



City of Madison

Proposed Final Plat

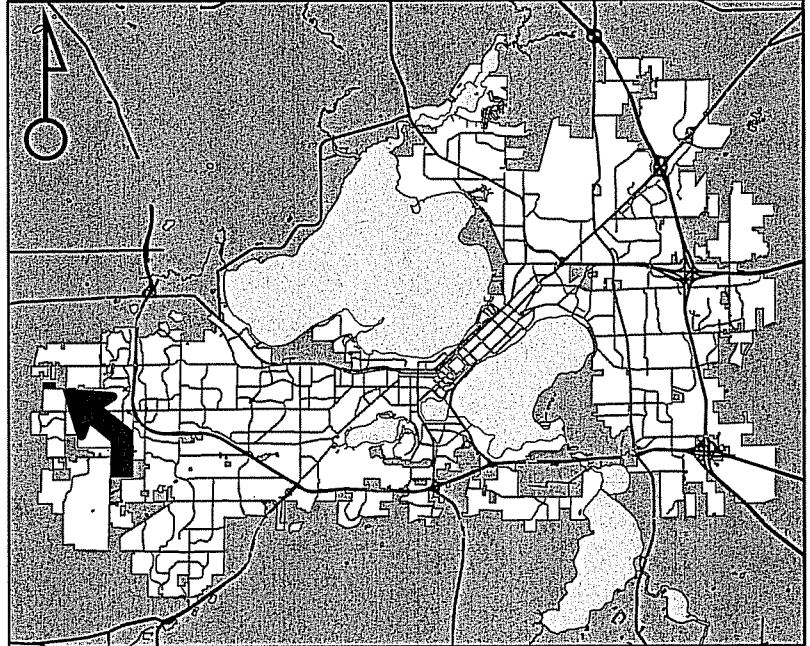
Project Name
Autumn Ridge Reserve

Location
403 & 404 Schewe Road

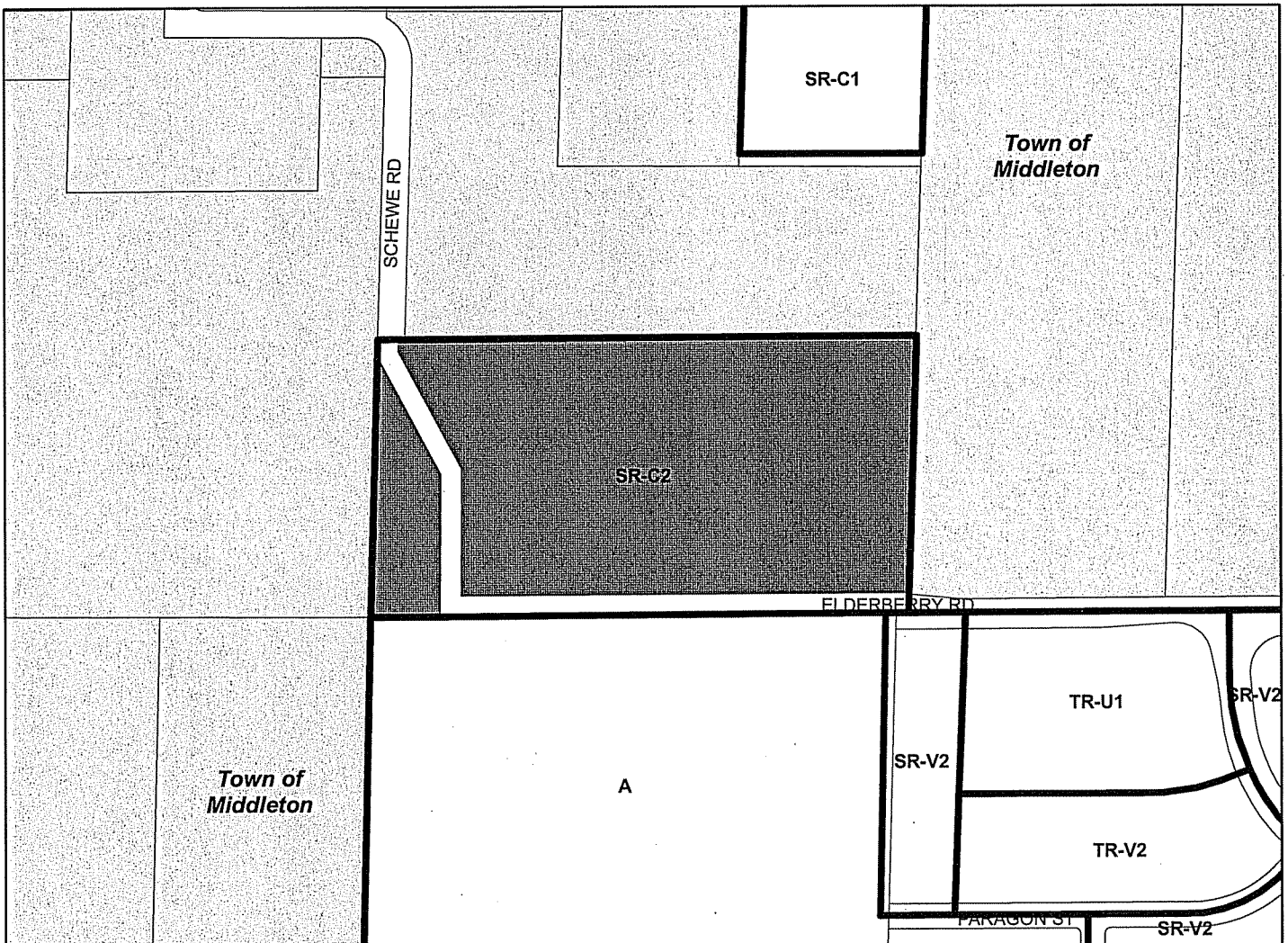
Applicant
Chad Wuebben-Encore Investments, LLC/
Michelle Burse-Burse Surveying & Engineering

