

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

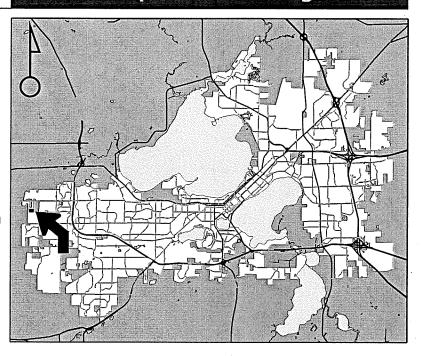
Existing Use Vacant land

Proposed Use

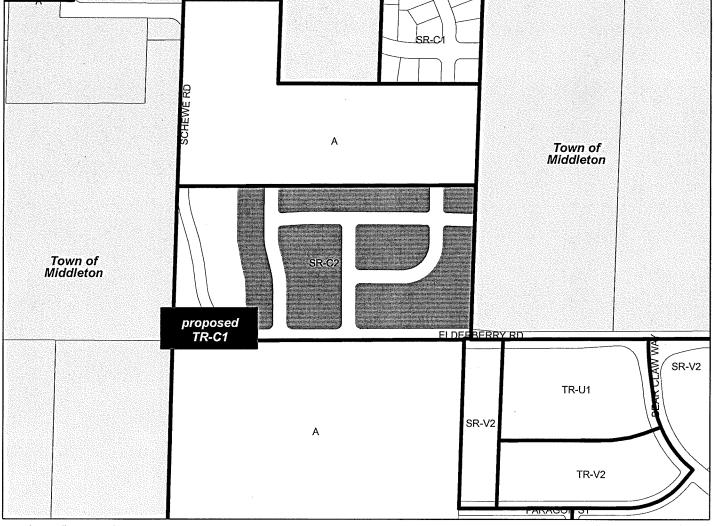
Rezone 51 platted single-family lots in Autumn Ridge Reserve subdivision

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

402 Burnt Sienna Drive



Date of Aerial Photography: Spring 2013



Street Address:

AND USE APPLICATION

CITY OF MADISON

- · 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

111	
Madison _m	
215 Martin Luther King Jr. Blvd; Room LL-100	FOR OFFICE USE ONLY: Amt. Paid Receipt No
PO Box 2985; Madison, Wisconsin 53701-2985	Date Received
Phone: 608.266.4635 Facsimile: 608.267.8739	
•	Received By
 All Land Use Applications should be filed with the Zoning 	Parcel No
Administrator at the above address.	Aldermanic District
 The following information is required for all applications for Plan 	Zoning District
Commission review except subdivisions or land divisions, which	Special Requirements
should be filed using the <u>Subdivision Application</u> .	Review Required By:
This form may also be completed online at:	Urban Design Commission Plan Commission
www.cityofmadison.com/developmentcenter/landdevelopment	Common Council 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):
SP.C2	
☐ 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 Condit	cional Use
☐ Demolition Permit	
Other Requests:	
-	
3. Applicant, Agent & Property Owner Information:	·
CHAD WILEDBEN	ny: ENCORE CONSTRUCTION, INC.
	MIDDLETON MILES
Street Address: City/State.	
Telephone: (608) 444-7752 Fax: ()	Email: cwuebben@encorebuildsmadison.com
Project Contact Person: ROBERT PROCTER Compa	ny: AXLEY BRYNELSON, LLP
	MADISON, WI Zip: 53701
Telephone: (608) 283-6762 Fax: (608) 257-5444	Email: rprocter@axley.com
Property Owner (if not applicant):	

4. Project Information:

Provide a brief description of the project and all proposed uses of the site:

SINGLE FAMILY DEVELOPMENT

11.1.2015

Zip:

Development Schedule: Commencement

9.1.2015

City/State:

