



Plat Name
Edge of Madison

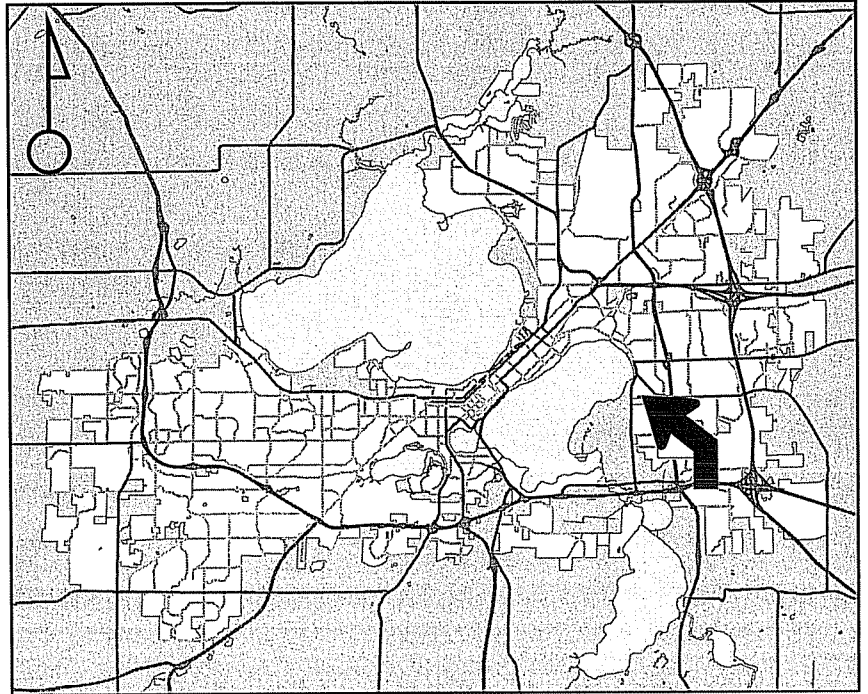
Location
4216 Jerome Street

Applicant
Martin Wingrove/Ron Williamson -
Williamson Surveying

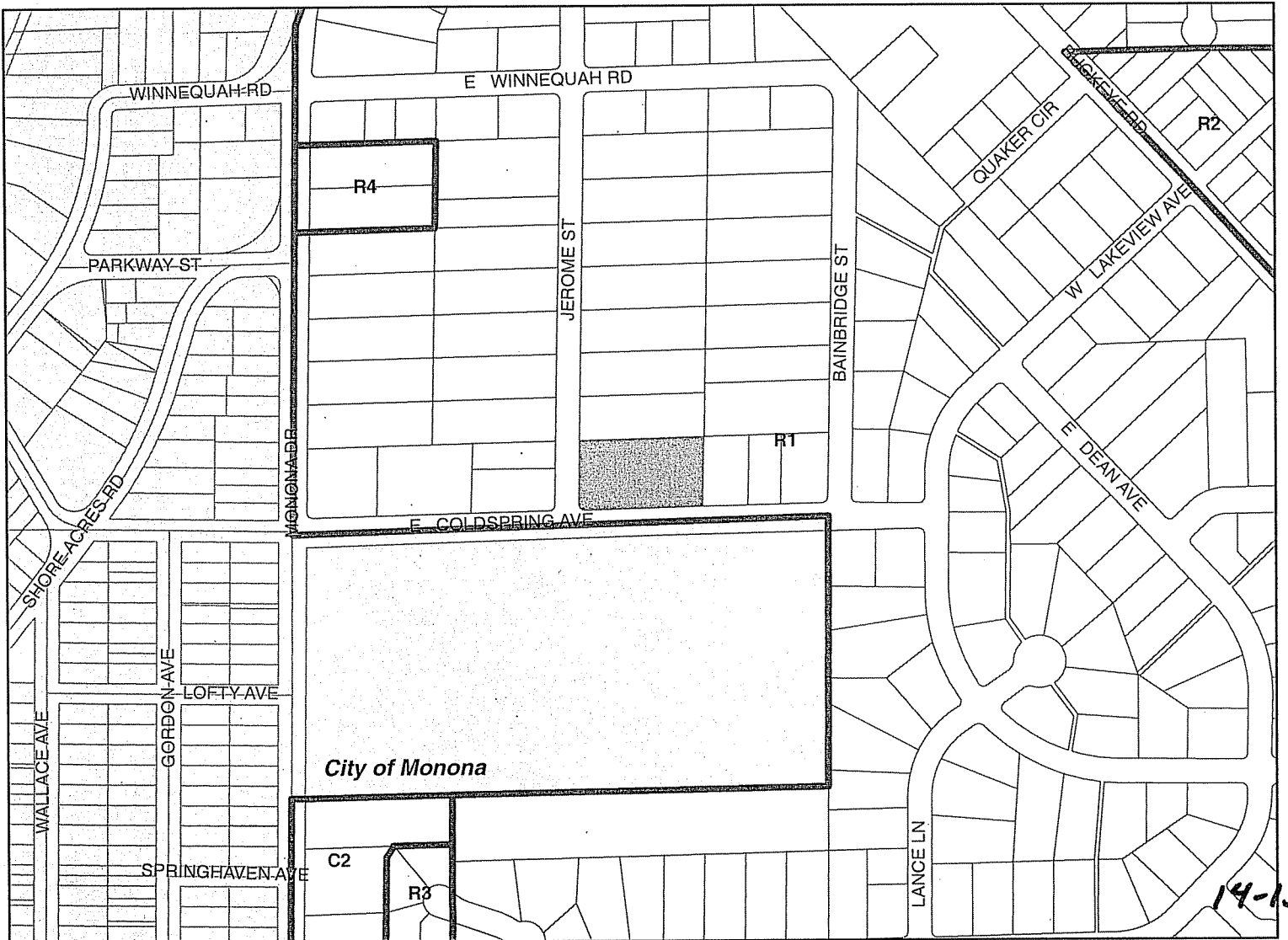