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

Public Hearing Date
Plan Commission
12 January 2015
Common Council
20 January 2015

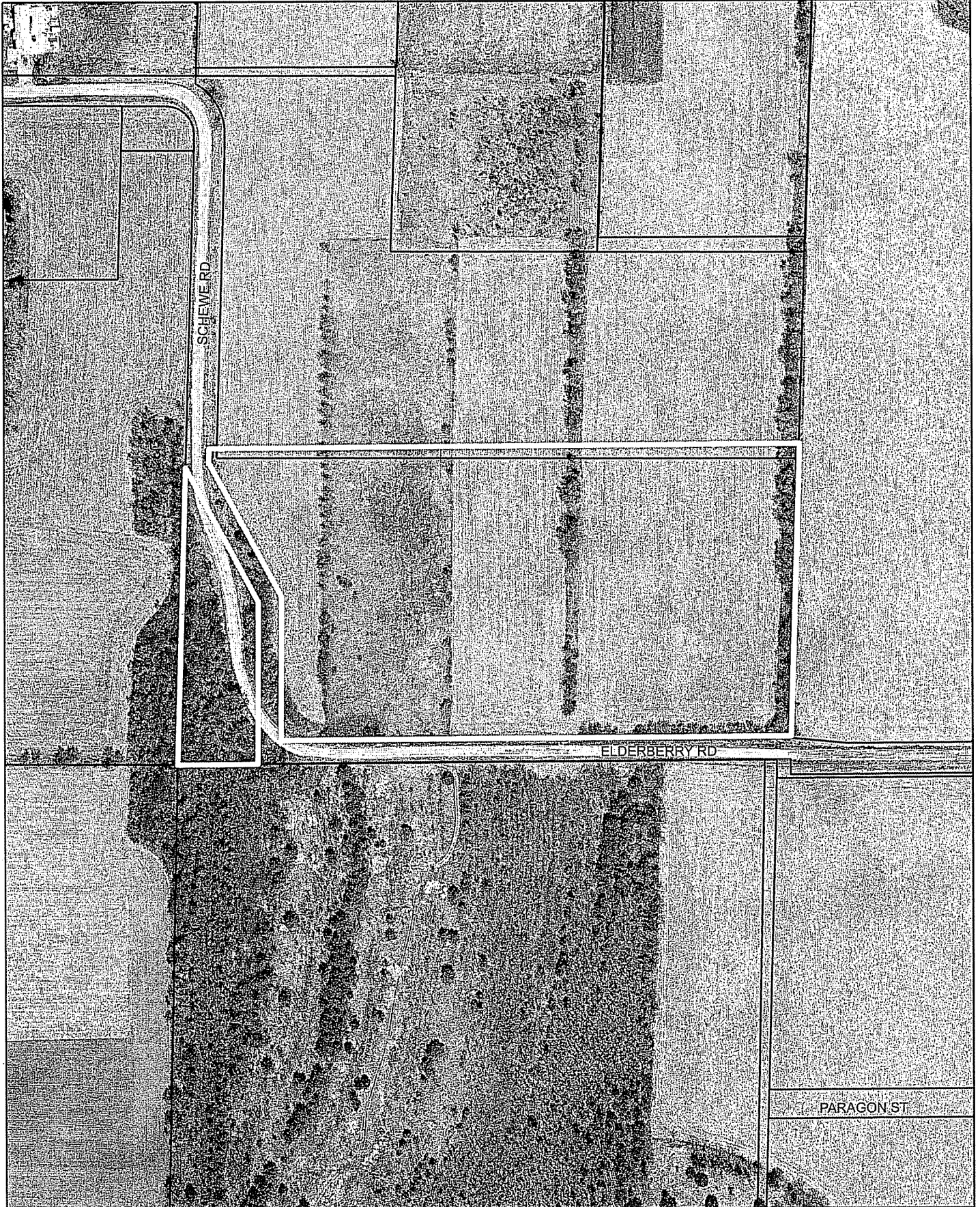


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 05 January 2015





SUBDIVISION APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

**** Please read both pages of the application completely and fill in all required fields****

This application form may also be completed online at www.cityofmadison.com/planning/plan.html

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, of if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1a. Application Type.

Preliminary Subdivision Plat Final Subdivision Plat Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (!)

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

2. Applicant Information.

Name of Property Owner: Encore Construction, Inc. Representative, if any: Chad Wuebben
 Street Address: 6840 Schneider Road City/State: Middleton/WI Zip: 53562
 Telephone: (608) 836-4357 Fax: () Email: cwuebben@encorebuildsmadison.com
 Firm Preparing Survey: Burse Surveying and Engineering, Inc. Contact: Michelle L. Burse
 Street Address: 1400 E. Washington Ave, Suite 158 City/State: Madison Zip: 53703
 Telephone: (608) 250-9263 Fax: (608) 250-9266 Email: mburse@bse-inc.net

Check only ONE – ALL Correspondence on this application should be sent to: Property Owner, OR Survey Firm

3a. Project Information.

Parcel Addresses (note town if located outside City): Elderberry Road/Schewe Road
 Tax Parcel Number(s): new numbers: 251/0708-212-0103-8 and 251/0708-212-0104-6
 Zoning District(s) of Proposed Lots: SR-c2 School District: MID-CR PLAINS SCHOOL DIST

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

3b. For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____

→ For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	51		9.84
Retail/Office			
Industrial			
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		3	5.9738
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	51	3	15.81

OVER →

5. **Required Submittals.** Your application is required to include the following (check all that apply):

- Map Copies** (prepared by a Registered Land Surveyor):
 - For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
 - For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
 - For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23(7)(a)&(d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
 - All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" folder. An **8-1/2 X 11-inch reduction of each sheet** shall also be submitted.
- Letter of Intent: Twelve (12) copies** of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). ***The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. **A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.**
- Report of Title and Supporting Documents:** All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.
- For any plat or CSM creating common areas to be maintained by private association: Two (2) copies** of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.
- For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the Town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval **Town and Dane County**.
- For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of Real Estate Services at 266-4222 for a determination as soon as possible.
- Electronic Application Submittal:** All applicants are required to submit a copy of this completed application form, and preliminary and/or final plats or Certified Survey Map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant.

