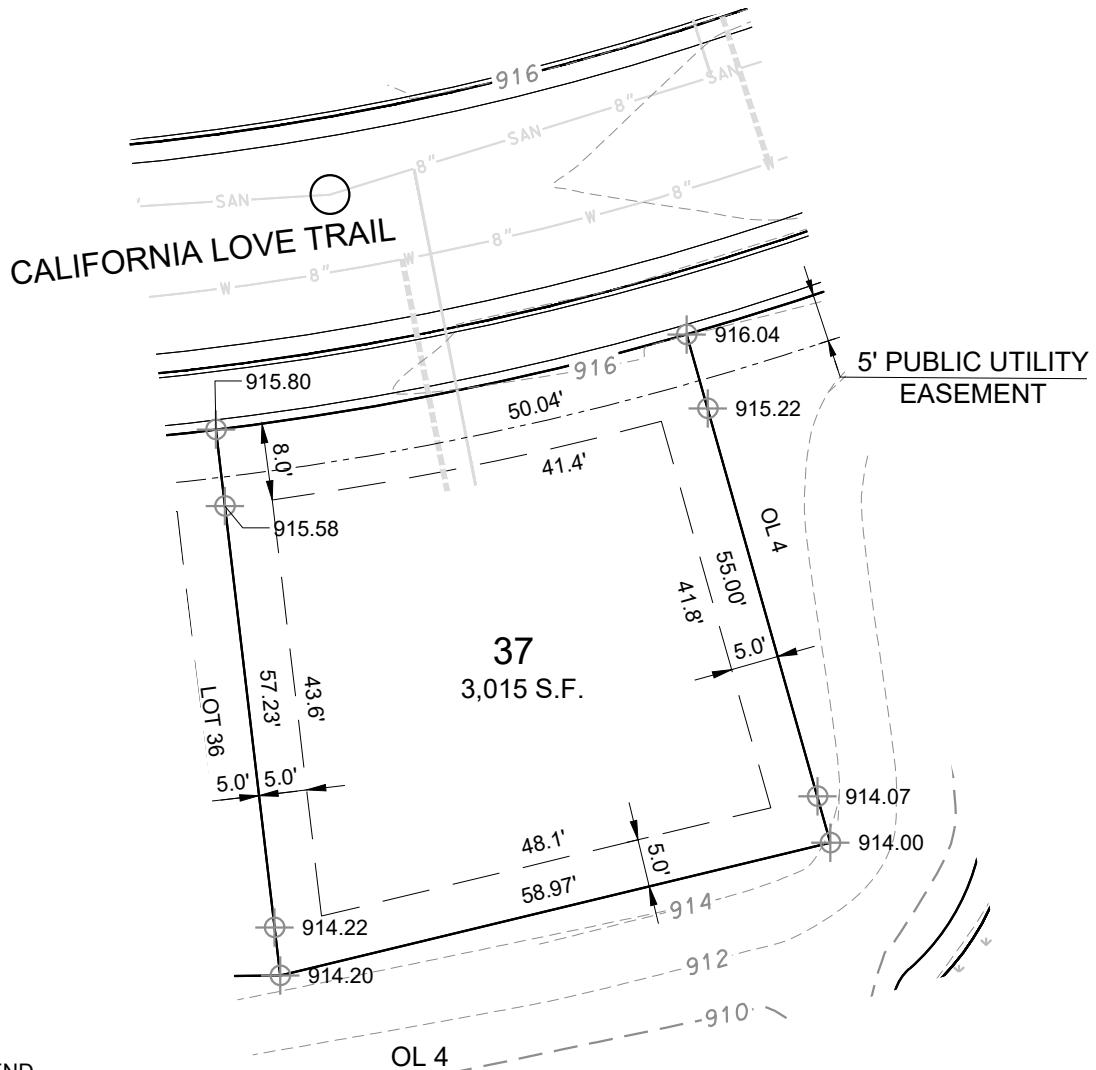
**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**



DATE: 09-15-23  
DRAWN BY: DWS

*Pleasant Acres*

# Belle Farm - Lot 37



## LEGEND

- BUILDING ENVELOPE
- UTILITY EASEMENT
- WATER LATERAL
- SANITARY LATERAL
- SPOT GRADES

**NOTE:**  
MINIMUM ELEVATION OF TOP OF  
FOUNDATION WALL = 915.00

FRONT YARD SETBACK = 8'  
REAR YARD SETBACK = 5'  
SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT  
COVERAGE 45%

