



# City of Madison

## Proposed Demolition, Rezoning and Preliminary Plat

Project Name  
Eagle Trace

Location  
566 Schewe Road

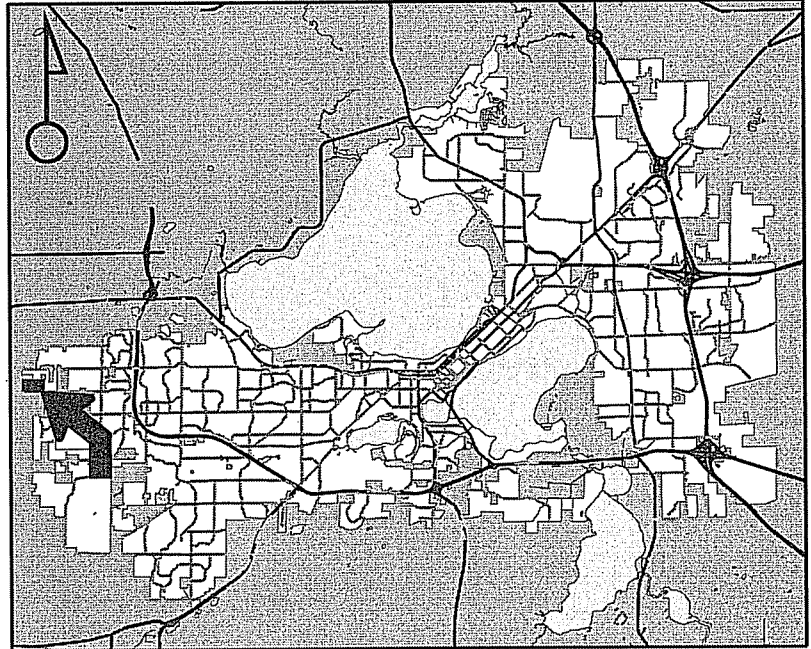
Applicant  
Jeff Rosenberg / Brian Munson,  
Vandewalle & Associates

