

# CITY OF MADISON

# Proposed Plat

Plat Name: 1st Addition to Ice Age Falls Subdivision  
Location: Raymond & Hickory Ridge Roads  
IAF Development, LLC/  
Applicant: Roger Schneeberger - Mead & Hunt

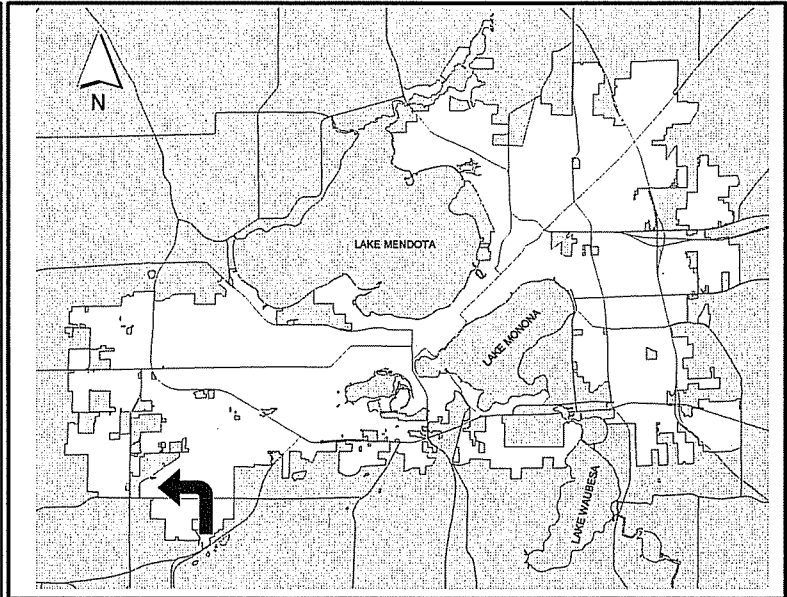
Preliminary     Within City  
 Final             Outside City

Proposed Use: Redivision of 7 Single Family Lots & 2 Outlots into 9 Single Family Lots

Public Hearing Dates:

