



Plat Name
MMSD – Sprecher School Estates

Location
733 Dominion Drive

Applicant
**Rick Hopke – MMSD/
Dave Jenkins – Jenkins Survey Design, Inc**

Preliminary Final

Proposed Use
**9 Residential Lots, 1 Industrial Lot &
1 Institutional Lot**

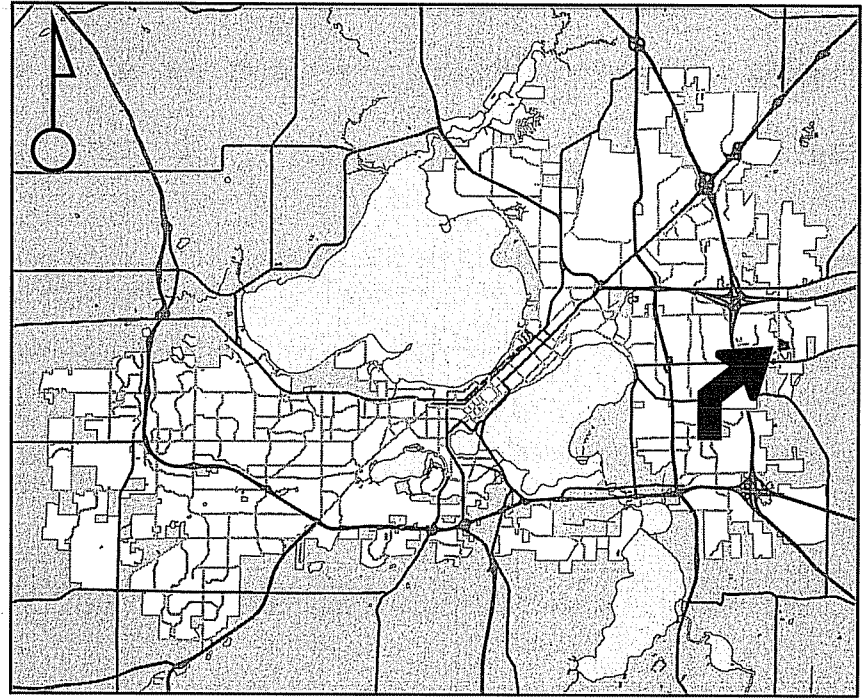
Public Hearing Date

Plan Commission

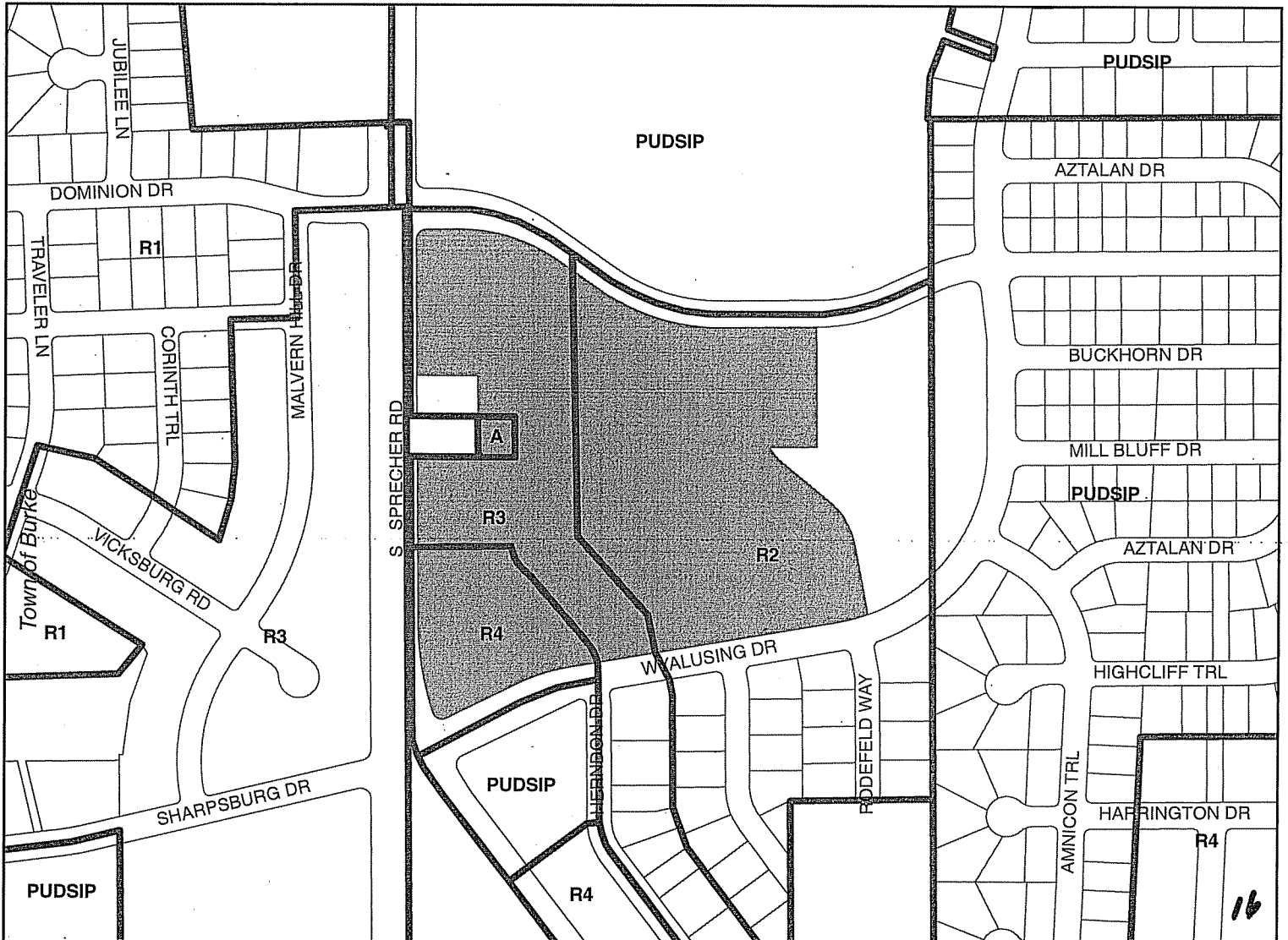
09 July 2007

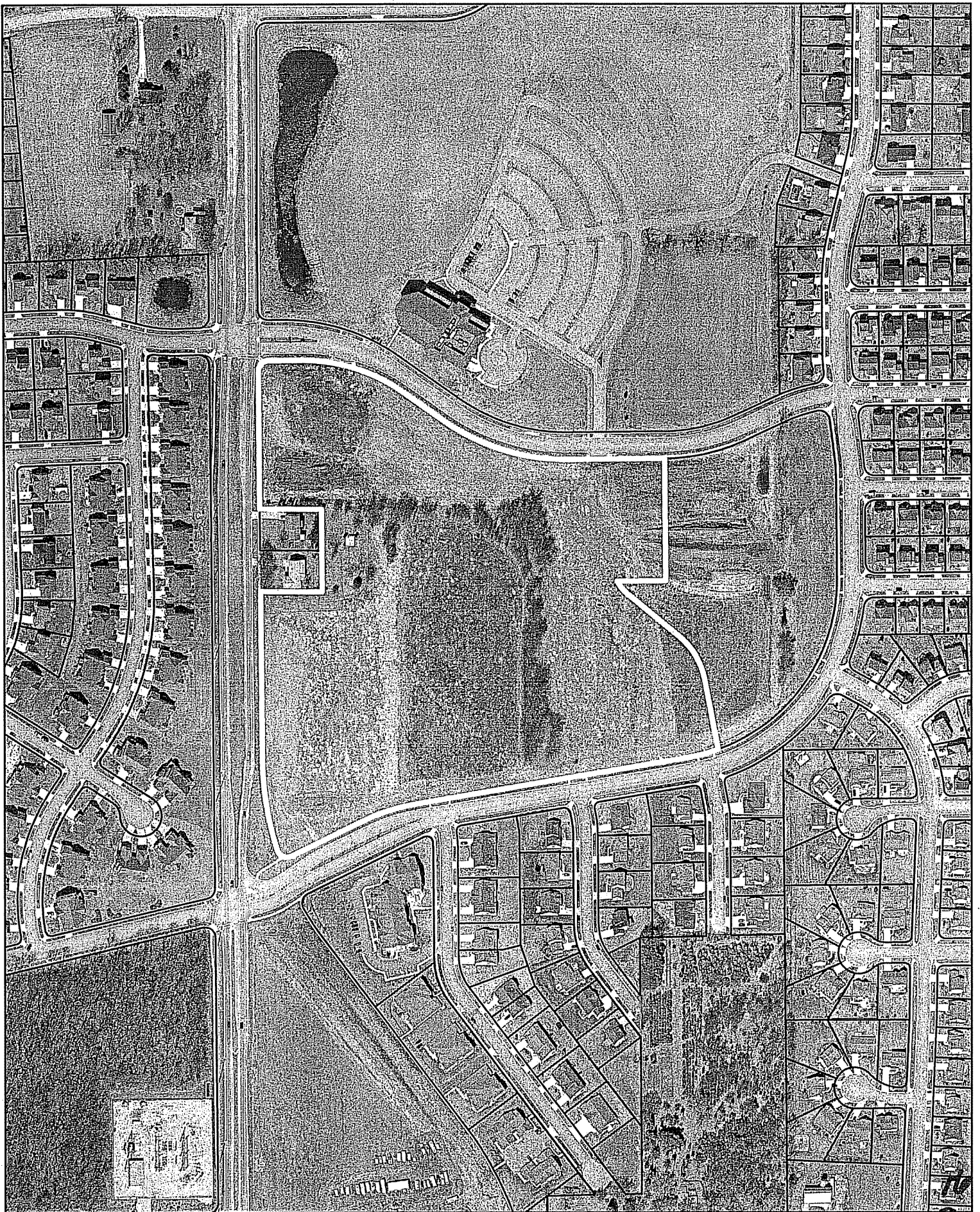
Common Council

17 July 2007



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







**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: MMSD - BRECHER SCHOOL ESTATES

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: MMSD MET. SCHOOL DIST. Representative, if any: RICK HORKE
Street Address: 545 W. DARTON ST. City/State: MADISON, WI Zip: 53703-1995
Telephone: () 608-1879 Fax: () _____ Email: _____

Firm Preparing Survey: JENKINS JENKINS & DESIGN, INC. Contact: DANE JENKINS
Street Address: 61 HORIZON DRIVE City/State: VERONA, WI Zip: 53593
Telephone: () 848-5060 Fax: () 848-2255 Email: DANE.JENKINS@JJDINC.COM

