



City of Madison

Proposed Final Plat

Project Name
White Oak Ridge

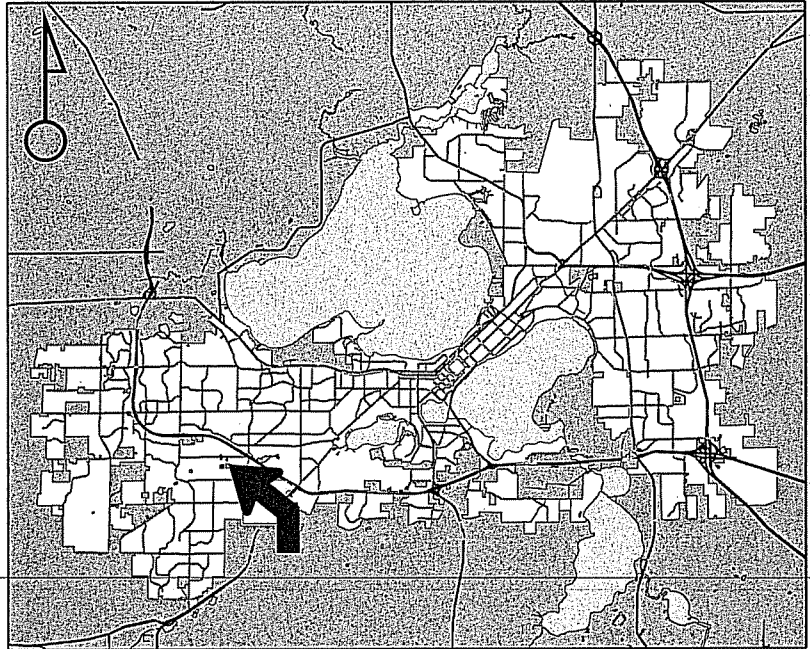
Location
80 White Oaks Lane

Applicant
John DeWitt-Dewitt Real Estate Development/
Adam Gross-Snyder & Associates, Inc.

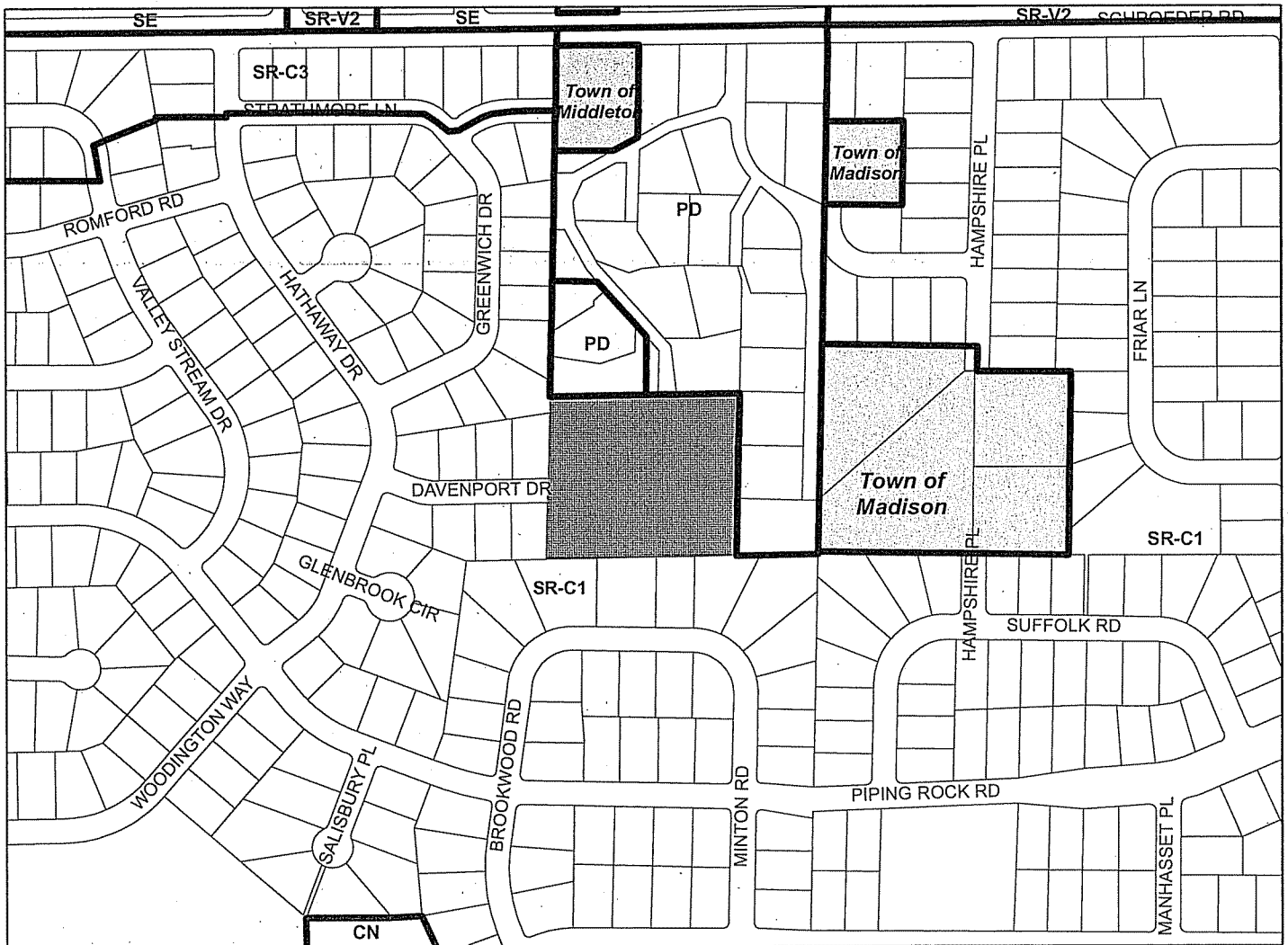
Proposed Use
Create 7 single-family lots