From: Temp A To: TR-C3

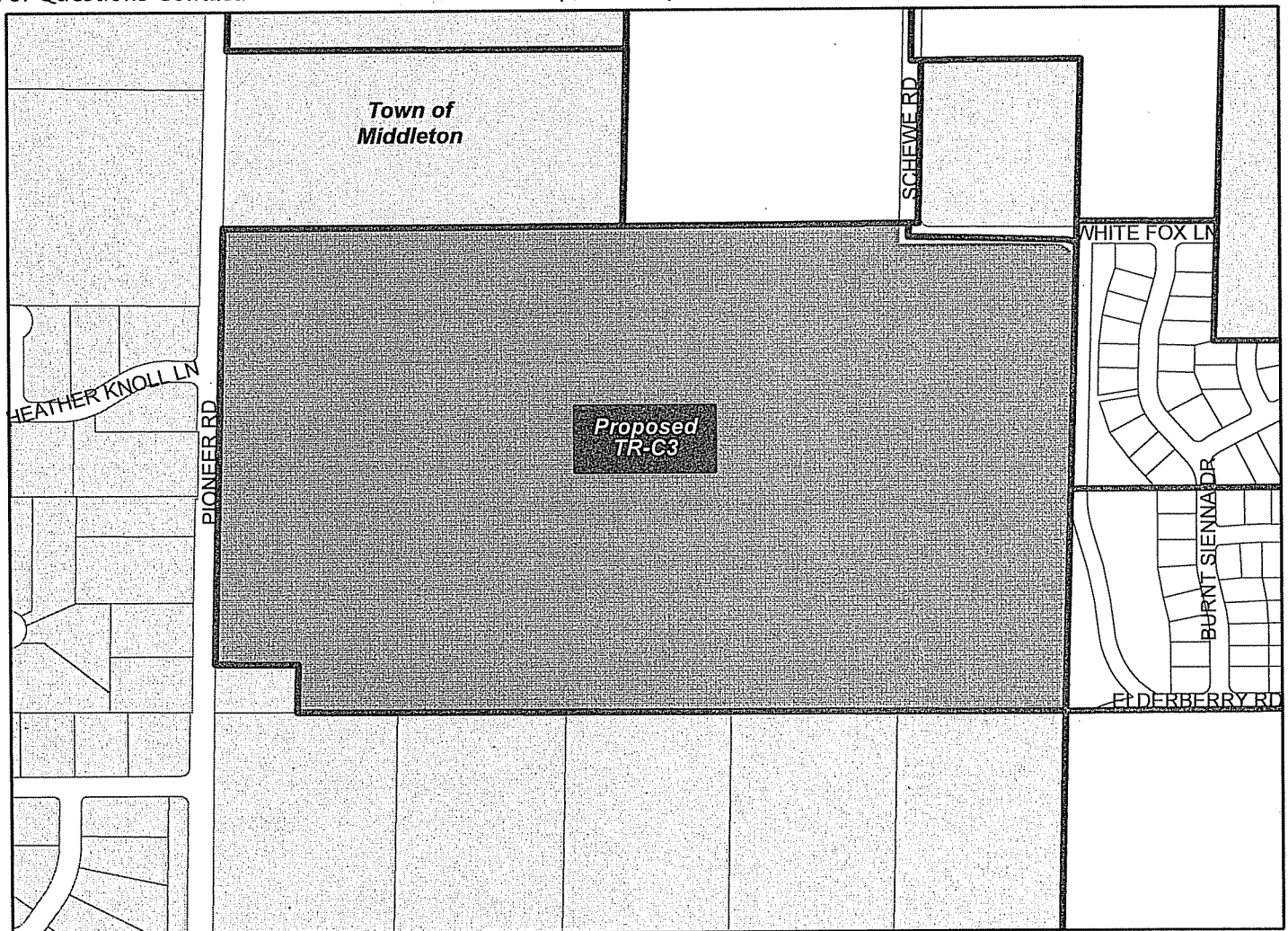
### Proposed Use

Demolish single-family residence, and approve the preliminary plat of Eagle Trace, creating 235 single-family lots, one outlot for a public park, one outlot for future development, and four outlots for public stormwater management.

Public Hearing Date  
Plan Commission  
08 January 2018  
Common Council  
16 January 2018



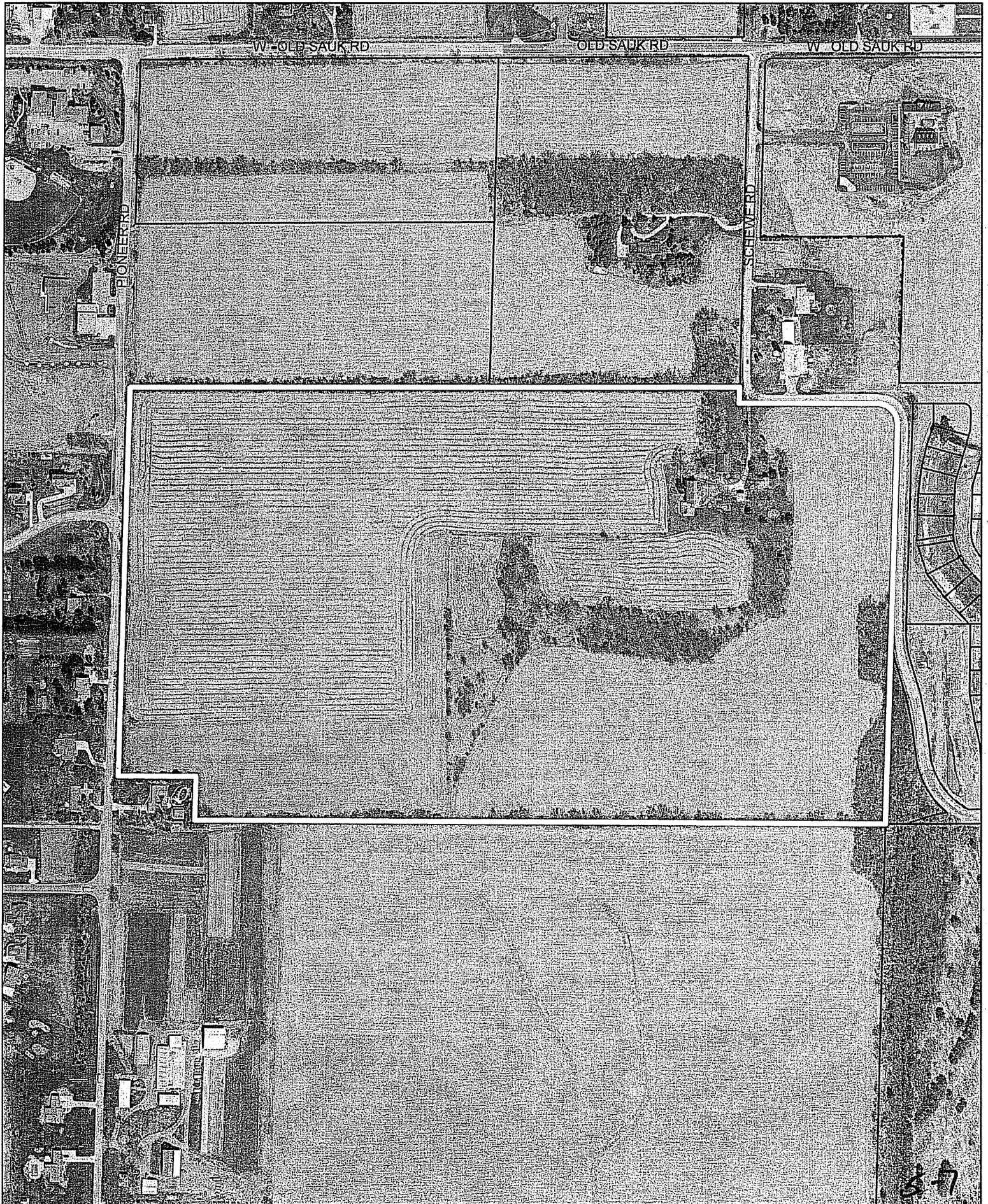
For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 500'

