



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: The Turn at Cherokee

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: Cherokee Park, Inc Representative, if any: Dennis Tiziani

Street Address: 5000 N Sherman Ave City/State: Madison, WI Zip: 53704

Telephone: (608) 886-3649 Fax: (608) 241-8909 Email: dtiziani@cherokeecountryclub.net

Firm Preparing Survey: Snyder & Associates, Inc Contact: Scott Anderson

Street Address: 5010 Voges Rd City/State: Madison, WI Zip: 53718

Telephone: (608) 838-0444 Fax: (608) 838-0445 Email: sanderson@snyder-associates.com

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

3a. Project Information.

Parcel Addresses (note town if located outside City): 5204 N Sherman Ave

Tax Parcel Number(s): 0809-244-4602-7

Zoning District(s) of Proposed Lots: _____ School District: Waunakee Community

→ 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	16	2	6.1815
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	16	2	6.1815

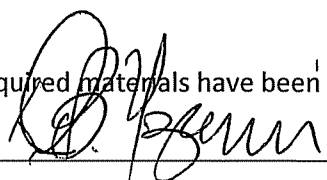
CITY OF MADISON
 11:15 a.m.
 DEC 9 2015
 Planning & Economic Development
 & Economic Development

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 DENNIS B. TIZIANI **Signature** 

Date 12-9-15 **Interest In Property On This Date** OWNER

LEGEND

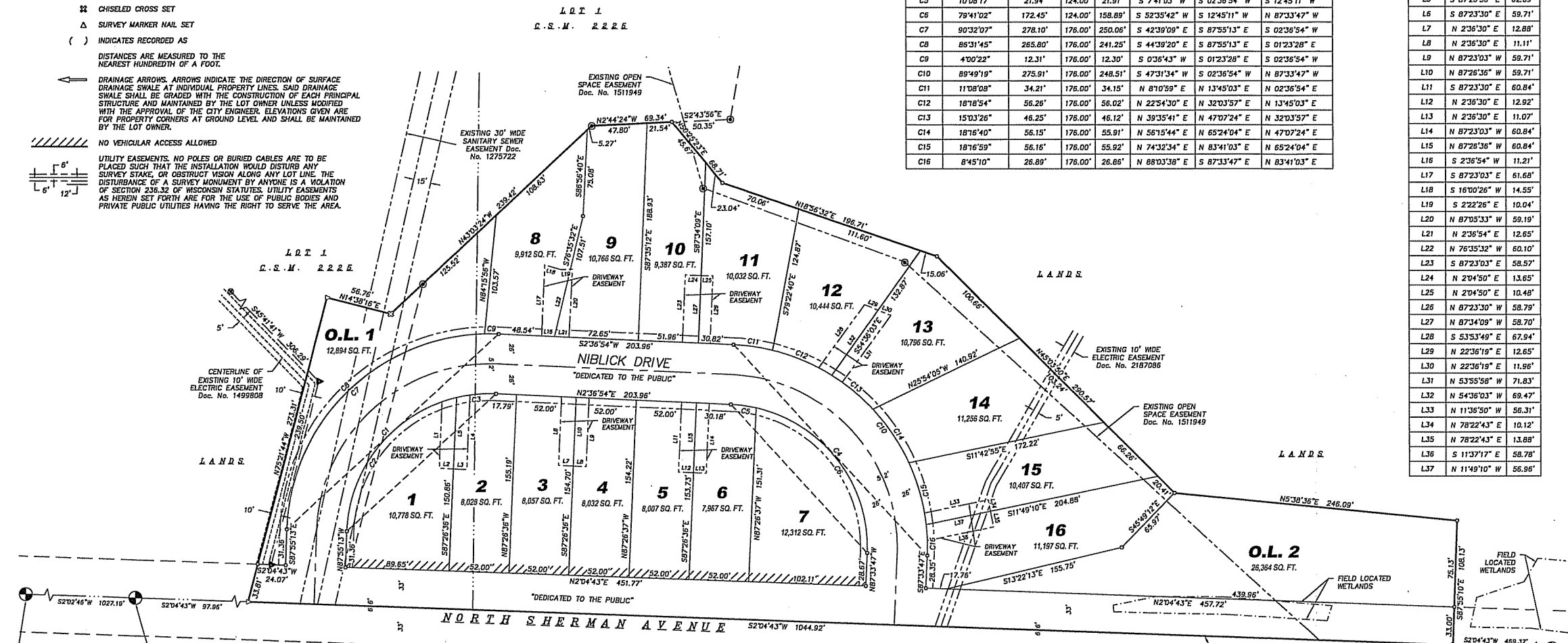
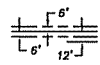
- 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
- ▲ SURVEY MARKER NAIL FOUND
- 1-1/4" x 18" SOLID IRON RE-ROD SET, WT. 4.20 lbs./ft. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft.
- ⊠ CHISELED CROSS SET
- △ SURVEY MARKER NAIL SET
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

← DRAINAGE ARROWS. ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.

