

CITY OF MADISON

Proposed Plat & Rezoning

Plat Name: Eagle Crest Subdivision

Location: 5402 & 5432 Commercial Avenue

Applicant: William Ziegler - Eagle Aire, LLC/
Francis R Thousand - Arnold & O'Sheridan

- Preliminary Within City
 Final Outside City

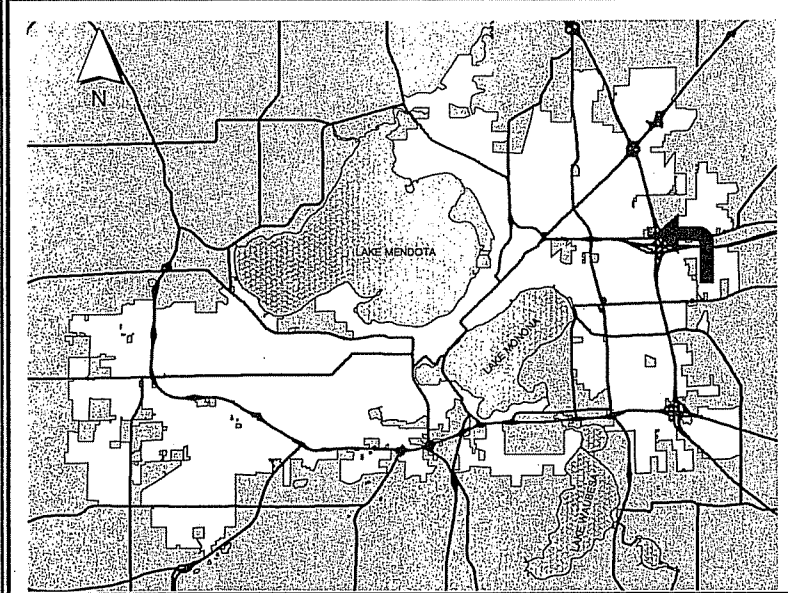
From Temp A To: R1

Proposed Use: Residential Development

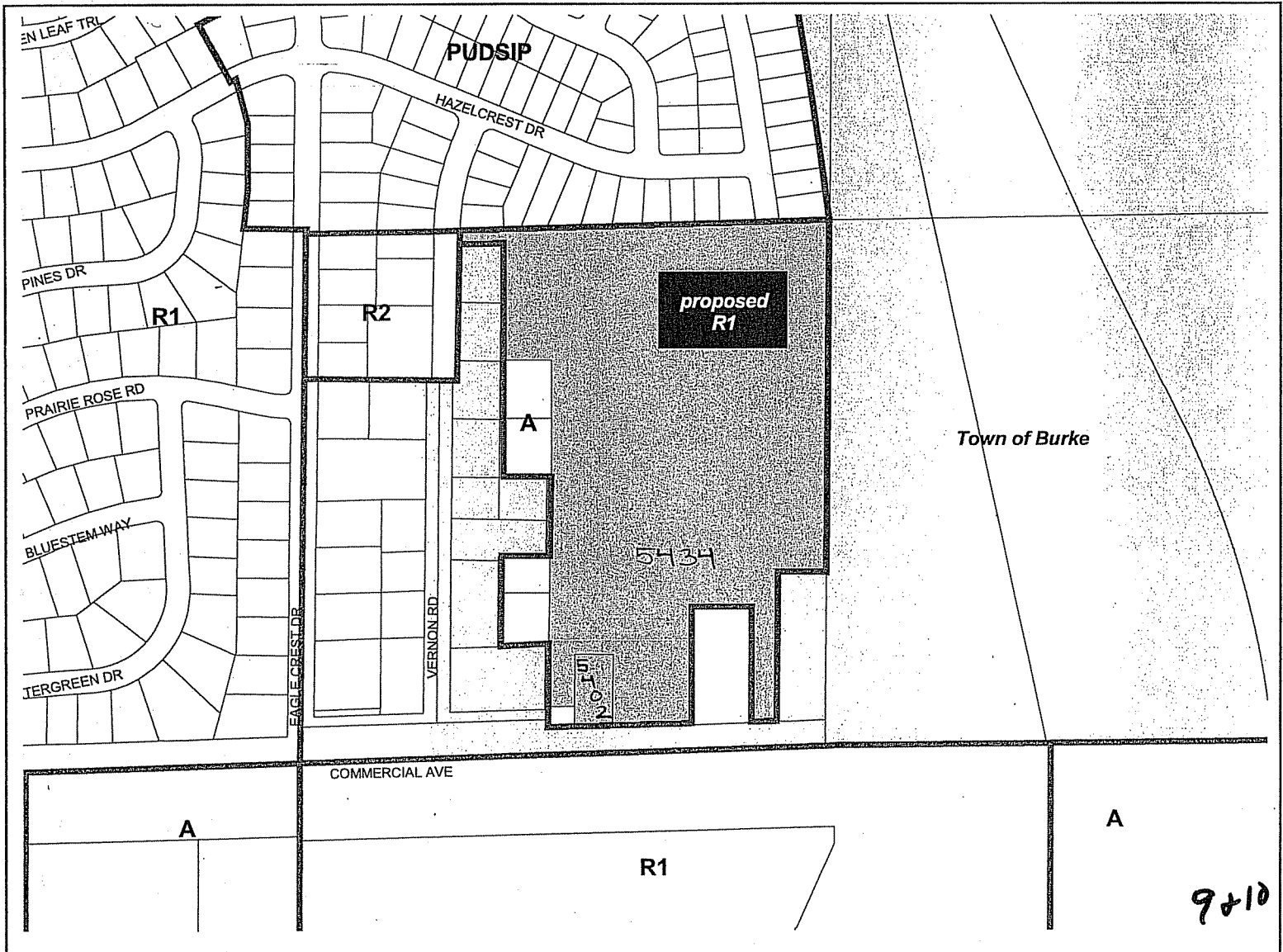
Public Hearing Dates:

Plan Commission 06 June 2005

Common Council 21 June 2005



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



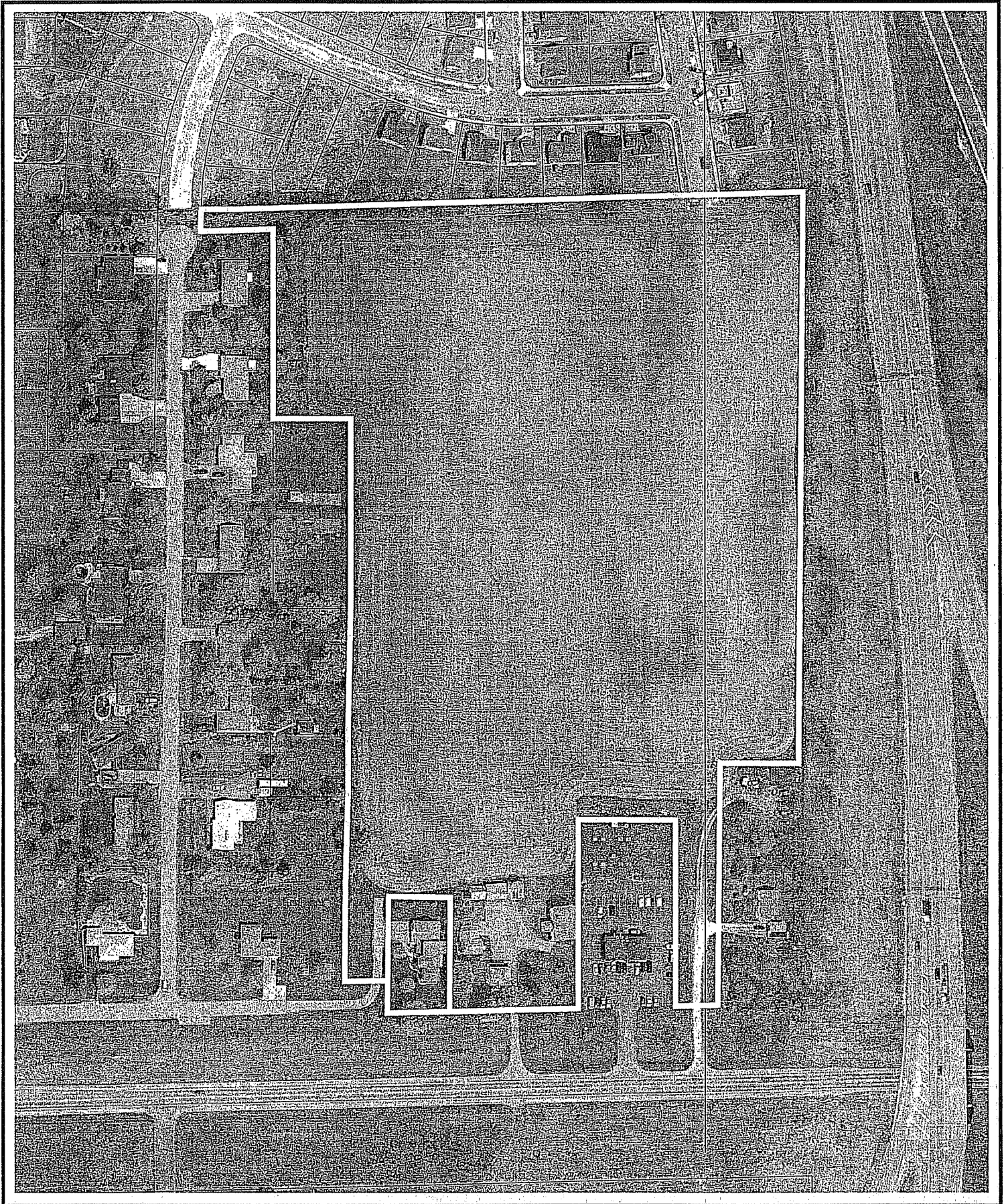
9+10

5304-5432 Commercial Avenue

0 100 Feet



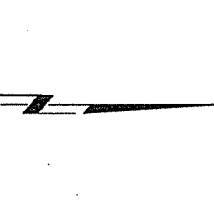
Date of Aerial Photography - April 2003



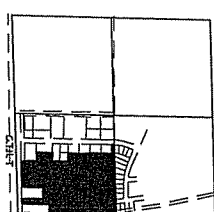
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EAGLE CREST SUBDIVISION

LOT 1, CERTIFIED SURVEY MAP 6141 AND PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34, 18N, R10E, DANE COUNTY, WISCONSIN



ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE NEACREN ZONE THE SOUTH LINE OF THE SE 1/4 - S 89° 56' 30" W



LOCATION MAP
SE 1/4 OF SECTION 34, 18N, R10E
SCALE = 1" = 1000'

LOT	AREA (SQ FT)
1	23503
2	10203
3	10203
4	10203
5	10203
6	10203
7	10203
8	10203
9	10203
10	10203
11	10203
12	10203
13	10203
14	10203

NOTES REQUIRED BY TRANS. 233.
Access to CH 1 is controlled by WIS-307 Project C/026-011. Access to Road 1 is controlled by Wis-501 Project 1.

The lots of this land division map are hereinafter referred to as lots. The lots are shown as numbered areas on the map. The dimensions of the lots are shown as bearings and distances. The dimensions of the lots are shown as bearings and distances. The dimensions of the lots are shown as bearings and distances.

