



# City of Madison

## Proposed Rezoning

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

Existing Use  
Vacant land

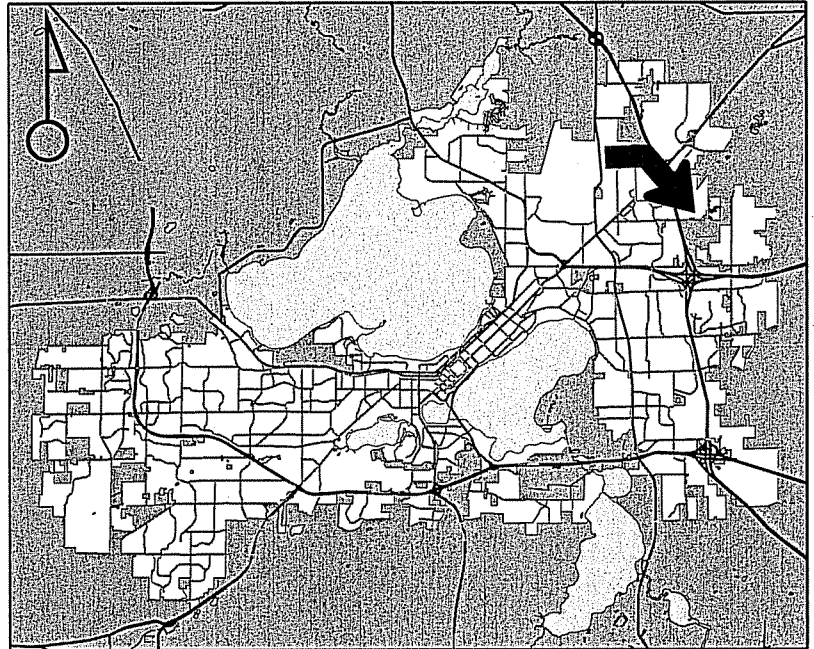
Location/Proposal/Use  
5902 Tranquility Trail - TR-C3 to CN  
Rezone Outlot 60 for private open space

