



VANDEWALLE & ASSOCIATES INC.

August 21, 2023

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

RE: The Village at Autumn Lake Neighborhood: Replat #7
Traditional Residential-Planned Amendment

Dear Heather,

Attached please find a copy of the Veridian Homes request to amend the adopted TR-P within the Village at Autumn Lake Neighborhood. This submittal continues Veridian's commitment to creating a wide range of attainable housing options within the neighborhood while maintaining the overall character and quality of the development.

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

Sincerely,

Brian Munson
Principal

Applicant:

VAL LLC.
6801 South Town drive
Madison, WI 53713
Chris Ehlers
Vice President of Land Development
cehlers@veridianhome.com
Phone: 608.226.3038
Fax: 608.235.4701

Design Team

Engineering:

D'Onofrio Kottke
7530 Westward Way
Madison, WI 53717
Phone: 608.833.7530
Fax: 608.833.1089
Dan Day
dday@donofrio.cc

Planning:

Vandewalle and Associates
120 East Lakeside Street
Madison, Wisconsin 53715
Phone: 608.255.3988
Fax: 608.255.0814
Brian Munson
bmunson@vandewalle.com

Existing Conditions

Existing Zoning: TR-P

Amendment Area: 5.318 acres

Parcels to be Rezoned: See EXHIBIT A

Legal Description: Lots 732-738 and 796-816, Village at Autumn Lake Replat, Recorded in Volume 61-079B of Plats on Pages 474-475 as Document Number 5878996 in the Dane County Register of Deeds Office, located in the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4 of Section 26, T8N, R10E, City of Madison, Dane county, Wisconsin.

PROPOSED TR-P AMENDMENT

Adopted TR-P

| | | |
|-----------------------------|------------|----------|
| Alley Single Family: | 27 | 31 x 95 |
| | 23 | 37 x 95 |
| | 71 | 45 x 95 |
| Conventional Single Family: | 22 | 51 x 100 |
| | 134 | 59 x 100 |
| | 98 | 65 x 100 |
| | 115 | 69 x 100 |
| | 47 | 80 x 100 |
| Alley Twin Homes: | 60 | |
| Conventional Twin Homes: | 8 | |
| Tuck Under Twin Homes: | 18 | |
| Four Units: | 8 | |
| Townhomes: | 26 | |
| Multi-Family: | 221 | |
| Total Units: | 878 | |

Proposed TR-P

| | | |
|-----------------------------|-----------------|----------|
| Alley Single Family: | 27 | 31 x 95 |
| | 23 | 37 x 95 |
| | 71 | 45 x 95 |
| Conventional Single Family: | 29 | 51 x 100 |
| | 132 | 59 x 100 |
| | 102 | 65 x 100 |
| | 97 | 69 x 100 |
| | 43 | 80 x 100 |
| Alley Twin Homes: | 60 | |
| Conventional Twin Homes: | 28 | |
| Tuck Under Twin Homes: | 18 | |
| Four Units: | 8 | |
| Townhomes: | 26 | |
| Multi-Family: | 221 | |
| Total Units: | 885 (+7) | |

All proposed units would meet the architectural standards of the adopted Village at Autumn Lake TR-P and lot requirements of the City of Madison Zoning Code.

Exhibit A: Parcels to be rezoned

| <u>Lot Number</u> | <u>Address</u> | <u>Street</u> | <u>PIN</u> |
|-------------------|----------------|-------------------|-----------------|
| 732 | 2124 | Waters Edge Trail | 0810-263-5816-0 |
| 733 | 2128 | Waters Edge Trail | 0810-263-5817-8 |
| 734 | 2132 | Waters Edge Trail | 0810-263-5816-6 |
| 735 | 2204 | Waters Edge Trail | 0810-263-5819-4 |
| 736 | 2208 | Waters Edge Trail | 0810-263-5820-1 |
| 737 | 2212 | Waters Edge Trail | 0810-263-5821-9 |
| 738 | 2216 | Waters Edge Trail | 0810-263-5822-7 |
| 796 | 2111 | Waters Edge Trail | 0810-263-6023-0 |
| 797 | 2115 | Waters Edge Trail | 0810-263-6022-2 |
| 798 | 2119 | Waters Edge Trail | 0810-263-6021-4 |
| 799 | 2127 | Waters Edge Trail | 0810-263-5822-7 |
| 800 | 5 | Spittlebug Circle | 0810-263-6019-9 |
| 801 | 13 | Spittlebug Circle | 0810-263-6018-1 |
| 802 | 17 | Spittlebug Circle | 0810-263-6017-3 |
| 803 | 21 | Spittlebug Circle | 0810-263-6016-5 |
| 804 | 25 | Spittlebug Circle | 0810-263-6015-7 |
| 805 | 34 | Spittlebug Circle | 0810-263-6014-9 |
| 806 | 30 | Spittlebug Circle | 0810-263-6013-1 |
| 807 | 26 | Spittlebug Circle | 0810-263-6012-3 |
| 808 | 22 | Spittlebug Circle | 0810-263-6011-5 |
| 809 | 14 | Spittlebug Circle | 0810-263-6010-7 |
| 810 | 10 | Spittlebug Circle | 0810-263-6009-0 |
| 811 | 6 | Spittlebug Circle | 0810-263-6008-2 |
| 812 | 2203 | Waters Edge Trail | 0810-263-6007-4 |
| 813 | 2211 | Waters Edge Trail | 0810-263-6006-6 |
| 814 | 2215 | Waters Edge Trail | 0810-263-6005-8 |
| 815 | 2219 | Waters Edge Trail | 0810-263-6004-0 |
| 816 | 2223 | Waters Edge Trail | 0810-263-6003-2 |