NO VEHICULAR ACCESS ALLOWED

UTILITY EASEMENTS. NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREBY SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

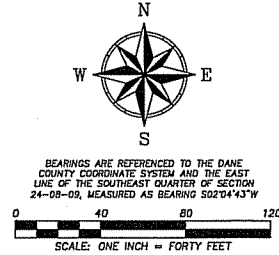
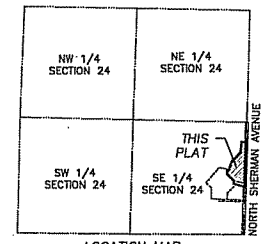
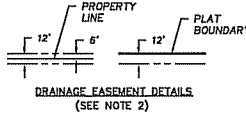


FOUND CITY OF MADISON BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 24, T8N, R9E. WCCS MEASURED ARE N: 509,651.40 (509,651.35) E: 826,847.21 (826,847.06)

FOUND BRASS CAP MONUMENT IN WATER BOX AT THE NORTHWEST CORNER OF SECTION 19, T8N, R10E. WCCS MEASURED ARE N: 510,677.94 (510,678.05) E: 826,893.59 (826,893.64)

FOUND 1-1/4" SOLID IRON REBAR AT THE EAST QUARTER CORNER OF SECTION 24, T8N, R9E. WCCS MEASURED ARE N: 512,289.50 (512,289.51) E: 826,942.38 (826,942.18)

- NOTES:**
- 1) Lots/buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
 - 2) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easement shall be twelve (12) feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. (See Drainage Easement Detail)
 - 3) The intra-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 the Madison General Ordinances.
 - 4) In the event of a City of Madison Plan Commission and/or Common Council approved revision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.



TOTAL PLATTED AREA = 269,268 SQ. FT. OR 6.1815 ACRES

CURVE DATA						
NUMBER	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING	TAN. BRG. BACK
C1	90°32'07"	195.94'	124.00'	176.18'	S 42°39'09" E	S 87°55'13" E
C2	74°31'15"	161.28'	124.00'	150.15'	N 50°39'35" W	N 132°3'58" W
C3	16°00'52"	34.66'	124.00'	34.66'	S 52°33'32" E	S 132°3'58" E
C4	89°49'19"	194.39'	124.00'	175.09'	S 47°31'34" W	S 02°36'54" W
C5	10°08'17"	21.94'	124.00'	21.94'	S 74°10'3" W	S 02°36'54" W
C6	79°41'02"	172.45'	124.00'	158.89'	S 52°35'42" W	S 12°45'11" W
C7	90°32'07"	278.10'	176.00'	250.06'	S 42°39'09" E	S 87°55'13" E
C8	85°31'45"	265.80'	176.00'	241.25'	S 44°39'20" E	S 87°55'13" E
C9	4°00'22"	12.31'	176.00'	12.30'	S 03°43'3" W	S 012°3'28" E
C10	89°49'19"	275.91'	176.00'	248.51'	S 47°31'34" W	S 02°36'54" W
C11	11°08'08"	34.21'	176.00'	34.15'	N 87°05'9" E	N 13°45'03" E
C12	18°16'54"	56.28'	176.00'	56.02'	N 22°54'30" E	N 32°03'57" E
C13	15°03'26"	46.25'	176.00'	46.12'	N 39°35'41" E	N 47°07'24" E
C14	18°16'40"	56.15'	176.00'	55.91'	N 56°15'44" E	N 65°24'04" E
C15	18°16'59"	56.16'	176.00'	55.92'	N 74°32'34" E	N 83°41'03" E
C16	8°45'10"	26.89'	176.00'	26.88'	N 88°03'38" E	S 87°33'47" E

EASEMENT LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S 87°23'30" E	57.83'
L2	S 2°36'30" W	12.42'
L3	N 2°36'30" E	11.57'
L4	N 87°23'03" W	64.83'
L5	S 87°26'36" E	82.09'
L6	S 87°23'30" E	59.71'
L7	N 2°36'30" E	12.88'
L8	N 2°36'30" E	11.11'
L9	N 87°23'03" W	59.71'
L10	N 87°26'36" W	59.71'
L11	S 87°23'30" E	60.84'
L12	N 2°36'30" E	12.92'
L13	N 2°36'30" E	11.07'
L14	N 87°23'03" W	60.84'
L15	N 87°26'36" W	60.84'
L16	S 2°36'54" W	11.21'
L17	S 87°23'03" E	61.68'
L18	S 16°00'26" W	14.55'
L19	S 2°22'26" E	10.04'
L20	N 87°05'33" W	59.19'
L21	N 2°36'54" E	12.65'
L22	N 76°35'32" W	60.10'
L23	S 87°23'03" E	58.57'
L24	N 2°04'50" E	13.65'
L25	N 2°04'50" E	10.48'
L26	N 87°23'30" W	58.79'
L27	N 87°34'09" W	58.70'
L28	S 53°53'49" E	67.94'
L29	N 22°36'19" E	12.65'
L30	N 22°36'19" E	11.96'
L31	N 53°55'58" W	71.83'
L32	N 54°35'03" W	69.47'
L33	N 11°36'50" W	56.31'
L34	N 78°22'43" E	10.12'
L35	N 78°22'43" E	13.88'
L36	S 11°37'17" E	58.78'
L37	N 11°49'10" W	56.96'