City of Madison, Planning Division : PPE : Date : 28 December 2017

5-7





# LAND USE APPLICATION

LND-B

City of Madison  
Planning Division  
126 S. Hamilton St.  
P.O. Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



**All Land Use Applications must be filed with the Zoning Office at the above address.**

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

## FOR OFFICE USE ONLY:

Paid 2550 - Receipt # 037134-0001  
Date received 11/8/17  
Received by MOF  
Parcel # 0708-201-0201-3  
Aldermanic district 9-SKIDMORE  
Zoning district A  
Special requirements AL  
Review required by \_\_\_\_\_  
☐ UDC ☒ PC  
☒ Common Council ☐ Other \_\_\_\_\_  
Reviewed By \_\_\_\_\_

### 1. Project Information

Address: 3955 Schewe Road (566 SCHWE)  
Title: Schewe Property

### 2. This is an application for (check all that apply)

- ☒ Zoning Map Amendment (rezoning) from AG to TR-C3
- ☐ Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- ☐ Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- ☐ Review of Alteration to Planned Development (PD) (by Plan Commission)
- ☐ Conditional Use or Major Alteration to an Approved Conditional Use
- ☒ Demolition Permit
- ☐ Other requests

### 3. Applicant, Agent and Property Owner Information

**Applicant name** Jeff Rosenberg **Company** Veridian Homes  
**Street address** 6801 South Town Drive **City/State/Zip** Madison, WI 53713  
**Telephone** 608.226.3100 **Email** jrosenberg@veridianhomes.com  
**Project contact person** Brian Munson **Company** Vandewalle & Associates  
**Street address** 120 East Lakeside Street **City/State/Zip** Madison, WI 52726  
**Telephone** 608.255.3988 **Email** bmunson@vandewalle.com  
**Property owner (if not applicant)** \_\_\_\_\_  
**Street address** 3955 SCHWE ROAD **City/State/Zip** MIDDLETON, WI 53562  
**Telephone** 608-225-0584 **Email** \_\_\_\_\_

**4. Project Description**

Provide a brief description of the project and all proposed uses of the site:  
Single family neighborhood

Scheduled start date 2018

Planned completion date 2028

**5. Required Submittal Materials**

Refer to the Land Use Application Checklist for detailed submittal requirements.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Filing fee           | <input type="checkbox"/> Pre-application notification            | <input type="checkbox"/> Land Use Application Checklist (LND-C) |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Vicinity map                            | <input type="checkbox"/> Supplemental Requirements              |
| <input type="checkbox"/> Letter of intent     | <input type="checkbox"/> Survey or existing conditions site plan | <input type="checkbox"/> Electronic Submittal*                  |
| <input type="checkbox"/> Legal description    | <input type="checkbox"/> Development plans                       |   |

*\*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

**For concurrent UDC applications** a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary. An electronic submittal, as noted above, is required. Electronic submittals should be compiled on a CD or flash drive, or sent via email to udcapplications@cityofmadison.com.

