



City of Madison

Proposed Rezoning

Location

402 Burnt Sienna Drive

Applicant

Chad Wuebben – Encore Construction/
Robert Procter – Axley Brynelson, LLP

From: SR-C2

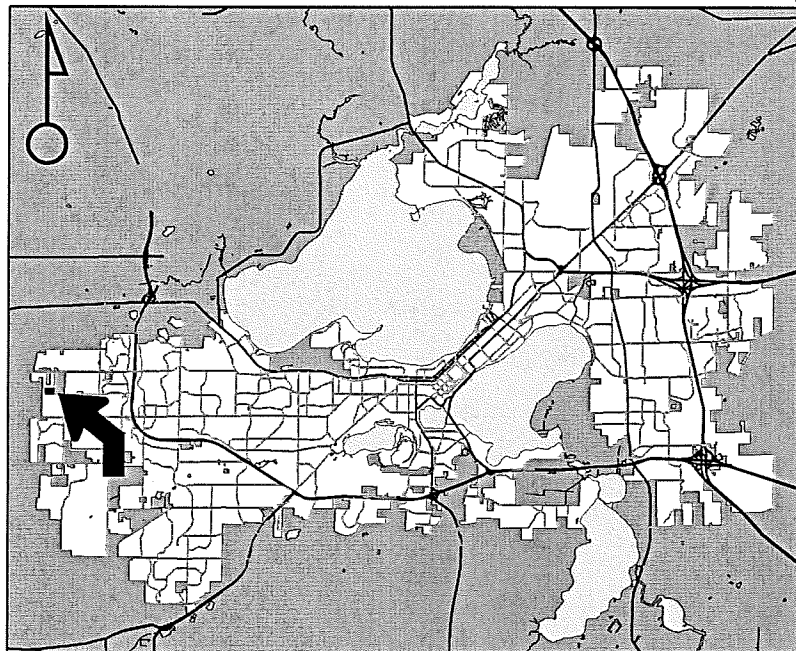
To: TR-C1

Existing Use

Vacant land

Proposed Use

Rezone 51 platted single-family lots in
Autumn Ridge Reserve subdivision



Public Hearing Date

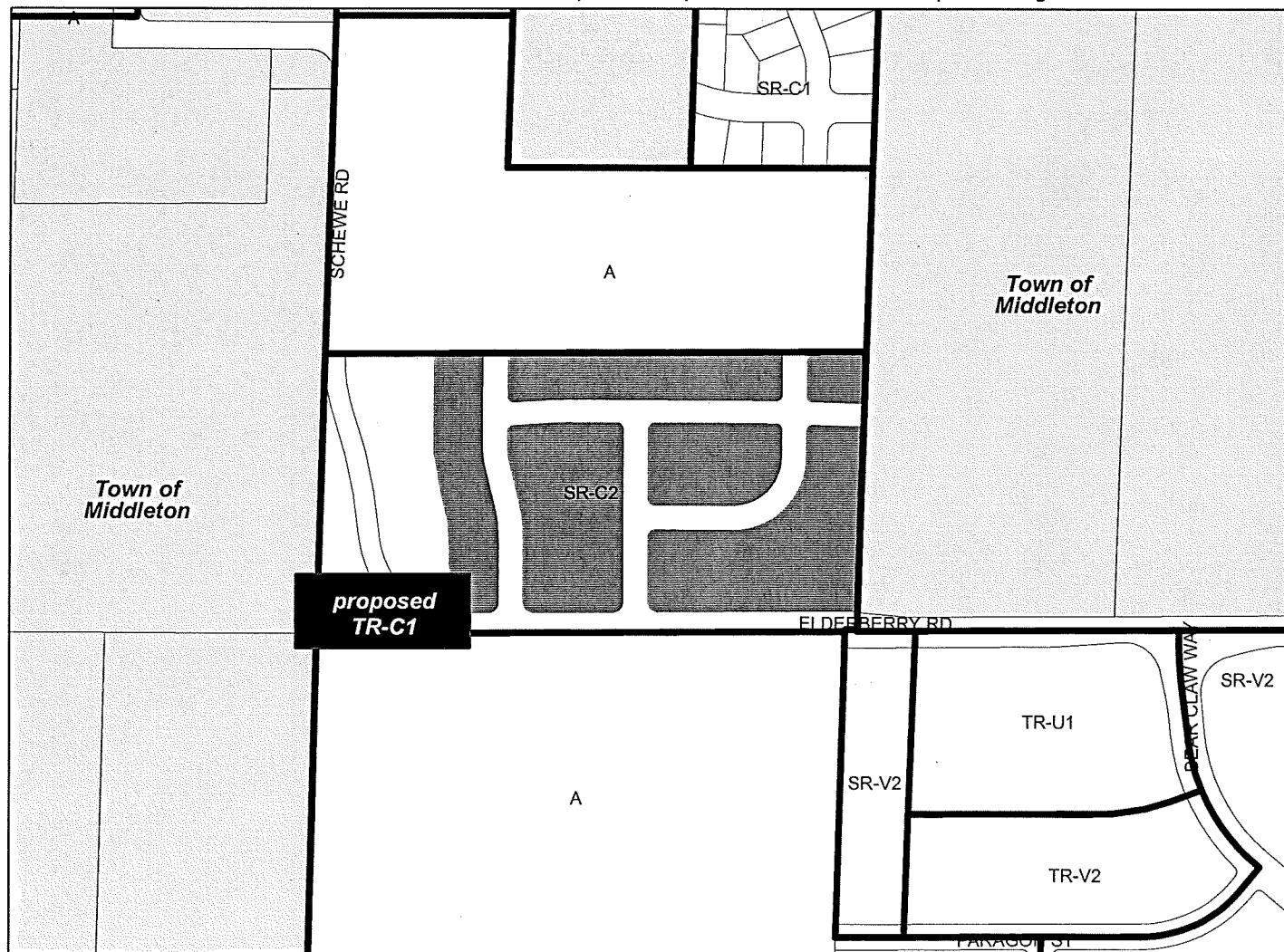
Plan Commission

16 November 2015

Common Council

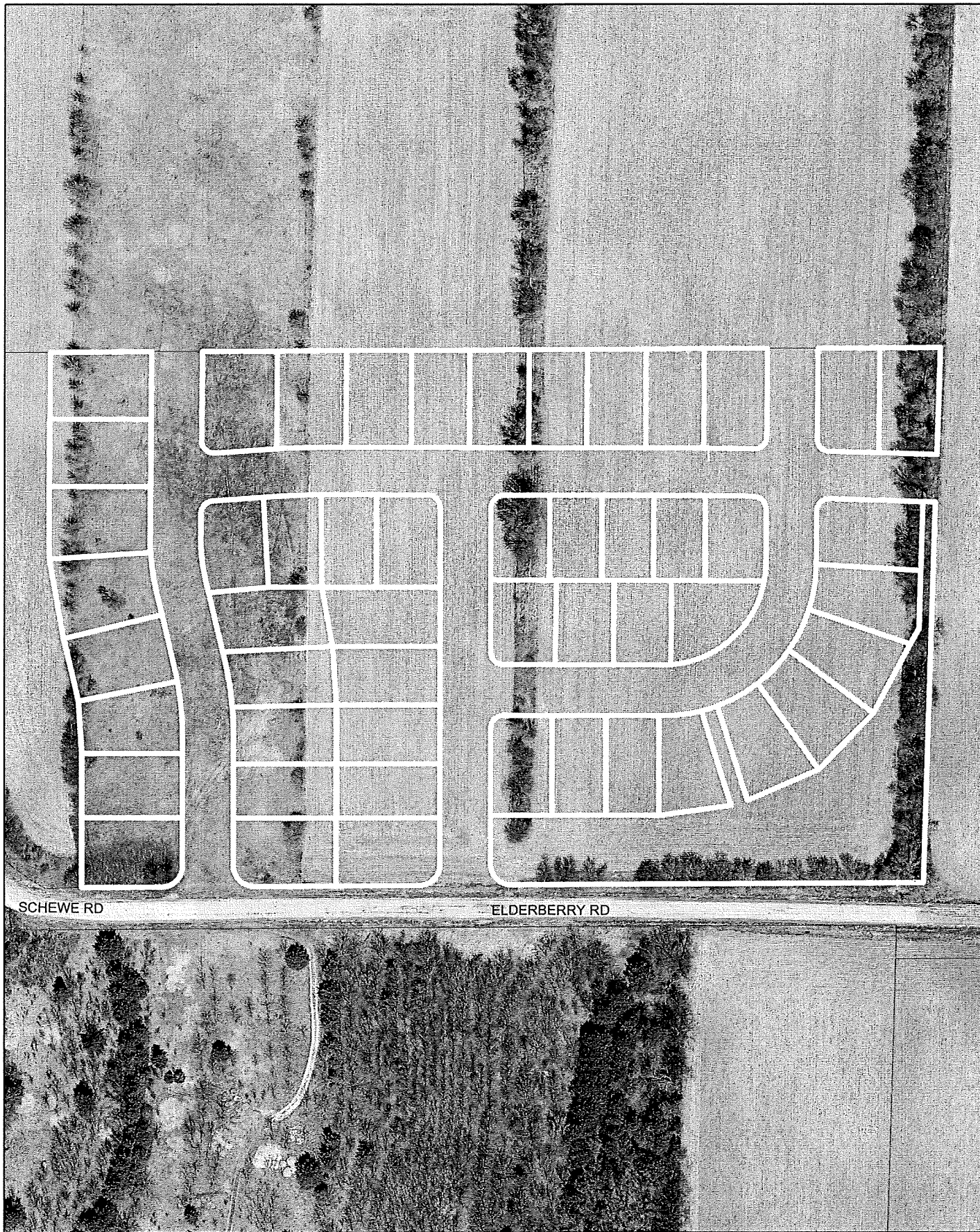
01 December 2015

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 : 12 November 2015



SCHEWE RD

ELDERBERRY RD



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 _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
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:** Lots 1 through 51, inclusive, and Outlot 3 of Autumn Ridge Reserve
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 SR-C2 to TR-C1
- 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: CHAD WUEBBEN Company: ENCORE CONSTRUCTION, INC.
 Street Address: 6840 SCHNEIDER ROAD City/State: MIDDLETON, WI Zip: 53562
 Telephone: (608) 444-7752 Fax: () Email: cwuebben@encorebuildsmadison.com

Project Contact Person: ROBERT PROCTER Company: AXLEY BRYNELSON, LLP
 Street Address: PO BOX 1767 City/State: MADISON, WI Zip: 53701