Preliminary Final

Proposed Use
Demolish Single-Family House
and Subdivide Property Into 5 Lots

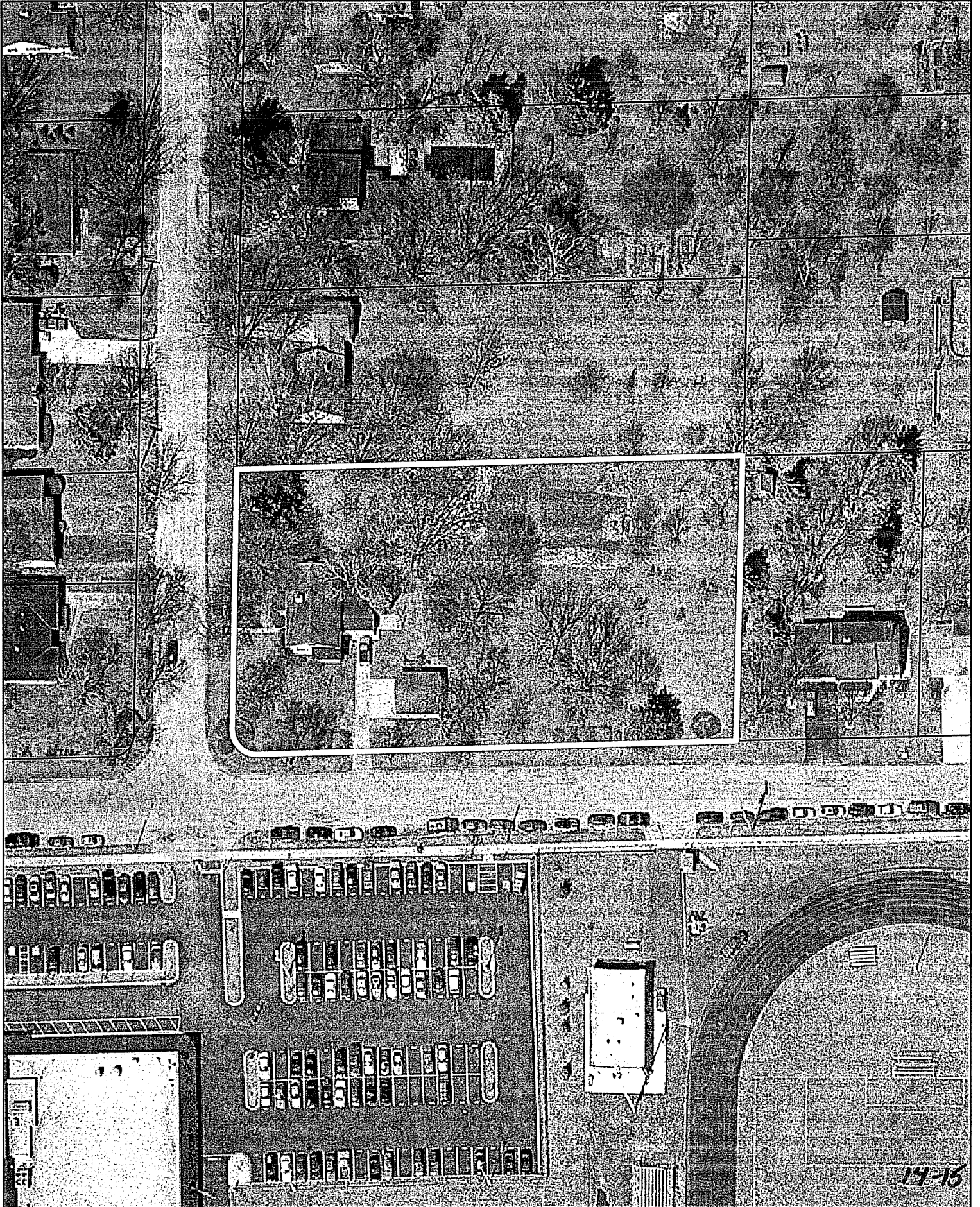
Public Hearing Date
Plan Commission
01 October 2007
Common Council
16 October 2007



