



VANDEWALLE & ASSOCIATES INC.

May 1, 2018

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

RE: Village at Autumn Lake Neighborhood
TR-P Amendment Addendum

Dear Heather,

Veridian Homes requests a modification to the adopted TR-P Master Plan for The Village at Autumn Lake Neighborhood (May 20, 2015) for Lot 649 located northwest of the intersection of Felland Road and Lien Road, per the attached master plan graphics. This request modifies the site from a 22-unit townhome site to a 24-unit twin home configuration (12 buildings) in concert with a separate plat submittal. The resulting parcels will meet the standards of the City of Madison TR-P district as it relates to twinhome units.

This request also seeks the removal of the conditions of approval #77, 115 from the May 20, 2015 Approval Letter and note #17 from the Final Plat Approval.

77./115. If a street connection is not provided at Wood Hill Road, the applicant shall provide a pedestrian/bike path to Lien Road and Wynter Lane. The applicant shall construct an 8-foot wide path and dedicate a 20-foot wide public easement over the path. This easement may be dedicated at a later date with the associated phase of construction.

17. The owners of Outlot 45 and Lot 649 shall be required to construct an eight-foot wide path and grant a 20-foot wide Public Sidewalk and Bike Path easement connecting Pipers Brook Drive/Summer Shine Drive, Wynter Lane, and Lien Road upon either Lot 649 or Outlot 45 being developed or when required by the City of Madison Engineer.

The significant grade and mature woods present on these parcels prevents the construction of a bike path connection. City Engineering has requested that this path be re-designated as a pedestrian path due to the inability to construct the path to ADA standards. City Staff and the Design Team are working to design an 8-foot walking path connecting Lot 649 and Outlot 45 which minimizes the impact on the existing trees and allow for a connection from Pipers Brook Drive to Lien Road. This path will be available for public use but owned and maintained by the Home Owners Association.

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Shaping places, shaping change

Legal Description: Lot 649, Village at Autumn Lake Replat, recorded in Volume 60-045A of Plats on pages 230-249 as Document Number 5201276, Dane County Registry, located in the SE1/4 of the SW1/4 of Section 26, T8N, R10E, City of Madison, Dane County, Wisconsin Containing 129,086 square feet (2.963 acres).

Address: 5802 Lien Road

PIN Number: 0810-263-5510-8

Adopted TR-P

Multi-Family:	221	
Townhomes:	48	
Four Unit Homes:	8	(2 lots)
Twin Homes:	22	(11 lots)
Alley Single Family:	107	
Conventional Single Family:	<u>436</u>	

Total Units: 842

Proposed TR-P

Multi-Family:	221	
Townhomes:	26	
Four Unit Homes:	8	(2 lots)
Twin Homes:	46	(23 lots)
Alley Single Family:	107	
Conventional Single Family:	<u>436</u>	

Total Units: 844

All proposed units would meet the architectural standards of the adopted Village at Autumn Lake TR-P (Site Plan Review Approval November 6, 2015) and lot requirements of the City of Madison Zoning Code.

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

Sincerely,



Brian Munson
Principal

Brian Munson

From: Baldeh, Samba <district17@cityofmadison.com>
Sent: Friday, March 02, 2018 1:45 PM
To: Brian Munson
Cc: 'Jeff Rosenberg (jrosenberg@veridianhomes.com)'; 'Dan Day (dday@donofrio.cc)'; Parks, Timothy
Subject: Re: Village at Autumn Lake: Lot 649 Twin Homes pending submittal timeline

Hi Brian -

Thank you for the update. Let me know if they are asking for approval for alterations.
Thank you and have a nice weekend.

Alder Samba Baldeh
Council Vice President
MCC - District 17
Email: district17@cityofmadison.com
www.cityofmadison.com/council/district17

From: Brian Munson <bmunson@vandewalle.com>
Sent: Friday, March 2, 2018 12:23 PM
To: Baldeh, Samba
Cc: 'Jeff Rosenberg (jrosenberg@veridianhomes.com)'; 'Dan Day (dday@donofrio.cc)'; Parks, Timothy; Brian Munson
Subject: Village at Autumn Lake: Lot 649 Twin Homes pending submittal timeline

Alder Baldeh,

As a follow up to your meeting yesterday with Jeff Rosenberg, here is the anticipated submittal timing for the twin home amendment:

Submittal: April 4, 2018
Preliminary/Final Plat
Minor Amendment to the adopted TR-P Zoning

Plan Commission: June 4th
Common Council: June 19th

Please feel free to contact me if you have any questions.

Thank you,

Brian Munson

VANDEWALLE & ASSOCIATES
120 East Lakeside Street
Madison, WI 53715
608.255.3988



VERIDIAN
HOMES

The Village at Autumn Lake

Adopted Master Plan

Madison, Wisconsin





The Village at Autumn Lake

Adopted Zoning Plan

Madison, Wisconsin



Legend

Single-Family Detached	Two-Family Twin	Multi-Family	Four Units	Multi-Family Complex	Mixed-Use (CC-T)	Mixed-Use (CC-I)	Total
Cottage homes 11	Villa I 12	Multi-Family 221	8	Multi-Family Complex	Mixed-Use (CC-T) 111	Mixed-Use (CC-I) 111	953
Village homes 96	Villa II 10		48				
Terrace homes 136							
Meadow homes 4							
Manor homes 113							
Estate homes 136							
Mansion homes 47							



Edited 9.9.15
VANDEWALLE & ASSOCIATES INC.
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0 200 400 Feet



The Village at Autumn Lake

Adopted Building Heights/Unit Allocations Madison, Wisconsin





VERIDIAN
HOMES

The Village at Autumn Lake

Proposed Master Plan

Madison, Wisconsin

Legend	
Single-Family Detached	
	11
	96
	136
	4
	113
	136
	47
Two-Family Twin	
	36
	10
Multi-Family	
	8
	26
Multi-Family Complex	
	221
Mixed-Use (CC-T)	
	111
Total	955





The Village at Autumn Lake

Proposed Building Heights/Unit Allocations

Madison, Wisconsin

Legend

Single-Family Detached	
Coltidge homes	11
Village homes	96
Terrace homes	136
Meadow homes	4
Manor homes	113
Estate homes	136
Mansion homes	47
Two-Family Twin	
Villa I	36
Villa II	10
Multi-Family	
Four Units	8
Townhomes	26
Multi-Family Complex	
Multi-Family	221
Total	844

Legend

	Maximum Building Height
	Unit Counts
	Primary Building Frontage





The Village of Autumn Lake
MADISON, WISCONSIN

**Proposed
Lot 649
TR-P
MASTER
PLAN**



FRONT ELEVATION

ALDO FARMHOUSE



FRONT ELEVATION

ALDO COTTAGE



FRONT ELEVATION

ALDO CRAFTSMAN



FRONT ELEVATION

ALDO COTTAGE II