ROAD RAILROAD SPIKE MONUMENT AT THE SE 1/4 CORNER OF SECTION 34, 18N, R10E, DANE COUNTY, WISCONSIN

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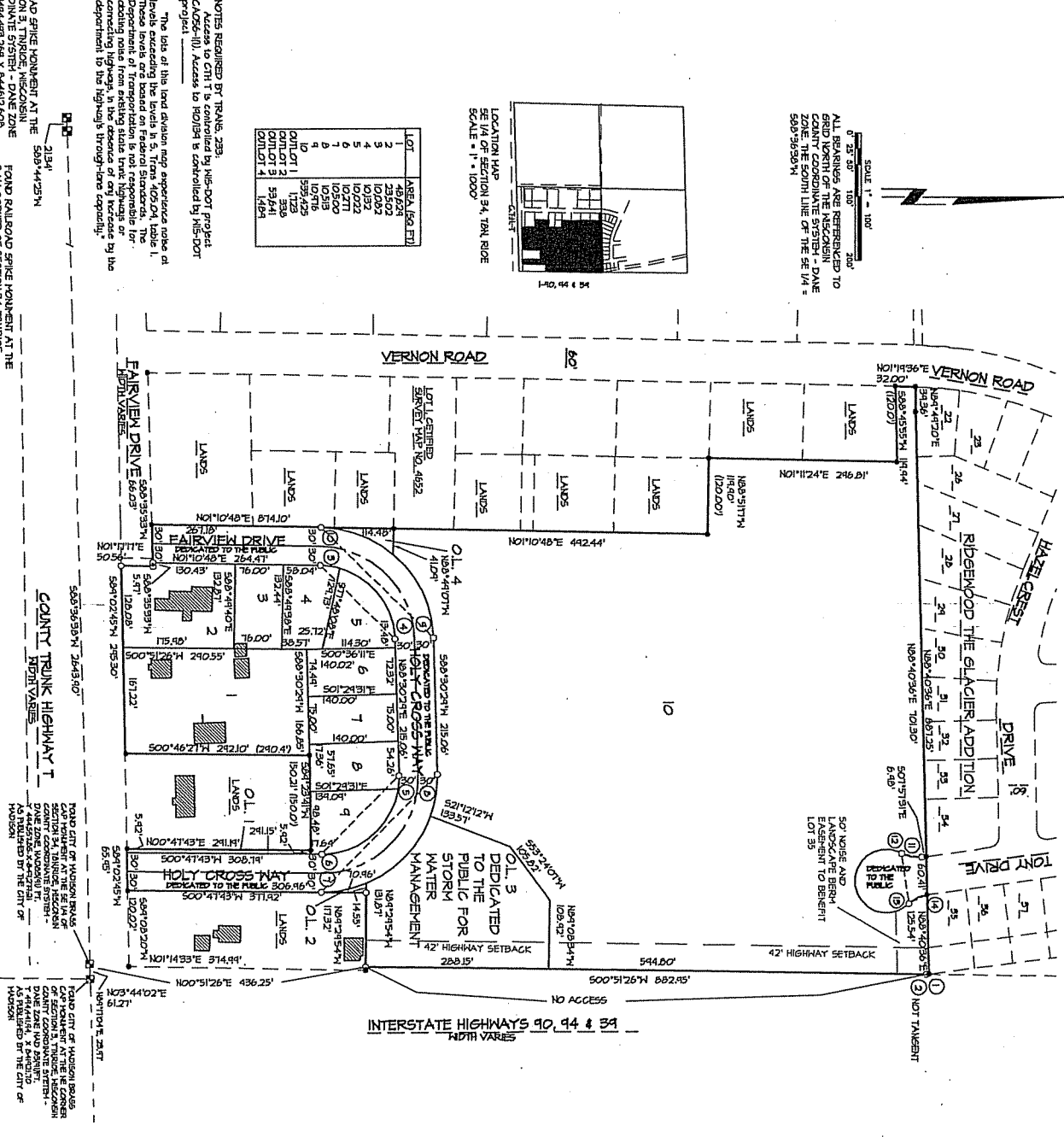
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CHUTE TABLE

Cont'l	Lot	Bearing	Dist	1880	1880	Avg
1-2	1334.1	S 81° 31' 00" W	60.00	60.00	60.00	60.00
3	1200.0	S 10° 00' 00" W	120.00	120.00	120.00	120.00
4	1200.0	S 10° 00' 00" W	120.00	120.00	120.00	120.00
5-6	1200.0	S 10° 00' 00" W	120.00	120.00	120.00	120.00
7	1200.0	S 10° 00' 00" W	120.00	120.00	120.00	120.00
8	1200.0	S 10° 00' 00" W	120.00	120.00	120.00	120.00
9	1200.0	S 10° 00' 00" W	120.00	120.00	120.00	120.00
10	1200.0	S 10° 00' 00" W	120.00	120.00	120.00	120.00
11	1200.0	S 10° 00' 00" W	120.00	120.00	120.00	120.00
12	1200.0	S 10° 00' 00" W	120.00	120.00	120.00	120.00
13	1200.0	S 10° 00' 00" W	120.00	120.00	120.00	120.00
14	1200.0	S 10° 00' 00" W	120.00	120.00	120.00	120.00