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



14-15



14-15



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: _____

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: Martin Wingrove Representative, if any: Roger R. Rognrud 608-225-3493
 Street Address: 3609 Tura Road City/State: McFarland, WI Zip: 53558
 Telephone: (608) 225-0521 Fax: (608) 838-7815 Email: martywingrove@charter.net

Firm Preparing Survey: Ron Williamson, Registered Land Surveyor Contact: Ron Williamson
 Street Address: 104A West Main City/State: Madison Zip: 53597
 Telephone: (608) 255-5705 Fax: (608) 849-9760 Email: willsurv@tds.net

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

3a. Project Information.

Parcel Address: 4216 Jerome St., Section 16, Township 7N, Range 10E in the City or Town of: Madison
 Tax Parcel Number(s): 071016203095 School District: Madison
 Existing Zoning District(s): R1 Development Schedule: TBA
 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 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			
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
TOTAL			

Describe the use of the lots and outlots on the survey

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):** \$ 375 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 Martin Wingrove Signature Martin Wingrove
Date 7/16/07 Interest In Property On This Date _____

For Office Use Only	Date Rec'd: _____	PC Date: _____	Alder District: _____	Amount Paid: \$ _____
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July 16, 2007

MR. TIM PARKS c/o
MADISON PLAN COMMISSION
216 Martin Luther King Jr. Blvd. LL-100
P.O. Box 2985
Madison, WI 53701-2985

Dear Mr. Tim Parks,

Enclosed is my preliminary subdivision plat application for *Edge of Madison* named development with its primary property address recorded as 4216 Jerome Street. Based on your phone discussion with Mr. Roger Rognrud on July 9th, it's our understanding that this application will be heard on September 17th, 2007. I trust that you will find all of the requested documents and associated correspondence in proper order. Please advise if there is additional information that is required.

My residential property was affected by the decisions made and agreed upon by both mayors of Madison and the City of Monona towards this improvement project involving the neighborhood and Monona High School. With respect to the intentions of both parties, I have been fully cooperative with the City Engineering Division with their planning and execution responsibilities in fulfilling this agreement.

Ron Williamson was the contracted surveyor that prepared the *Edge of Madison* preliminary plat complying with minimum lot size and set back requirements. The Engineering Division was also helpful with their attention and guidance to the plat's requirements such as drainage, positioning of water/sewer laterals and my collaboration efforts with the utilities. The property line represents over 448 linear feet along Coldspring Street & Jerome Street resulting in a substantial \$ 80,000 plus investment towards improvements stemming from new development requirements (ie: curbs, sidewalks,) and sewer/water service preparation.

The *Edge of Madison* plat will provide residential lots for five new homes further enhancing this neighborhood along with the other aesthetic, safety and traffic flow improvements encompassed within this project. Additionally, the City of Madison will gain property tax revenue from five new lots.

Enclosures include:

- : 2007 Park Fee information fax and conversation notation with Si Widstrand.
- : MOA between City of Madison & City of Monona.
- : Appraisal of future state property value on a per lot basis.
- : 2006 tax bill and newly assessed 2007 tax information.

I look forward to receiving approval from your department allowing for this development to move forward benefiting the neighborhood and the two cities.

Respectfully submitted,



Marty Wingrove

Cc: Mayor Dave Cieslewicz
Mayor Robb B. Kahl
Alderman Larry Palm
Ron Williamson
Roger R. Rognrud

