



Plat Name
Schewe Road Development

Location
626 Schewe Road

Applicant
Craig Enzenroth – Schewe Rd Development Corp/
Michele Burse – Burse Surveying & Engineering

Preliminary Final

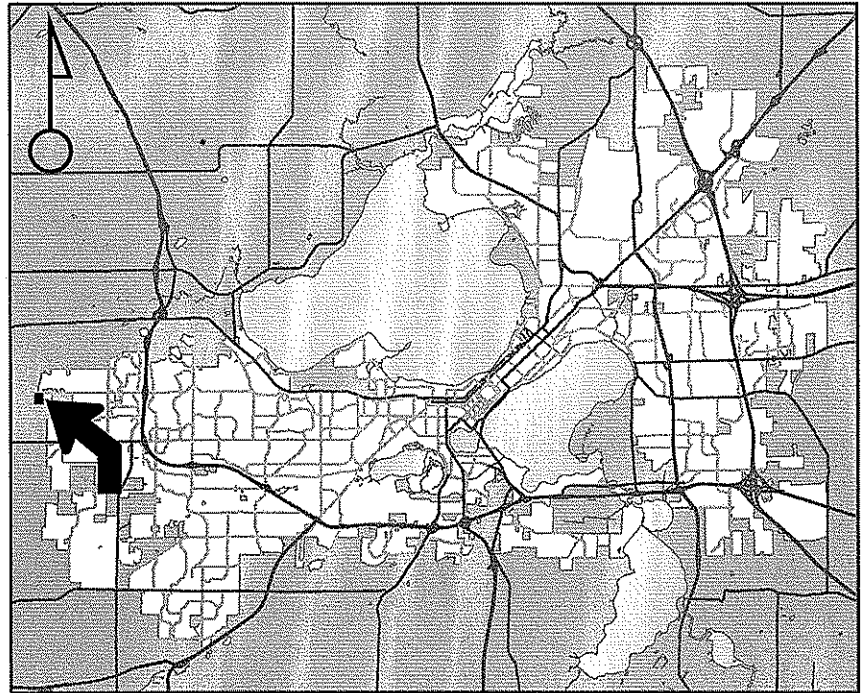
From: **TEMP A** To: **R1 & R4**

Proposed Use
39 Single-Family Lots, 1 Multi-Family Lot and 3 Outlots

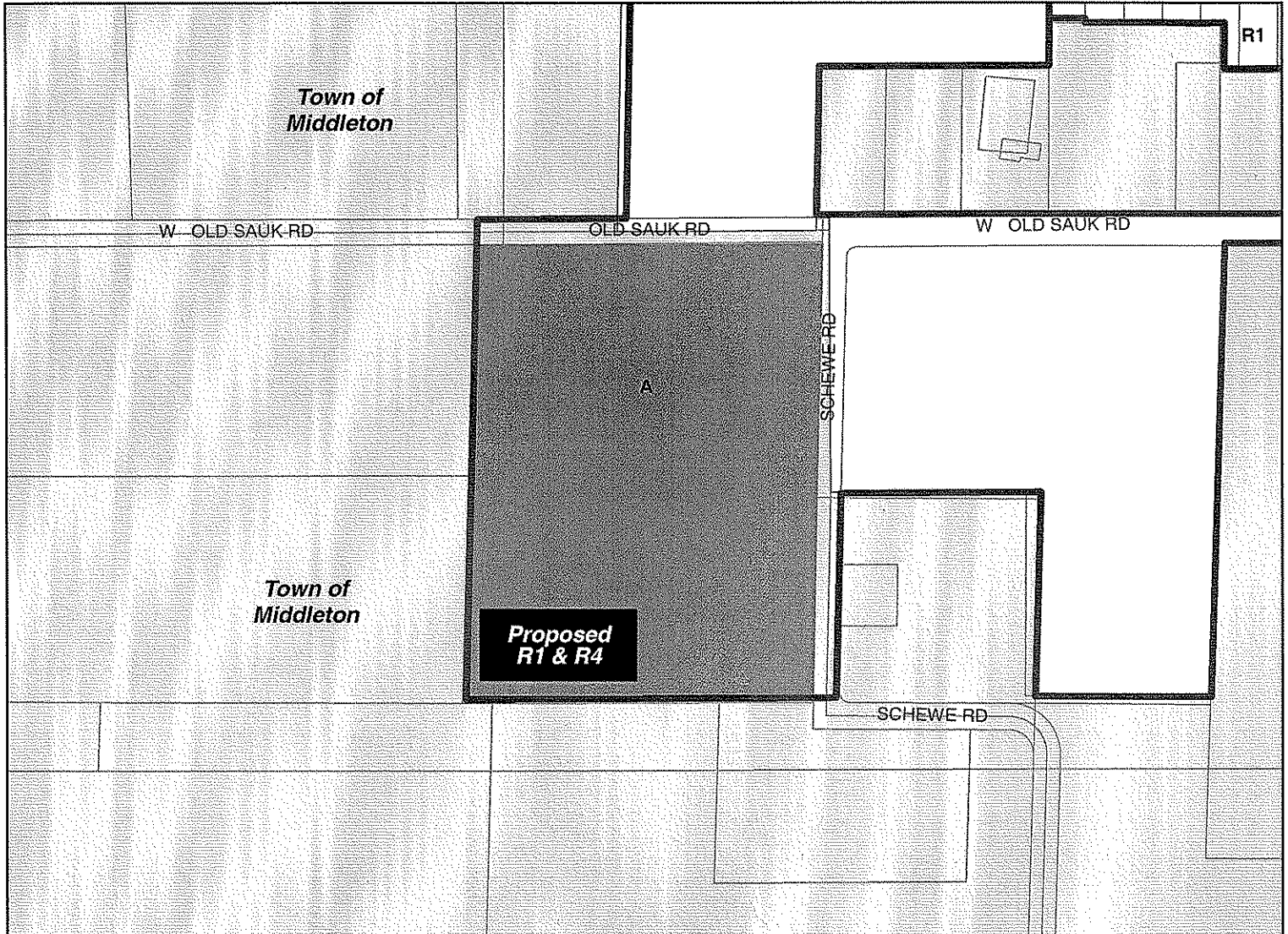
Public Hearing Date

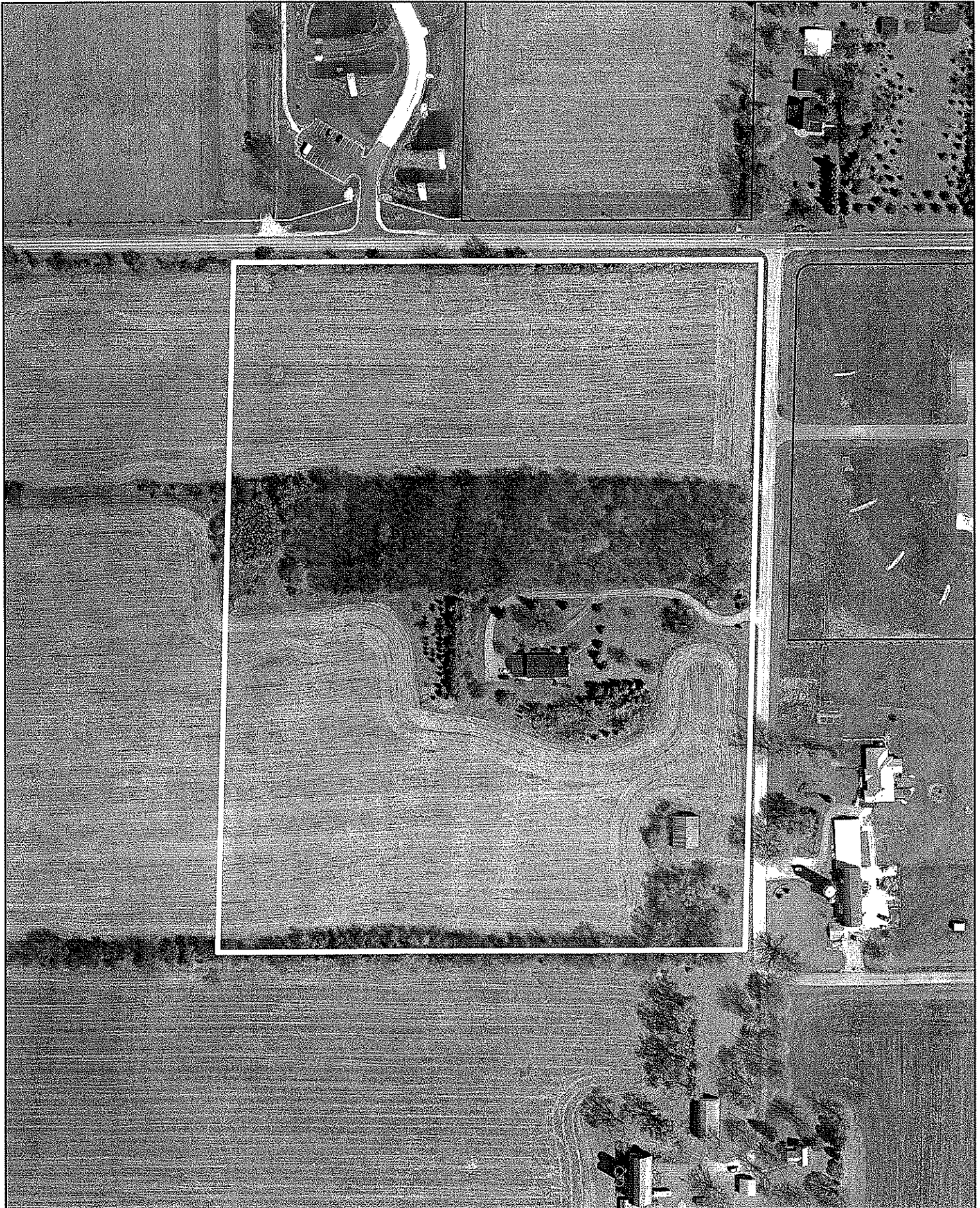
Plan Commission
16 June 2008

Common Council
01 July 2008



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635





LAND USE APPLICATION

Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

1st Rezoning of Annexed Lands

FOR OFFICE USE ONLY:

Amt. Paid N/A Receipt No. _____
 Date Received 4/16/08
 Received By [Signature]
 Parcel No. 0708-201-0102-3
 Aldermanic District 9-Skidmore
 GQ ENG
 Zoning District SA A
For Complete Submittal
 Application Letter of Intent
 IDUP Legal Descript.
 Plan Sets Zoning Text
 Alder Notification Waiver 4/14/08
 Ngrbrhd. Assn Not. Waiver _____
 Date Sign Issued 4/16/08

