



# 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

pd.  
receipt #143031

**\*\* 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](http://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, or 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 (I)

- 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: NEW WEI, LLC Representative, If any: Joanna Burish  
Street Address: 702 N. Blackhawk Ave. Suite 109 City/State: Madison, Wisconsin Zip: 53705  
Telephone: (608) 833-5590 Fax: ( ) Email: info@buildtosuit.com  
Firm Preparing Survey: Vierbicher Assoc. Inc. Contact: Travis Schreiber  
Street Address: 999 Fourier Drive, Suite 201 City/State: Madison, Wisconsin Zip: 53717  
Telephone: (608) 821-3957 Fax: (608) 832-0532 Email: tsch2@vierbicher.com

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

**3a. Project Information.** Please Send Correspondence C/O: John McKenzie, 732 Bear Claw Way, Madison, Wisconsin 53717

Parcel Addresses (note town if l. 9414 Silicon Prairie Parkway  
Tax Parcel Number(s): 251/0708-281-0103-3  
Zoning District(s) of Proposed Lots: A and TR-U1 School District: Middleton/Cross Plains

→ 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	1		10.015
Retail/Office			
Industrial			
Other (state use):		1	16.869

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

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](mailto: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 John McKenzie

Signature [Signature]

Date 3/21/13

Interest In Property On This Date Contract owner

Effective May 21, 2012

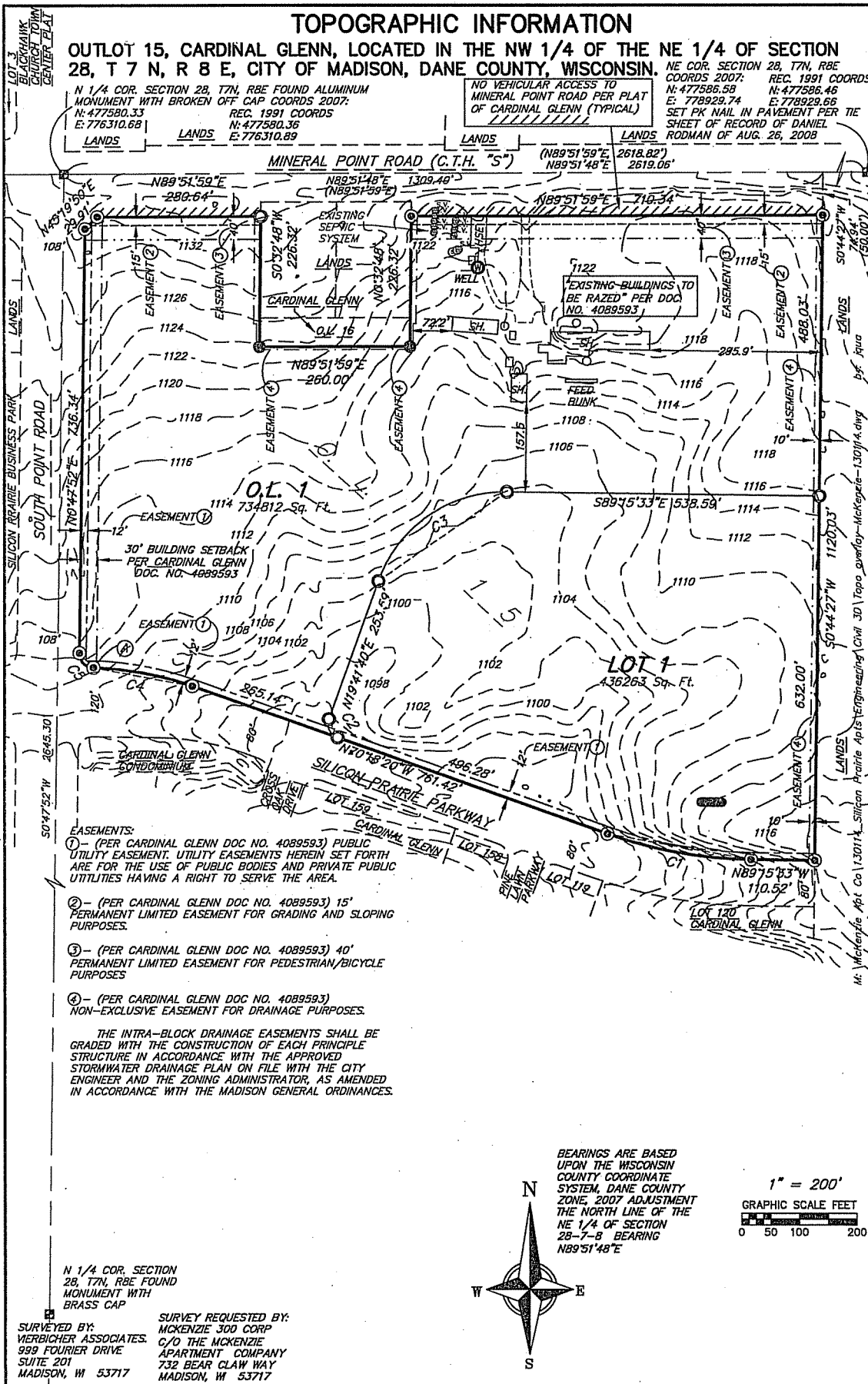
# TOPOGRAPHIC INFORMATION

OUTLOT 15, CARDINAL GLENN, LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 28, T 7 N, R 8 E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