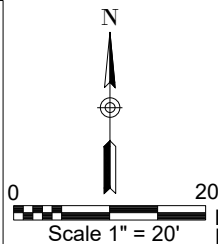
## CUSTOM HOMES

### Architectural Requirements:

- 1 - 2 Story
- 2 Car Garage positioned at front setback line
- ADU (Optional)
- Basement
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service



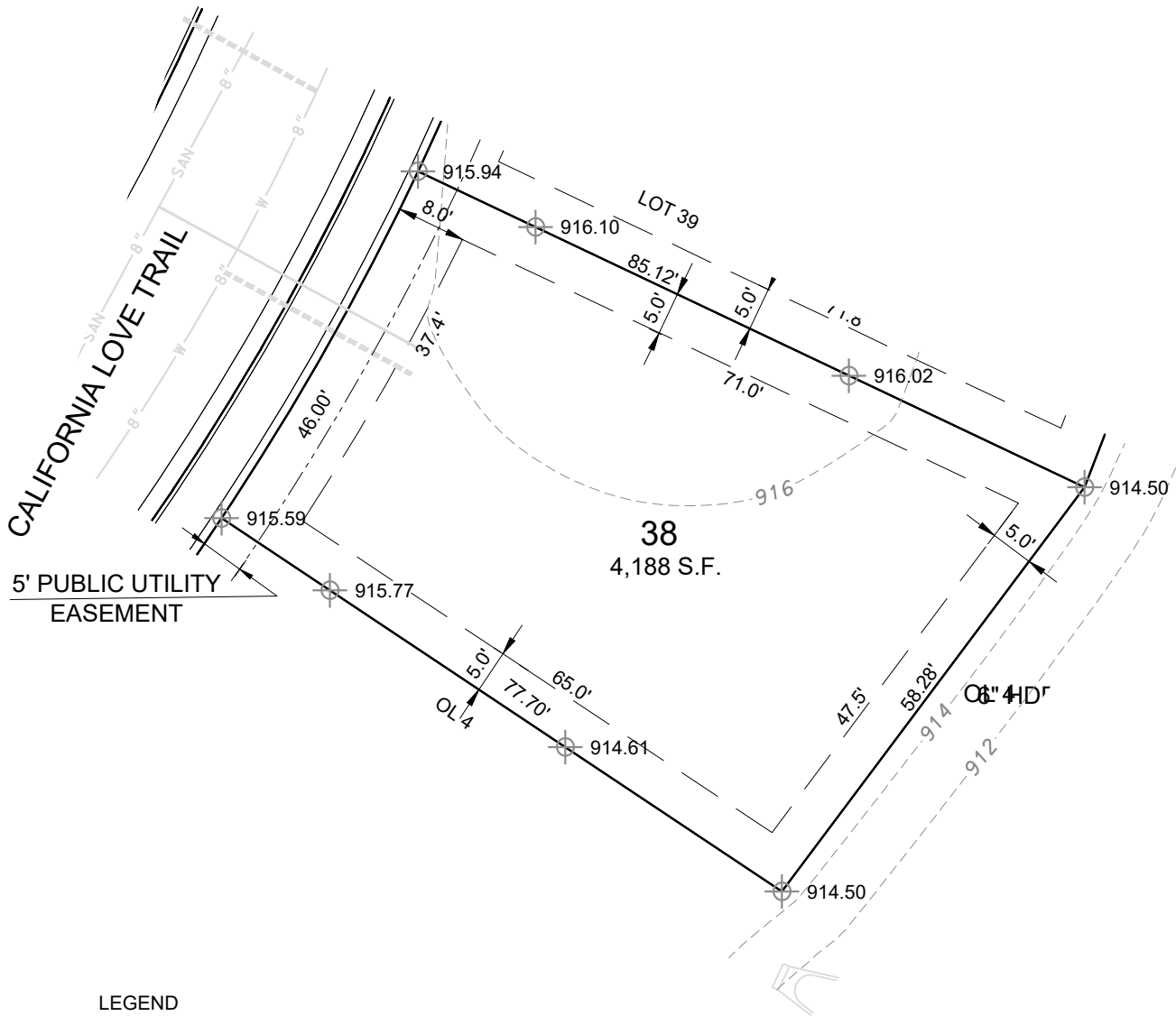
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