1. Project Address: 626 Schewe Road, Madison, WI **Project Area in Acres:** 23.09

Project Title (if any): Schewe Road Development

2. This is an application for: (check at least one)

Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from A-1 to R1 & R4 Rezoning from _____ to PUD/PCD-SIP

Rezoning from _____ to PUD/PCD-GDP Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

Conditional Use **Demolition Permit** **Other Requests** (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Craig Enzenroth Company: Schewe Road Development Corp.
 Street Address: 8500 Greenway Blvd., Suite 200 City/State: Middleton/WI Zip: 53562
 Telephone: (608) 836-0909 Fax: (608) 836-0990 Email: cenzenroth@gallinacos.com

Project Contact Person: Michelle L. Burse Company: Burse Surveying and Engineering, Inc.
 Street Address: 1400 E. Washington Ave., Suite 158 City/State: Madison, WI Zip: 53703
 Telephone: (608) 250-9263 Fax: (608) 250-9266 Email: burse@chorus.net

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

4. Project Information:

Provide a general description of the project and all proposed uses of the site: The existing agriculture site will be developed into 39 single family lots and 1 multi-family lot. Two east-west streets will be constructed through the property. Two outlots will be dedicated to the public: one for Stormwater Management Purposes one for median purposes.

Development Schedule: Commencement Fall 2008 Completion Summer 2009

CONTINUE →

5. Required Submittals:

Site Plans submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

Letter of Intent: Twelve (12) copies describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

Legal Description of Property: Lot(s) of record or metes and bounds description prepared by a land surveyor.

Filing Fee: \$ 0.00 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

Conformance with adopted City plans: Applications shall be in accordance with all adopted City of Madison plans:
→ *The site is located within the limits of* Elderberry Neighborhood Development *Plan, which recommends:*

Low Density Residential and Low-Med. Density Residential *for this property.*

Pre-application Notification: Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*

Paul Skidmore, 9th District Alderman (see attached e-mail correspondence)

If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

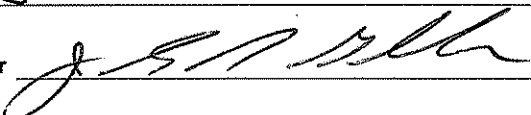
Pre-application Meeting with staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Tim Parks *Date* 04/10/2008 | *Zoning Staff* Matt Tucker *Date* 04/10/08

The signer attests that this form has been completed accurately and all required materials have been submitted:

Printed Name Craig Enzenroth **Date** 4/15/08

Signature  **Relation to Property Owner** Owner Representative

Authorizing Signature of Property Owner  **Date** 4-15-08



Gallina Corporation
8500 Greenway Boulevard, Suite 200
Middleton, Wisconsin 53562

April, 15 2008

Mr. Bradley J. Murphy, AICP
Director of Planning
Dept. of Planning & Development
215 Martin Luther King Jr., Blvd
PO Box 2985
Madison, WI 53701-2985

Re: Letter of Intent
SCHEWE ROAD DEVELOPMENT
SCHEWE ROAD AND OLD SAUK ROAD
Rezoning/Preliminary Plat

Dear Mr. Murphy:

The following is submitted together with the applications and zoning descriptions for staff, plan commission and council consideration of approval of the proposed development.

Owners: Schewe Road Development Corp.
8500 Greenway Blvd., Suite 200
Middleton, WI 53562
Contact: Craig Enzenroth
(608) 836-0909
(608) 836-0990 Fax

Planner: Knothe & Bruce Architects, LLC
7601 University Avenue, Suite 201
Middleton, Wisconsin 53562
(608) 836-3690
(608) 836-6934 fax
Contact: Randy Bruce

Engineer: Burse Surveying and Engin., Inc
1400 E. Washington Avenue, Suite 158
Madison, WI 53703
Contact: Michelle Burse
(608) 250-9263
(608) 250-9266 Fax

Letter of Intent
Schewe Road Development Preliminary Plat

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Background:

The Schewe Road Development is a 23.09 acre parcel of land on Madison's far west side, south of Old Sauk Road and immediately west of Schewe Road. The parcel is bounded by undeveloped land on the south and west, a church to the east and a proposed school site to the north.

Site Development Statistics:

The proposed development consists of a total of 42 lots, 2 of which are outlots. Outlot 1 shall be dedicated to the public, but the landscaping within Outlot 1 shall be privately maintained by the owners of lots 1-4 under agreement with the city. Outlot 2 shall be dedicated to the public for detention purposes. Lot 40 and Outlot 2 shall be zoned R4 and the remaining lots (including Outlot 1) shall be zoned R1. Streets A and B are 895 ft and 896 ft in length respectively and both shall terminate in a temporary cul-de-sac until Street C is constructed. Street C shall not be constructed as part of this development. Cost to construct Street C and funds to be set aside for future construction shall be addressed in the city/developer agreement.

Public Utilities:

This tract of land is not within the Central Urban Service Area (CUSA) (See Attachment A) therefore staff as part of the resolution approving the preliminary plat should be authorized and directed to petition for inclusion into the CUSA. Public water exists at the northeast corner of the project at the southeast quadrant of Schewe Road and Old Sauk Road intersection. Sanitary sewer is 2000 feet east of the proposed development. Therefore, a temporary sanitary sewer lift station and force main shall be constructed within the public right of way of Old Sauk Road at the Developer's expense.

