

CITY OF MADISON

Proposed Plat

Plat Name: University Research Park - Pioneer

Location: 8501 Mineral Point Road

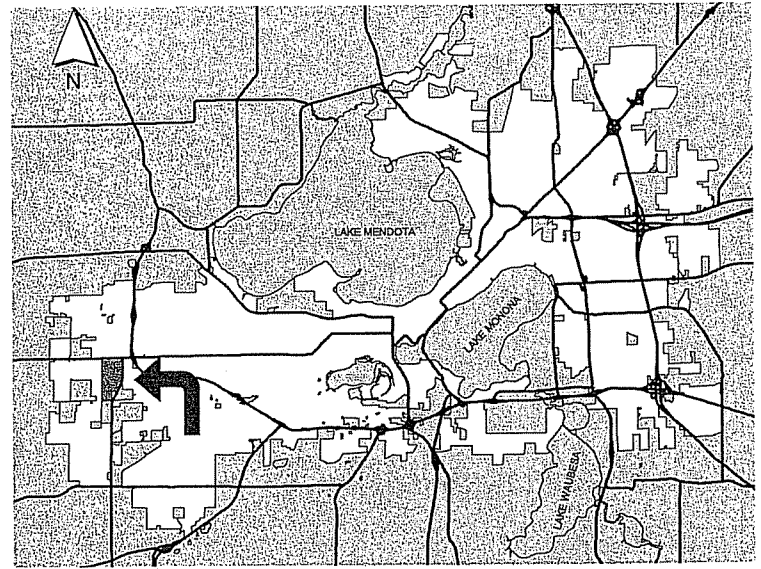
Applicant: Mark Bugher - UW Syster/
Dave Jenkins - Jenkins Survey & Design

- Preliminary
- Final
- Within City
- Outside City

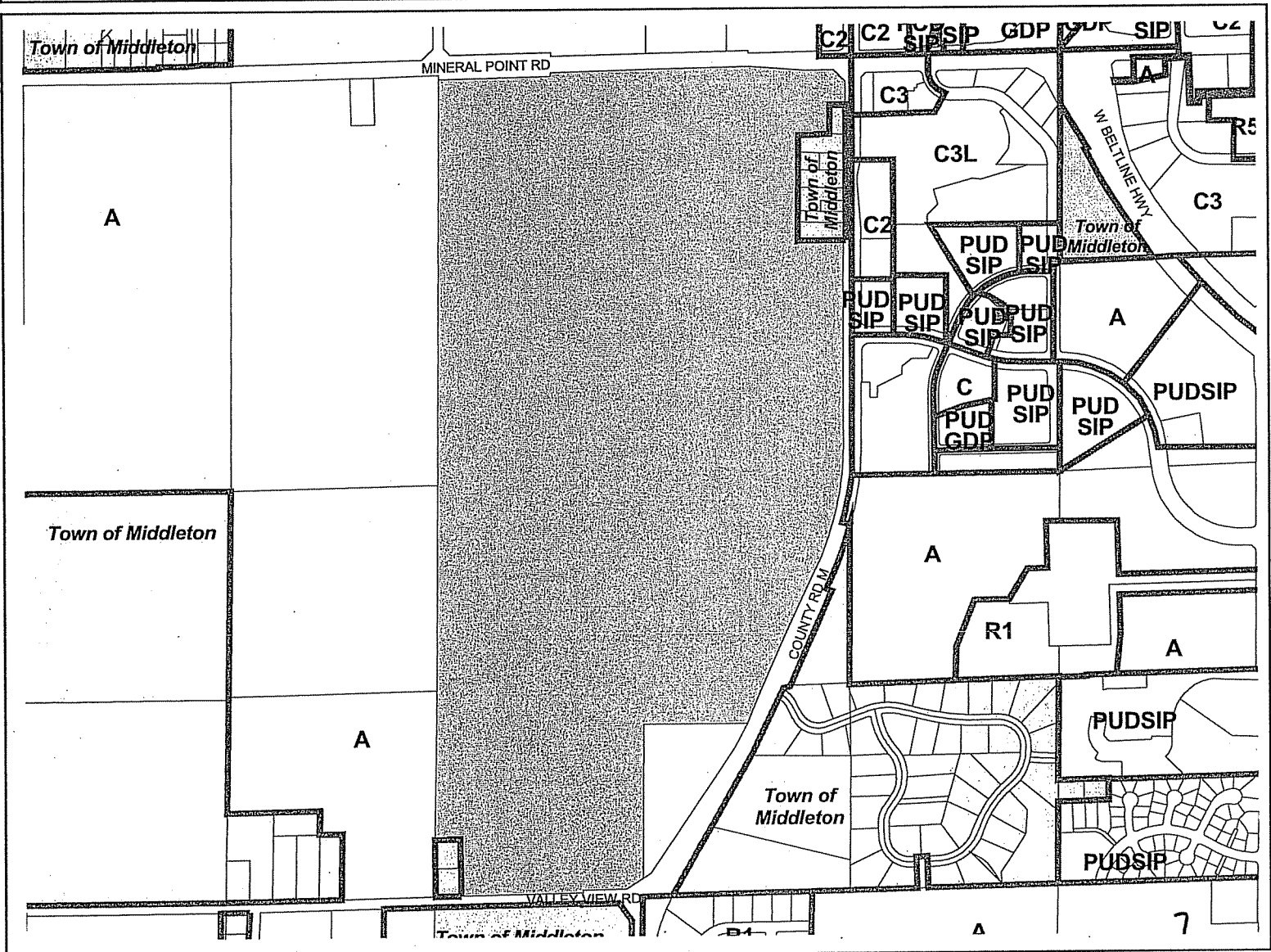
Public Hearing Dates:

Plan Commission 16 May 2005

Common Council 07 June 2005



For Questions contact: Bill Roberts at: 266-5974 or broberts@cityofmadison.com or City Planning at 266-4635

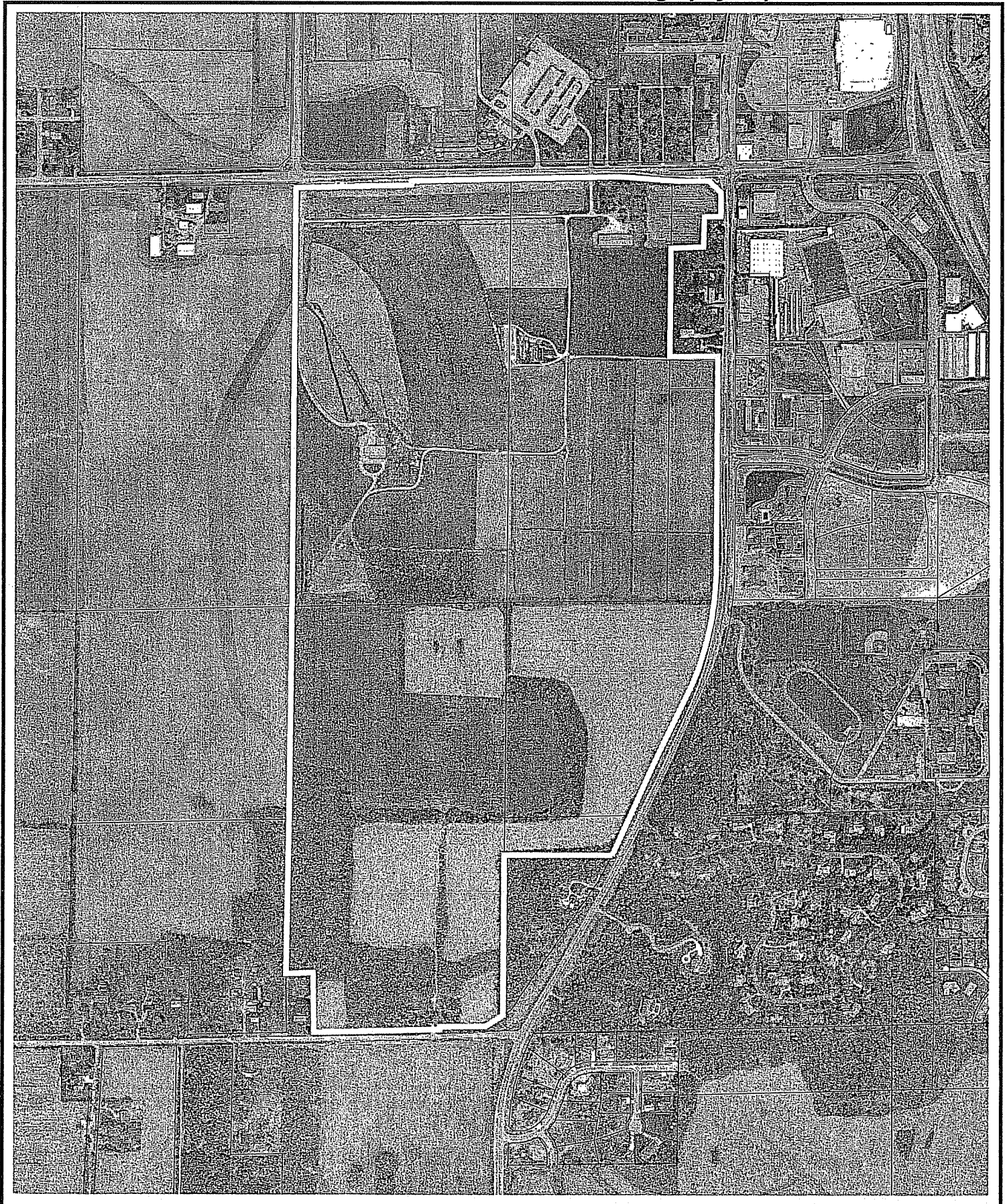


8501 Mineral Point Road

000 Feet



Date of Aerial Photography - April 2003





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

Date Stamp

**** 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

1a. Application Type. (Choose ONE)

- Preliminary Subdivision Plat Final Subdivision Plat Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: University Research Park - Pioneer

1b. Review Fees. Make checks payable to "City Treasurer."

- For Preliminary and Final Plats, an application fee of \$200, plus \$35 per lot and outlot contained on the plat drawing.
 For Certified Survey Maps, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey map.

2. Applicant Information.

Name of Property Owner: Board of Regents - UW System Representative, if any: Mark Bugher
 Street Address: 510 Charmany Drive City/State: Madison, WI Zip: 53719
 Telephone: (608) 441-8020 Fax: () Email: _____

Firm Preparing Survey: Jenkins Survey & Design, Inc. Contact: Dave Jenkins
 Street Address: 161 Horizon Drive, Suite 101 City/State: Verona, WI Zip: 53593
 Telephone: (608) 848-5060 Fax: (608) 848-2255 Email: dave.jenkins@jsdinc.com

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

3a. Project Information.

Parcel Address: see attached in the City or Town of: City of Madison
 Tax Parcel Number(s): see attached School District: Madison
 Existing Zoning District(s): A Development Schedule: First Phase 2006
 Proposed Zoning District(s) (if any): See Attached Provide a Legal Description of Site on Reverse Side

3b. For Surveys Located Outside the Madison City Limits and in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____
 In order for an exterritorial request to be accepted, a copy of the approval letters from both the town and Dane County must be submitted.
 Is the subject site proposed for annexation? No Yes If YES, approximate timeframe: _____

4. Survey Contents and Description. Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	4		5.944
Retail/Office	3		7.464
Industrial			
Outlots Dedicated to City		1	1.100
Homeowner Assoc. Outlots		7	145.112
Other (state use)	22		72.132
TOTAL			231.752

Describe the use of the lots and outlots on the survey
<u>Low Den. Res., Med.-High Den. Res., Res.-Comm. Mix</u>
<u>Urban Mix</u>
<u>Public Park</u>
<u>Stormwater Mgt., Private Open Space, Future Dev.</u>
