

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



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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