6. **Applicant Declarations:**

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Chad Wuebben

Signature 

Date 11-18-2014

Interest In Property On This Date OWNER

Effective May 21, 2012

November 17, 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: Subdivision Application – Rezone – 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 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:

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

ENCORE



CONSTRUCTION

www.encorebuildsmadison.com

6840 Schneider Road • Middleton, WI 53562 • (608) 836-9601 • Fax (608) 836-9691

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 site plan is attached for your reference. The site is a total of 20.67 acres and residential lots will comprise 9.84 acres of the total site area. There is a total of 5.97 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.

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 May, 2015 with site improvements complete by July, 2015. It is expected that the first residents will be moving in to the neighborhood in the early fall of 2015.

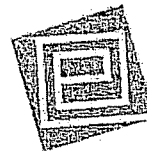
Respectfully Submitted,

ENCORE INVESTMENTS, LLC



Chad Wuebben,
Member

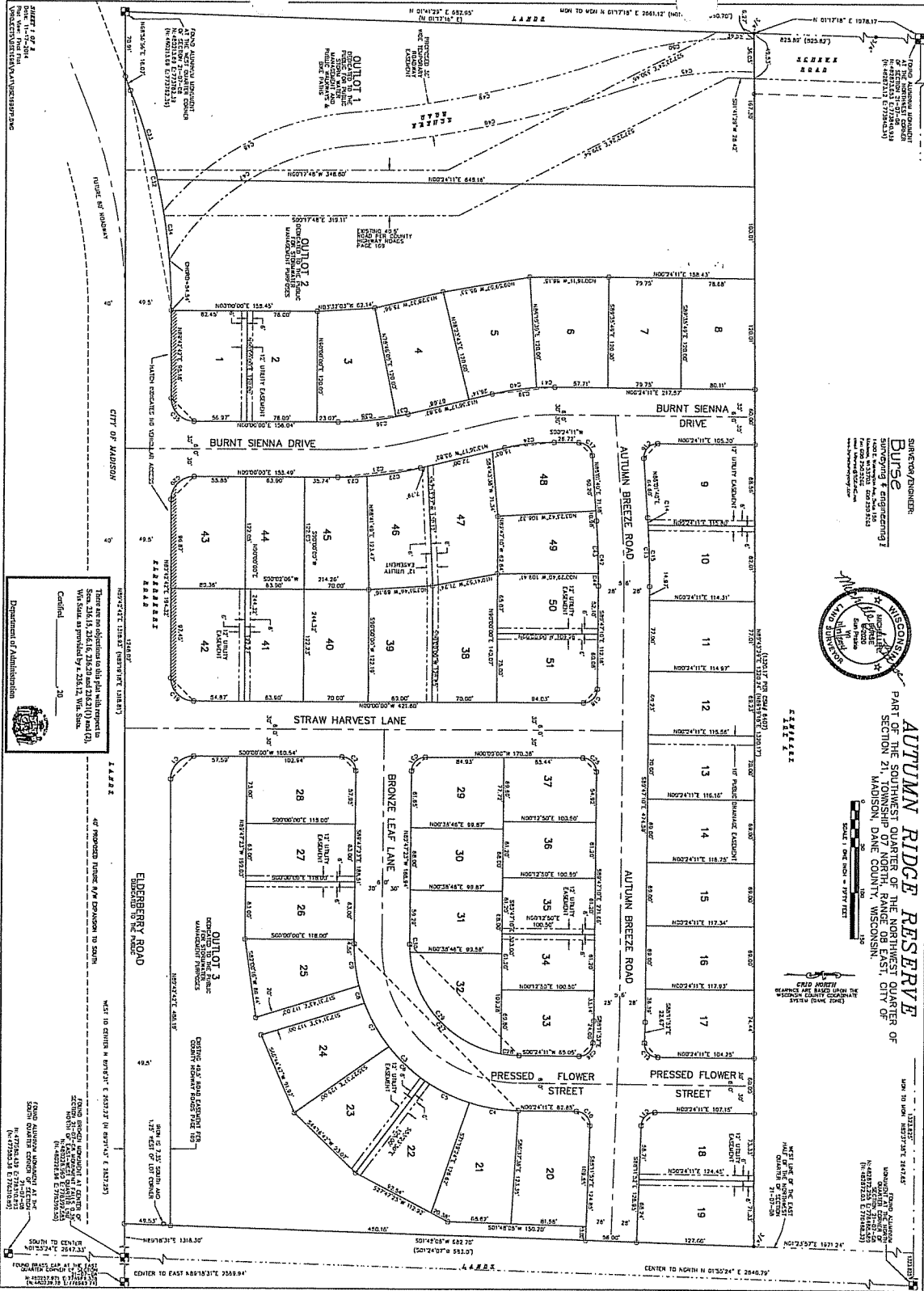
ENCORE



CONSTRUCTION

www.encorebuildsmadison.com

6840 Schneider Road • Middleton, WI 53562 • (608) 836-9601 • Fax (608) 836-9691



SURVEYOR/DRAWER:
Burse
 ENGINEERING &
 CONSULTING
 1000 W. WISCONSIN
 MADISON, WISCONSIN 53703
 PHONE: 224.2222
 FAX: 224.2222



AUTUMN RIDGE RESERVE
 PART OF THE NORTHWEST QUARTER OF THE
 SOUTHWEST QUARTER OF SECTION 27,
 TOWNSHIP 43N, RANGE 10E, COUNTY OF
 MADISON, DANE COUNTY, WISCONSIN



CITY OF MADISON
 PLAT NO. 10000
 DATE: 10/15/2010

SHEET 1 OF 2
 FROM THE PLAT
 OF THE AUTUMN RIDGE RESERVE
 IN MADISON, WISCONSIN
 (SEE SHEET 2 OF 2)