Plan Commission 03 April 2006

Common Council 18 April 2006



For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635

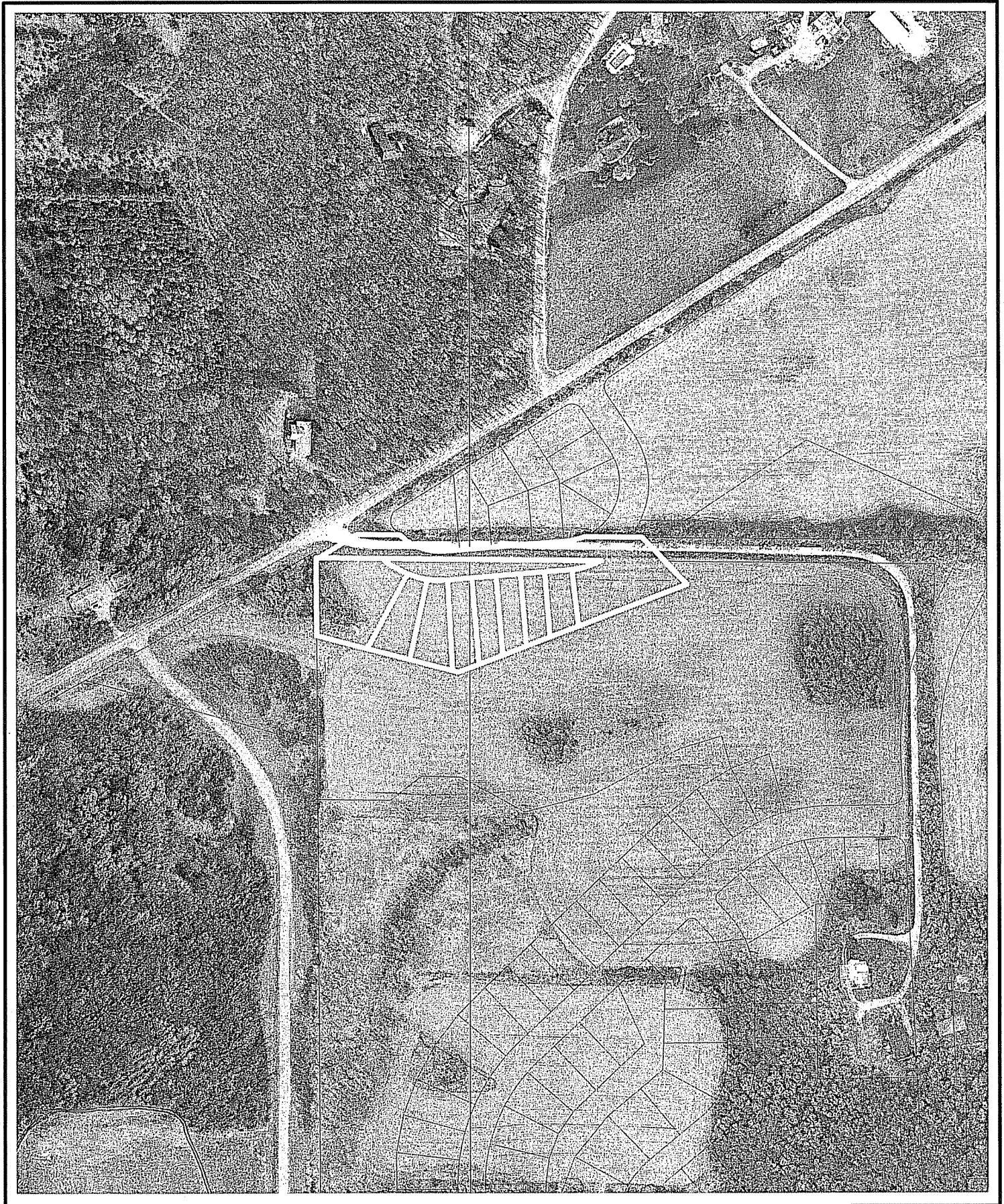


# Raymond & Hickory Ridge Roads

100 0 100 Feet



*Date of Aerial Photography - April 2003*



Date: 2-06-06

APPLICATION FOR THE APPROVAL OF 1<sup>ST</sup> ADDITION TO ICE AGE FALLS  
(Name of Plat or Land Division/Certified Survey Map Owner's Name)

SUBDIVISION

TO: City of Madison Plan Commission Secretary  
Madison Municipal Building  
215 Martin Luther King Jr. Boulevard, LL-100  
P.O. Box 2985  
Madison, WI 53701-2985

To Whom It May Concern:

Herewith submitted is the (Plat) (Land Division/Certified Survey Map) of the 1<sup>ST</sup> ADD TO ICE AGE FALLS  
property located at (address) NW 1/4 - SW 1/4 SECTION 2, T6N, R8E SUBD.  
(1/4 Section or Subdivision)

For purposes of identification and reference, I submit the following information:

Owner & Address: IAF DEVELOPMENT, LLC  
6801 SOUTH TOWNE DR.  
MADISON, WI. 53713

Proposed Land Use by Lot Number: LOTS 233 THRU 241 - RESIDENTIAL

Development Schedule: SPRING - SUMMER - FALL 2006

The proposed development contains 9 lots and 3.38 acres. The existing zoning is R2 in the (Town) (City). The proposed zoning, if different, is \_\_\_\_\_ in the (Town) (City). The lands, if not in the City of Madison (are) (are not) proposed for annexation.