Public Hearing Date
Plan Commission
12 May 2014

Common Council
20 May 2014

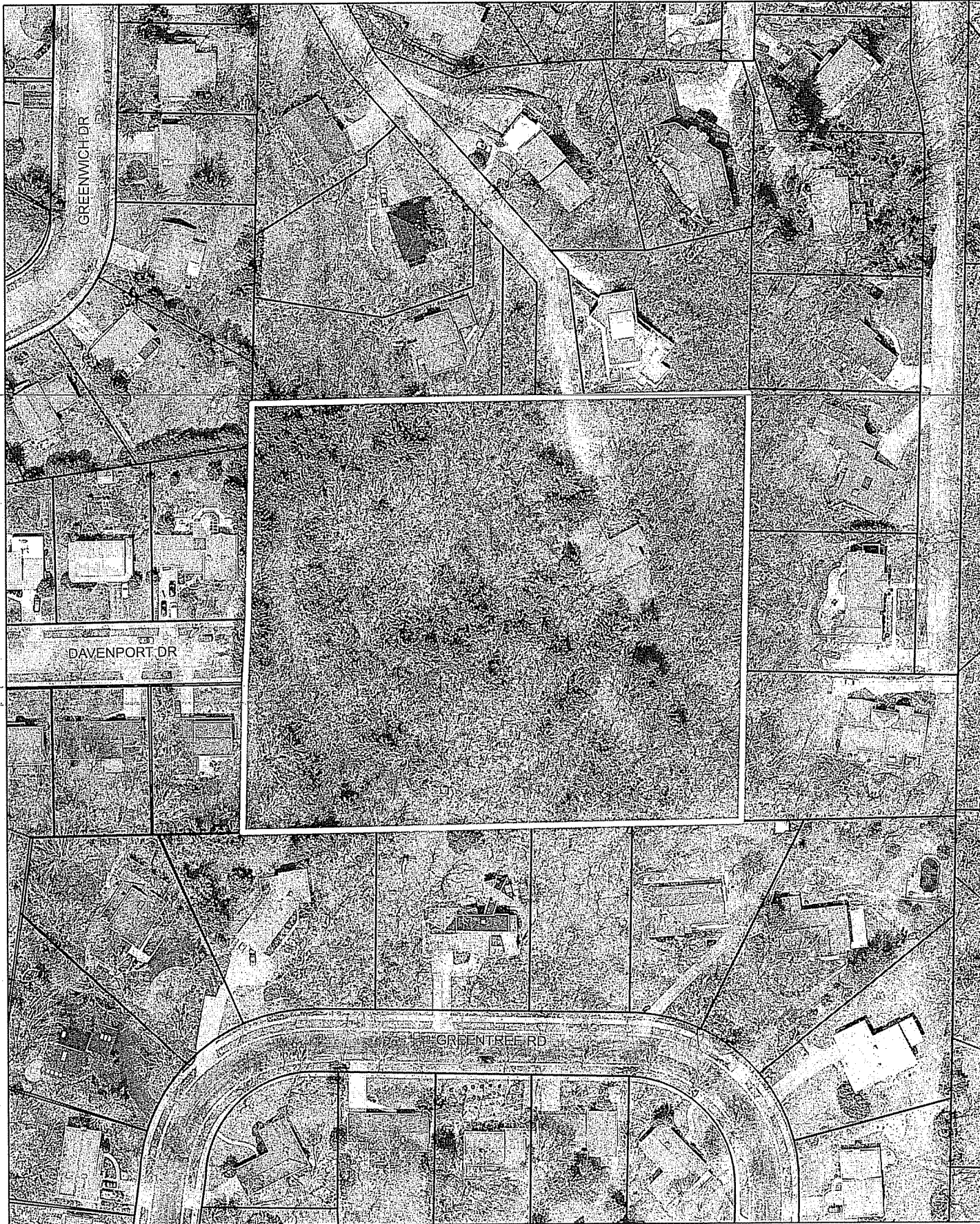


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 01 May 2014





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

**** 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

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, of 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: White Oak Ridge

1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (!)

- 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: John R. Dewitt Representative, if any: _____
 Street Address: 5375 Mariners Cove Drive City/State: Madison Zip: 53704
 Telephone: (608) 245-1500 Fax: () Email: jdewitt@jdewitt.com
 Firm Preparing Survey: Snyder & Associates Contact: Adam Gross
 Street Address: 5010 Voges Road City/State: Madison Zip: 53718
 Telephone: (608) 838-0444 Fax: (608) 838-0445 Email: argross@snyder-associates.com

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

3a. Project Information.

Parcel Addresses (note town if located outside City): 80 White Oaks Lane
 Tax Parcel Number(s): 251/0708-361-0915-2
 Zoning District(s) of Proposed Lots: SR-C1 School District: Madison

→ 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	7		4.0848
Retail/Office			
Industrial			
Other (state use):			

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. 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 Adam R. Gross

Signature 

Date 4/2/14

Interest In Property On This Date Surveyor

April 2, 2014

Mr. Steven Cover
Director
Department of Planning & Community & Economic Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: White Oak Ridge Subdivision Application Letter of Intent

Dear Mr. Cover:

~~DeWitt Real Estate Development (the "Applicant") is hereby submitting a final plat known as White Oak Ridge (the "Property") located at 80 White Oaks Lane. The property currently consists of one single family house on land zoned SR-C1. The Applicant seeks to develop the Property for single family residential use, consisting of the six additional single family residences on the Property.~~

1. **Construction Schedule:** The applicant is seeking to construct the development in 2014.
2. **Total Area of Project:** 4.2867 acres
3. **Proposed Gross Density:** 1.63 dwelling units/acre.
4. **Proposed Net Density:** 1.71 dwelling units/acre.

