



# VANDEWALLE & ASSOCIATES INC.

Wednesday, November 8, 2017

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

RE: 3955 Schewe Road  
Eagle Trace Neighborhood: Rezoning Application

Dear Heather,

The following document and illustrative graphics outline the proposed plat for the Eagle Trace Neighborhood (Schewe Property). Veridian Homes formally requests to rezone the property from AG to TR-C3 in parallel with a separate preliminary plat submittal. This project is built out of the framework of the City's adopted Elderberry Neighborhood integrating numerous housing choices into a network of interconnected sidewalks, streets, and bicycle routes while striving to preserve the existing mature oak stands found in the site.

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

Sincerely,

Brian Munson  
Principal

APPLICANT:

VH Acquisitions, LLC.  
6801 South Town drive  
Madison, Wisconsin 53713  
Phone: 608.226.3100  
Fax: 608.226.0600  
Jeff Rosenberg  
[jrosenberg@veridianhomes.com](mailto:jrosenberg@veridianhomes.com)

PROPERTY OWNERS:

Schewe Ltd. Partnership  
10918 Cave of the Mounds Road  
Blue Mounds, Wisconsin 53517

DESIGN TEAM:

Engineering:  
D'Onofrio Kottke  
7530 Westward Way  
Madison, Wisconsin 53717  
Phone: 608.833.7530  
Fax: 608.833.10896  
Dan Day  
[dday@donofrio.cc](mailto:dday@donofrio.cc)

Planning:  
Vandewalle & 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 Conditions:**

Existing Zoning:	A-1
Proposed Zoning:	TR-C3
Address:	3955 Schewe Road
PIN:	070820195504 070820195013 070820190009 070820182410 070820187415 070820188003
Aldermanic District:	District 9 Alder Skidmore
Neighborhood Association:	NA
Neighborhood Plan:	Elderberry Neighborhood Development Plan
Plan Designations:	Low Density Residential Park, Drainage and Open Space

Notifications:	Alder Skidmore DAT Presentations	September 9, 2017 November 2, 2017
Legal Description:	See Exhibit A	
Lot Area:	88.79 acres	
Proposed Use:	235 Single Family Homes 8.91 acres Parks & Open Space 9.50 acres Stormwater Management	
Existing Structures:	The existing home and out-buildings located on the parcel will be subject to a future demolition permit request at time of Final Platting.	
Town of Middleton/City:	The proposed plan integrates the required maximum of 4 dwelling units per acre for the 40 acres adjacent to Pioneer Road and 80' buffer setback to the houses along Pioneer Road; per the adopted City of Madison/Town of Middleton Intergovernmental Agreement.	



**Exhibits:**

- Exhibit A: Legal Description
- Exhibit B: Alder & Neighborhood Notification
- Exhibit C: Location Map
- Exhibit D: Elderberry Neighborhood Plan
- Exhibit E: Proposed Neighborhood Illustrative Plan
- Exhibit F: Conceptual Phasing Map



**Exhibit A: Legal Description**

## LANDS TO BE ZONED TR-C3:

Lot 1, Dane County Certified Survey Map No. 7671, recorded in Volume 40 of Certified Survey Maps on pages 96-99 as Document Number 2649094 and lands located in all 1/4's of the NE1/4 of Section 20, Township 7 North, Range 8 East, in the Town of Middleton, Dane County, Wisconsin, described as follows:

Beginning at the East 1/4 corner of said Section 20; thence N89°41'23"W, 2349.11 feet along the South line of said NE1/4 to the Southeast corner of Lot 1, Certified Survey Map No. 2519, recorded in Volume 10 of Certified Survey Maps on pages 68-69 as Document Number 1532233 and corrected by Document Number 1736219; thence N01°36'31"E, 149.73 feet along the East line of and to the Northeast corner of said Lot 1; thence N89°37'45"W, 298.06 feet along the North line of said Lot 1 and the Westerly extension thereof to the West line of said NE1/4; thence N01°36'46"E, 1329.67 feet along the West line of said NE1/4 to the Northwest corner of the South 10 acres of the North 1/2 of said NE1/4; thence N89°59'30"E, 2120.85 feet along the North line of the South 10 acres of the North 1/2 of said NE1/4; thence S01°34'16"W, 65.92 feet; thence N89°59'21"E, 371.42 feet; thence N01°47'48"E, 65.91 feet to a point on the North line of the South 10 acres of the North 1/2 of said NE1/4; thence N89°59'30"E, 156.73 feet; thence S01°40'41"W, 1494.50 feet along West line of White Fox Lane, Outlot 3 of The Willows II and O.L. 1 of Autumn Ridge Reserve to the point of beginning. Containing 386,769 square feet (88.790 acres).