DATE: 09-18-23  
DRAWN BY: DWS

*Pleasant Acres*

# Belle Farm - Lot 38



## LEGEND

- BUILDING ENVELOPE
- - - - - UTILITY EASEMENT
- WATER LATERAL
- SANITARY LATERAL
- ⊕ 925.00 SPOT GRADES

**NOTE:**  
MINIMUM ELEVATION OF TOP OF  
FOUNDATION WALL = 915.00

FRONT YARD SETBACK = 8'  
REAR YARD SETBACK = 5'  
SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT  
COVERAGE 45%

## CUSTOM HOMES

### Architectural Requirements:

- 1 - 2 Story
- 2 Car Garage positioned at front setback line
- ADU (Optional)
- Basement
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

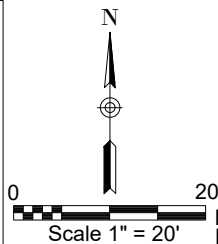


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**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**

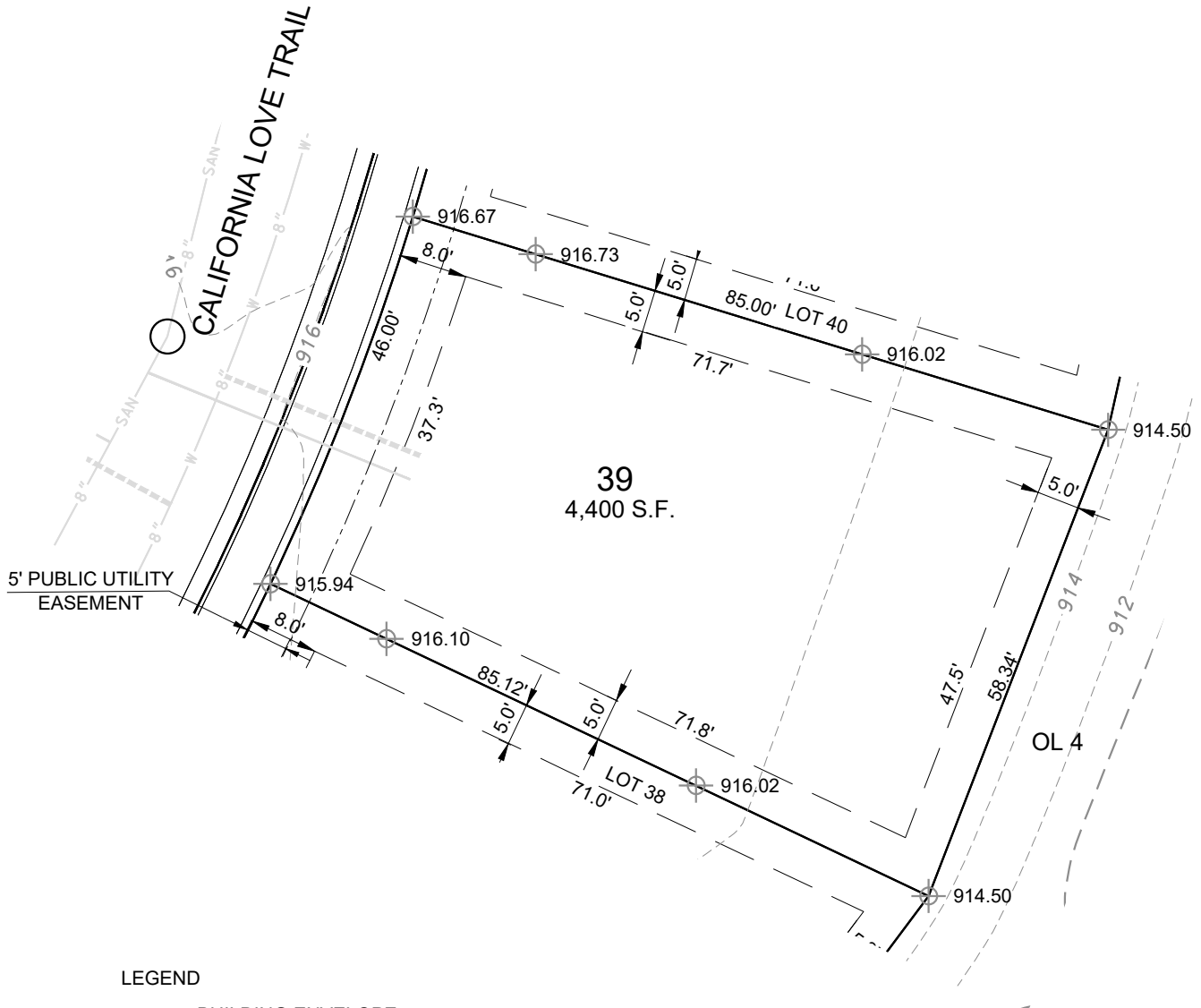


DATE: 09-18-23  
DRAWN BY: DWS

*Pleasant Acres*



# Belle Farm - Lot 39



## LEGEND

- BUILDING ENVELOPE
- - - - - UTILITY EASEMENT
- - - - - WATER LATERAL
- - - - - SANITARY LATERAL
- ⊕ 925.00 SPOT GRADES

**NOTE:**  
MINIMUM ELEVATION OF TOP OF  
FOUNDATION WALL = 915.00