Respectfully submitted,

DeWitt Real Estate Development

John R. DeWitt



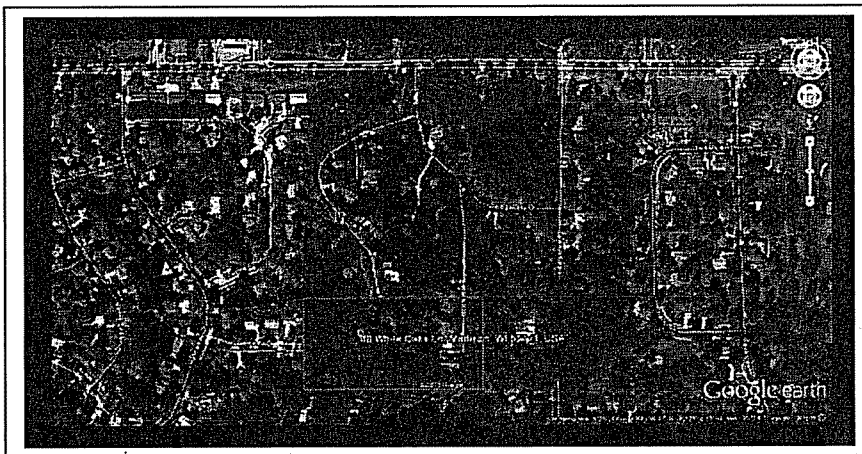
Ecological Restoration Services, LLC
5110 Juneau Road
Madison, WI 53705
www.restorewisconsin.com
608/335-7250

To: John deWitt

Re: Summary of Site Evaluation, 80 White Oaks Lane, Madison WI 53711

Date: April 28, 2014

We have been asked to perform an evaluation of the wooded site at 80 White Oaks Lane, Madison, WI 53711 with respect to species present, and to provide suggestions for remediation of the site. The map below shows the site, although the boundary markers indicate that the right-most third of the red rectangle belongs to the home that can be seen in the image.



The site is west-facing, fairly steep, and heavily wooded. It is bordered on all sides by existing homes. A round-about is planned at the western edge.

Species present:

The site contains primarily oak and pine. Many of the oaks are tall and majestic. They extend all the way up the slope. The pines are concentrated at the bottom of the slope and appear to have been planted. Many are also very large, although smaller pines are scattered throughout all the way to the top of the slope.

Other woody species present include:

- Cherry, just a few, not well developed
- Basswood, several young trees
- Large ash tree bottom of slope
- Mulberry near top of slope

- Honeysuckle prevalent at the perimeter, but present throughout
- Hackberry
- Buckthorn
- Dogwood
- Vines (lianas)
- No hickory nut or walnut trees were found

Ground level species

- Garlic mustard
- No wildflowers were observed. It may be too early for a west-facing slope but in general the dense canopy will inhibit wildflower blooming.

Other

- Bird songs were heard only at the edges
- No animal dens were identified, but presumably the usual raccoons, opossums, mice, squirrels, voles, and possibly turkey are present
- No deer scat was identified, but deer are likely also present

Property edges

- On all sides where homes exist, invasive species are encroaching. There appears to be no effort by homeowners to control invasive species and/or plant native species of bushes or trees. Possible box elder present.

Invasive species. Of the above list the invasive species are

- Honeysuckle
- Buckthorn
- Hackberry
- Mulberry
- Garlic mustard
- Box elder

Suggestions for remediation:

- Remove all pines. They are choking the growth of the oaks and closing the canopy so sunlight on the forest floor is limited.
 - Pines up to ~6" in diameter can be removed with a chain saw without damaging the oak canopy. Most of the upper half of the slope can be taken care of in this way.
 - Larger-diameter pines could be girdled so they will die and then no longer affect the canopy. After a year or two they will have to be removed, but it will be simpler if they are dead. Girdled trees do not present a hazard for several years.
 - As most of the large pines are near where the roundabout is to be built, perhaps the largest can be removed when that is done. Care must be taken not to damage the oaks.
- Save all oaks. Even dead or dying oaks should be saved, as they make good den trees. Opening the canopy will encourage young oaks to grow.
- Remove all honeysuckle, buckthorn, hackberry, box elder, prickly ash if found. Spray stumps with herbicide to eliminate regrowth.

- Mulberry, although invasive, can be left if there are only a few trees (only one was identified on the property).
- Garlic mustard is currently the worst scourge, and if nothing else is done, the garlic mustard should be removed by spraying or burning. Neighbors should be educated on what garlic mustard looks like and be alerted to remove it.
- All vines should be cut at ground level and chemically treated to eliminate regrowth.