N 1/4 COR. SECTION 28, T7N, R8E FOUND ALUMINUM MONUMENT WITH BROKEN OFF CAP COORDS 2007:  
N: 477580.33  
E: 776310.68  
REC. 1991 COORDS  
N: 477580.36  
E: 776310.89

NO VEHICULAR ACCESS TO MINERAL POINT ROAD PER PLAT OF CARDINAL GLENN (TYPICAL)

NE COR. SECTION 28, T7N, R8E COORDS 2007:  
N: 477586.58  
E: 778929.74  
REC. 1991 COORDS  
N: 477586.46  
E: 778929.66  
SET PK NAIL IN PAVEMENT PER THE SHEET OF RECORD OF DANIEL RODMAN OF AUG. 26, 2008





# CERTIFIED SURVEY MAP

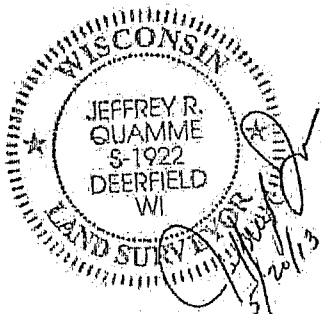
OUTLOT 15, CARDINAL GLENN, LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 28, T 7 N, R 8 E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

## NOTES:

1. This CSM is subject to: Declaration of Conditions, Covenants and Restrictions recorded April 17, 2008 as Document Number 4420612.
2. Subject to: Declaration of Conditions and Covenants recorded September 23, 2005 as Document Number 4111673.
3. Subject to: Declaration of Conditions and Covenants recorded September 23, 2005 as Document Number 4111674.
4. Subject to: Declaration of Conditions and Covenants recorded November 30, 2005 as Document Number 4138031.

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length	Tangent Bearing
C1	760.00	251.41	018°57'13"	N79°46'56"W	250.27	
C2	25.00	39.27	090°00'00"	N25°18'20"W	35.36	
C3	234.00	290.16	071°02'47"	N55°13'04"E	271.92	
C4	550.00	173.73	018°05'55"	N79°21'17"W	173.01	N88°24'15"W - A
C5	25.00	38.92	089°12'07"	N43°48'11"W	35.11	



SURVEYED BY:  
VERBICHER ASSOCIATES  
999 FOURIER DRIVE  
SUITE 201  
MADISON, WI 53717

SURVEY REQUESTED BY:  
MCKENZIE 300 CORP  
C/O THE MCKENZIE  
APARTMENT COMPANY  
732 BEAR CLAW WAY  
MADISON, WI 53717

DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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McKenzie Apt Co \130114\_Silicon Prairie Apts Engineering (Civil 3D) CSM-McKenzie-130114.dwg By Jwa

**CERTIFIED SURVEY MAP**

**OUTLOT 15, CARDINAL GLENN, LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 28,  
T 7 N, R 8 E, CITY OF MADISON, DANE COUNTY, WISCONSIN.**

**SURVEYOR'S CERTIFICATE**

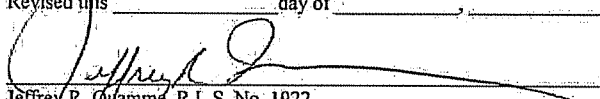
I, Jeffrey R. Quamme, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of MCKENZIE 300 CORP, developer of said land and NEW WEI, LLC, owner of said land, I have surveyed, divided and mapped the Certified Survey; that such Certified Survey correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is described as Outlot 15, Cardinal Glenn, recorded in Volume 58-083A of Plats, on pages 421 - 425 as Document No. 4089593, Dane County Register of Deeds, located in the NW 1/4 of the NE 1/4 of Section 28, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin.

Containing 1,171,075 sq. ft., more or less.

Vierbicher Associates, Inc.

By Jeffrey R. Quamme

Dated this 20th day of May, 2013.  
Revised this \_\_\_\_\_ day of \_\_\_\_\_,  
Revised this \_\_\_\_\_ day of \_\_\_\_\_.