Stormwater Management:

The site shall be designed to comply with the following City of Madison standards: There are two proposed detention basins. 1. An easement area over the northeast portion of Lot 40, and 2. Outlot 2, as well as the lands east of Outlot 2 consisting of that portion of old Schewe Rd. being relocated. These two proposed detention basins will effectively store and release the post-development 2, 10, and 100-year storm events below the pre-developed peak rate. The detention basins will have at least 0.5 feet of freeboard above the 100-year peak water elevation. The sediment basin will effectively remove 80% of the total suspended solids resulting from the 1-year 24 hour storm event. The infiltration basin will ensure the post-development infiltration volume will be 90% of the pre-development infiltration volume, based on the average annual rainfall.

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Schewe Road Development Preliminary Plat

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Park:

The Elderberry Neighborhood Development Plan indicates no planned parks within this tract of land. Therefore fees-in-lieu of dedication shall apply.

Development of Lot 40:

The proposed rezoning of Lot 40 is R4, although there may be a latter request to PUD. The Elderberry Neighborhood Plan designates the density of this lot as low – medium residential, 8 – 11 units per acre. It is anticipated that Schewe Road Development Corp. will be proposing a development of 126 units of housing for this site, or 16.63 units per acre on the 7.573 acre lot. We would ask that any conditions of approval provide for latitude to allow the plan commission and common council to have discretion to approve this higher density based upon site and building design. Schewe Road Development Corp. recognizes that the lot will be subject to a general IZ LURA until the specific use has been approved for this lot.

Project Schedule:

It is the developer's intent to obtain the necessary approvals for the preliminary and final plats and record the same by the end of October, 2008. We anticipate grading operations to commence during the fall of 2008. The plat is proposed to be constructed in one phase.

Thank you for your time in reviewing our proposal.

Sincerely,

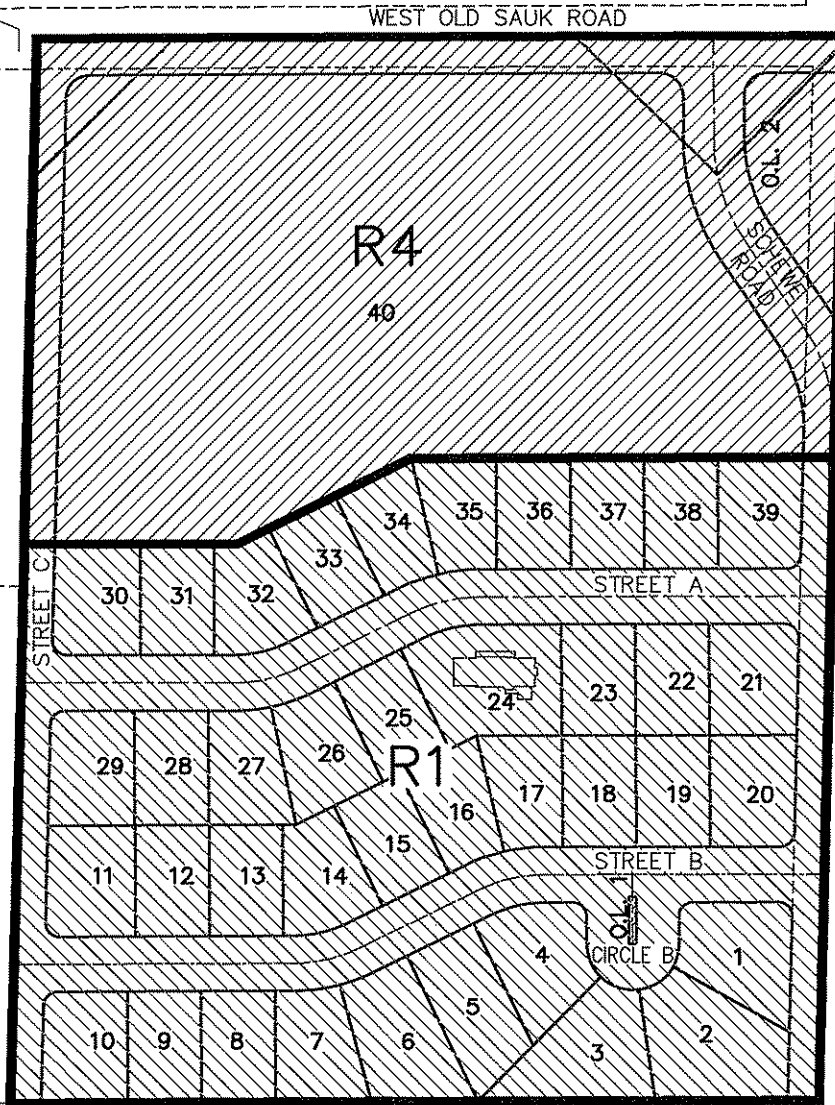


Craig Enzenroth
Schewe Road Development Corp.
Agent

REZONE EXHIBIT



SCALE : ONE INCH = TWO HUNDRED FEET



Burse

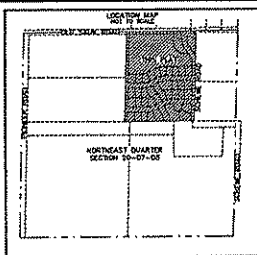
surveying & engineering INC.