Suggestions for subsequent site maintenance and improvement:

- Open space – there is a small area within the site that is more open. This site could be enlarged and bushes planted – dogwood, highbush cranberry, etc.
- Plant shagbark hickory and basswood
- Encourage wild cherry
- Maintain control of invasives – at boundaries especially but also within. Especially continue to remove garlic mustard
- If woodland flower don't appear after canopy is opened, seed typical native woodland flowers – bloodroot, hepatica, dutchman's britches, wild geranium, etc.
- Educate neighbors on value of healthy woodlot and invasive species.

Thank you for the opportunity to provide this summary.

ERS

- LEGEND**
- 1/4" ROAD (D) ROAD (DASHED DIMENSION AREA)
 - 3/4" ROAD (D) ROAD (DASH DIMENSION AREA)
 - 1/2" ROAD (D) ROAD (DASH DIMENSION AREA)
 - 1/4" ROAD (D) ROAD (DASH DIMENSION AREA)
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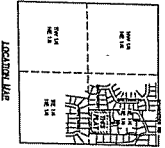
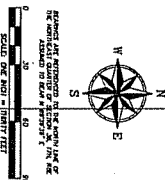
PLANNING BOARD APPROVED THE CONSTRUCTION OF THESE TRAILS AND THE CONSTRUCTION OF THE TRAILS SHALL BE COMPLETED BY THE CITY OF MADISON WITHIN THE APPROVAL OF THE CITY BOARD OF PUBLIC WORKS BY THE CITY ENGINEER AND THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE TRAIL CONSTRUCTION.

THE CITY OF MADISON HAS REVIEWED THE TRAIL PLAN AND HAS DETERMINED THAT THE TRAIL PLAN IS IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS AND THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE TRAIL CONSTRUCTION.

TOTAL PLANTED AREA = 186,239 SQ. FT. (4,288) ACRES

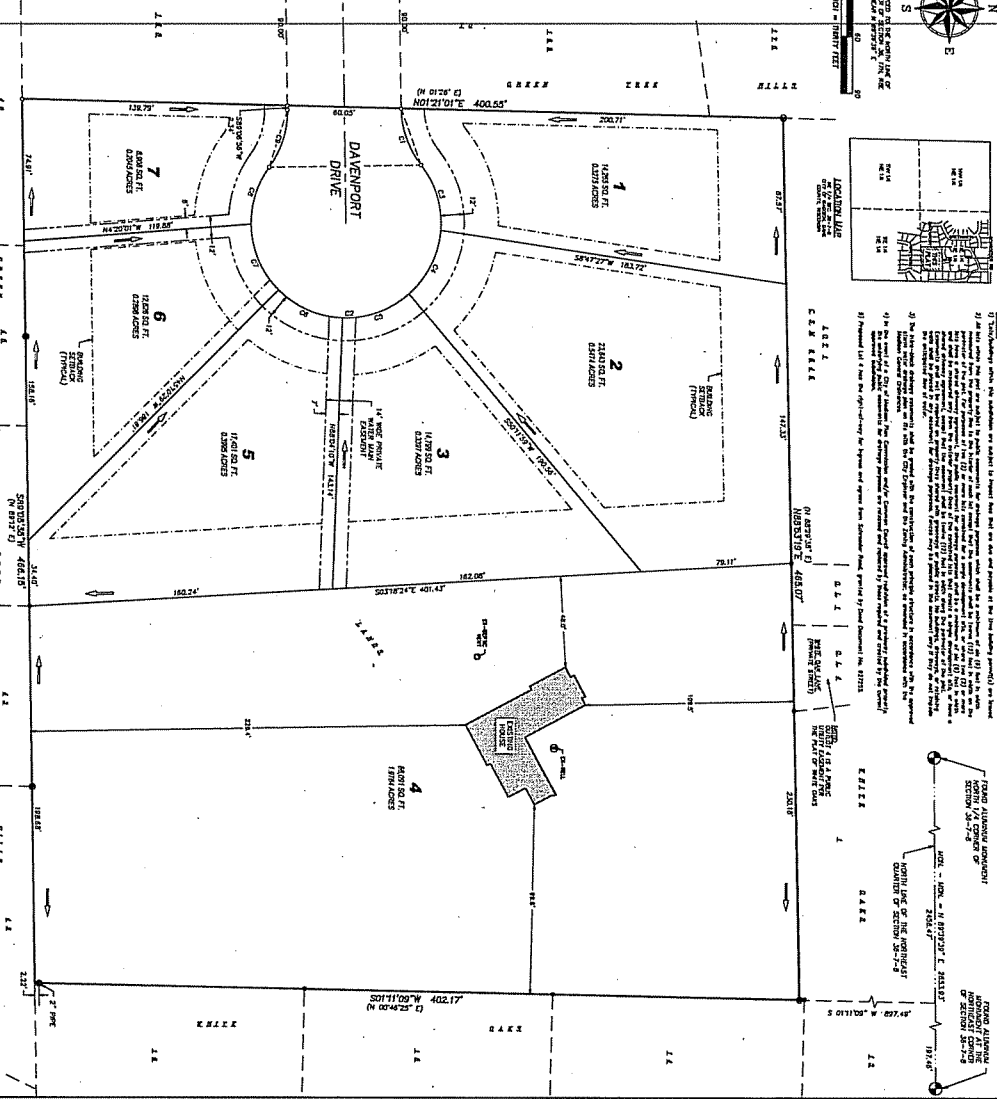
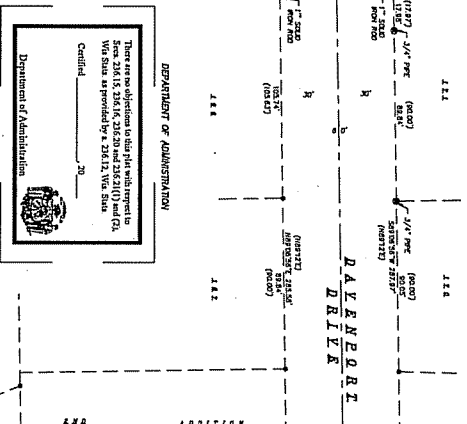
ADDITIONAL DATA