All the data required by Section 16.23(3)(7), (8), and (9) of the Subdivision Ordinance (has) (has not) been provided. Section 16.23(3)(a)6. requires all applications outside the City to include information evaluating and demonstrating that adequate public facilities and public services are available, including transportation, sanitary and storm sewer, water service, fire protection, police service, parks, open space, recreation and school facilities. (See Extraterritorial Plat and Land Division Information and Application Packet if applicable.)

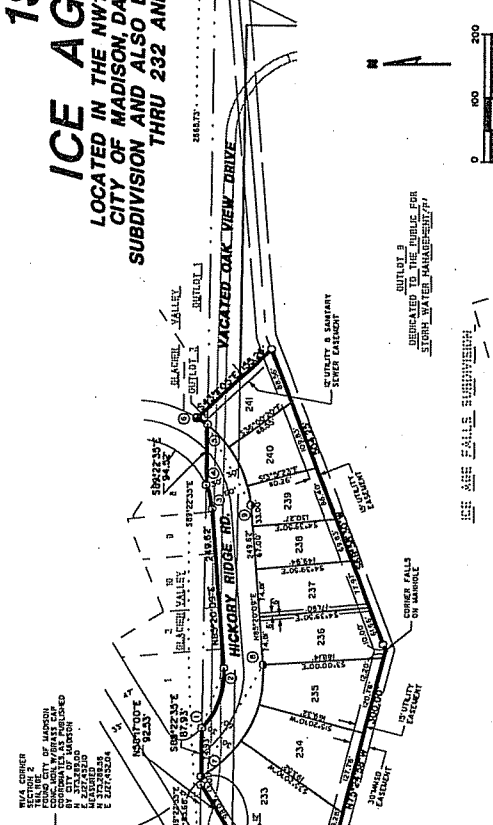
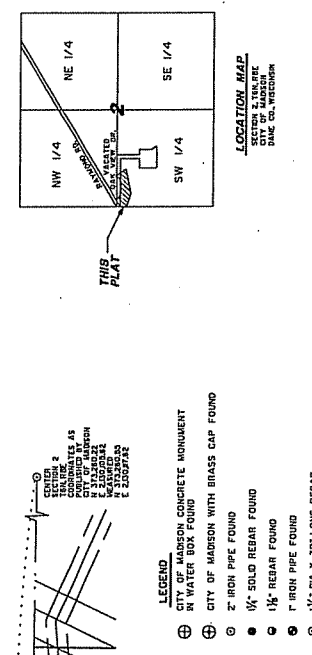
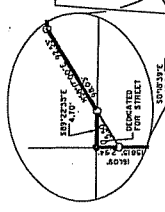
This property is located in the \_\_\_\_\_ School District.

The proposed development (was also) (will be) submitted to WIS. DEPT OF ADMIN. PLAT REVIEW  
on (date) 2-07-06 for their consideration.

Signed (Applicant): Roger D. Schneeberger  
(Applicant's interest in the property): SURVEYOR  
(Address): 6501 WATTS RD MADISON, WI 53719 (Telephone Number): 608-273-6380

- A. Any preliminary or final plat submitted for Plan Commission and Common Council review shall be accompanied by a fee of Two Hundred Dollars (\$200), plus Thirty-Five Dollars (\$35) per lot or outlot contained therein to contribute to the costs of such review. Checks shall be made payable to the City Treasurer. 200  
315  
35 x 9 = 315  
#515
- B. Any certified survey map or land division submitted for approval by the Secretary of the Plan Commission shall be accompanied by a fee of Two Hundred Dollars (\$200) plus One Hundred Fifty Dollars (\$150) per lot or outlot contained therein to contribute to the costs of such review.
- C. All certified surveys and plats submitted that are within the limits of the City of Madison or within our extraterritorial jurisdiction shall include: A Report of Title satisfactory to the Real Estate Division as required in Section 16, Madison General Ordinances. The owner shall obtain from a local, reputable title insurance company four (4) copies of the City of Madison's standard 60/30-year title report (not to be confused with title insurance or a title commitment policy). Copies of all documents listed in the report shall be attached to all four (4) reports. In addition, those surveys and plats that include residential uses shall include a certified copy of the accepted option or offer, including all terms of the purchase and other information as may be requested by the Real Estate Development staff to assist them in determining Fair Market Value for the purpose of establishing park fees.