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: burse@chorus.net
www.bursesurveyengr.com

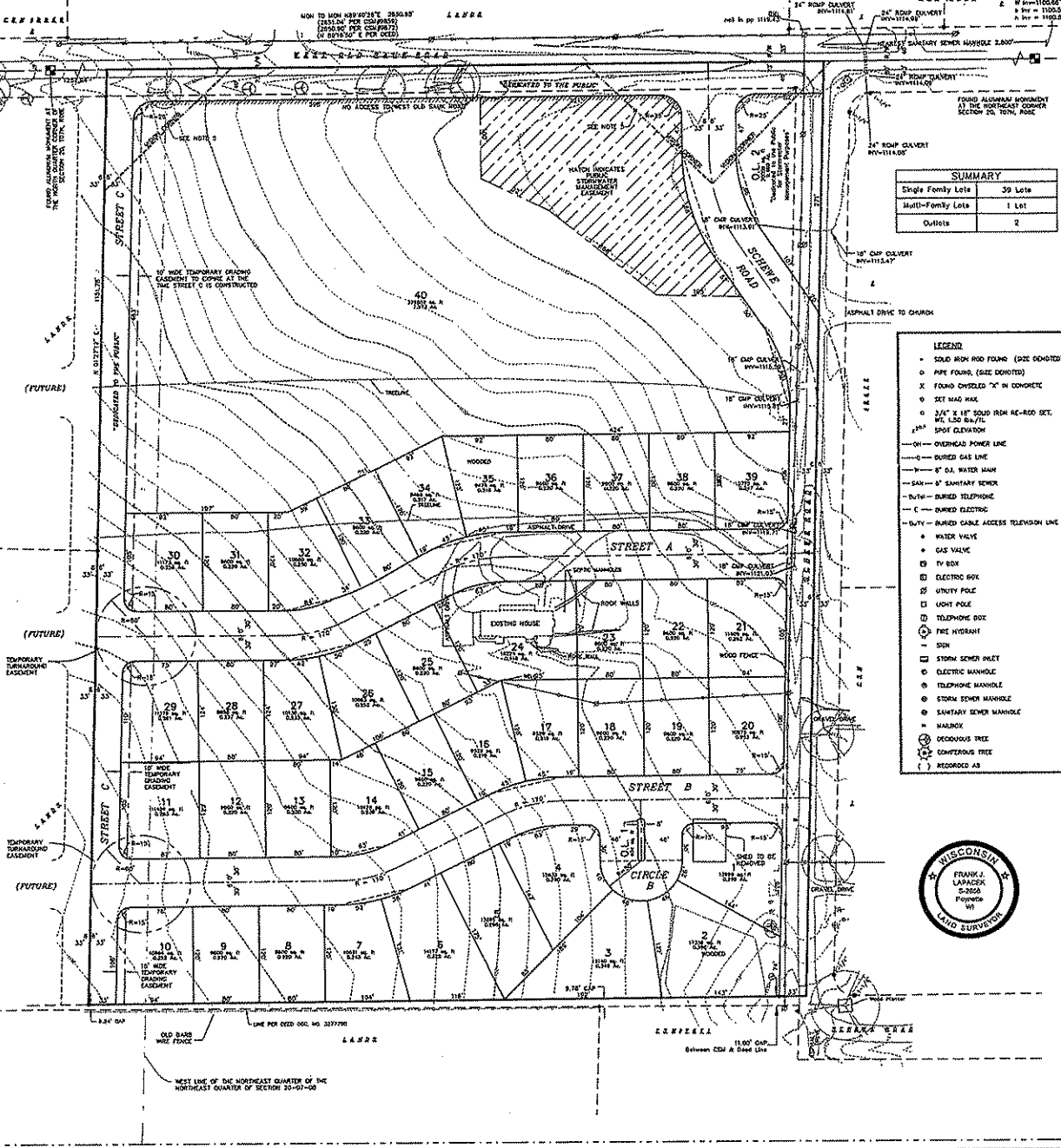
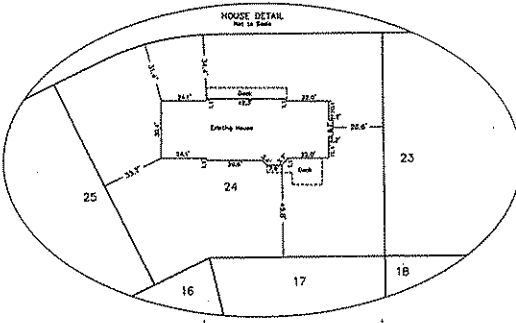
Date: April 14, 2008