FRONT YARD SETBACK = 8'  
REAR YARD SETBACK = 5'  
SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT  
COVERAGE 45%

## CUSTOM HOMES

### Architectural Requirements:

- 1 - 2 Story
- 2 Car Garage positioned at front setback line
- ADU (Optional)
- Basement
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

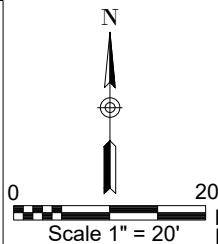


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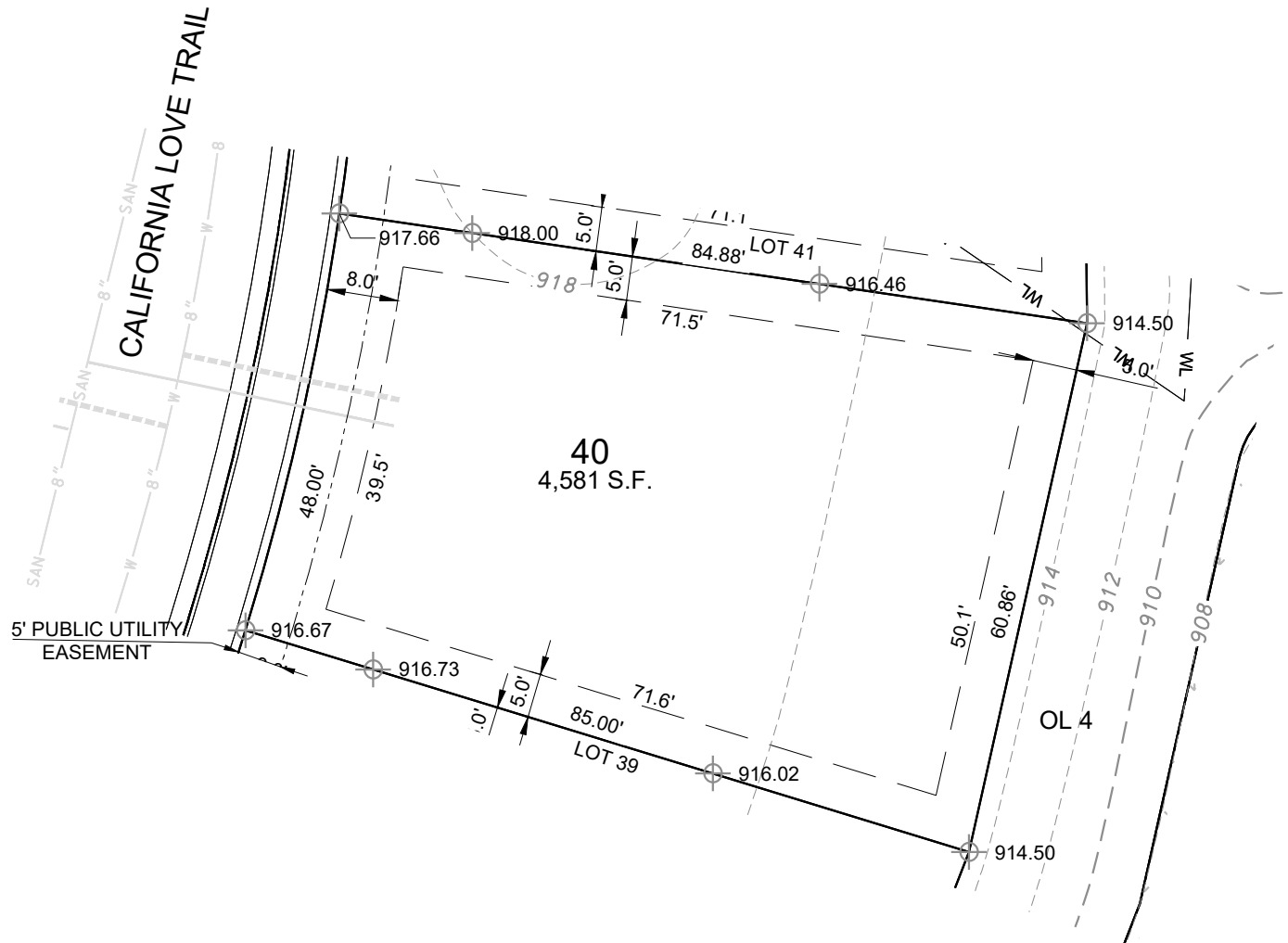
**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**



