



City of Madison

Proposed Rezoning and Preliminary Plat

Project Name
Autumn Ridge Reserve

Location
403 & 404 Schewe Road

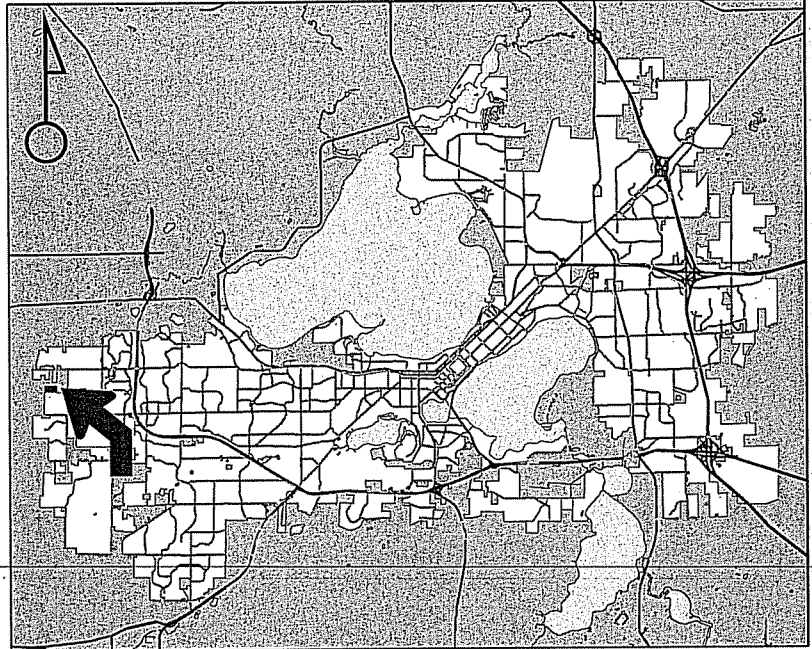
Applicant
Chad Wuebben - Encore Investments, LLC

From: Temp A To: SR-C2

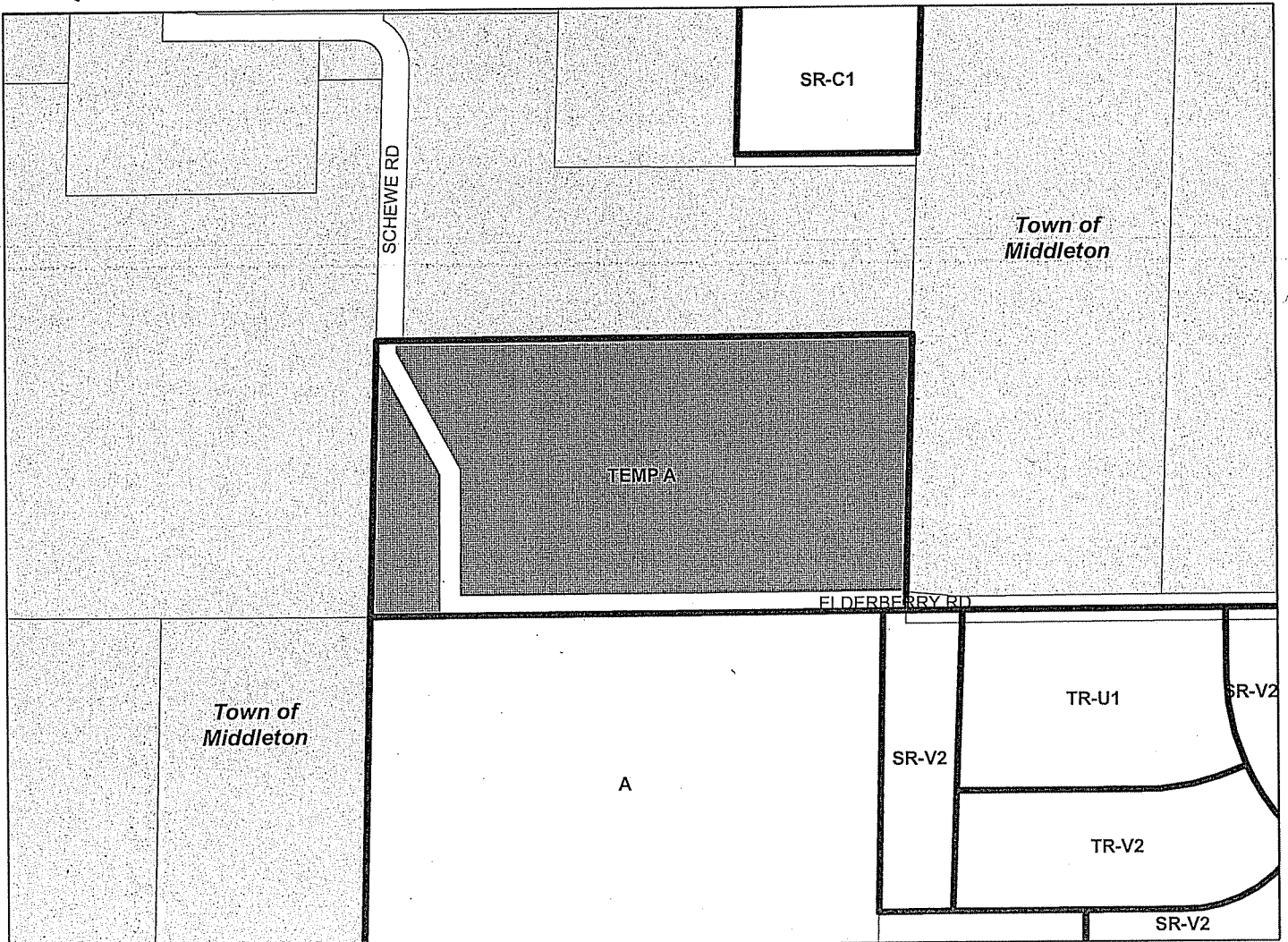
Proposed Use
Create 51 future single-family lots and 3 outlots for public stormwater management and greenway purposes

