



# City of Madison

## Proposed Rezoning, Demolition and Preliminary and Final Plat

Project Name  
Village at Autumn Lake Replat

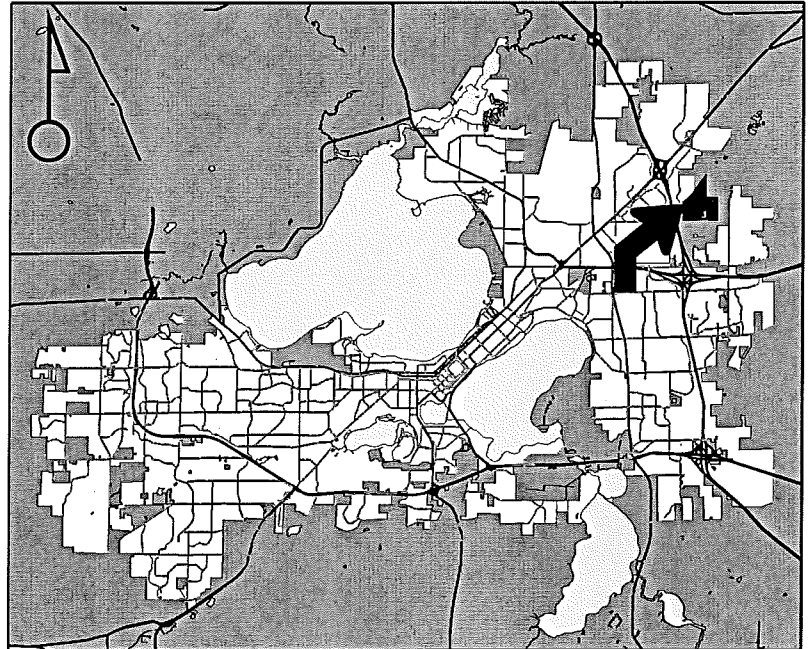
Location  
1710 Ariel Spring Trail

Applicant  
Jeff Rosenberg – MREC VH Madison Investors/  
Brian Munson – Vandewalle & Associates

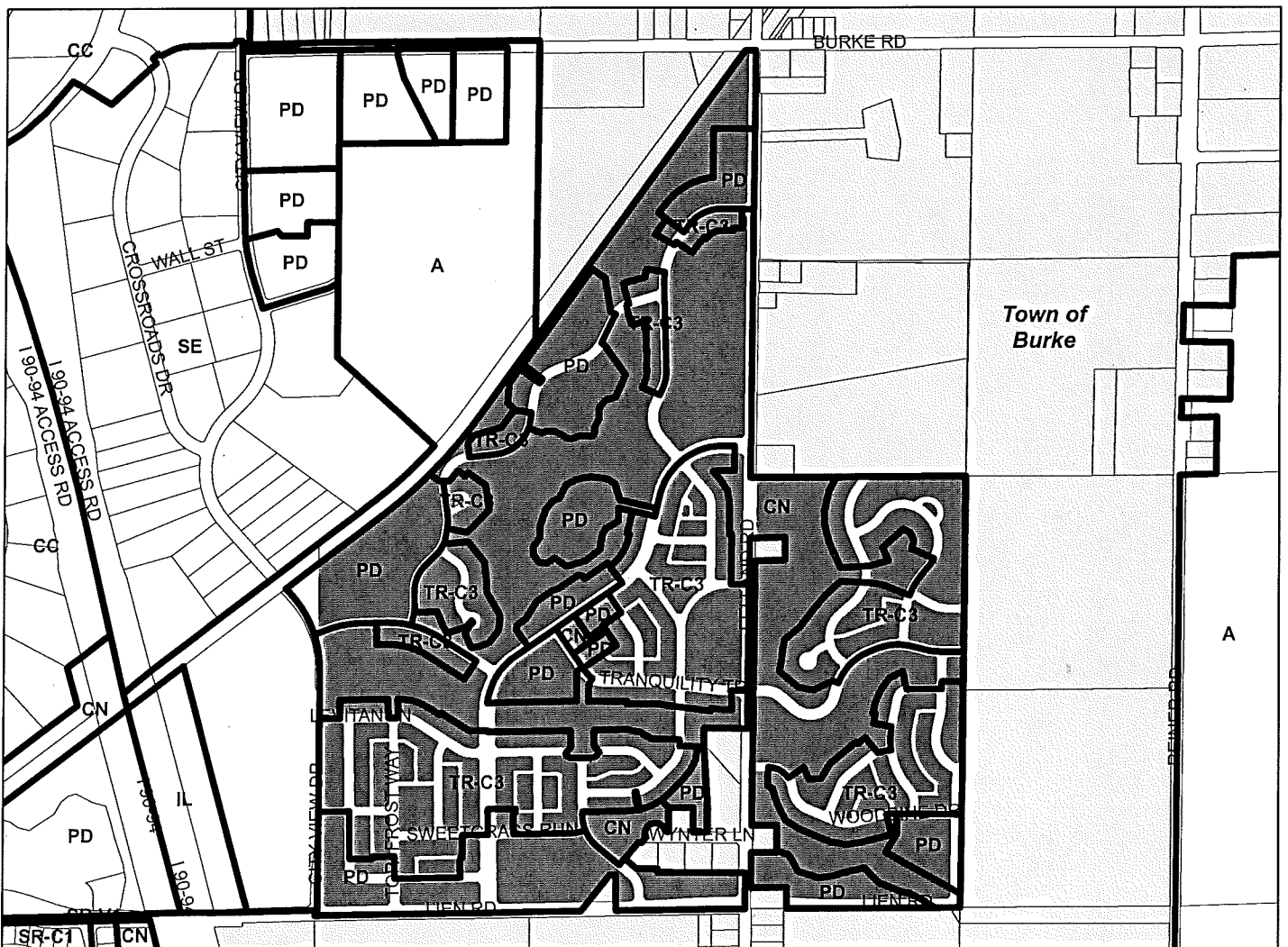
From: TR-C3, PD and CN To: TR-P and TR-C3

