

March 11, 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: Land Use Application – Rezone Request – 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 a zoning change for 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:

Elderberry Associates, LLC
Joe Gallina, Managing Member
101 East Main Street Ste. 500
Mount Horeb WI 53572
jgallina@gallnacos.com
608-437-8301

ENCORE



CONSTRUCTION

www.encorebuildsmadison.com

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 conceptual site plan is attached for your reference. The site is a total of 20.67 acres and our projection is that the residential lots will comprise 10.23 acres of the total site area. There is a total of 4.19 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. The total dwelling units per acre is 2.47, as calculated using total site acreage.

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 August, 2014 with site improvements complete by November, 2014. It is expected that the first residents will be moving in to the neighborhood in the early spring of 2015.

Respectfully Submitted,

ENCORE INVESTMENTS, LLC



Chad Wuebben,
Member