LEGEND:
 (1) ROADS ARE IN CONCRETE
 (2) ROADS ARE IN ASPHALT
 (3) ROADS ARE IN GRAVEL
 (4) ROADS ARE IN DIRT
 (5) EXISTING BUILDING
 (6) EXISTING UTILITY
 (7) EXISTING EASEMENT
 (8) EXISTING ENCUMBRANCE
 (9) EXISTING RIGHT-OF-WAY
 (10) EXISTING CURB
 (11) EXISTING GUTTER
 (12) EXISTING SIDEWALK
 (13) EXISTING DRIVEWAY
 (14) EXISTING FENCE
 (15) EXISTING SIGN
 (16) EXISTING UTILITY POLE
 (17) EXISTING UTILITY TOWER
 (18) EXISTING UTILITY CABLE
 (19) EXISTING UTILITY PIPE
 (20) EXISTING UTILITY MANHOLE
 (21) EXISTING UTILITY VAULT
 (22) EXISTING UTILITY STRUCTURE
 (23) EXISTING UTILITY EQUIPMENT
 (24) EXISTING UTILITY MATERIAL
 (25) EXISTING UTILITY ACCESSORY
 (26) EXISTING UTILITY DETAIL
 (27) EXISTING UTILITY NOTE
 (28) EXISTING UTILITY REFERENCE
 (29) EXISTING UTILITY HISTORY
 (30) EXISTING UTILITY COMMENT

LAND SURVEYOR'S CERTIFICATE

I, Francis R. Thompson, registered land surveyor, do hereby certify that I am fully conversant with the provisions of Chapter Trans. 113, Stats., relating to the subdivision of land and that I have prepared and recorded the subdivision of the land hereinafter described, and that the same is a true and correct copy of the original filed in my office and that the same is a true and correct copy of the original filed in my office.

Witness my hand and seal this 14th day of February, 2005.

Francis R. Thompson
Land Surveyor # 5-1363

EAGLE CREST SUBDIVISION

LOT 1, CERTIFIED SURVEY MAP 6141 AND PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34, T8N, R10E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

D186

OWNER'S CERTIFICATE OF DESIGNATION.
I, Ray Fisher, Clerk, City of Madison, Dane County, Wisconsin, do hereby certify that said owner Eagle Aerie LLC, the 1st legal owner of the 1st lot of the Eagle Crest Subdivision as divided, mapped and dedicated as represented herein. He also certifies that this plat is required by sections 236.10 and 236.12, Wisconsin Statutes, to be submitted to the following for approval or objection:
City of Madison
Dane County Zoning and Natural Resources Committee

WITNESSES: the hand and seal of said owners this _____ day of _____, 20____
Eagle Aerie LLC
Ray Fisher, Clerk, City of Madison, Dane County, Wisconsin

STATE OF WISCONSIN)
COUNTY OF DANE)
Personally came before me this _____ day of _____, 20____, the above named owners to me known to be the persons, who executed the foregoing instrument and acknowledged the same.
Notary Public, Dane County, Wisconsin
My commission expires _____, 20____

Notes:
All streets and roads within the plat boundary are dedicated to the public, unless otherwise noted.
All lots within this plat are subject to a non-exclusive easement for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot, except that the property lines shared with greenways or public streets.
The 1st block drainage easements shall be graded with the construction of each principal structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with Madison General Ordinances.
Ordinances 1 is for landscaping purposes.
Ordinances 2 and 4 are to provide street frontage the the adjacent property not part of this plat.
Ordinances 3 is dedicated to the public for stormwater management.

Approved for recording by the Secretary of the Plan Commission of the City of Madison, Dane County, Wisconsin this _____ day of _____, 20____.
Mark Dillner

Approved for recording by Dane County Zoning and Natural Resources Committee
action of this _____ day of _____, 20____.
Robert Scherer
Authorized Representative

CORPORATE RESOLUTION.
Resolved that the plat known as Eagle Crest Subdivision located in the City of Madison was prepared by the _____ day of _____, 20____, and that resolution further provided for the acceptance of these lands and rights dedicated by said plat to the City of Madison for public use.
Dated this _____ day of _____, 20____
Ray Fisher, Clerk, City of Madison, Dane County, Wisconsin

TREASURER'S CERTIFICATE
STATE OF WISCONSIN)
COUNTY OF DANE)
As the duly appointed/elected County Treasurer of Dane County, I hereby certify that the records in our offices show no unrecorded tax sales and no unpaid taxes or special assessments affecting any of the lands included in Eagle Crest Subdivision.
Date _____
Dore Gawanda, County Treasurer