**6. Applicant Declarations**

- ☐ **Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff DAT Date 11.2.17

Zoning staff DAT Date 11.2.17

- ☐ **Demolition Listserv**

- ☐ Public subsidy is being requested (indicate in letter of intent)

- ☐ **Pre-application notification:** The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations **in writing** no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:

Alder Skidmore 9.15.17

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials. A copy of the notification letters or any correspondence granting a waiver is required as part of the application materials.

**The applicant attests that this form is accurately completed and all required materials are submitted:**

Name of applicant [Signature] Relationship to property Developer

Authorizing signature of property owner [Signature: Ron Boehnen] Date 11/3/2017



# VANDEWALLE & ASSOCIATES INC.

Wednesday, November 8, 2017

Heather Stouder  
Department of Planning & Development  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53710-2985

RE: 3955 Schewe Road  
Eagle Trace Neighborhood: Rezoning Application

Dear Heather,

The following document and illustrative graphics outline the proposed plat for the Eagle Trace Neighborhood (Schewe Property). Veridian Homes formally requests to rezone the property from AG to TR-C3 in parallel with a separate preliminary plat submittal. This project is built out of the framework of the City's adopted Elderberry Neighborhood integrating numerous housing choices into a network of interconnected sidewalks, streets, and bicycle routes while striving to preserve the existing mature oak stands found in the site.

We look forward to working with the City on the review and implementation of this neighborhood.

Sincerely,

Brian Munson  
Principal

APPLICANT:

VH Acquisitions, LLC.  
6801 South Town drive  
Madison, Wisconsin 53713  
Phone: 608.226.3100  
Fax: 608.226.0600  
Jeff Rosenberg  
[jrosenberg@veridianhomes.com](mailto:jrosenberg@veridianhomes.com)

PROPERTY OWNERS:

Schewe Ltd. Partnership  
10918 Cave of the Mounds Road  
Blue Mounds, Wisconsin 53517

DESIGN TEAM:

Engineering:  
D'Onofrio Kottke  
7530 Westward Way  
Madison, Wisconsin 53717  
Phone: 608.833.7530  
Fax: 608.833.10896  
Dan Day  
[dday@donofrio.cc](mailto:dday@donofrio.cc)

Planning:  
Vandewalle & Associates  
120 East Lakeside Street  
Madison, Wisconsin 53715  
Phone: 608.255.3988  
Fax: 608.255.0814  
Brian Munson  
[bmunson@vandewalle.com](mailto:bmunson@vandewalle.com)

**Existing Conditions:**

Existing Zoning:	A-1
Proposed Zoning:	TR-C3
Address:	3955 Schewe Road
PIN:	070820195504 070820195013 070820190009 070820182410 070820187415 070820188003
Aldermanic District:	District 9 Alder Skidmore
Neighborhood Association:	NA
Neighborhood Plan:	Elderberry Neighborhood Development Plan
Plan Designations:	Low Density Residential Park, Drainage and Open Space



Notifications:	Alder Skidmore DAT Presentations	September 9, 2017 November 2, 2017
Legal Description:	See Exhibit A	
Lot Area:	88.79 acres	
Proposed Use:	235 Single Family Homes 8.91 acres Parks & Open Space 9.50 acres Stormwater Management	
Existing Structures:	The existing home and out-buildings located on the parcel will be subject to a future demolition permit request at time of Final Platting.	
Town of Middleton/City:	The proposed plan integrates the required maximum of 4 dwelling units per acre for the 40 acres adjacent to Pioneer Road and 80' buffer setback to the houses along Pioneer Road; per the adopted City of Madison/Town of Middleton Intergovernmental Agreement.	