ADDITIONAL DATA	ADDITIONAL DATA	ADDITIONAL DATA	ADDITIONAL DATA	ADDITIONAL DATA	ADDITIONAL DATA	ADDITIONAL DATA	ADDITIONAL DATA	ADDITIONAL DATA	ADDITIONAL DATA	ADDITIONAL DATA
C1	3,813.12	21.41'	50.00'	1,147.00'	5.00'	1,147.00'	5.00'	1,147.00'	5.00'	1,147.00'
C2	2,813.12	21.41'	50.00'	1,147.00'	5.00'	1,147.00'	5.00'	1,147.00'	5.00'	1,147.00'
C3	4,213.12	21.41'	50.00'	1,147.00'	5.00'	1,147.00'	5.00'	1,147.00'	5.00'	1,147.00'
C4	5,213.12	21.41'	50.00'	1,147.00'	5.00'	1,147.00'	5.00'	1,147.00'	5.00'	1,147.00'
C5	6,213.12	21.41'	50.00'	1,147.00'	5.00'	1,147.00'	5.00'	1,147.00'	5.00'	1,147.00'
C6	7,213.12	21.41'	50.00'	1,147.00'	5.00'	1,147.00'	5.00'	1,147.00'	5.00'	1,147.00'
C7	8,213.12	21.41'	50.00'	1,147.00'	5.00'	1,147.00'	5.00'	1,147.00'	5.00'	1,147.00'
C8	9,213.12	21.41'	50.00'	1,147.00'	5.00'	1,147.00'	5.00'	1,147.00'	5.00'	1,147.00'
C9	10,213.12	21.41'	50.00'	1,147.00'	5.00'	1,147.00'	5.00'	1,147.00'	5.00'	1,147.00'
C10	11,213.12	21.41'	50.00'	1,147.00'	5.00'	1,147.00'	5.00'	1,147.00'	5.00'	1,147.00'



NOTES

- 1) The site plan shows the location of the proposed trails and the location of the existing trails.
- 2) The site plan shows the location of the proposed trails and the location of the existing trails.
- 3) The site plan shows the location of the proposed trails and the location of the existing trails.
- 4) The site plan shows the location of the proposed trails and the location of the existing trails.
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- 10) The site plan shows the location of the proposed trails and the location of the existing trails.