Proposed Use  
Create 549 lots for 525 single-family units,  
36 two-family-twin units, 8 four-unit dwellings,  
58 townhouse units and 296 multi-family units;  
16 outlots dedicated to the public; and 12  
outlots to be maintained privately

Public Hearing Date  
Plan Commission  
23 March 2015  
Common Council  
31 March 2015



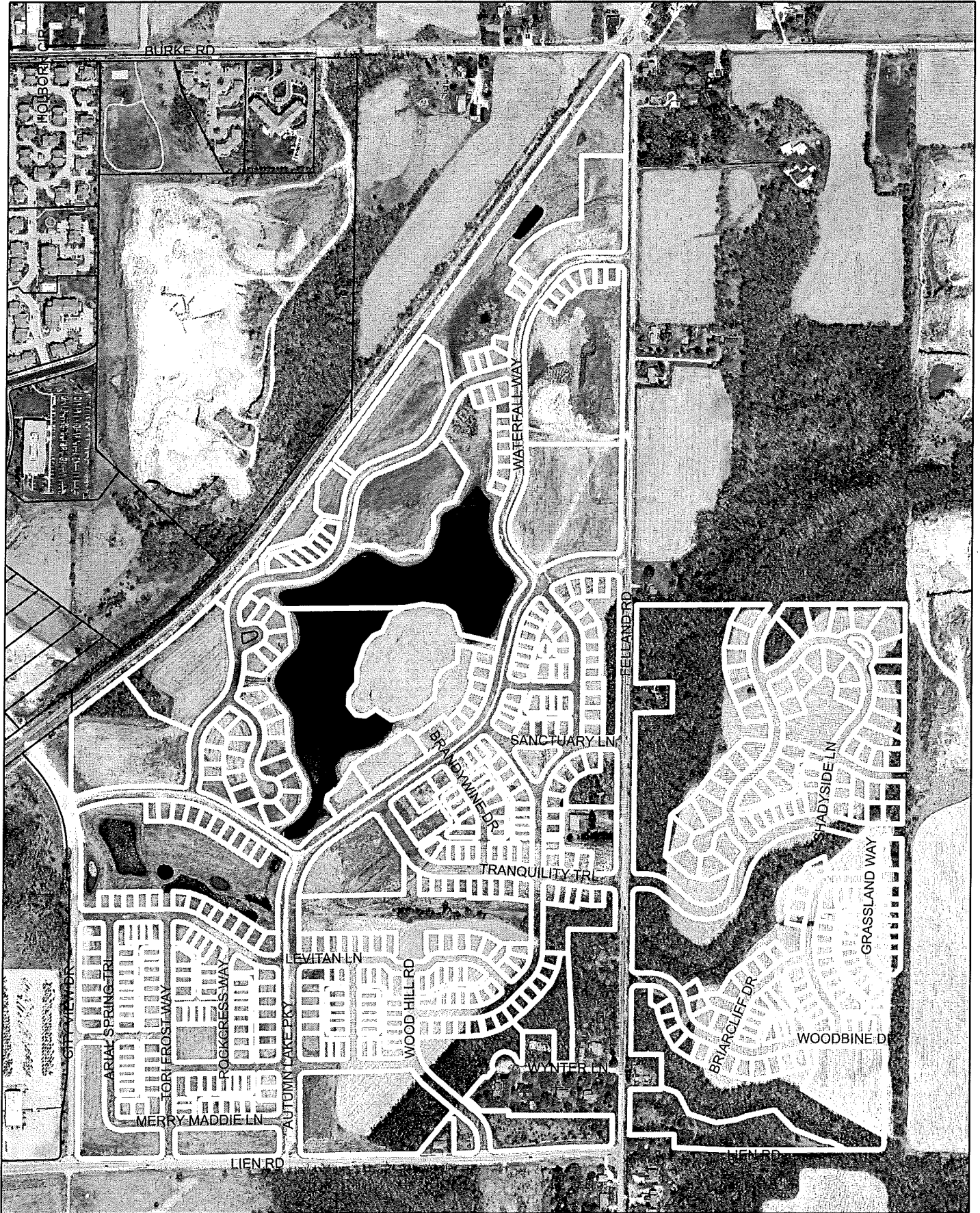
For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 1000'

