



August 28, 2024

Meagan Tuttle  
Planning Division  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53710-2985

RE: The Crest at Eagle Trace  
Eggert Property  
Traditional Residential-Planned Rezoning

Dear Megan,

Veridian Homes is pleased to submit the following request for the rezoning of the Eggert Property from Ag to TR-P to facilitate the addition of a new single family and attached single family section of the Eagle Trace Neighborhood. This submittal continues Veridian's commitment to creating a wide range of attainable housing options within the neighborhood while maintaining the overall character and quality of the development.

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

Sincerely,

Brian Munson  
Principal

**Applicant:**

VH CET, LLC.  
6801 South Town drive  
Madison, WI 53713  
Matt Brink  
Phone: 608.226.3100

**Design Team**

*Engineering:*

D'Onofrio Kottke  
7530 Westward Way  
Madison, WI 53717  
Phone: 608.833.7530  
Fax: 608.833.1089  
Dan Day  
dday@donofrio.cc

*Planning:*

Vandewalle and Associates  
120 East Lakeside Street  
Madison, Wisconsin 53715  
Phone: 608.255.3988  
Fax: 608.255.0814  
Brian Munson  
[bmunson@vandewalle.com](mailto:bmunson@vandewalle.com)

**Existing Condition**

Parcels to be Rezoned: 3978 Schewe Road 0708-201-8400-0  
10122 White Fox Lane 0708-201-1301-0  
Existing Zoning: AG

**PROPOSED USE**

Twin Homes:	36	
Alley Single Family:	2	31 x 95
	5	37 x 95
	2	45 x 95
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Total Units:	<b>45</b>	

**Request**

Rezone existing parcels from Ag to TR-P and demolition permit for existing structures.

## Demolition Request

The existing buildings on site include an existing single family home and agricultural outbuildings. These structures cannot be retained due to incompatibility with development of an effective street network and financial infeasibility of relocation.

Existing Home:





#### Out Buildings:



#### TR-P Requirements:

- Three residential housing types exist within the site an immediately adjacent to the project. (Single Family Street Accessed, Single Family Alley Accessed, Twin Home).
- Two-family housing comprises 80% of the units within the TR-P district.
- All units within 1/4 acre of parks & open spaces

#### TR-P Site Design Standards

##### *Open Space*

The neighborhood is served by a the neighborhood park within Eagle Trace and an existing open space corridor/trail system.

##### *Street Layout*

The neighborhood is served by a strong grid of neighborhood scaled streets, sidewalks, and off-street connections, including the extension of all adjoining street connections.

##### *Setbacks*

Building setbacks within the neighborhood will be per the TR-P Zoning District standards.

### *Building Design*

Building design within the neighborhood will go through a review process with a neighborhood Architectural Review Committee (ARC). The ARC is tasked with guiding the creation of diverse architectural approaches throughout the neighborhood. Review criteria include site plan/landscape plan configurations, building massing & composition, building orientation and interaction with adjoining streets & uses, and application of appropriate durable materials.

#### **DIMENSIONAL STANDARDS**

Building placement will meet the dimensional standards as described in the TR-P Zoning District for the Single-family detached, and Two-family-Twin.

#### **ARCHITECTURAL STYLE**

Architecture within the neighborhood will be developed with a variety of American vernacular architectural styles.

#### **MASSING**

##### *Rhythms*

In architectural composition, rhythm refers to the regular use of recurrence of building elements. These elements consist of features such as, but not limited to, window locations, columns and piers. Rhythm solidifies the building design and ensures that the overall composition of building elements is balanced.

- Bays, porches and stoops are encouraged to enhance the human scale of the streetscape.
- Multi-family buildings are encouraged to have first floor individual unit entrances.

##### *Roofline Articulation*

The roof form establishes the character of a home and terminates the building. Bays and gables are encouraged to break-up the massing of the home into smaller or intimate components. Selection of an appropriate roof form will vary depending on the architectural style.

- Hipped and gabled roofs with a symmetrical pitch shall run between 5:12 and 12:12, as appropriate to architectural style.
- Shed roofs pitched between 5:12 and 7:12 shall be attached to an adjacent building wall and shall not be utilized freestanding buildings. Shed dormers shall have a 3:12 pitch and be utilized only on appropriate styles.
- Hipped and shed porch roofs shall have a pitch between 3:12 and 6:12.
- Roof overhangs may vary from a minimum of 6" to a maximum of 30".

#### **HEIGHT**

- No single family or twin home residence shall exceed three-stories in height or 35'.
- Exposed basements shall not constitute a story.

#### **APPROPRIATE WALL MATERIALS**

All materials shall be properly utilized based on the precedents of the architectural style of the building.

#### WALL SIDING/SURFACING

- Brick
- Clapboard Siding
- Cement Board Siding / Composition Siding / Vinyl Siding
- Half-Timbering
- Cast Stone
- Stone
- Stucco and Exterior Insulated Finish System (EIFS)
- Wood, Composition, vinyl or Cement Shingle Siding

#### DECKS

Decks shall be located only in rear or side yards. Portions of decks visible from the street or projecting in such a manner that it is visible from the front yard, shall be screened with appropriate fencing or landscaping.

#### PORCHES AND STOOPS

- Usable front porches are encouraged as both visual and functional design elements. Minimum dimensions for a usable porch are 6'0" deep and 6'0" wide exclusive of access to front entry.

### Legal Description

Outlot 1, Eagle Trace, recorded in Volume 60-097A of Plats on pages 529-535 as Document Number 5434851; Lot 1, Certified Survey Map No. 9672, recorded in Volume 55 of Certified Survey Maps on pages 303-305 as Document Number 3209045; a portion of to be vacated and discontinued Schewe Road and unplatted lands, located in the NE1/4 of the NE1/4 of Section 20, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the Northeast corner of said Section 20; thence S01°40'41"W, 649.07 feet along the East line of said NE1/4 to the Northwest corner of Outlot 3, Chapel View also being the Southeast corner of Lot 1, Certified Survey Map No. 14935 and the point of beginning; thence S01°40'41"W, 502.82 feet along the West line of said Outlot 3 to a point on the Northerly right-of-way line of White Fox Lane; thence S89°38'37"W, 100.44 feet along said Northerly right-of-way line to a point of curve; thence Southwesterly along said Northerly right-of-way on a curve to the left which has a radius of 435.00 feet and a chord which bears S71°32'58"W, 270.21 feet; thence S53°27'18"W, 81.94 feet along said Northerly right-of-way line to a point of curve; thence Westerly along a curve to the right which has a radius of 25.00 feet and a chord which bears N80°21'34"W, 21.65 feet to a point of compound curve on the Easterly right-of-way line of Schewe Road; thence Northerly along said Easterly right-of-way line and the West line of a vacated and discontinued portion of Schewe Road on a curve to the right which has a radius of 232.00 feet and a chord which bears N16°23'22"W, 141.72 feet; thence N01°23'42"E, 8.25 feet along the West line of said vacated and discontinued Schewe Road to a point of curve; thence Northerly along said Easterly right-of-way line on a curve to the right which has a radius of 25.00 feet and chord which bears N10°08'31"W, 10.00 feet; thence N01°23'42"E, 476.44 feet along said Easterly right-of-way line to the Southwest corner of Lot 1, Certified Survey Map No. 14935; thence N89°34'57"E, 488.62 feet along the North line of said Lot 1 to the point of beginning. Containing 265,001 square feet (6.084 acres).