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

3a. Project Information.

Parcel Address: 733 PARADISE DRIVE in the City or Town of: MADISON
Tax Parcel Number(s): 0710-122-1301-4 School District: 3269 - MMSD
Existing Zoning District(s): A, R2, R3, R4 Development Schedule: _____
Proposed Zoning District(s) (if any): _____ 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	8		
Retail/Office			
Industrial	1		
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)	1		
TOTAL			

Describe the use of the lots and outlots on the survey
LOT 1: FIRE STATION
LOTS 2-10: SINGLE FAMILY RESIDENTIAL
LOT 11: SCHOOL

5. 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): \$ 585.00 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 David M. Jenkins

Signature DAVE M. JENKINS

Date 05/09/07

Interest In Property On This Date _____

For Office Use Only

Date Rec'd: _____

PC Date: _____

Alder District: _____

Amount Paid: \$ _____

May 17, 2007

Timothy M. Parks, Planner
City of Madison
Department of Planning & Development
P.O. Box 2985
Madison, WI 53701-2985

RE: MMSD – Sprecher School Estates

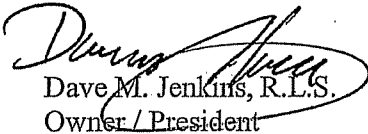
This letter is to inform you of the Madison Metropolitan School District's intentions to further subdivide Lot 248 of First Addition to Reston Heights, as requested. Jenkins Survey and Design, Inc. has been retained by the Madison Metropolitan School District to re-plat and subdivide Lot 248, to be named *MMSD – Sprecher School Estates*, which will consist of 11 lots with the following uses:

Proposed Lot 1 will be used for a new fire station. An offer to purchase this lot has been tendered by the City of Madison and accepted by the School Board pending the recording of this Plat. Proposed Lots 2 through 10 will be retained by the School District and used for the Lafollete High School Home Building training program. Proposed Lot 11 will be used for a new school. The proposed North-South through street is consistent with the City of Madison Master Plan for the subject parcel.

Please do not hesitate to call me with any questions.

Sincerely,

Jenkins Survey & Design, Inc.