5922 Lien Road - TR-P to CC-T  
Rezone Lot 1059 for mixed-use

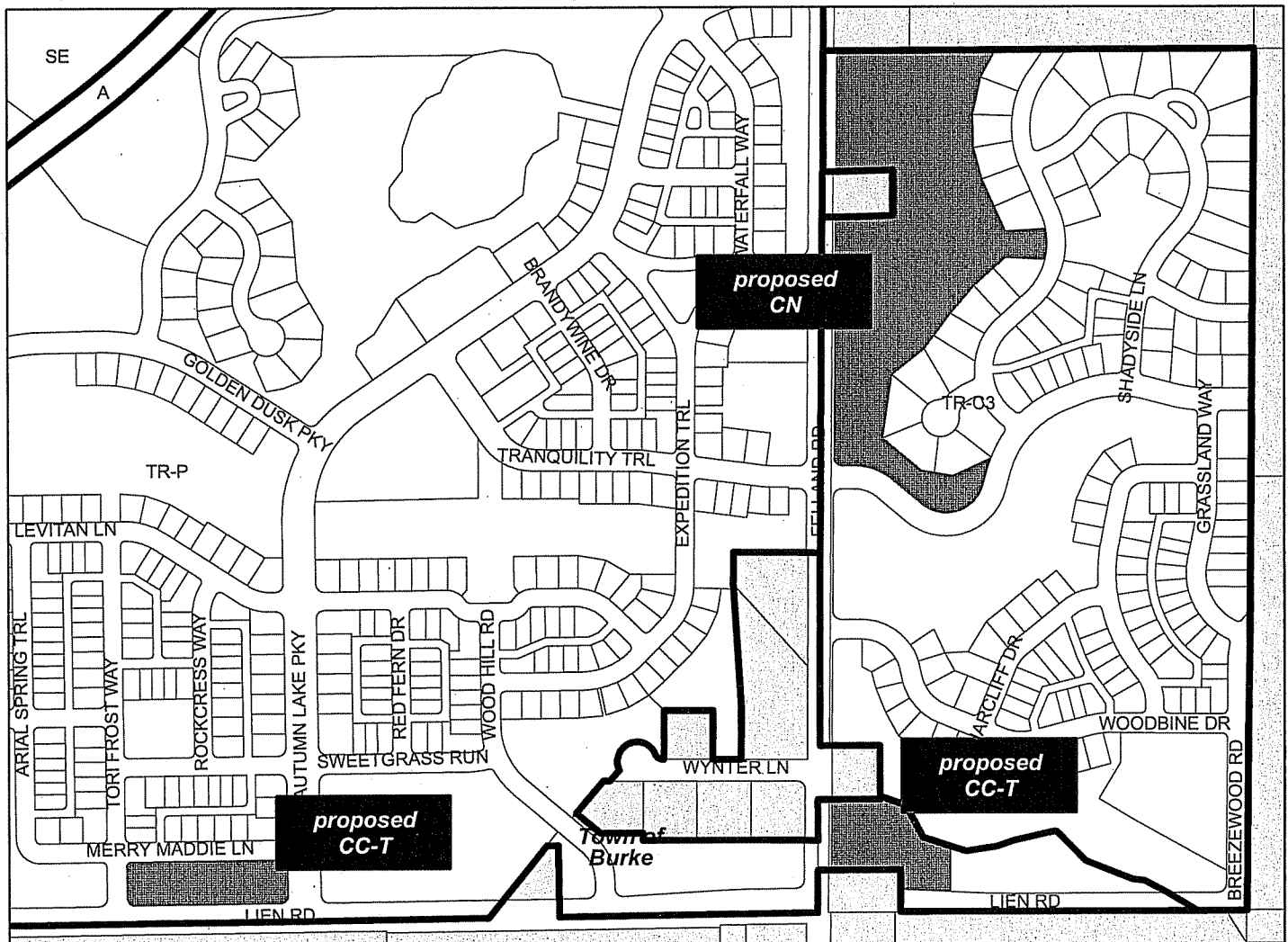
1702 Autumn Lake Parkway - TR-P to CC-T  
Rezone Lot 564 for mixed-use