Public Hearing Date
Plan Commission
12 May 2014

Common Council
20 May 2014



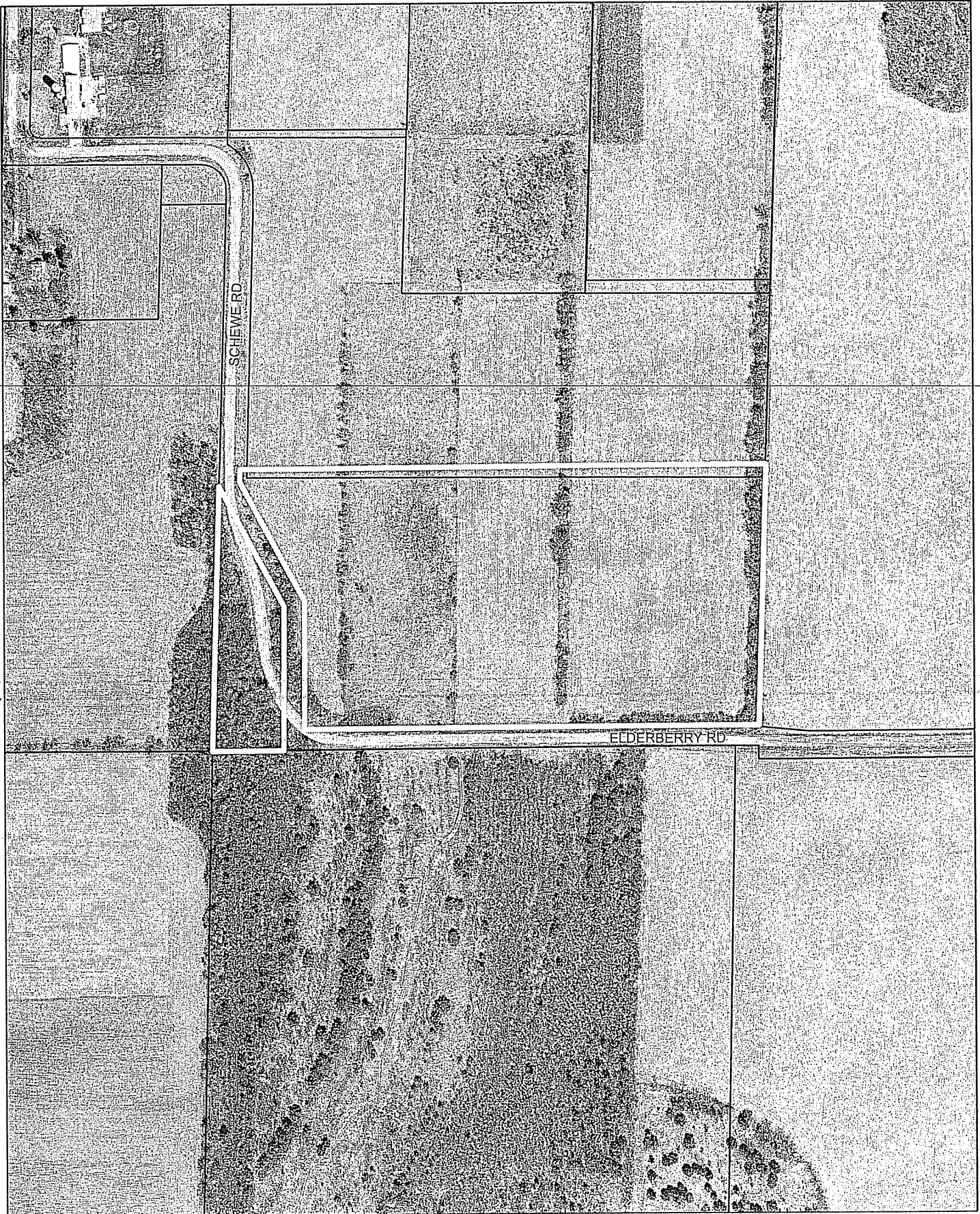
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 30 April 2014