<u>Research and Development Center</u>

OVER →

Required Submittals. Your application is required to include the following (check all that apply):



Surveys (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 it pertains to the proposed subdivision 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) and (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed land 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" case file. In addition, an 8-1/2 X 11 inch reduction of each sheet must also be submitted.



Report of Title and Supporting Documents: All plats and certified surveys submitted to the City of Madison for approval shall include a Report of Title satisfactory to the Real Estate Division as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of the City of Madison standard 60/30 year Report of Title shall be obtained from a local, reputable 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 owner or applicant must deliver a **third copy** of the Report of Title to the survey firm preparing the plat or CSM. The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.



For Residential Preliminary Plats ONLY: If the proposed project will result in **ten (10) or more dwelling units**, it is required to comply with the City's Inclusionary Zoning requirements under Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY ZONING DWELLING UNIT PLAN APPLICATION** explaining the project's conformance with these ordinance requirements shall be submitted with your application.



For Surveys Creating Residential Lots: The applicant shall include a certified copy of the accepted option or offer, including all terms of the purchase and any other information that may be deemed necessary by the Real Estate Division to assist them in determining Fair Market Value for the purpose of establishing park fees.



For Surveys Outside the Madison City Limits: A copy of the approval letters from both the town in which 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 it first having been approved by the **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 Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.



Completed application and required Fee (from Section 1b on front): \$ 1495 Make all checks payable to "City Treasurer."



Electronic Application Submittal: All applicants are required to submit a copy of the completed application form, legal description 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. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Unit at 266-4635 for assistance.

