

# CITY OF MADISON

# Proposed Plat

Plat Name: First Addition to the Meadowlands

Location: 6951-7035 Littlemore Drive

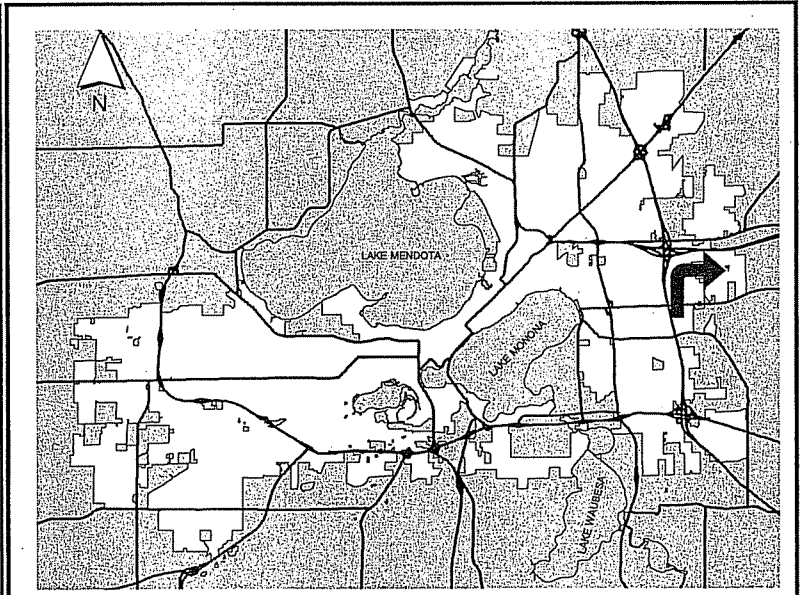
Applicant: Don Esposito - Meadowlands Land, LLC/  
City of Madison Parks/Wayne Barsness -  
D'Onofrio, Kotke and Associates

- Preliminary
- Final
- Within City
- Outside City

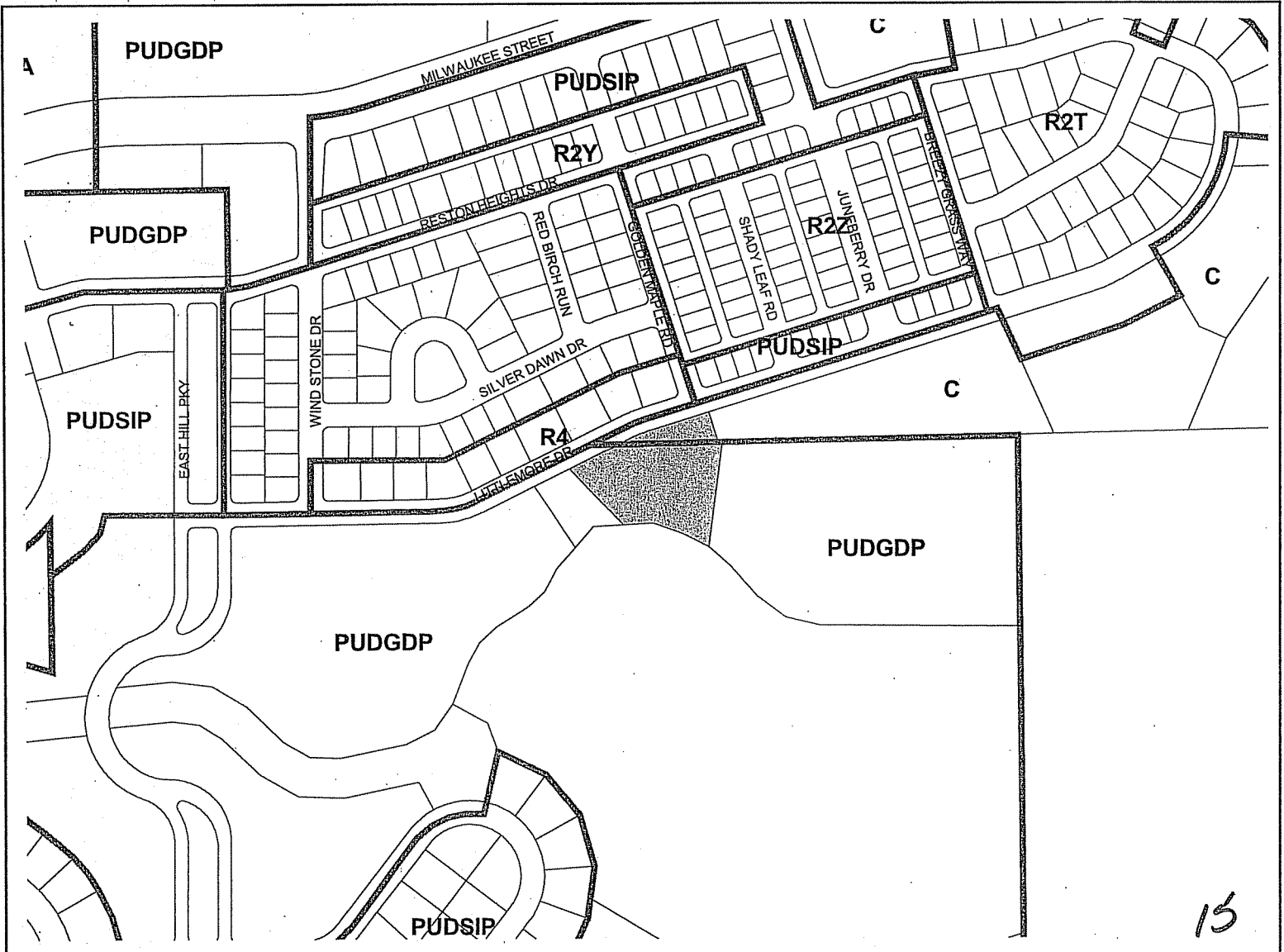
Public Hearing Dates:

Plan Commission 18 July 2005

Common Council 02 August 2005



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



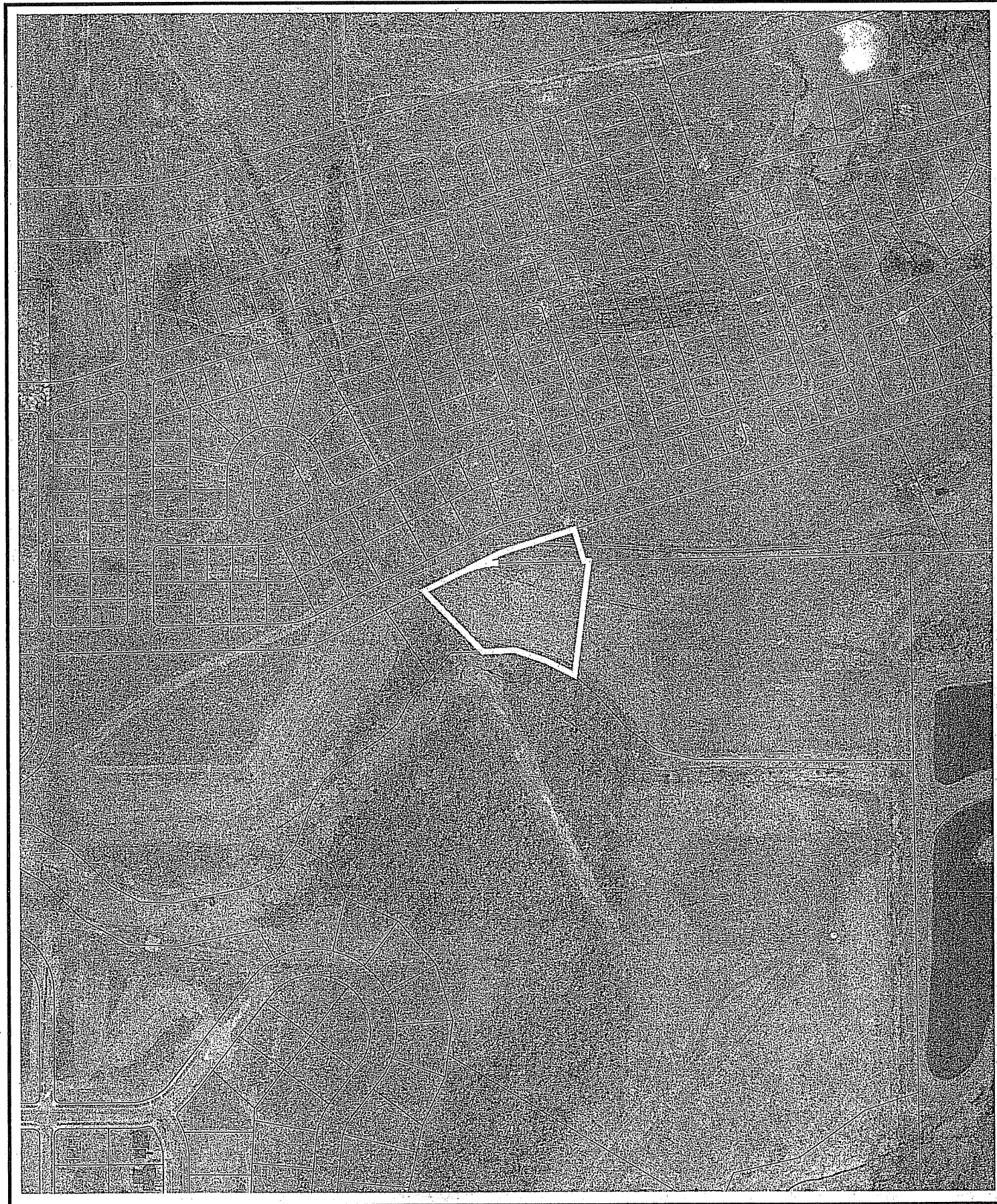
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# 6951-7035 Littlemore Drive