# 1ST ADDITION TO ICE AGE FALLS SUBDIVISION LOCATED IN THE NW1/4-SW1/4, AND THE SW1/4-NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN, BEING OUTLOT 2, GLACIER VALLEY SUBDIVISION AND ALSO BEING A PART OF VACATED OAK VIEW DRIVE, AND LOTS 228 THRU 232 AND OUTLOTS 16 AND 17, ICE AGE FALLS SUBDIVISION



LOT NO.	ACRES	CURVE DATA	CHORD FEET	BEARING	GENERAL ANGLE
228	0.282	S 85° 58' 47"E	99.19	57° 15' 17"E	87° 49' 00"
229	0.282	S 85° 58' 47"E	99.19	105° 15' 10"E	105° 15' 10"
230	0.282	S 85° 58' 47"E	99.19	177° 49' 00"	177° 49' 00"
231	0.282	S 85° 58' 47"E	99.19	57° 15' 17"E	57° 15' 17"
232	0.282	S 85° 58' 47"E	99.19	105° 15' 10"E	105° 15' 10"
TOTAL	1.410				

**ORDER OF RESOLUTION**  
The undersigned, Mayor and Board of Aldermen of the City of Madison, Wisconsin, do hereby certify that the records in an office show an unexpired term of office for the City of Madison, Wisconsin, and that said resolution is in full compliance with the provisions of the City of Madison Charter and the Wisconsin Statutes and the provisions of the Wisconsin Constitution.