Public Hearing Date  
Plan Commission  
24 August 2015

Common Council  
01 September 2015

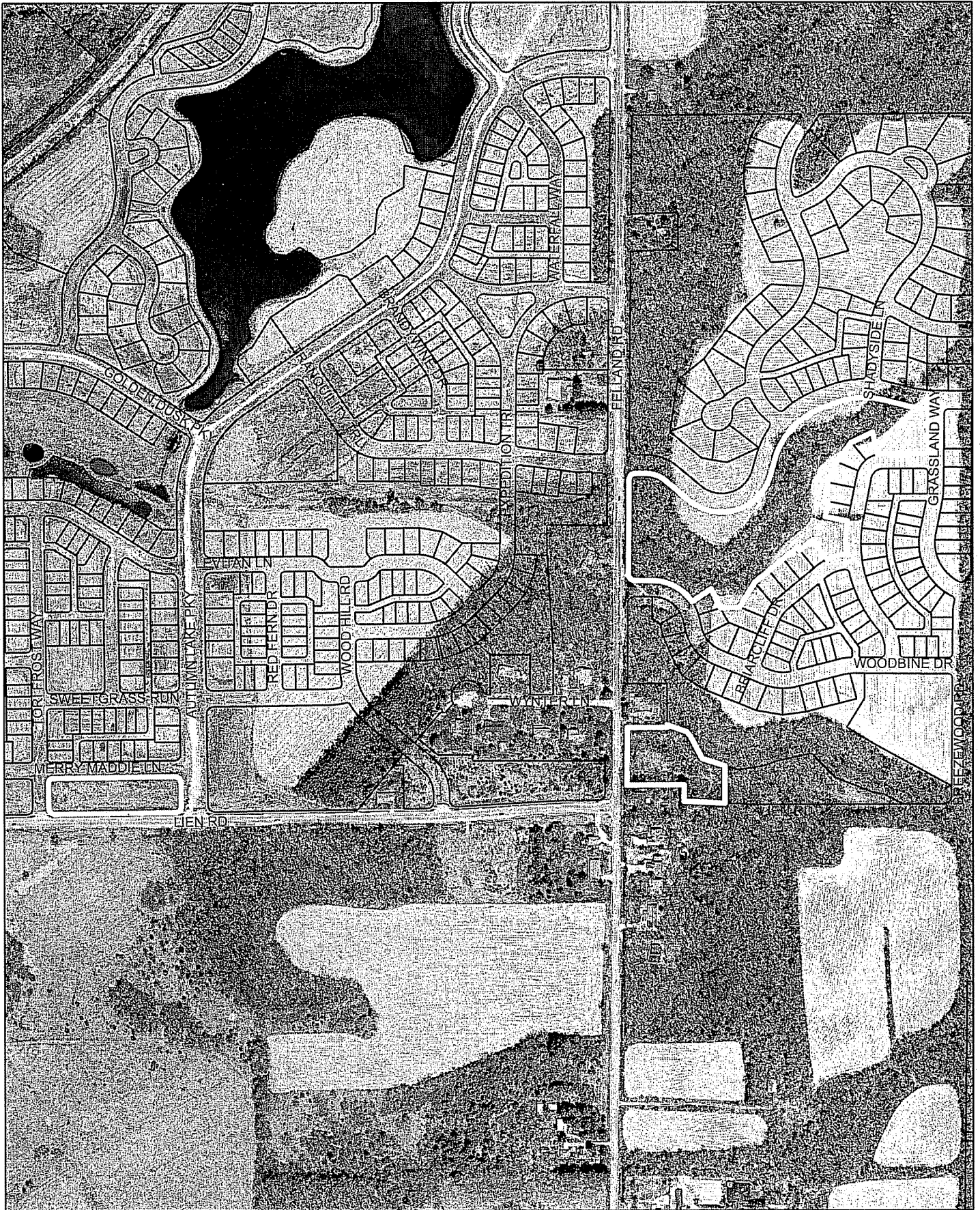


For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 500'

City of Madison, Planning Division : RPJ : Date : 13 August 2015





# 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>2450</u> Receipt No. <u>5106-</u>
Date Received	<u>6/19/15</u> <u>0001</u>
Received By	<u>JLK</u>
Parcel No.	<u>0810-263-0101-0</u>
Aldermanic District	<u>17-Samba Baldeh</u>
Zoning District	<u>TR-P</u>
Special Requirements	<u>Eng h/w</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-P to Conservancy, CC-T
- 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

## 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/altered 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 Baldeh(6.4.15)

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 6/3/2015

12-14



# VANDEWALLE & ASSOCIATES INC.

June 19, 2015

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

RE: The Village at Autumn Lake  
Revised Rezoning Application/Preliminary & Final Plat Submittal

Dear Katherine,

The following document and illustrative graphics outline the request to rezone three parcels within the recently adopted Village at Autumn Lake Neighborhood to Conservancy and Commercial Corridor-Transition, per the conditions of approval from the May 19, 2015 Common Council Approval

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

Sincerely,

Brian Munson  
Principal

APPLICANT:

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

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](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:	TR-P
Proposed Zoning:	Outlot 60      Conservancy Lots 564, 1060 CC-T
Addresses/PIN:	1710 Arial Spring Trail                      0810-263-0101-0
	Note: Final Plat and addressing for the Village at Autumn Lake have not been recorded. See attached legal description and maps for parcel identification
Aldermanic District:	District 9 Alder Baldeh
Neighborhood Association:	Not Applicable
Neighborhood Plan:	Felland Neighborhood Plan
Notifications:	Alder Baldeh                                      June 4, 2015 30 day notification waiver granted      June 4, 2015
Lot Area:	CC-T:      Lot 564                      3.0 acres Lot 1060                      1.8 acres Conservancy: Outlot 60      10.5 acres
Filing Fee:	A check in the amount of \$2,450 made out to City of Madison Treasurer is enclosed for the Filing and Notification Fees.