 Telephone: (608) 283-6762 Fax: (608) 257-5444 Email: rprocter@axley.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: SINGLE FAMILY DEVELOPMENT

Development Schedule: Commencement 9.1.2015 Completion 11.1.2015

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 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:
ALDER PAUL SKIDMORE, 10.5.2015 (SEE ATTACHED WAIVER)

→ 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: TIM PARKS Date: 10.6.2015 Zoning Staff: MATT TUCKER Date: 10.2.2015

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

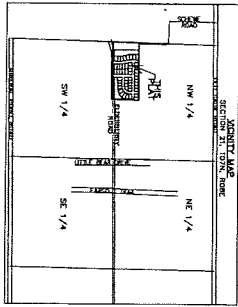
Name of Applicant ENCORE CONSTRUCTION, INC. Relationship to Property: OWNER
Authorizing Signature of Property Owner Date 10-07-2015

CURVE TABLE

Table with columns: NUMBER, DIST, LENGTH, CENTRAL ANGLE, BEARING, CHORD BEARING, CHORD LENGTH, TANGENT BEARING IN, TANGENT BEARING OUT. Contains survey data for a curve.

LOT AREA TABLE

Table with columns: LOT, ACRES, SQ. FT., ACRES. Lists lot numbers and their corresponding areas.



LEGEND
1" PIPE FOUND
2" IRON PIPE FOUND
1-1/2" x 30" ROUND IRON PIPE FOUND
3/4" x 30" ROUND IRON PIPE FOUND
1-1/2" x 30" ROUND IRON PIPE FOUND UNLESS NOTED OTHERWISE TO THE CONTRARY

CITY OF MADISON COMMON COUNCIL APPROVAL
OWNER/SUBDIVIDER:
ENGINEER:
SURVEYOR/ENGINEER:
Burse
2061 Independence Lane, Suite 101
Madison, WI 53705

AUTUMN RIDGE RESERVE
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 21N, RANGE 10E, MADISON, DANE COUNTY, WISCONSIN.

DANIEL S. GRENDE
INCORPORATED
2015

IN WITNESS WHEREOF, the said INCORPORATED has caused these presents to be signed by DANIEL S. GRENDE, its managing member on this 21st day of June, 2015.

NOTICE
The State of Wisconsin, County of Dane, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in the office of the Register of Deeds for the County of Dane, Wisconsin.

STATE OF WISCONSIN
COUNTY OF DANE
DANE COUNTY REGISTER OF DEEDS

NOTICE
The State of Wisconsin, County of Dane, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in the office of the Register of Deeds for the County of Dane, Wisconsin.

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CONSENT OF MORTGAGEE
The Dues, a building association, do hereby consent to the assignment of the mortgage on the above described premises to the assignee named herein.

INCORPORATED
2015

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COUNTY OF DANE
DANE COUNTY REGISTER OF DEEDS

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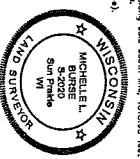
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RECORDING DATA
RECEIVED AT THE REGISTER OF DEEDS
DANE COUNTY, WISCONSIN
ON THIS 21st DAY OF JUNE, 2015
AT 10:00 A.M.