

June 19, 2018

Ms. Natalie Erdman
Director
Department of Planning & Community & Economic Development
City of Madison
126 S. Hamilton Street
Madison WI 53703

RE: Subdivision Application – Rezone – Chapel View

Dear Ms. Erdman,

This Letter of Intent is submitted together with the appropriate application items for Staff, Plan Commission and Common Council consideration for approval of the development of the above – referenced subdivision.

Project Team:

Applicant:

Chapel View Land Company LLC
Chad Wuebben, Member
6840 Schneider Road
Middleton WI 53562
cwuebben@encorebuildsmadison.com
608-444-7752

Engineer:

Wyser Engineering
Wade Wyse, Owner
312 East Main Street
Mount Horeb WI 53572
wade.wyse@wyserengineering.com
608-843-3388

General Contractor:

Encore Homes, Inc.
Chad Wuebben, President
6840 Schneider Road
Middleton WI 53562
cwuebben@encorebuildsmadison.com
608-444-7752

Current Site Owners:

Middleton Community Church
Eric Wilson, Co-Chair, Land Stewardship Committee
645 Schewe Road
Middleton WI 53562
ewilson@gklaw.com
608-284-2603

Francois and Jackie Luyet
Damien Luyet, POA
705 Chapman Street
Madison WI 53711
damienmluyet@gmail.com

Project Overview:

This site is currently comprised of land owned by two separate entities – Middleton Community Church and the Luyet family. The proposal is to create a CSM on the Church parcel to split off a portion of their current parcel and to combine that land with the contiguous property owned by the Luyet family. The church property is currently zoned as SR-C1 and the Luyet property is currently zoned A-1. Both areas that comprise the land covered by this application have been farmed to date. The CSM has been conditionally approved.

The proposal develops the site into 43 single family lots, 2 lots for development of single family “cottages” (small footprint condominium properties that will be free-standing), and 1 lot for the development of an Intergenerational Day Care Center, combining day care services for the elderly and pre-school aged children. The proposal is to zone the entire development as TR-C3 and present more detailed conditional use applications for the Cottage and Day Care lots in the near future. The site plan is attached for your reference. The site is a total of 23.73 acres and residential lots will comprise 16.36 acres of the total site area. There is a total of 3.13 acres set aside as outlots intended to provide open green space and manage storm water, per city requirements. The remainder of the acreage is road way.

According to “The Direct Impact of Housing and Remodeling on the U.S. Economy” by Helen Fei Liu and Paul Emrath (2008), three permanent full time jobs are created when one new single family home is built. This development, then, would contribute a total of 129 permanent full time jobs to our local economy.

The development team has a long-standing reputation in Dane County for quality product and development expertise. We look forward to working with the City through the approvals process.

We anticipate a construction start date of September, 2018 with site improvements complete by November, 2018. It is expected that the first residents will be moving in to the neighborhood in the early spring of 2019.

Respectfully Submitted,

CHAPEL VIEW LAND COMPANY LLC



Chad Wuebben,
Member