City of Madison, Planning Division : RPJ : Date : 16 March 2015

16-18





# LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:  
[www.cityofmadison.com/developmentcenter/landdevelopment](http://www.cityofmadison.com/developmentcenter/landdevelopment)

FOR OFFICE USE ONLY:	
Amt. Paid <u>2,850</u>	Receipt No. <u>000534-</u>
Date Received <u>1/21/15</u>	<u>0002</u>
Received By <u>JL</u>	
Parcel No. <u>0810-263-0101-0</u>	
Aldermanic District <u>17-See Clausius</u>	
Zoning District <u>TR-C3, PD</u>	
Special Requirements <u>OK</u>	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 1710 Ariel Spring Trail (see attached lot chart)  
Project Title (if any): The Village at Autumn Lake

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from TR-C3, PD, Conservancy to TR-P, TR-C3
- Major Amendment to Approved PD-GDP Zoning       Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: \_\_\_\_\_

3. Applicant, Agent & Property Owner Information:

Applicant Name: Jeff Rosenberg Company: MREC VH Madison Investors, LLC  
Street Address: 6801 South Town Drive City/State: Madison, Wisconsin Zip: 53713  
Telephone: (608) 226-3100 Fax: (608) 226-0600 Email: jrosenberg@veridianhomes.com

Project Contact Person: Brian Munson Company: Vandewalle & Associates  
Street Address: 120 East Lakeside Street City/State: Madison, Wisconsin Zip: 53715  
Telephone: (608) 255-3988 Fax: (608) 255-0814 Email: bmunson@vandewalle.com

Property Owner (if not applicant): \_\_\_\_\_  
Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Mixed residential neighborhood

Development Schedule: Commencement 2015 Completion 2025

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## 5. Required Submittal Information

All Land Use applications are required to include the following:

**Project Plans** including:\*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altere buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- *Seven (7) copies* of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- *Twenty Five (25) copies* of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- *One (1) copy* of the plan set reduced to fit onto 8 ½ X 11-inch paper

\* For projects requiring review by the Urban Design Commission, provide *Fourteen (14) additional 11x17 copies* of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

**Letter of Intent:** Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- |   |   |  |
|---|---|--|
| • Project Team                                | • Building Square Footage                       | • Value of Land  |
| • Existing Conditions                         | • Number of Dwelling Units                      | • Estimated Project Cost                                     |
| • Project Schedule                            | • Auto and Bike Parking Stalls                  | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.

**Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com).

**Additional Information** may be required, depending on application. Refer to the Supplemental Submittal Requirements.

## 6. Applicant Declarations

- 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), and business association(s) AND the dates you sent the notices:

Alder Clausius (12.17.14) Neighborhood Association: NA

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

- Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: DAT Date: 12.18.14 Zoning Staff: \_\_\_\_\_ Date: \_\_\_\_\_