4-5





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

FOR OFFICE USE ONLY:

Amt. Paid _____ Receipt No. _____

Date Received 3/12/13

Received By JJK

Parcel No. _____

Aldermanic District 9 Paul Skidmore

Zoning District TempA

Special Requirements _____

Review Required By:

Urban Design Commission Plan Commission

Common Council Other: _____

Form Effective: February 21, 2013

Elderberry RD

1. **Project Address:** See attached metes and bounds description

Project Title (if any): Autumn Ridge Reserve

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

- Zoning Map Amendment from A-1 TempA to SRC2
- 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: Encore Investments, LLC and/or Assigns **Company:** Encore Investments, LLC

Street Address: 6840 Schneider Road **City/State:** Middleton WI **Zip:** 53562

Telephone: (608) 444-7752 **Fax:** () **Email:** cwuebben@encorebuildsmadison.com

Project Contact Person: Chad Wuebben **Company:** Encore Investments, LLC

Street Address: 6840 Schneider Road **City/State:** Middleton WI **Zip:** 53562

Telephone: (608) 444-7752 **Fax:** () **Email:** cwuebben@encorebuildsmadison.com

Property Owner (if not applicant): Elderberry Associates, LLC

Street Address: 101 East Main Street Ste. 500 **City/State:** Mount Horeb WI **Zip:** 53572

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Development of a 51 Lot Subdivision under Madison's SRC2 zoning code

Development Schedule: Commencement August 2014 Completion November 2014

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:* REZONE MAP

- 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 1/2 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 ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & 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.

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:
See attached waiver from Alderman Paul Skidmore

→ 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: Multiple Zoning Staff: DAT Date: Multiple

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

Name of Applicant Chad Wuebben, Encore Investments, LLC Member of LLC with current site control

Authorizing Signature of Property Owner  Date 3/11/14

March 11, 2014

Mr. Steven Cover
Director
Department of Planning & Community & Economic Development
City of Madison
215 Martin Luther King Jr. Blvd., Room LL 100
Madison WI 53703

RE: Land Use Application – Rezone Request – Autumn Ridge Reserve

Dear Mr. Cover,

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

Project Team:

Applicant:

Encore Investments, LLC
Chad Wuebben, Member
6840 Schneider Road
Middleton WI 53562
cwuebben@encorebuildsmadison.com
608-444-7752

Engineer:

Burse Surveying & Engineering, Inc.
Michelle Burse, Owner
1400 East Washington Avenue Ste. 158
Madison WI 53703
mburse@bse-inc.net
608-250-9266

General Contractor:

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

Current Site Owner:

Elderberry Associates, LLC
Joe Gallina, Managing Member
101 East Main Street Ste. 500
Mount Horeb WI 53572
jgallina@gallnacos.com
608-437-8301

ENCORE 
CONSTRUCTION

www.encorebuildsmadison.com

Project Overview:

This site is currently zoned A-1 and is has been farmed to date. The proposal develops the site into 51 single family lots and this request is to categorize zoning of all lots as SRC2. The conceptual site plan is attached for your reference. The site is a total of 20.67 acres and our projection is that the residential lots will comprise 10.23 acres of the total site area. There is a total of 4.19 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. The total dwelling units per acre is 2.47, as calculated using total site acreage.

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 153 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 August, 2014 with site improvements complete by November, 2014. It is expected that the first residents will be moving in to the neighborhood in the early spring of 2015.

Respectfully Submitted,

ENCORE INVESTMENTS, LLC



Chad Wuebben,
Member