Plot View: Rezone

\\PROJECTS\bse480\preliminary\BSE480PLAT.dwg



GENERAL NOTES:
 EXISTING ZONING IS AGRICULTURE (R20P)
 PROPOSED ZONING BY LOTS:
 LOTS 1-18 AND OUTLOT 1 - R1
 LOTS 19 AND OUTLOT 2 - R2
 THIS PLAN IS SUBJECT TO THE SUBORDINARY ZONING ORDINANCE OF CHAPTER 23 OF THE MADISON LOCAL ORDINANCES. THE REZONING SHALL BE SATISFIED BY A SEPARATE REZONING REGISTRATION.
NOTES:
 1) TOTAL PARCEL AREA = 1,005,981 SQUARE FEET OR 23,024.4 ACRES.
 2) ELEVATIONS ARE BASED UPON CITY OF MADISON DATUM (NAD83). THE TOP OF ALUMINUM S.D. MONUMENT AT THE SOUTH QUARTER CORNER OF SECTION 14-07-08 HAS AN ELEVATION OF 1103.57'.
 3) OUTLOT 1 TO BE DEDICATED TO THE PUBLIC. THE LANDSCAPE WILL BE MAINTAINED BY THE OWNERS OF LOTS 1, 2, 3 AND 4.
 4) NO ACCESS TO OLD SINK ROAD.
 5) NO STRUCTURE OF ANY KIND SHALL BE PERMITTED WITHIN A VISION CORNER WHICH EXCEEDS A HEIGHT OF 2.5' ABOVE THE ELEVATION OF THE INTERSECTION EXCEPT FOR MESSAGE SIGNS AND TRAFFIC SIGNS. APPROVED PUBLIC UTILITY LINES AND OTHER UTILITIES THROUGH WHICH THERE IS CLEAR VISION, MAY BE PLACED AT ANY POINT ALONG THE APPROACHES TO THE INTERSECTION, WHICH OBSTRUCTS SAFE VISION OF THE APPROACHES TO THE INTERSECTION.
 6. THE OLD SCHEWE ROAD ROAD BED SHALL BE USED FOR STORMWATER MANAGEMENT PURPOSES.
 7. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR UTILITIES.
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 100. THE CITY OF MADISON SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES.



- LEGEND**
- SOLID IRON ROD FOUND (SIZE OMITTED)
 - PIPE FOUND (SIZE OMITTED)
 - ✕ FOUND CHECKED "X" IN CONCRETE
 - SET NAIL NAIL
 - 2 1/2" x 1/2" SOLID IRON AC-ROD SET, 1/2" L20 R-1/2"
 - SPOT ELEVATION
 - OVERHEAD POWER LINE
 - BURIED GAS LINE
 - 8" O.D. WATER MAIN
 - SAN - 8" SANITARY SEWER
 - TEL - BURIED TELEPHONE
 - E - BURIED ELECTRIC
 - CTV - BURIED CABLE ACCESS TELEVISION LINE
 - WATER VALVE
 - GAS VALVE
 - TV BOX
 - ELECTRIC BOX
 - UTILITY POLE
 - LIGHT POLE
 - TELEPHONE BOX
 - FIRE HYDRANT
 - SIGN
 - STORM SEWER INLET
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - MANHOLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - () RECORDED AS



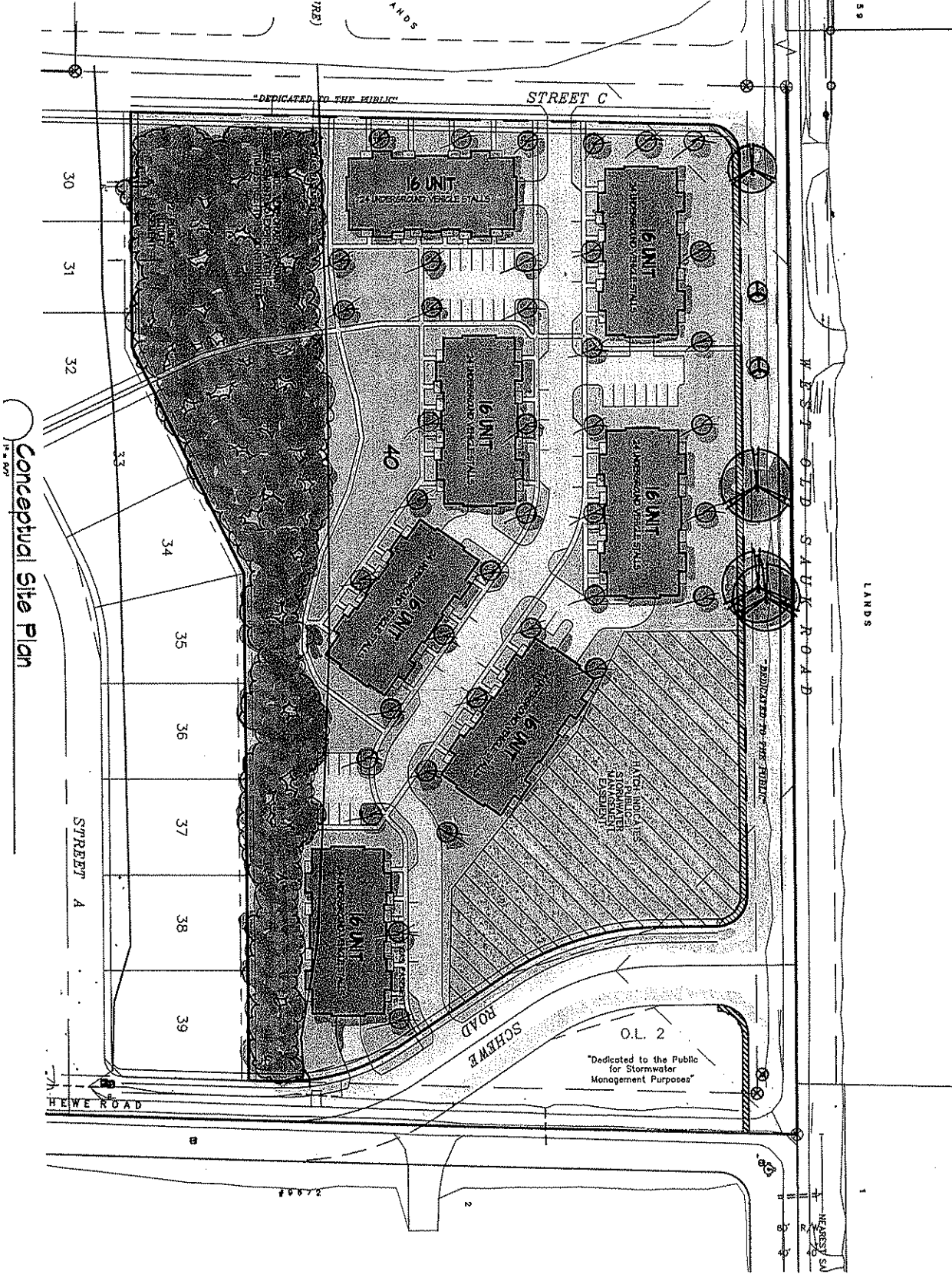
OWNER/DEVELOPER:
 SCHEME ROAD DEVELOPMENT CORP.
 2500 GREENWAY BLVD.
 SUITE 200
 MADISON, WI 53703
 (608) 636-0325