LANDS TO BE ZONED CONSERVANCY

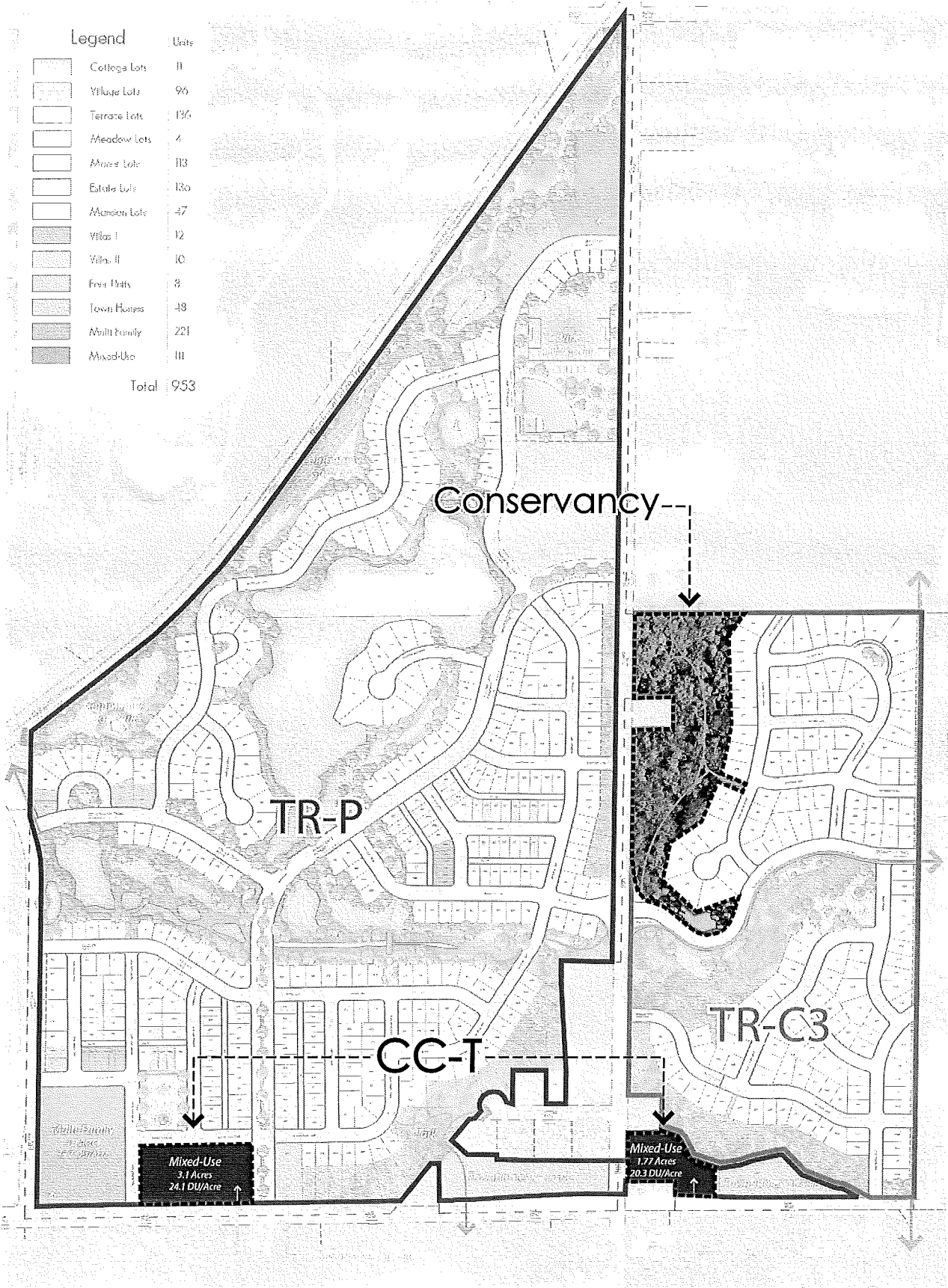
A parcel of land located in NW1/4 and the SW1/4 of the SE1/4 of Section 26, T8N, R10E, City of Madison, Dane County Wisconsin to-wit:

Commencing at Center of said Section 26; thence N89°45'04"E, 41.00 feet to the point of beginning; thence continuing N89°45'04"E, 489.46 feet; thence S35°09'38"W, 120.56 feet; thence S01°48'54"E, 397.21 feet; thence S08°45'38"W, 67.89 feet; thence S11°20'15"W, 80.00 feet; thence S14°29'44"W, 68.60 feet; thence S67°45'22"E, 120.00 feet; thence S22°14'38"W, 38.94 feet; thence N67°45'22"W, 120.00 feet; thence S22°14'38"W, 191.70 feet; thence S55°48'08"W, 165.27 feet; thence S12°12'11"W, 172.98 feet; thence S47°47'49"E, 204.38 feet; thence N70°47'56"E, 201.59 feet to a point of curve; thence southwesterly along a curve to the left which has a radius of 363.00 feet and a chord which bears S18°00'54"W, 25.69 feet; thence S15°59'14"W, 63.42 feet to a point of curve; thence southwesterly along a curve to the right which has a radius of 117.00 feet and a chord which bears S73°08'09"W, 196.58 feet; thence N49°42'56"W, 114.50 feet to a point of curve; thence northwesterly along a curve to the left which has a radius of 183.00 feet and a chord which bears N63°58'19"W, 90.13 feet to a point of reverse curve; thence northwesterly along a curve to the right which has a radius of 99.00 feet and a chord which bears N45°50'46"W, 106.04 feet to a point of compound curve; thence northerly along a curve to the right which has a radius of 782.00 feet and a chord which bears N06°28'59"W, 190.09 feet; thence N00°29'52"E, 506.16 feet; thence N88°18'52"E, 176.97 feet; thence N00°29'52"E, 140.00 feet; thence S88°18'52"W, 176.97 feet; thence N00°29'52"E, 371.85 feet to the point of beginning. Containing 452,153 square feet.

LANDS TO BE ZONED COMMERCIAL CORRIDOR - TRANSITIONAL (CC-T)

A parcel of land located in SW1/4 of the SW1/4 of Section 26, T8N, R10E, City of Madison, Dane County Wisconsin to-wit: Commencing at the Southwest corner of said Section 26; thence N89°14'01"E, 542.25 feet along the south line of said SW1/4; thence N00°45'59"W, 54.00 feet to a point of curve also being the point of beginning; thence northwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears N45°50'35"W, 35.31 feet; thence N00°45'59"W, 225.04 feet to a point of curve; thence northeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears N44°14'01"E, 21.21 feet; thence N89°14'01"E, 469.00 feet to a point of curve; thence southeasterly along a curve to the right which has a radius of 15.00 feet and a chord which bears S45°45'59"E, 21.21 feet; thence S00°45'59"E, 224.97 feet to a point of curve; thence southwesterly along a curve to the right which has a radius of 25.00 feet and a chord which bears S44°14'01"W, 35.36 feet; thence S89°14'01"W, 449.00 feet to the point of beginning. Containing 131,856 square feet.

A parcel of land located in SW1/4 of the SE1/4 of Section 26, T8N, R10E, City of Madison, Dane County Wisconsin to-wit: Commencing at the South 1/4 corner of said Section 26; thence N00°29'52"E, 130.54 feet along the west line of said SE1/4; thence S89°30'08"E, 41.00 feet to the point of beginning; thence N00°29'52"E, 215.81 feet; thence N89°44'12"E, 149.00 feet; thence N00°29'52"E, 9.97 feet; thence S70°32'05"E, 77.46 feet; thence S40°11'20"E, 22.03 feet; thence S27°30'06"E, 94.73 feet; thence S72°06'54"E, 116.39 feet; thence S00°00'00"E, 132.42 feet; thence N87°24'11"W, 178.94 feet; thence N00°29'52"E, 61.23 feet; thence S89°44'34"W, 214.50 feet to the point of beginning. Containing 77,411 square feet.



**Legend**

Legend	Units
Cottage Lots	11
Village Lots	96
Terrace Lots	136
Meadow Lots	4
Mixed Lots	113
Estate Lots	130
Manor Lots	47
Villa I	12
Villa II	10
Fresh Dats	8
Town Homes	48
Multi Family	221
Mixed-Use	111

Total 953

Conservancy

TR-P

CC-T

TR-C3

Mixed-Use  
3.1 Acres  
24.1 DU/Acre

Mixed-Use  
1.77 Acres  
20.3 DU/Acre