CITY TREASURER'S CERTIFICATE
STATE OF WISCONSIN)
COUNTY OF DANE)
I, Ray Fisher, being the duly appointed, qualified and acting city treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments on or _____ on any of the land included in the plat of Eagle Crest Subdivision.
Ray Fisher, Treasurer Date _____
City of Madison



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: EAGLE CREST SUBDIVISION

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: EAGLE AERIE LLC Representative, if any: WILLIAM ZIEGLER
 Street Address: 3726 FAIRVIEW City/State: MADISON, WI Zip: 53704
 Telephone: (608) 249-4323 Fax: () 837-2506 Email: BILLZ@MADISONCRUSHING.COM

Firm Preparing Survey: ARNOLD & O'SHERIDAN, INC Contact: FRANCIS THOUSAND
 Street Address: 1111 DEMING WAY City/State: MADISON, WI Zip: 53717
 Telephone: () 821-8530 Fax: () 821-8501 Email: fthousand@arnoldandosheridan.com

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

3a. Project Information.

Parcel Address: 5402 & 5434 Commercial Ave in the City or Town of: City of Madison
 Tax Parcel Number(s): 0810-344-1801-3 & 0810-344-1806-3 School District: Sun Prairie
 Existing Zoning District(s): A- AGRICULTURE USES Development Schedule: 2005
 Proposed Zoning District(s) (if any): R1 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 extraterritorial 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	1-9		2.2
Retail/Office			
Industrial			
Outlots Dedicated to City		3	1.2
Homeowner Assoc. Outlots		1-2, 4	0.04
Other (state use)	10		12.3
TOTAL			

Describe the use of the lots and outlots on the survey
SINGLE FAMILY
STORM WATER MANAGEMENT
ACCESS TO ADJACENT LANDS & LANDSCAPING
CHURCH & SCHOOL

OVER →

9810

8 April 2005

Alderman Santiago Rosas
Office of the Common Council
City of Madison
210 Martin Luther King, Jr. Blvd.
Madison, WI 53703

Mr. Jeff Barnhart
Ridgewood Neighborhood Association
1513 Wayridge Drive
Madison, WI 53704

Re: Our Client: Eagle Aerie, LLC

Dear Alderman Rosas and Mr. Barnhart:

We are the attorneys for Eagle Aerie, LLC, a Wisconsin limited liability company consisting of William Ziegler and Lynn Goldade Ziegler. Eagle Aerie, LLC owns the vacant land south of Ridgewood the Glacier Addition and north of County Trunk Highway T (the old Ziegler farm) that was just recently annexed to the City of Madison. That land, when it was annexed, was zoned Temporary Ag as a holding classification pursuant to City ordinances.

Eagle Aerie, LLC has been in discussions with The Evangelical Lutheran Church of the Holy Cross, Inc. relative to relocating the Holy Cross congregation to the northern portion of the Eagle Aerie parcel.

In that regard, and assuming that those discussions will come to fruition, Eagle Aerie, LLC has had prepared a draft Preliminary Plat to create an approximately 12 acre parcel for the potential church siting. We are herewith enclosing a copy of the draft Preliminary Plat. Assuming that the Church wishes to proceed and based upon discussions with the neighborhood association, Eagle Aerie, LLC would intend to apply for preliminary plat approval for rezoning (from Temporary Ag to R1 or R2).

Representatives of Eagle Aerie, LLC would welcome the opportunity to meet with the Ridgewood Neighborhood Association to discuss the development of the Eagle Aerie parcel and assuming that the Church decides that it would like to proceed, we also assume that representatives of the Church would be available for that meeting.

Alderman Santiago Rosas
Mr. Jeff Barnhart
8 April 2005
Page 2

We would ask that you contact us in order that we can arrange for a meeting with the Ridgewood Neighborhood Association to review the status of the development of the Eagle Aerie, LLC parcel and to discuss any neighborhood concerns relative to that development.

We look forward to hearing from you at your first opportunity.

Very truly yours,

RS

Ronald M. Trachtenberg

RMT:srp
221023
rosas barnhart 040805

Enclosure

cc: Eagle Aerie, LLC
Attn.: Mr. William L. Ziegler
Attn.: Ms. Lynn Goldade Ziegler