The signer attests that this application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Dave M. Jenkins **Signature** 

Date March 3, 2005 **Interest In Property On This Date** Land Surveyor

For Office Use Only	Date Rec'd	PC Date	Alder District	Amount Paid: \$
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Parcel No.'s and Addresses

Parcel No. 251/0708-271-0094-5	Address: 502 County Road M
Parcel No. 251/0708-271-0095-3	Address: 446 County Road M
Parcel No. 251/0708-271-0096-1	Address: 102 County Road M
Parcel No. 251/0708-271-0097-9	Address: 8501 Mineral Point Road
Parcel No. 251/0708-272-0099-3	Address: 8559 Mineral Point Road
Parcel No. 251/0708-273-0097-5	Address: 8602 Valley View Road
Parcel No. 251/0708-274-0102-0	Address: 802 County Road M
Parcel No. 251/0708-274-0101-2	Address: 602 County Road M

Legal Description

PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 27, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 27; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, SOUTH 89°11'47" WEST, 377.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89°11'47" WEST, 766.93 FEET; THENCE NORTH 00°50'19" EAST, 394.78 FEET; THENCE SOUTH 89°20'54" WEST, 164.80 FEET; THENCE NORTH 00°50'00" EAST, 2249.74 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE ALONG THE WEST LINE OF SAID EAST 1/2, NORTH 00°44'47" EAST, 2574.40 FEET TO THE SOUTHERLY RIGHT OF WAY OF MINERAL POINT ROAD; THENCE ALONG SAID RIGHT-OF-WAY BEING 75.00 FEET SOUTHERLY OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, NORTH 89°06'03" EAST, 729.53 FEET; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 00°53'57" WEST, 25.00 FEET; THENCE ALONG SAID RIGHT-OF-WAY BEING 50.00 FEET SOUTHERLY OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, NORTH 89°06'03" EAST, 582.35 FEET; THENCE ALONG SAID RIGHT-OF-WAY BEING 50.00 FEET SOUTHERLY OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, NORTH 89°11'15" EAST, 658.27 FEET; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 85°20'17" EAST, 366.88 FEET; THENCE ALONG SAID RIGHT-OF-WAY BEING 85.00 FEET SOUTHERLY OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, NORTH 89°11'15" EAST, 175.88 FEET; THENCE ALONG SAID RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY OF COUNTY TRUNK HIGHWAY "M", SOUTH 45°03'23" EAST, 104.20 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF COUNTY TRUNK HIGHWAY "M", SOUTH 00°41'41" WEST, 146.69 FEET; THENCE SOUTH 89°44'34" WEST, 99.88 FEET; THENCE SOUTH 01°22'28" WEST, 186.00 FEET; THENCE SOUTH 88°23'10" WEST, 196.47 FEET; THENCE SOUTH 00°48'11" WEST, 668.50 FEET; THENCE NORTH 89°39'39" EAST, 289.70 FEET TO SAID WESTERLY RIGHT-OF-WAY OF COUNTY TRUNK HIGHWAY "M"; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 00°41'41" WEST, 1308.02 FEET; THENCE SOUTHWESTERLY 707.39 FEET ALONG SAID RIGHT-OF-WAY, BEING A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1860.00 FEET, SUBTENDED BY A CHORD WHICH BEARS SOUTH 11°35'24" WEST, 703.13 FEET; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 67°30'54" EAST, 38.66 FEET; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 25°01'55" WEST, 1110.34 FEET; ; THENCE SOUTH 86°21'25" WEST, 718.01 FEET; THENCE SOUTH 00°57'43" WEST, 980.29 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF COUNTY TRUNK HIGHWAY "M" AND VALLEY VIEW ROAD; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, SOUTH 58°59'11" WEST, 110.90 FEET TO THE NORTHERLY RIGHT-OF-WAY OF VALLEY VIEW ROAD; THENCE ALONG SAID RIGHT-OF-WAY BEING 50.00 FEET NORTHERLY OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, SOUTH 89°11'47" WEST, 284.46 FEET; THENCE SOUTH 00°48'13" EAST, 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 11,422,978 SQUARE FEET OR 262.236 ACRES.

Proposed Zoning Districts

Following are the land uses included in the preliminary plat of “University Research Park – Pioneer” as described in Pioneer Neighborhood Development Plan adopted April 2004. Refer to Map 6 and Figure 5 of the neighborhood development plan for location and description of land uses:

- Research and Development Center District
- Urban Mix District
- Residential-Commercial Mix District
- Medium High or High Density Residential District
- Private Open Space
- Public Park
- Drainage (stormwater management)

Also include in this preliminary plat are land uses conforming to the following zoning districts:

- R1 Single-Family Residence District