**Exhibits:**

- Exhibit A: Legal Description
- Exhibit B: Alder & Neighborhood Notification
- Exhibit C: Location Map
- Exhibit D: Elderberry Neighborhood Plan
- Exhibit E: Proposed Neighborhood Illustrative Plan
- Exhibit F: Conceptual Phasing Map





**Exhibit A: Legal Description****LANDS TO BE ZONED TR-C3:**

Lot 1, Dane County Certified Survey Map No. 7671, recorded in Volume 40 of Certified Survey Maps on pages 96-99 as Document Number 2649094 and lands located in all 1/4's of the NE1/4 of Section 20, Township 7 North, Range 8 East, in the Town of Middleton, Dane County, Wisconsin, described as follows:

Beginning at the East 1/4 corner of said Section 20; thence N89°41'23"W, 2349.11 feet along the South line of said NE1/4 to the Southeast corner of Lot 1, Certified Survey Map No. 2519, recorded in Volume 10 of Certified Survey Maps on pages 68-69 as Document Number 1532233 and corrected by Document Number 1736219; thence N01°36'31"E, 149.73 feet along the East line of and to the Northeast corner of said Lot 1; thence N89°37'45"W, 298.06 feet along the North line of said Lot 1 and the Westerly extension thereof to the West line of said NE1/4; thence N01°36'46"E, 1329.67 feet along the West line of said NE1/4 to the Northwest corner of the South 10 acres of the North 1/2 of said NE1/4; thence N89°59'30"E, 2120.85 feet along the North line of the South 10 acres of the North 1/2 of said NE1/4; thence S01°34'16"W, 65.92 feet; thence N89°59'21"E, 371.42 feet; thence N01°47'48"E, 65.91 feet to a point on the North line of the South 10 acres of the North 1/2 of said NE1/4; thence N89°59'30"E, 156.73 feet; thence S01°40'41"W, 1494.50 feet along West line of White Fox Lane, Outlot 3 of The Willows II and O.L. 1 of Autumn Ridge Reserve to the point of beginning. Containing 386,769 square feet (88.790 acres).



## Exhibit B: Alder Notification

**From:** [Brian Munson](#)  
**To:** [district9@cityofmadison.com](mailto:district9@cityofmadison.com); "Tim Parks"  
**Cc:** [Brian Munson](#); [Jeff Rosenberg \(jrosenberg@veridianhomes.com\)](mailto:jrosenberg@veridianhomes.com); [Dan Day \(dday@donofrio.cc\)](mailto:dday@donofrio.cc); [Todd Wozniak \(twozniak@veridianhomes.com\)](mailto:twozniak@veridianhomes.com)  
**Subject:** Schewe Property: Notification of Pending Application  
**Date:** Friday, September 15, 2017 1:24:42 PM  
**Attachments:** [Schewe - Concept Plan A - 200 scale \(9.5.17\).pdf](#)  
[Schewe - Concept Plan B - 200 scale \(9.15.17\).pdf](#)

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Alder Skidmore & Tim,

Veridian has been working to refine and enhance the attached concept plans for development of the Schewe Property over the last few months. The design team anticipates submittal of a preliminary plat and zoning request for this property tentatively scheduled for the October 18<sup>th</sup> submittal deadline. The attached plans represent the alternatives being considered as it relates to the western 40 acres and the ½ mile density transition per the agreement with the Town of Middleton. Concept A reflects the existing agreement. Concept B adjusts the transition and would require a modification of the existing agreement. Both concepts are still in refinement and may change prior to the application.

We are currently working to refine these plans and look forward to working with you on the development of this project. Please forward this information as needed.

Thank you,

Brian Munson  
*Principal*

VANDEWALLE & ASSOCIATES  
120 East Lakeside Street  
Madison, WI 53715  
608.255.3988