**PRELIMINARY PLAT OF
 SCHEWE ROAD DEVELOPMENT**

PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF
 SECTION 20, TOWNSHIP 07 NORTH, RANGE 08
 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SCALE 1" = 40' (SEE SHEET 2)

SURVEYOR/ENGINEER:
Burse
 Surveying & Engineering, Inc.
 1400 E. Washington Ave., Suite 150
 Madison, WI 53703 COB. 250.9263
 Fax: 608.250.9266
 email: burse@bursengr.com
 www.bursesurveying.com



Conceptual Site Plan

KNOTHE & BRUCE ARCHITECTS
 700 University Avenue, Suite 210
 Berkeley, CA 94702
 (415) 841-1100

Note:
 The lot 40 site plan layout is submitted for illustrative and discussion purposes only. This plan is submitted solely to provide an example of a possible layout. The final design and construction shall be subject to the approval of the local planning authority. Applicant makes no representation or warranty that the essential proposed site plan layout is consistent with the concept, such eventual proposed site plan layout to be submitted as part of a conditional use rezoning application, all such rights reserve to such application.

Revised: 10/1/2008

Project Title:
Scheewe - Lot 40

Drawing Title:
Conceptual Site Plan
 Project No.:
0316
 Drawing No.:
C-11

PART 1 – DEVELOPMENT INFORMATION:

Project or Plat Schewe Road Development

Project Address: 626 Schewe Rd **Project Area (in acres):** 23.09

Developer: Schewe Road Development Corp. **Representative:** Craig Enzenroth

Street Address: 8500 Greenway Blvd. Suite 200 City/State: Middleton, WI Zip: 53562

Telephone: (608) 836-0909 Fax: (608) 836-0990 Email: cenzenroth@gallinacos.com

Agent, If Any: Craig Enzenroth Company: Gallina Companies

Street Address: 8500 Greenway Blvd. Suite 200 City/State: Middleton, WI Zip: 53562

Telephone: () 836-0909 Fax: () 836-0990 Email: cenzenroth@gallinacos.com

PART 2 – PROJECT CONTENTS:

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family	33		6		39	9.787
Duplexes						
Multi-Family	TBD	TBD	TBD	TBD	TBD	7.573
TOTAL						

PART 3 – AFFORDABLE HOUSING DATA:

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI			0	0	2	4	6
Anticipated Sale Price			0	0	TBD	TBD	
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI	N/A	N/A	N/A	N/A			N/A
Maximum Monthly Rent Price	N/A	N/A	N/A	N/A			N/A

PART 4 – DWELLING UNIT COMPARISON:

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Effcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Effcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:	N/A	N/A	N/A	TBD	TBD	N/A	N/A	N/A	TBD	TBD
Minimum Floor Area:	N/A	N/A	N/A	1500	1800	N/A	N/A	N/A	1500	1800
Rental Units With:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Floor Area:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

CONTINUE →

PART 5 – INCENTIVES: Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

Incentive	MAP	Incentive	MAP
<input type="checkbox"/> Density Bonus (varies by project)	3	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input checked="" type="checkbox"/> Parkland Development Fee Reduction	1	<input type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund of \$5000 for up to 50% of on-site afford-able units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input checked="" type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): <u>Request Off Set Review</u>			

PART 6 – WAIVER: The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within **one mile** of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, **please mark this box** and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

PART 7 – APPLICANT’S DECLARATION:

The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting

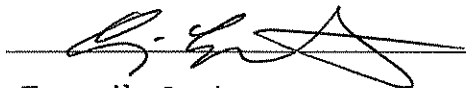
Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will <u>not</u> comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	✓		
Proportion of attached and detached IDU units is similar to Market rate.	✓		
Mix of IDUs by bedroom size is similar to market rate.	✓		

CONTINUE →

Standards for Inclusionary Dwelling Units (IDUs) [continued]	Will Comply	Will not comply	Additional comments
IDUs are dispersed throughout the project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
IDUs are to be built in phasing similar to market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Pricing fits within Ordinance standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Developer offers security during construction phase in form of deed restriction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Developer describes marketing plan for IDUs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Terms of sale or rent.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Yes	No	Additional comments
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Developer has requested waiver for off-site or cash payment.	<input type="checkbox"/>	<input type="checkbox"/>	Developer is requesting off set review
Developer has requested waiver for reduction of number of units.	<input type="checkbox"/>	<input type="checkbox"/>	Developer is requesting off set review
Other:	<input type="checkbox"/>	<input type="checkbox"/>	