DATE: 09-15-23  
DRAWN BY: DWS

*Pleasant Acres*

# Belle Farm - Lot 40



## LEGEND

- BUILDING ENVELOPE
- - - - - UTILITY EASEMENT
- - - - - WATER LATERAL
- - - - - SANITARY LATERAL
- ⊕ 925.00 SPOT GRADES

NOTE:  
MINIMUM ELEVATION OF TOP OF  
FOUNDATION WALL = 915.00

FRONT YARD SETBACK = 8'  
REAR YARD SETBACK = 5'  
SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT  
COVERAGE 45%

## CUSTOM HOMES

### Architectural Requirements:

- 1 - 2 Story
- 2 Car Garage positioned at front setback line
- ADU (Optional)
- Basement
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

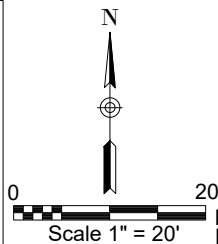


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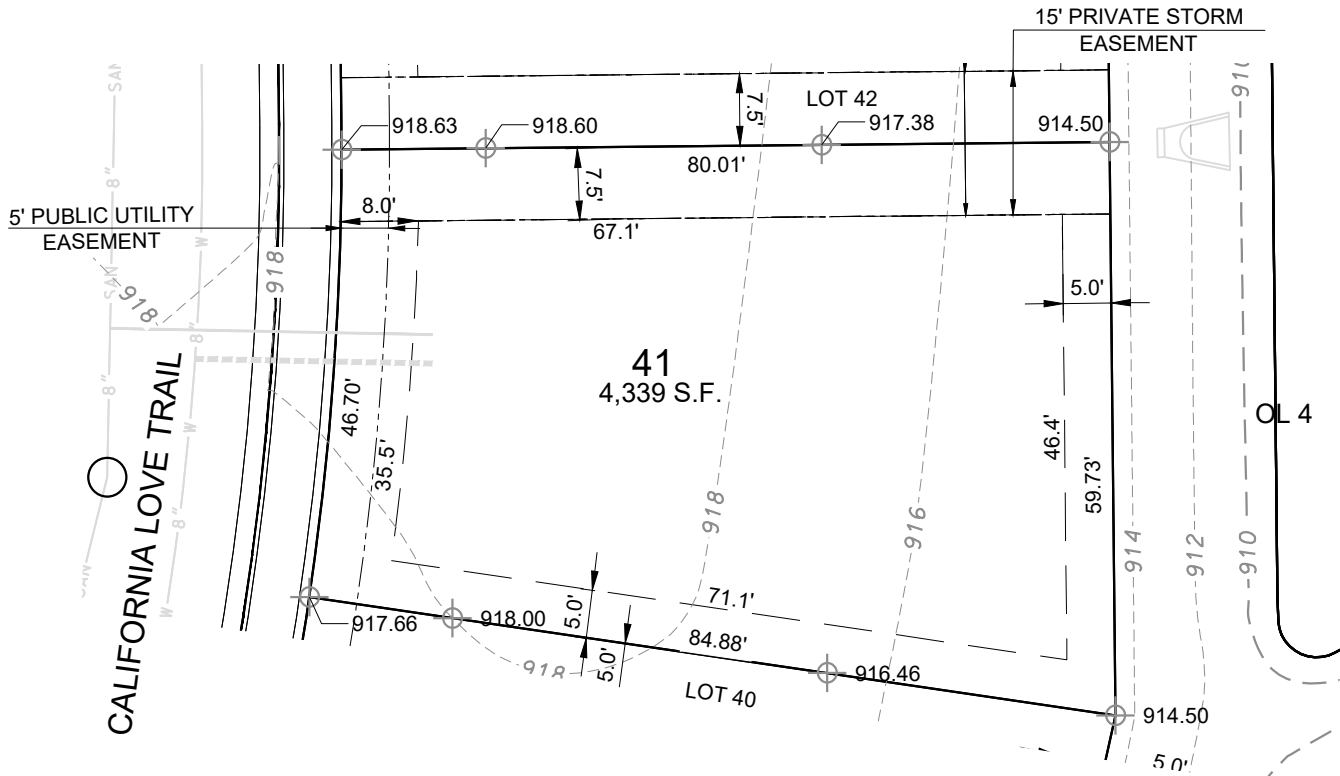
**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**



DATE: 09-18-23  
DRAWN BY: DWS

*Pleasant Acres*

# Belle Farm - Lot 41



## LEGEND

- BUILDING ENVELOPE
- UTILITY EASEMENT
- WATER LATERAL
- SANITARY LATERAL
- SPOT GRADES

**NOTE:**  
MINIMUM ELEVATION OF TOP OF FOUNDATION WALL = 915.00

FRONT YARD SETBACK = 8'  
REAR YARD SETBACK = 5'  
SIDE YARD SETBACK = 5'