Completion

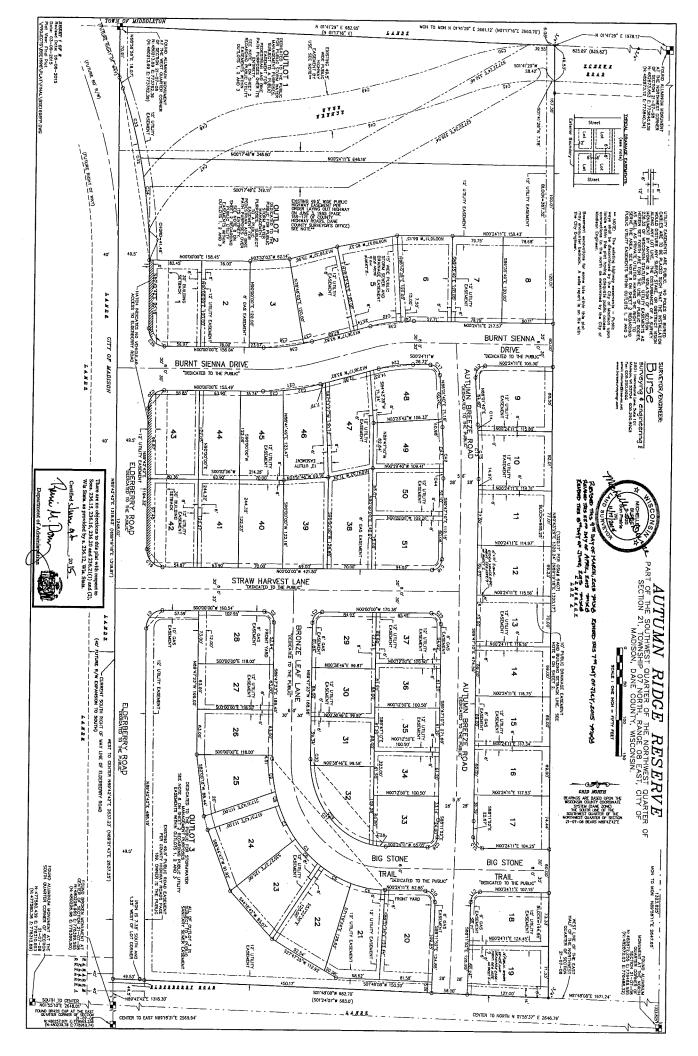
5. Required Submittal Information	
All Land Use applications are required to include the following:	
✓ Project Plans including:*	
 Site Plans (<u>fully dimensioned</u> plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking 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, <u>all</u> 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 <u>bring</u> 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 Existing Conditions Project Schedule Proposed Uses (and ft² of each) Hours of Operation Building Square Footage Number of Dwelling Units Auto and Bike Parking Stalls Lot Coverage & Usable Open Space Calculations Value of Land Estimated Project Cost Number of Construction & Full- Time Equivalent Jobs Created Public Subsidy Requested 	
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 <u>Supplemental Submittal Requirements.</u>	
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:	

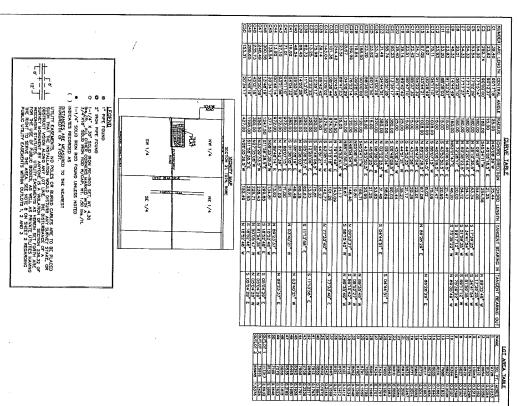
Name of Applicant ENCORE CONSTRUCTION, INC.

Authorizing Signature of Property Owner

Relationship to Property: OWNER

Date 10-07-2015





OWNER/SUBDIVIDER:
ENCORE AUTUMN RIDGE (LG
8840 SCHNEIDER ROAD
MIDDLETON, WI 53562 SURVEYOR/ENGINEER:

CITY OF JAMSISH COMMON COUNTY APPROVAL

Beaning that the pile position in a 100 (or Madellar year many approved by the JAMSISH COMMON COUNTY APPROVALED TO THE POSITION OF THE Maribeth Witzel-Bell Maribeth Witzel-Bent, CIP Clark
City of Madison, Dane County, Wisconsin

Approved for recording by the secretary of the City of Madison Planning

SURVEYING & ENGINEERING & 2001 Internetional Land, State 101

Valence, MI STORY 2006

Fair (200, 200, 2006

Fair (200, 200

AUTUMN RIDGE RESERVE PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21. TOWNSHIP OF NORTH, RANGE 08 E.ST. CITY OF MADISON, DANE COUNTY, MISCONSIN.

DWNER'S CERTIFICATE

DICORE AUTHAN ROCK LLC, o Immed locality company objected and earling upder out by what of the described in the Sittle of Westmann, are some, does hearby actify that said limited limiting company and a described on this Picil to be averaged, defeat, imposed and defeated as represented on the Picil.

DICORE AUTHAN ROCK LIC does a cyber except that this law, it required by \$3.06.10 and \$3.06.12, Wisconshi Statutes to be submitted to the following for approved or objection:

City of Madison

Done County Zoning & Lond Regulation Committee

IN WINESS MEDICO: be and Except ATRAM RODE LLC has counse these presents to be signed by AECO SALETANA. Its monephy member on this IZ-ES day of JUSE 2015.

PROOF AUTUMN RIDDE LLC

THEODORY JUSTINESS

STATE OF WISCONSIN)

COUNTY of Door Service the the AB day of ALLES THE TOTAL TO THE TOTAL

MOTES.

(A) Set it within this point ore subset \$\frac{\partial_{\

2) The Inter-block droinage essements shall be graded with the construction of each principle structure in accordance with the approved storm water droinage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordenoises.

)). In the event of a City of Madison Pier Commission and/or Common Council approved medicialon of a previously subdivided property. His underlying public communities of dribingle purposes are released and replaced by those required and created by the current approved subdivision.

4) Utility ecomments as herein set forth are for the use of public bodies, as well as private utilities having the right to serve the area.