**CITY OF MADISON, WISCONSIN**  
Mayor: \_\_\_\_\_  
City Clerk: \_\_\_\_\_

**CITY OF MADISON, WISCONSIN**  
City Clerk: \_\_\_\_\_  
City Treasurer: \_\_\_\_\_

**CITY OF MADISON, WISCONSIN**  
City Engineer: \_\_\_\_\_  
City Surveyor: \_\_\_\_\_

**CITY OF MADISON, WISCONSIN**  
City Auditor: \_\_\_\_\_  
City Assessor: \_\_\_\_\_

**ASSOCIATED BANK**  
1800 Park Avenue, Madison, WI 53706  
Telephone: (608) 261-3400

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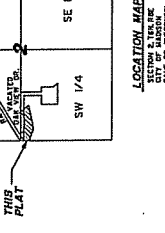
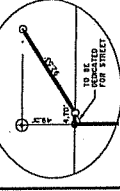
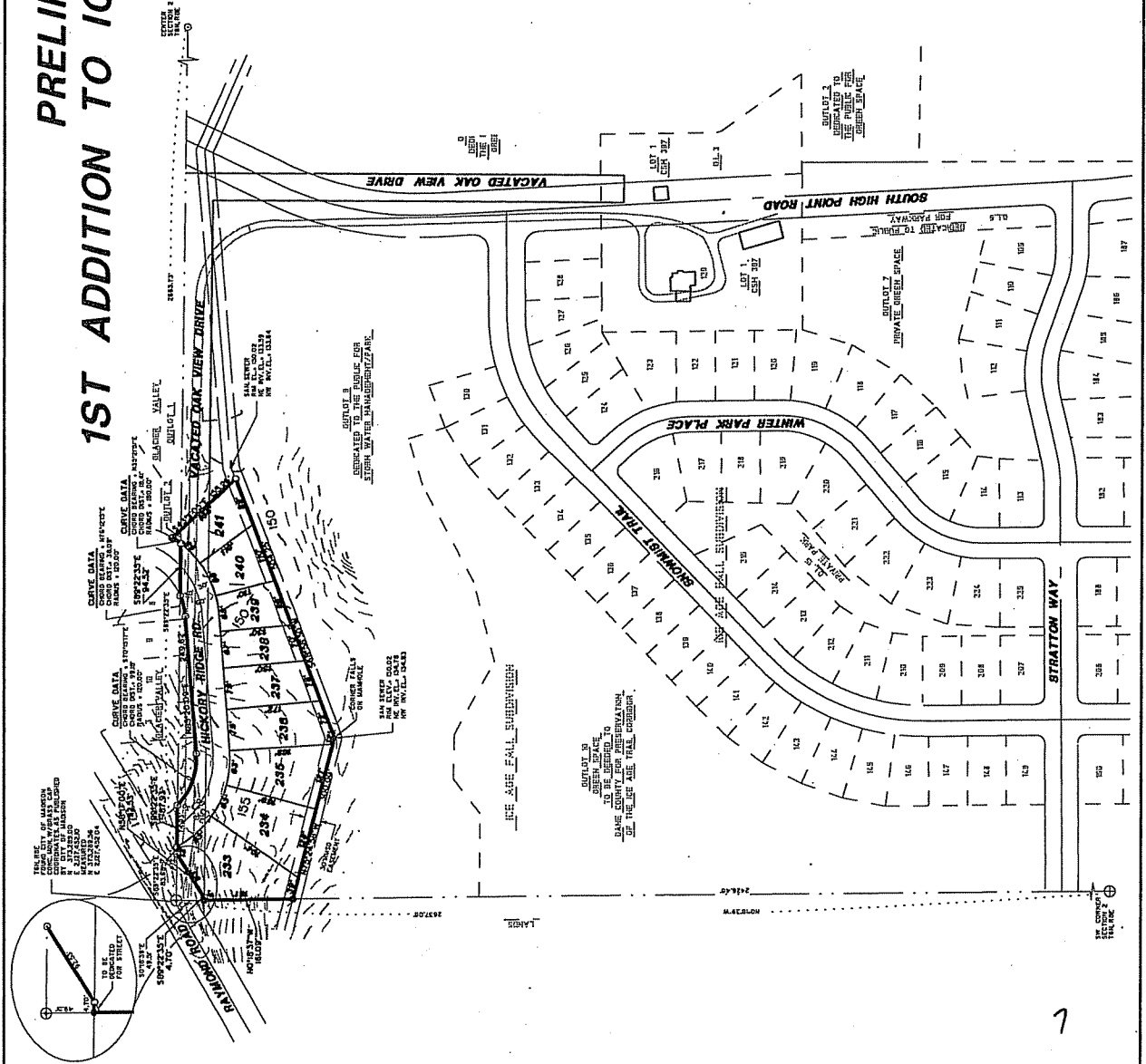
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# PRELIMINARY PLAT 1ST ADDITION TO ICE AGE FALLS SUBDIVISION



**LOCATION MAP**  
SECTION 2, 3, 4, 5, 6, 7, 8  
CITY OF MADISON, WISCONSIN

**DESCRIPTION:** A parcel of land located in the NW1/4-SW1/4, and the SW1/4-NW1/4, of Section 2, Township 35 North, Range 11 East and 1st and 2nd additons to Ice Age Falls Subdivision, being a part of VACATED Oak View Drive, and Lots 226 thru 232 and 242B, 243, 244, 245, 246, and 247, 248, 249.