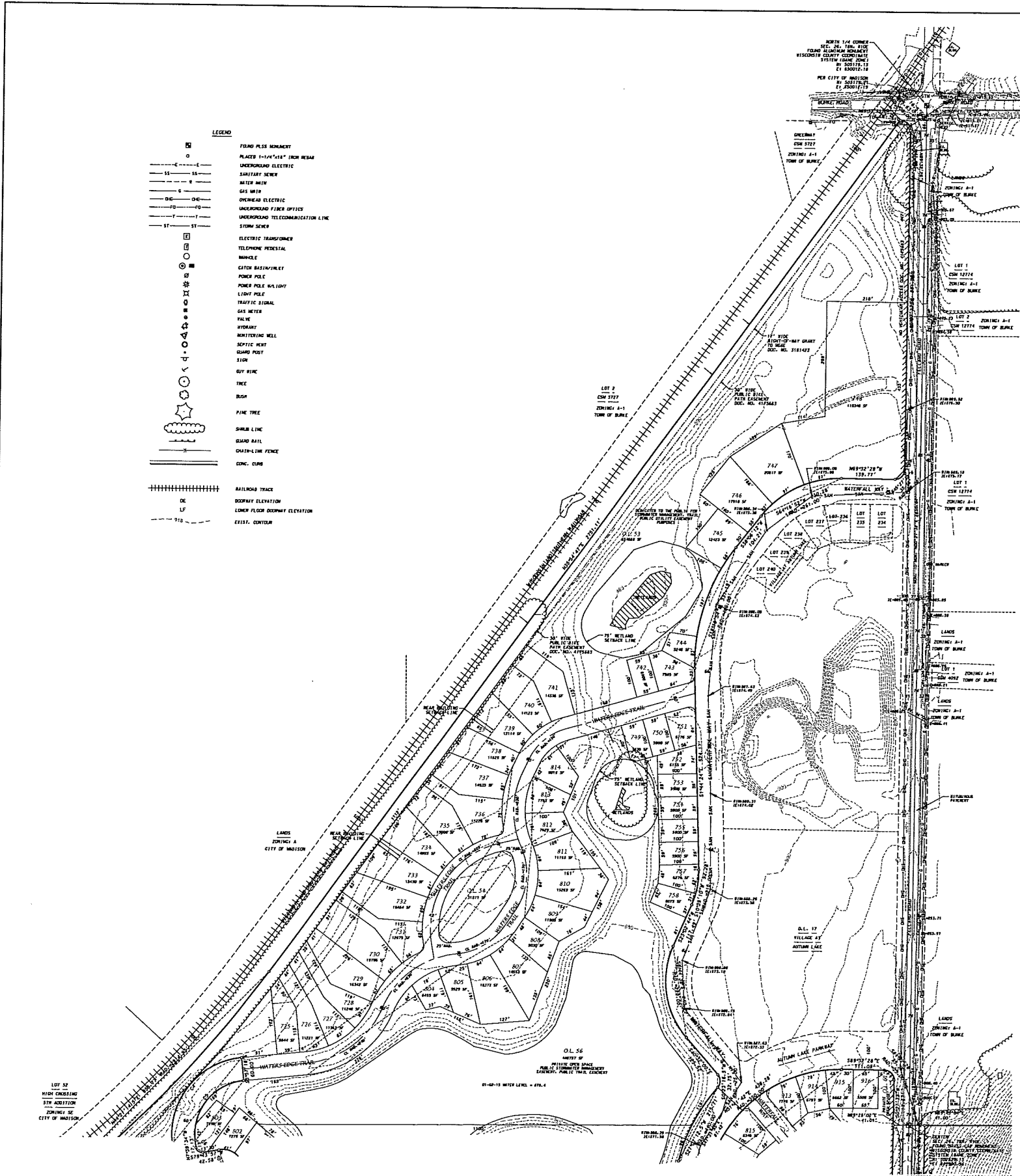
The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Brian Munson Relationship to Property: Agent  
Authorizing Signature of Property Owner \_\_\_\_\_ Date 1/21/2015

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- LEGEND**
- FOUND PILE MONUMENT
  - PLACES 1-1/4" x 1/4" FROM REBAR
  - UNDERGROUND ELECTRIC
  - SANITARY SEWER
  - WATER MAIN
  - GAS MAIN
  - OVERHEAD ELECTRIC
  - UNDERGROUND FIBER OPTICS
  - UNDERGROUND TELECOMMUNICATION LINE
  - STORM SEWER
  - ELECTRIC TRANSFORMER
  - TELEPHONE PEDestal
  - MANHOLE
  - CATCH BASIN/VALETS
  - POWER POLE
  - LIGHT POLE
  - TRAFFIC SIGNAL
  - GAS METER
  - VALVE
  - HYDRANT
  - WASTEWATER WELL
  - OPTIC WELL
  - GUARD POST
  - SIGN
  - GUY WIRE
  - TRICE
  - BUSH
  - PINE TREE
  - SHrub LINE
  - GARD RAIL
  - CHAIN-LINK FENCE
  - CONC. CURB
  - RAILROAD TRACK
  - DOORWAY ELEVATION
  - LOWER FLOOR DOORWAY ELEVATION
  - EXIST. CONTOUR

- NOTES**
- All intersection radii are 15 feet unless otherwise shown.
  - Existing Springs are:
    - 1. Existing Springs No. 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 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