5) Dates of field work: 12-30-2013 to 01-03-2014.

6) Total parcet area = 900,477 square feet or 20.6721 agree.

7) Late/Buildings within this subdivision are subject to impact fees that are dus and poyoble at the time building parmit(s) are issued.

Addition Goodlan for solds citility exements with Outed 1, Outed 2 and Outed 3 are ground by the belt the principal purpose of Outed 3 and Outed 3 are for palls settly designed and outed 3 and outed 3 are freely extensive settly designed with outed 1, Outed 2 and Outed 3 are freely extensive settly designed with the pall of the outed 3 are freely extensive of the pall of the outed 3 are freely extensive of the pall of the outed 3 are freely extensive of the pall of the outed 3 are freely extensive of the pall outed 3 are freely extensive of the outed 3 are freely extensive outed 3 ar

3) Notes for Public Strom Notice Colorage Examinat between Lots 12 and 13,4400 pol Loff (\$4400 Lafts \$6,400 &; Carolina of Liseaumol 1988). By the Logistum of Logistum of

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blische Effect. The Exement shell on with the land described havels and shell be binding upon the centers of the Paperty, and their uponemous is hiteract. The shell of the s

(0) For astback purposes, Big Stone Trail shall be the front yard for Lot 20, and Branze Leaf Lane shall be the Yout yard for Lot 28.

Basement excavations for same lots within this plat may encounter bedrack. A soils report is on file with the City Engineer.

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Dated like The day of many Nime Y Notalie Erdman, Secretary Plan Commission. 2015

A WINESS MESSEOF, the sold Cost Bork, has coursed these presents to be afoned by Action 1 May 100 May 100 and countersigned by Action 1 May 100 May 10

Dok Brite, a braiking association duty organized and existing under and by whole of the lares of the State of Historiesh, markgapes of the above described land, does hereby consent to the surveying duthing mapping and dedicating of the land described on this plot and does hereby consent to the Owner's Certificate.

CONSENT OF MORTGACKE

State of Walcounty) My CHAIRMAN TO CO

Personally come before me this day of stucks

of the above named borden sendolities, is me formed to be the persons who executed the formed of the formed to be the persons who executed the formed to be and the formed to be an and the formed to be an analysis of the formed to be analysis of the formed to be analysis of the formed to be an analysis of the formed to be an analysis of the formed to be an analysis of the formed to be an analysis of the formed to be an analysis of the formed to be an analysis of the formed to be analysis of th

CITY TREASURER'S CERTIFICATE STATE OF WSCONSIN) COUNTY OF DANE)5.5.

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Dated this 21 day of 1144 2015

COUNTY TREASURER'S, CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

At the day appointed desired County Treasure of Done County, I herely certify that the form offices above in contentented care and not our production are special deservations of the long section of the long

DESCRIPTION FURNISHED:

A garcal of lead located in the Northeast Jourist (WW) of Section "wenty-case (27). Township Server (7). North-Reage Egint (5) East, in this city of Medison Journa County, Wiscondin, Co-with Telephonic of the West quarter carmer of each Section 21; there worth of Jeogrees 17 minutes 18 seconds East, 825-205 fant; thereo North 86 degrees 19 minutes 18 seconds East, 1202.17 fact horses South of degrees 24 minutes of seconds West, 850-0 feet; theree South 88 degrees 19 minutes 18 seconds West, 1316.81 feet to the point of beginning.

(This description contains 900,477 square feet or 20,6721 acres.)

L Michels L. Burst, Fordershood Lond Journal PSCE CERTIFICATE

If Wilderick L. Burst, Fordershood Lond Journal Psc. CERTIFICATE

IN Wildering Statutes and the shaddeding regulation of the city of Middlern Journal Psc. And Certifica, All Link Middlern Statutes and Link Statutes and

A parcel of land located in the Southwest Quarter of the Northwest Quarter of Section 21, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

despining of the West Outrier corner of seld Section 22; thereos North Of degree of imbutes 29 seconds for the Mest Outrier of Section 27, 2015 feet to the Societies corner of Lo 4, certified Survey North Mest Outrier of Section 27, 2015 feet to the Societies corner of Lo 4, certified Survey North Mest Outrier 20 seconds Exercised Descriptions of the COLDA 4 6007. The COLDA 4 6007 feet with the Section 2015 feet of Section 20

Bearings are based upon the Wisconsin County Coordinate System (Dane Zone).

Signed: Michalle X August Michalle L. Burne, P.L.S. No. 2020 Dated this 17 th day of NoVEMBER 2014

Revised this 9TK day of MARCH

Revised this 12140 day of APRIL SXIN 5102 , 2015 777



RECORDING DATA

Reciliación de REGISTRE DE DEEDS Recibid for recording this 22.0 dd day of 11.114 o cidest B.M. and recorded in volume 60.00 ft B.M. of Picts, on pages 16.114 dd day of Picts, on pages 16.114 day of Picts, on pages 16.1 Know Chiebara to by Mell design Krist Chiebawski, Done County depths