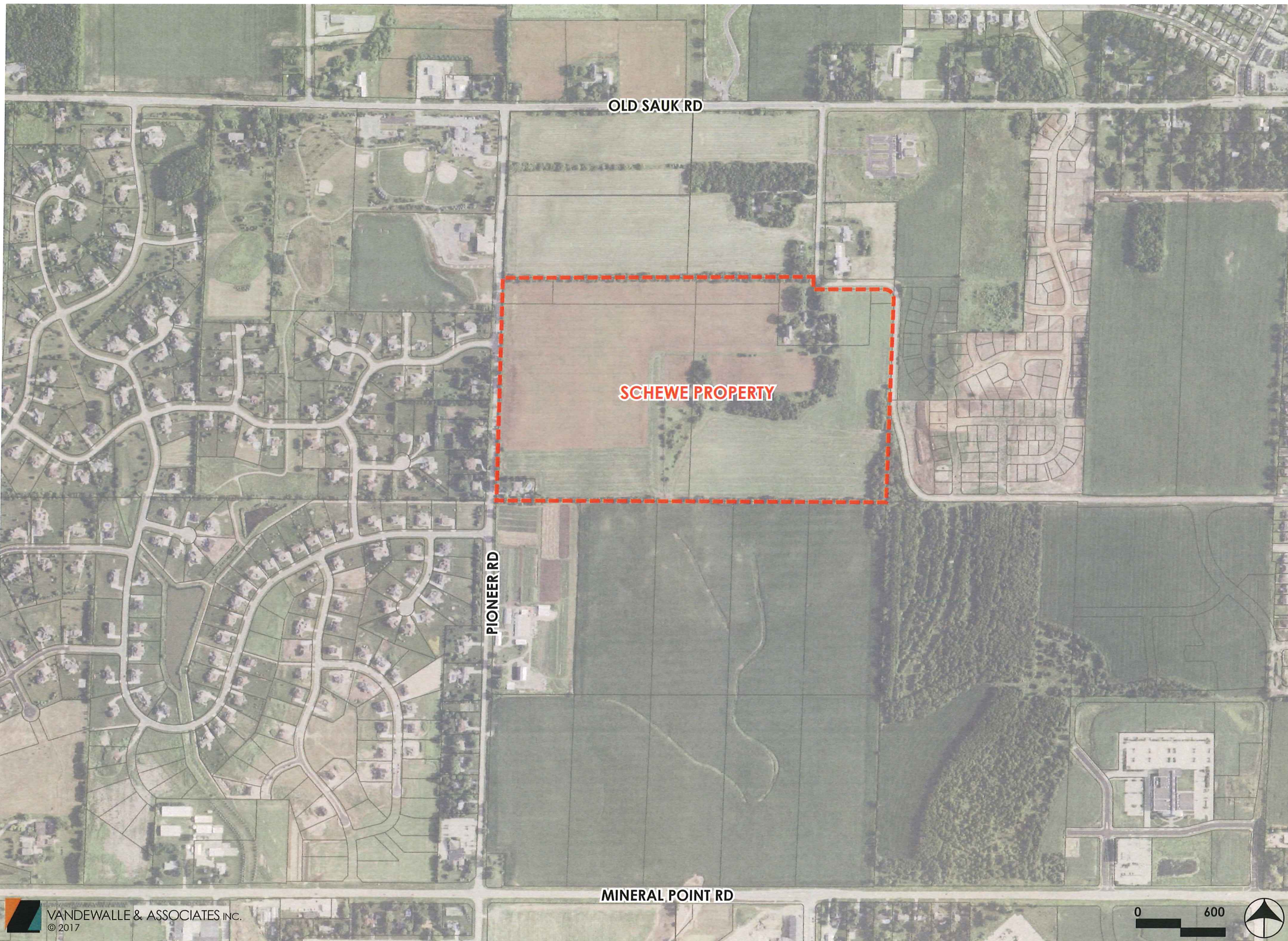
# SCHEWE PROPERTY

MADISON, WISCONSIN

CREATED : 10.16.17

SCALE : 1"=600'