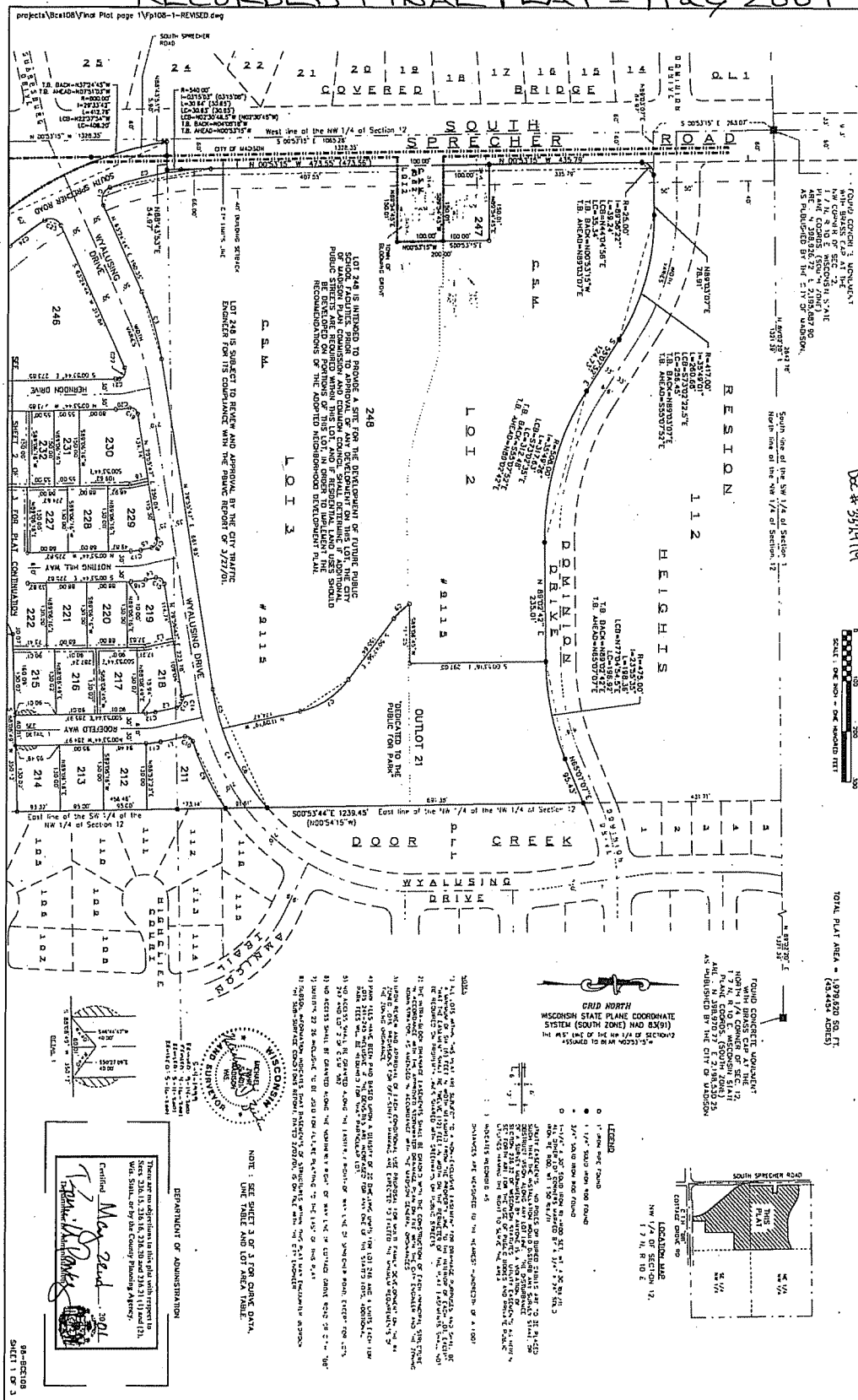

Dave M. Jenkins, R.L.S.
Owner / President

cc: Rick Hopke, Madison Metropolitan School District

RECORDED FINAL PLAT - May 2001

PART OF LOT 2 AND ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 9115, DANE COUNTY REGISTRY AND PART OF LOT 2 OF CERTIFIED SURVEY MAP 582, DANE COUNTY REGISTRY,
 ALSO LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.
 Dec # 99/0410

FIRST ADDITION TO RESTON HEIGHTS



LOT 248 IS SUBJECT TO EASEMENTS FOR THE CITY TRAFFIC SCHOOL FACILITIES PRIOR TO APPROVAL OF ANY DEVELOPMENT ON THIS LOT. THE CITY OF MADISON PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL DETERMINE IF ADDITIONAL EASEMENTS ARE REQUIRED FOR THE PROPOSED DEVELOPMENT. THE CITY OF MADISON SHALL BE NOTIFIED IN WRITING IN ORDER TO WAIVER THE EASEMENTS OF THE ADJACENT NEIGHBORHOOD DEVELOPMENT PLAN.

LOT 248 IS SUBJECT TO REVIEW AND APPROVAL BY THE CITY TRAFFIC SCHOOL FOR ITS COMPLIANCE WITH THE TRAFFIC SCHOOL OF 3/27/01.



DEPARTMENT OF ADMINISTRATION
 Certified *James H. Jones* 3/21/01
 There are no objections to this plat with respect to the plat fee, the plat fee, and the plat fee and the plat fee, as required by the City of Madison, Wisconsin.

NOTE: SEE SHEET 3 OF 3 FOR CORNER DATA, ONE TABLE AND LOT AREA TABLE.

48-582008
 SHEET 1 OF 3

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