Department of Administration
 There are no objections to this plat, with respect to
 Wisconsin Statutes Sections 236.13, 236.16, 236.20 and 236.31(1) and (2),
 which relate to the recording of this plat, as provided by s. 236.12, Wis. Stats.
 Certified: _____

 10

FROM MADISON, WISCONSIN, AT THE
 OFFICE OF THE SURVEYOR GENERAL,
 DANIEL J. WISNIEWSKI, SURVEYOR GENERAL,
 1000 W. WISCONSIN, MADISON, WISCONSIN 53703
 (608) 224.2222

AUTUMN RIDGE RESERVE
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

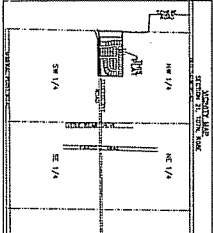
CONSENT OF ABRIELIZKE

The City is hereby authorizing the City Engineer to file a plat of the land of the State of Wisconsin, containing and extending the boundaries of the land...

City of Madison, Wisconsin
By: [Signature]
City Engineer

Table with columns: DISTRICT, AREA, PERCENTAGE, etc. Contains numerical data for various land parcels.

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LEGEND
1. 1/4 AC. CORNER
2. 1/4 AC. CORNER
3. 1/4 AC. CORNER
4. 1/4 AC. CORNER

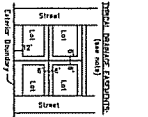
SURVEYOR/ENGINEER:
Burse
1400 E. Washington Ave., Suite 150
Madison, WI 53702

DANIEL S. BERENSON
REGISTERED PROFESSIONAL SURVEYOR
1400 E. Washington Ave., Suite 150
Madison, WI 53702

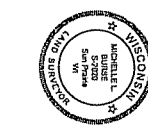
CITY ENGINEER
The City of Madison, Wisconsin, is hereby authorizing the City Engineer to file a plat of the land...

DESCRIPTION:
A parcel of land located in the Northwest Quarter (NW1/4) of Section Twenty-One (21), Township Seven (7) North, Range Eight (8) East, City of Madison, Wisconsin...

DEPARTMENT OF ADMINISTRATION
There are no objections to this plat with respect to the land described herein...



RECORDING DATA
KENDRICK OF RECORDS, INC.
1400 E. Washington Ave., Suite 150
Madison, WI 53702



SHERRY L. GIBBS
City Clerk