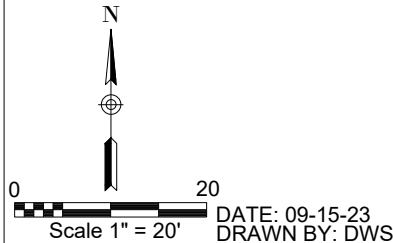
MAXIMUM IMPERVIOUS LOT COVERAGE 45%

## CUSTOM HOMES

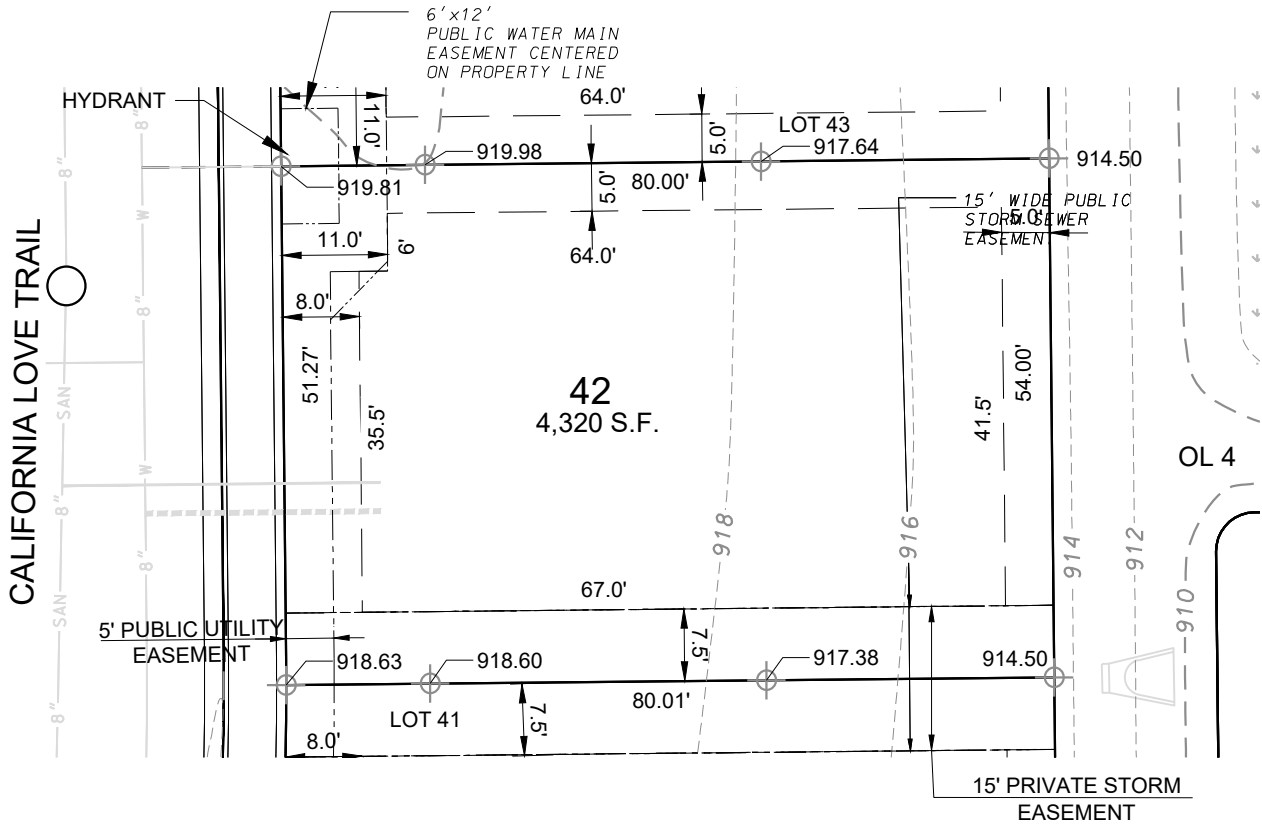
- Architectural Requirements:**
- 1 - 2 Story
  - 2 Car Garage positioned at front setback line
  - ADU (Optional)
  - Basement
  - See Design Review Guidelines for full architectural and sustainability requirements
  - Pervious pavement/pavers requirement on walkways and driveways
  - City water and sewer (see utility sheet)
  - Geothermal for heating and cooling
  - Electrified neighborhood - No Gas Service



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# Belle Farm - Lot 42



## LEGEND

- BUILDING ENVELOPE
- - - - - UTILITY EASEMENT
- - - - - WATER LATERAL
- - - - - SANITARY LATERAL
- ⊕ 925.00 SPOT GRADES

NOTE:  
MINIMUM ELEVATION OF TOP OF  
FOUNDATION WALL = 915.00

FRONT YARD SETBACK = 8'  
REAR YARD SETBACK = 5'  
SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT  
COVERAGE 45%

## CUSTOM HOMES

### Architectural Requirements:

- 1 - 2 Story
- 2 Car Garage positioned at front setback line
- ADU (Optional)
- Basement
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