**Exhibit C:**  
**LOCATION**  
**MAP**





# Elderberry Neighborhood Development Plan

As Adopted March 2002 and \*implemented through subdivision and zoning approvals

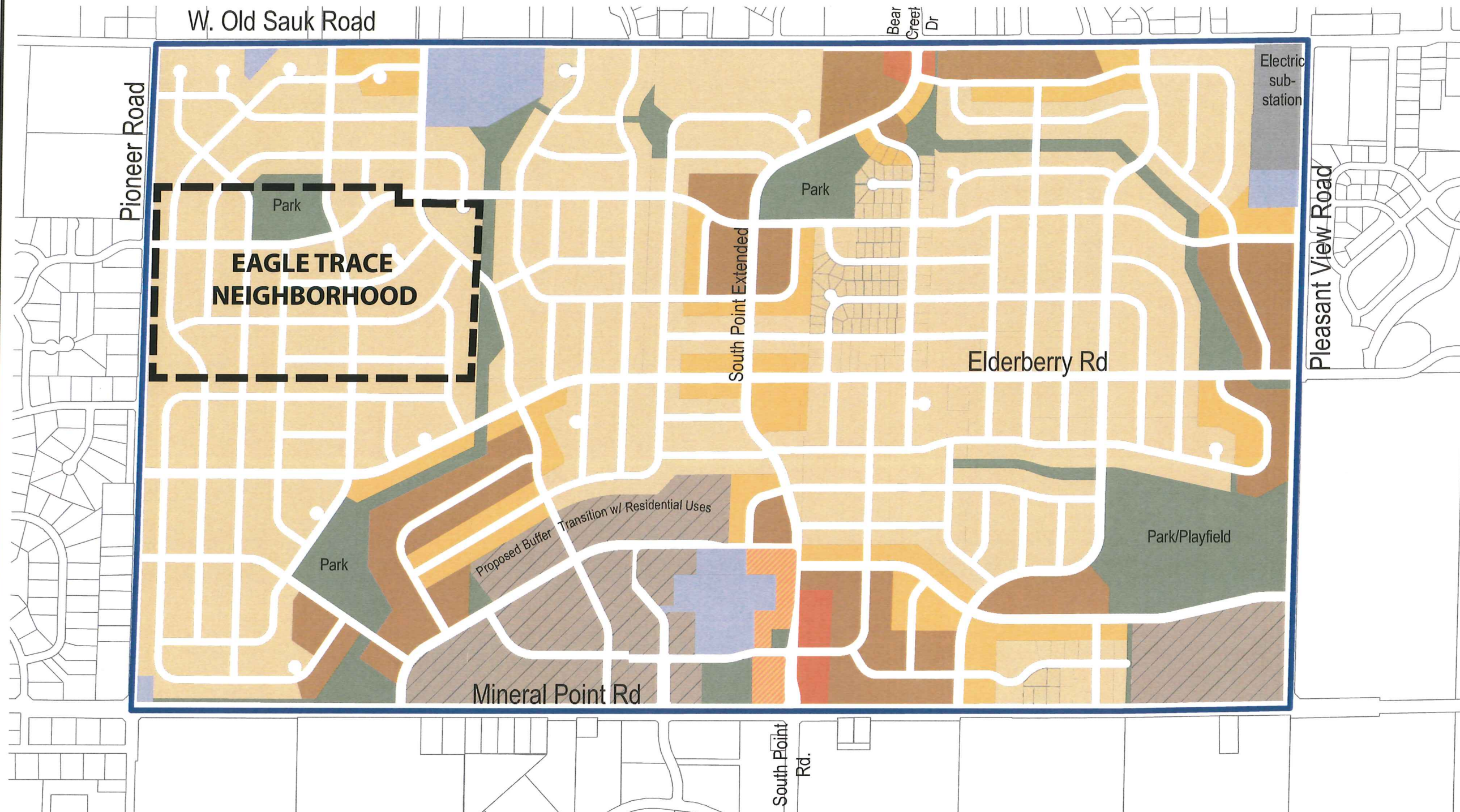


## EAGLE TRACE NEIGHBORHOOD MADISON, WISCONSIN

Revised : 11.7.17

Scale : 1"=200'

### EXHIBIT D

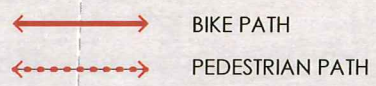


#### Existing Land Use\* and Proposed Land Use on Vacant NDP Land





LOT TYPE	UNITS	%	LOT TYPE	UNITS	%	LOT TYPE	UNITS	%	PARK	ACRES
TERRACE - 59	60	25.5%	SUPER ESTATE - 75	45	19.1%	TOTAL	235	100%	REQUIRED	5.6
MANOR - 65	58	24.7%	SUPER ESTATE - 85	34	14.5%				DEDICATED	8.9
ESTATE - 69	12	5.1%	SUPER ESTATE - 89	26	11.0%					



EAGLE TRACE NEIGHBORHOOD

MADISON, WISCONSIN

Revised : 11.7.17

Scale : 1"=200'

EXHIBIT E

ILLUSTRATIVE

PLAN





LOT TYPE	UNITS	%	LOT TYPE	UNITS	%	LOT TYPE	UNITS	%	PARK	ACRES
TERRACE - 59	60	25.5%	SUPER ESTATE - 75	45	19.1%	TOTAL	235	100%	REQUIRED	5.6
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EAGLE TRACE NEIGHBORHOOD  
MADISON, WISCONSIN

Revised : 11.7.17

Scale : 1"=200'

EXHIBIT F  
PHASING  
PLAN