  
Jeffrey R. Quamme, R.L.S. No. 1922

**OWNER'S CERTIFICATE OF DEDICATION**

NEW WEI, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company consents to the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this certified survey map. NEW WEI, LLC, does further certify that this Certified Survey Map is required to be submitted to the following for approval or objection:

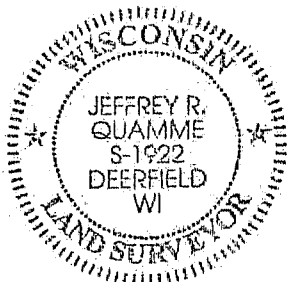
- Plan Commission, City of Madison
- Common Council, City of Madison

NEW WEI, LLC, as owner, vows that this Certified Survey Map shall not have an adverse effect on any of the leasehold or possessory interests (including mortgage holders for fee and leasehold interests) located within the limits of the mapped lands hereon.

IN WITNESS WHEREOF, the said NEW WEI, LLC, has caused these presents to be signed by \_\_\_\_\_, Member, at Madison, Wisconsin, and its company seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NEW WEI, LLC

by: \_\_\_\_\_, Member



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**CERTIFIED SURVEY MAP**

**OUTLOT 15, CARDINAL GLENN, LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 28,  
T 7 N, R 8 E, CITY OF MADISON, DANE COUNTY, WISCONSIN.**

STATE OF WISCONSIN )  
DANE COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Member of  
NEW WEI, LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such  
Member and acknowledged that he executed the foregoing instrument as such Member as the deed of said company, by  
its authority.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_, Wisconsin

My Commission Expires \_\_\_\_\_

**CONSENT OF CORPORATE MORTGAGEE**

AnchorBank FSB, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin,  
mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land  
described on this Certified Survey Map, and does hereby consent to the above certificates of NEW WEI, LLC, owner.

IN WITNESS WHEREOF, the said AnchorBank, FSB has caused these presents to be signed by  
\_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, and its corporate seal  
to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

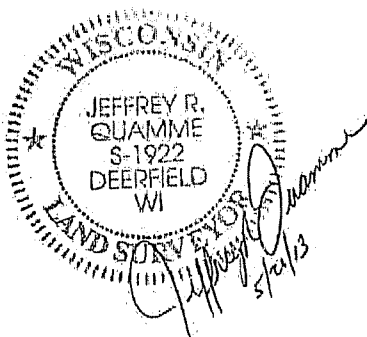
AnchorBank, FSB

\_\_\_\_\_  
\_\_\_\_\_  
(title)

STATE OF WISCONSIN) ss  
DANE COUNTY )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
\_\_\_\_\_ of the above named corporation, to me  
known to be the person who executed the foregoing instrument, and to me known to be such officer of said corporation, and  
acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public, State of Wisconsin My commission expires \_\_\_\_\_



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**CERTIFIED SURVEY MAP**

**OUTLOT 15, CARDINAL GLENN, LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 28,  
T 7 N, R 8 E, CITY OF MADISON, DANE COUNTY, WISCONSIN.**

**CITY OF MADISON COMMON COUNCIL CERTIFICATE**

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number RES-13-\_\_\_\_\_, File ID Number 29181, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Maribeth Witzel-Behl, City Clerk  
City of Madison, Dane County Wisconsin

**CITY OF MADISON PLAN COMMISSION CERTIFICATE**

Approved for recording per the City of Madison Plan Commission.

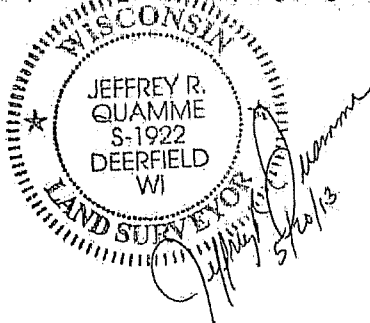
By: \_\_\_\_\_ Date: \_\_\_\_\_  
Steven R. Cover, Secretary Plan Commission

**REGISTER OF DEEDS CERTIFICATE**

RECEIVED FOR RECORDING THIS \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ O'CLOCK  
\_\_\_\_ M. AND RECORDED IN VOLUME \_\_\_\_\_ OF CERTIFIED SURVEYS OF DANE COUNTY ON  
PAGE(s) \_\_\_\_\_  
DOCUMENT NUMBER \_\_\_\_\_  
CERTIFIED SURVEY NUMBER \_\_\_\_\_

\_\_\_\_\_  
Kristi Chlebowski, REGISTER OF DEEDS, DANE COUNTY, WISCONSIN

M:\McKenzie Apt Co\130114\_Silicon Prairie Apts\Engineering\Task 1 CSM\Certificates\McKenzie Silicon Apt CSM Certs 5-22-13.doc



DOCUMENT NO. \_\_\_\_\_  
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