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → 4/10/08
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → 4/10/08 & 6/28/07
- The applicant notified Alderperson Paul Skidmore of District 9th of this development proposal in writing on: → 4/14/08
- The applicant also notified _____ of the _____ neighborhood in writing on: n/a
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

Applicant Signature



Date

4/15/08

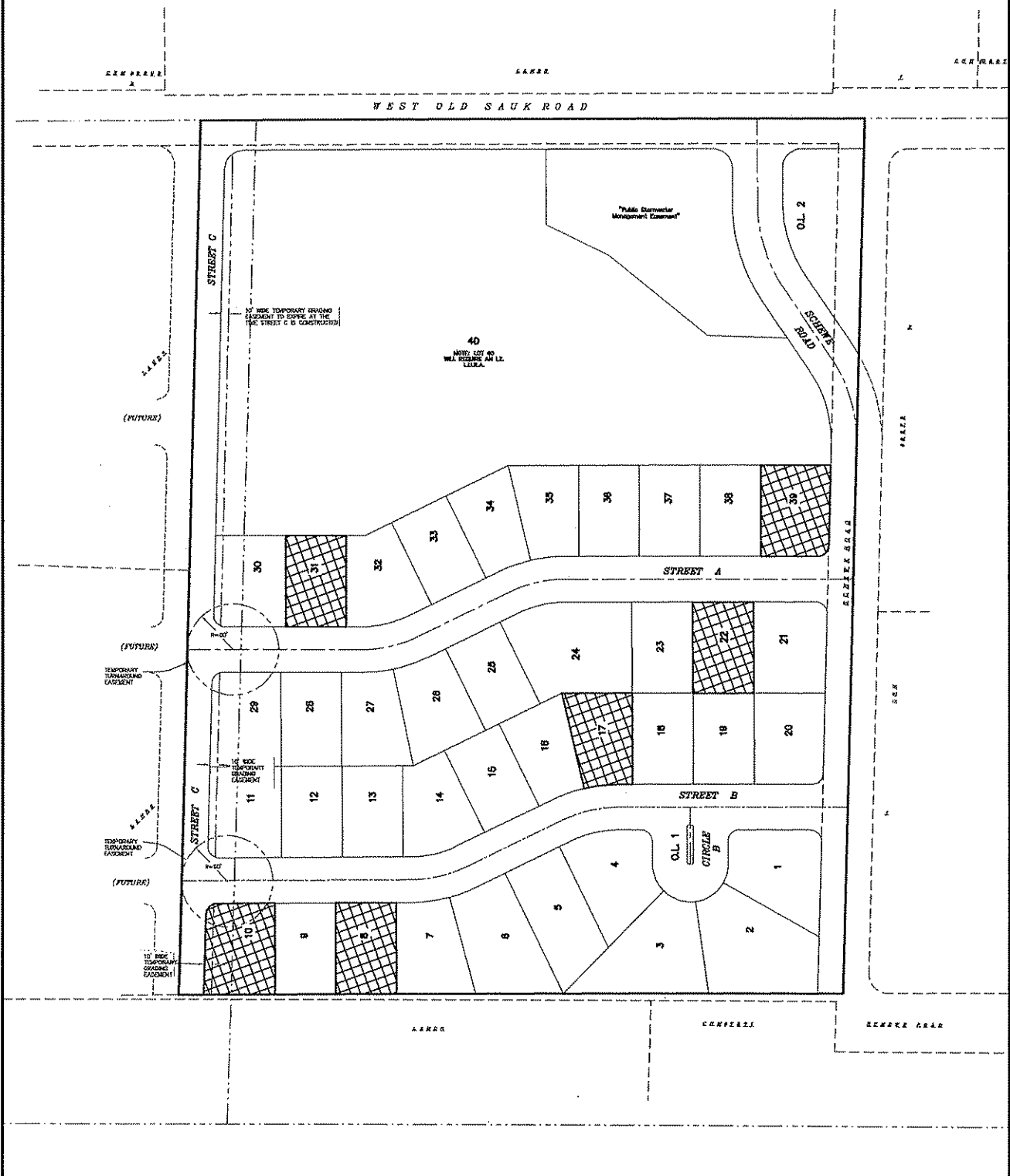
Printed Name

Craig Enzenroth, Agent
Schewe Road Development Corp.

Phone

(608) 836-0909

SUMMARY	
Single Family Lots	39 Lots
Multi-Family Lots	1 Lot



OWNER/DEVELOPER:
 SCHEWE ROAD DEVELOPMENT CORP.
 8000 GREENWAY BLVD.
 SUITE 200
 MIDDLINGTON, WI 53562
 (800) 836-0909

NORTH
 SURVEY AND MAPPING
 CONSULTANTS
 CORPORATION

IZ LOTS

PRELIMINARY PLAT OF SCHEWE ROAD DEVELOPMENT

NOT TO SCALE

SURVEYOR/REGISTERED:
Burse
 Surveying & Engineering
 1400 E. Washington Ave., Suite 150
 Madison, WI 53703 608.250.0963
 Fax: 608.250.0966
 Email: burse@bourse.com
 www.bourse.com

PLAT DATE: APRIL 14, 2023
 PROJECT: 1522660 PRELIMINARY PLAT 2ND