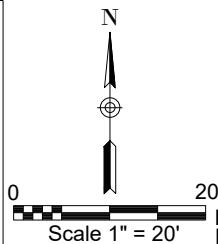


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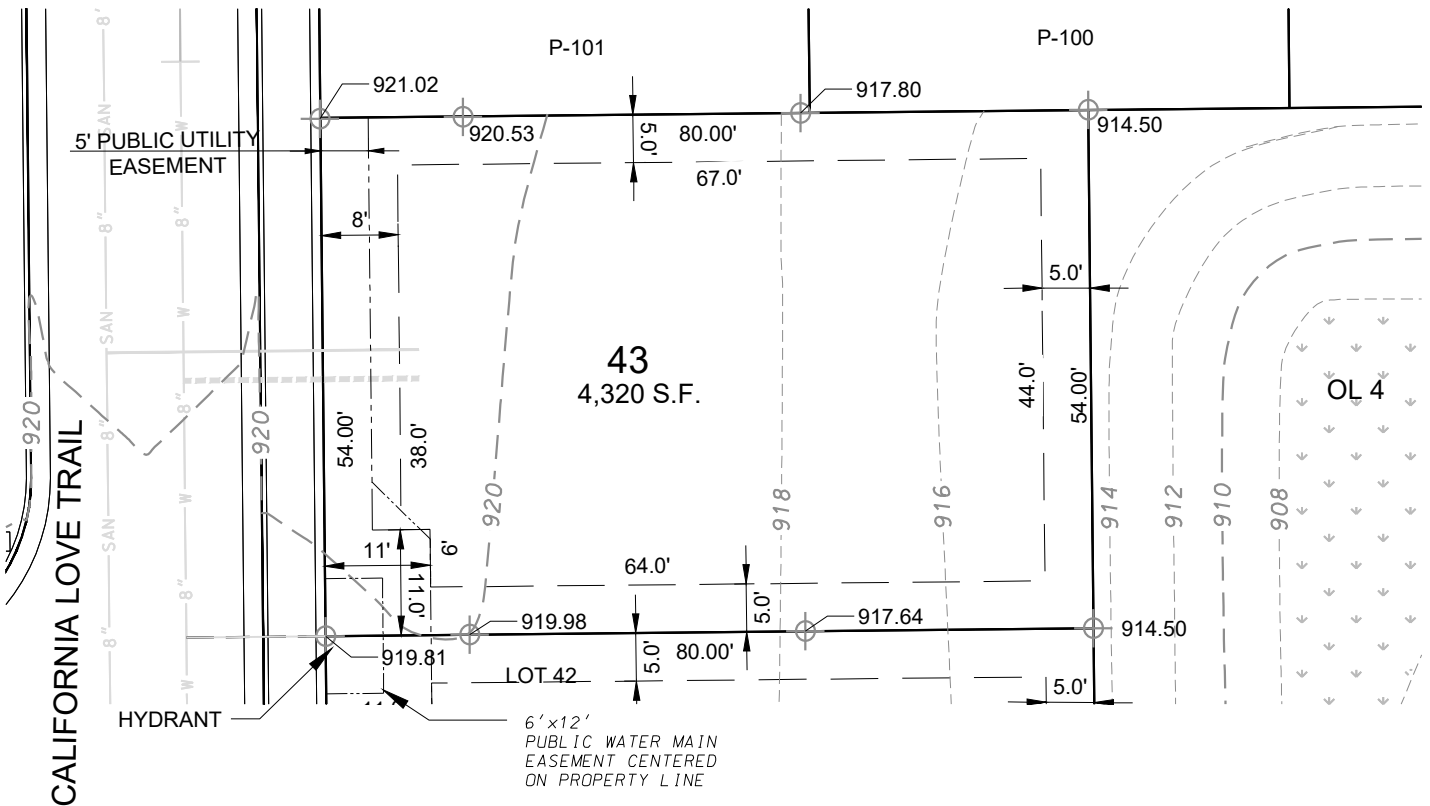
**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**



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# Belle Farm - Lot 43



## LEGEND

- BUILDING ENVELOPE
- - - - UTILITY EASEMENT
- - - - WATER LATERAL
- - - - SANITARY LATERAL
- ⊕ 925.00 SPOT GRADES

NOTE:  
MINIMUM ELEVATION OF TOP OF  
FOUNDATION WALL = 915.00

FRONT YARD SETBACK = 8'  
REAR YARD SETBACK = 5'  
SIDE YARD SETBACK = 5'

MAXIMUM IMPERVIOUS LOT  
COVERAGE 45%

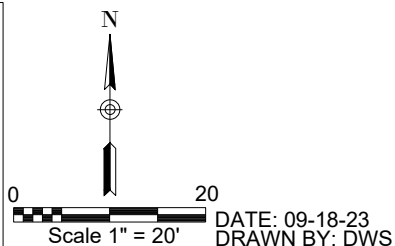
## CUSTOM HOMES

### Architectural Requirements:

- 1 - 2 Story
- 2 Car Garage positioned at front setback line
- ADU (Optional)
- Basement
- See Design Review Guidelines for full architectural and sustainability requirements
- Pervious pavement/pavers requirement on walkways and driveways
- City water and sewer (see utility sheet)
- Geothermal for heating and cooling
- Electrified neighborhood - No Gas Service

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