SNYDER & ASSOCIATES
Engineers and Planners

SURVEYED FOR:
CHEROKEE PARK INC.
5000 N. SHERMAN AVE.
MADISON, WI 53704

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718 (608) 838-0444
www.snyder-associates.com

THE TURN

PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 2225, AS RECORDED IN VOLUME 9 OF CERTIFIED SURVEY MAPS, ON PAGES 16-18, AS DOCUMENT NUMBER 1494556, DANE COUNTY REGISTRY AND PART OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

FN: 113,0244.30
DATE: 12-08-15

REVISIONS:

SHEET
1 OF 2

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of Cherokee Park Inc., owner of said land, I have surveyed, divided and mapped THE TURN; that such plot correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 24, Township 8 North, Range 9 East, City of Madison, Dane County, Wisconsin, containing 269,268 square feet or 6.1815 acres of land and is described as follows:

Commencing at the East quarter corner of said Section 24, thence South 02 degrees 04 minutes 43 seconds West along the East line of Southeast Quarter of said Section 24, 469.37 feet to the point of beginning of this description; thence continuing along said East line South 02 degrees 04 minutes 43 seconds West, 1044.92 feet; thence North 75 degrees 21 minutes 44 seconds West, 273.31 feet; thence North 14 degrees 38 minutes 16 seconds East, 56.76 feet; thence North 43 degrees 03 minutes 24 seconds West, 239.42 feet; thence North 02 degrees 44 minutes 24 seconds West, 69.34 feet; thence North 50 degrees 25 minutes 23 seconds East, 68.71 feet; thence North 18 degrees 56 minutes 32 seconds East, 196.71 feet; thence North 45 degrees 03 minutes 50 seconds East, 290.57 feet; thence North 05 degrees 38 minutes 36 seconds East, 248.09 feet; thence South 87 degrees 55 minutes 10 seconds East, 108.13 feet to the East line of the Southeast Quarter of said Section 24 and the point of beginning.

Dated this _____ day of _____, 2015.

Signed: Adam R. Gross, P.L.S. No. 3017

OWNER'S CERTIFICATE OF DEDICATION

Cherokee Park Inc. as owner(s), we hereby certify that they we caused the land described on this plot to be surveyed, divided, mapped, and dedicated as represented on this plot. We further certify that this plot is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

WITNESS the hand and seal of said owner(s) this _____ day of _____, 20____

Cherokee Park Inc.

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally come before me this _____ day of _____, 20____, the above named _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

_____, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Plot and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____ and countersigned by _____, its _____, at Madison, Wisconsin, on this _____ day of _____, 20____.

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally come before me this _____ day of _____, 20____, _____ and _____ of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

My Commission expires: _____
Notary Public, State of Wisconsin

CERTIFICATE OF CITY TREASURER

State of Wisconsin)
)ss.
County of Dane)

As the duly elected, qualified and acting City Treasurer of the City of Madison, I hereby certify that in accordance with the records in my office, there are no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20____, on any of the lands included in the plot of THE TURN.

Date: _____
Dave Gowenda, City of Madison Treasurer

CERTIFICATE OF COUNTY TREASURER

State of Wisconsin)
)ss.
County of Dane)

As the duly elected, qualified and acting County Treasurer of the County of Dane, I hereby certify that in accordance with the records in my office, there are no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20____, on any of the lands included in the plot of THE TURN.

Date: _____
Adam Gallagher, Dane County Treasurer

CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the plot of WHITE OAK RIDGE, located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 20____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plot to the City of Madison for public use.

Dated this _____ day of _____, 20____.

Maribeth L. Witzel-Behl, City Clerk
City of Madison, Dane County

CITY OF MADISON APPROVAL

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: Steven R. Cover, Plan Commission Secretary

Date: _____

DEPARTMENT OF ADMINISTRATION

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS
Received for recording this _____ day of _____, 20____, at _____ o'clock _____ M. and recorded in Volume _____ of Plats, on pages _____ as Document Number _____
Dane County Register of Deeds

P:\PROJECTS\12015\1130244_30\Survey\Final Plat\Final Plat.dwg

SNYDER & ASSOCIATES
Engineers and Planners

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5000 N. SHERMAN AVE.
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FN: 1130244_30
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2 OF 2