SNYDER & ASSOCIATES
Engineers and Planners

SURVEYOR: DR. DAVID R. SNYDER
1000 N. MONROE ST.
MADISON, WI 53703

SURVEYOR: DR. DAVID R. SNYDER
1000 N. MONROE ST.
MADISON, WI 53703

WHITE OAK RIDGE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DADE COUNTY, WISCONSIN.

SHEET 1 OF 2

SUBJECT'S CERTIFICATE

I, John R. Quinn, President of the City of Madison, hereby certify that the foregoing is a true and correct copy of the original of the Ordinance of the City of Madison passed and adopted on the 15th day of April, 1917, and that the same is in full compliance with the provisions of the City Charter and the City Ordinance relating to the same. I hereby certify that the same is in full compliance with the provisions of the City Charter and the City Ordinance relating to the same.

Dated this 15th day of April, 1917.
Signed John R. Quinn, Mayor

CITY CLERK'S CERTIFICATE OF RECORDATION

I, John R. Quinn, City Clerk, do hereby certify that the foregoing is a true and correct copy of the original of the Ordinance of the City of Madison passed and adopted on the 15th day of April, 1917, and that the same is in full compliance with the provisions of the City Charter and the City Ordinance relating to the same. I hereby certify that the same is in full compliance with the provisions of the City Charter and the City Ordinance relating to the same.

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CONSULT OF MORTGAGE

I, John R. Quinn, President of the City of Madison, hereby certify that the foregoing is a true and correct copy of the original of the Ordinance of the City of Madison passed and adopted on the 15th day of April, 1917, and that the same is in full compliance with the provisions of the City Charter and the City Ordinance relating to the same. I hereby certify that the same is in full compliance with the provisions of the City Charter and the City Ordinance relating to the same.

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Dated this 15th day of April, 1917.
Signed John R. Quinn, City Clerk

CERTIFICATE OF CITY TREASURER

I, John R. Quinn, Treasurer of the City of Madison, hereby certify that the foregoing is a true and correct copy of the original of the Ordinance of the City of Madison passed and adopted on the 15th day of April, 1917, and that the same is in full compliance with the provisions of the City Charter and the City Ordinance relating to the same. I hereby certify that the same is in full compliance with the provisions of the City Charter and the City Ordinance relating to the same.

Dated this 15th day of April, 1917.
Signed John R. Quinn, Treasurer

CERTIFICATE OF COUNTY TREASURER

I, John R. Quinn, Treasurer of the County of Dane, hereby certify that the foregoing is a true and correct copy of the original of the Ordinance of the City of Madison passed and adopted on the 15th day of April, 1917, and that the same is in full compliance with the provisions of the City Charter and the City Ordinance relating to the same. I hereby certify that the same is in full compliance with the provisions of the City Charter and the City Ordinance relating to the same.

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Signed John R. Quinn, Treasurer

DEPARTMENT OF ADMINISTRATION

There are no objections to this plan with respect to
Sections 228, 238, 248, 258, 268, 278, 288, 298, 308, 318, 328, 338, 348, 358, 368, 378, 388, 398, 408, 418, 428, 438, 448, 458, 468, 478, 488, 498, 508, 518, 528, 538, 548, 558, 568, 578, 588, 598, 608, 618, 628, 638, 648, 658, 668, 678, 688, 698, 708, 718, 728, 738, 748, 758, 768, 778, 788, 798, 808, 818, 828, 838, 848, 858, 868, 878, 888, 898, 908, 918, 928, 938, 948, 958, 968, 978, 988, 998, 1000.

RECORDING DATA

Booked for recording this _____ day of _____, 1917, at _____ o'clock _____ M. of _____ of _____ County, Wisconsin, by _____ State County Registrar of Deeds.

Snyder & Associates
Engineers and Planners

Snyder & Associates
1475 Lehigh Ave
Madison, Wis 53711

Snyder & Associates
1475 Lehigh Ave
Madison, Wis 53711

WHITTE OAK RIDGE

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SHEET 2 OF 2