Commencing at the NW1/4 corner of said Section 2, thence S69°22'35"E, 45.91 feet, along the West line of said NW1/4-SW1/4, to a point of intersection with S69°22'35"E, 270.00 feet, along the West line of said NW1/4-SW1/4, to the North line of said NW1/4-SW1/4, thence S89°22'35"E, along said North line, 87.93 feet to the South line of Lot 1, Glacier Valley Subdivision, thence along said South line, along the arc of a curve to the left whose radius is 120.00 feet and whose long chord bears S70°37'E, 99.08 feet, to the East line of said Glacier Valley Subdivision, S2°20'09"E, 249.62 feet, continuing along said Lot 1, along the arc of a curve to the left whose radius is 120.00 feet and whose long chord bears N76°12'15", 38.09 feet to the North line of said NW1/4-SW1/4, thence S89°22'35"E, along said North line, 84.82 feet, thence S2°20'09"E, 16.41 feet, to the East line of said NW1/4-SW1/4, thence along the chord bears N75°24'25"W, 300.00 feet to the West line of said NW1/4, thence S0°16'37"W, 81.03 feet, along said West line to the point of beginning.

Parcel contains 3.376 acres, more or less.

I, Roger D. Schneberger, a registered land surveyor of the State of Wisconsin, do hereby certify that this preliminary plat was prepared under my supervision and that this drawing has been accurately and correctly prepared from field measurements.

Roger D. Schneberger, S-1096

**OWNER OF DEVELOPMENT**  
MR. DON ESPRITO  
6801 SOUTH TOWNE RD.  
MADISON, WI 53713

**REPRESENTATIVE:** MR. DON ESPRITO  
6801 SOUTH TOWNE RD.  
MADISON, WI 53713

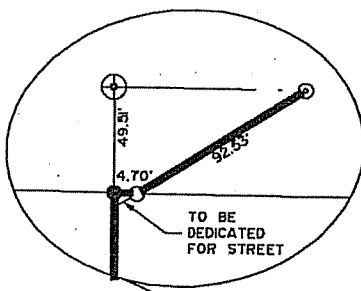
**ENGINEER:** HEAD & HUNT, INC.  
6801WATTS ROAD  
MADISON, WI 53717

**PRELIMINARY PLAT TOTAL ACRES:** 3.376 ACRES  
**PRESENT ZONING IS:** R2  
**RESIDENTIAL 9 LOTS**

ELEVATIONS ARE REFERENCED TO CITY OF MADISON DATUM.

- LEGEND**
- ⊕ CITY OF MADISON CONCRETE MONUMENT IN WATER BOX FOUND
  - ⊕ CITY OF MADISON WITH BRASS CAP FOUND
  - ⊙ 2" IRON PIPE FOUND
  - 1/4" SOLID REBAR FOUND
  - 1/2" REBAR FOUND
  - 1" IRON PIPE FOUND
  - ⊙ 1/4" REBAR SET
  - ⊙ 1/2" REBAR SET





T&M, RBE  
 FOUND CITY OF MADISON  
 CONC. MON. W/BRASS CAP  
 COORDINATES, AS PUBLISHED  
 BY CITY OF MADISON  
 N 373,289.00  
 E 2,127,452.10  
 MEASURED  
 N 373,289.56  
 E 2,127,452.04

**CURVE DATA**

CHORD BEARING = N76°12'15"E  
 CHORD DIST. = 38.09'  
 RADIUS = 120.00'

**CURVE DATA**

CHORD BEARING = S70°15'17"E  
 CHORD DIST. = 99.18'  
 RADIUS = 120.00'

**CURVE DATA**

CHORD BEARING = N35°21'01"E  
 CHORD DIST. = 18.41'  
 RADIUS = 180.00'

RAYMOND ROAD

HICKORY RIDGE RD.

VACATE

N0°18'37"W  
 161.09'

30' MMSD  
 EASEMENT

CORNER FALLS  
 ON MANHOLE

SAN SEWER  
 RIM ELEV. = 150.02  
 NE INV. EL. = 134.78  
 NW INV. EL. = 134.83

DEDICATED  
 STORM WATER

ICE AGE FALL SUBDIVISION

OUTLOT IS  
 GREEN SPACE  
 TO BE DEED TO  
 DANE COUNTY FOR PRESERVATION  
 OF THE ICE AGE TRAIL CORRIDOR

ICE TRAIL