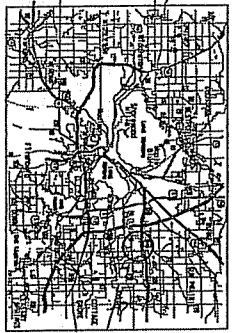
0 100 Feet



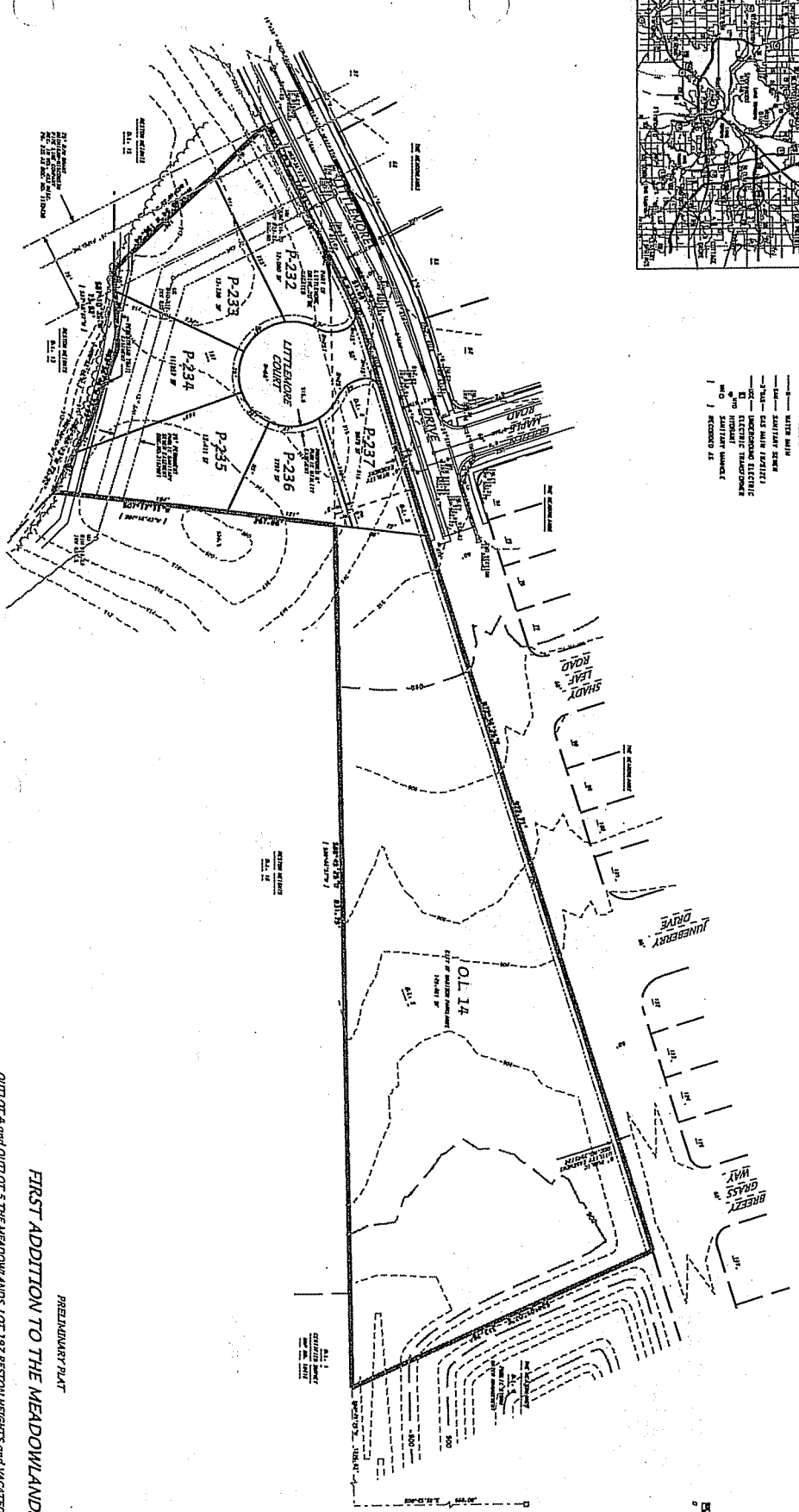
*Date of Aerial Photography - April 2003*



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- LEGEND**
- METEOROLOGICAL
  - WATER MAIN
  - SANITARY SEWER
  - GAS MAIN
  - TELEPHONE
  - CABLE TELEVISION
  - FIBER OPTIC
  - HIGHWAY
  - RAILROAD
  - AIRPORT
  - HIGHWAY
  - AIRPORT



- NOTES**
1. This preliminary plan is subject to the following referenced documents:
  2. Descriptive Document identified in Surveyor's Plat Document No. 312121.
  3. Descriptive Document identified in D-11 (D-11) Plat Document No. 314514.
  4. Plat / CAP Document No. 314514.
  5. Plat / CAP Document No. 314514.
  6. Plat / CAP Document No. 314514.
  7. Plat / CAP Document No. 314514.
  8. Description of Projective Elements, Conditions and Restrictions Document No. 314514.
  9. An enclosure of any kind or of any kind of plan, map, drawing or document.
  10. Existing Survey.
  11. Total Area 2,412 square feet (27,914 square feet).

**OWNER**  
 City of Madison, Wisconsin  
 500 Madison Avenue  
 Madison, WI 53703-3117  
 Madison, WI 53703-3117  
 Madison, WI 53703-3117  
 Madison, WI 53703-3117

**FIRST ADDITION TO THE MEADOWLANDS**  
 PRELIMINARY PLAN  
 OUTLOT 4 and OUTLOT 5 THE MEADOWLANDS, LOT 197 RESTON HEIGHTS and VACATED LITTLEMORE DRIVE  
 LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 1, T7N, R10E  
 CITY OF MADISON, DANE COUNTY, WISCONSIN

**OWNER'S CERTIFICATE**

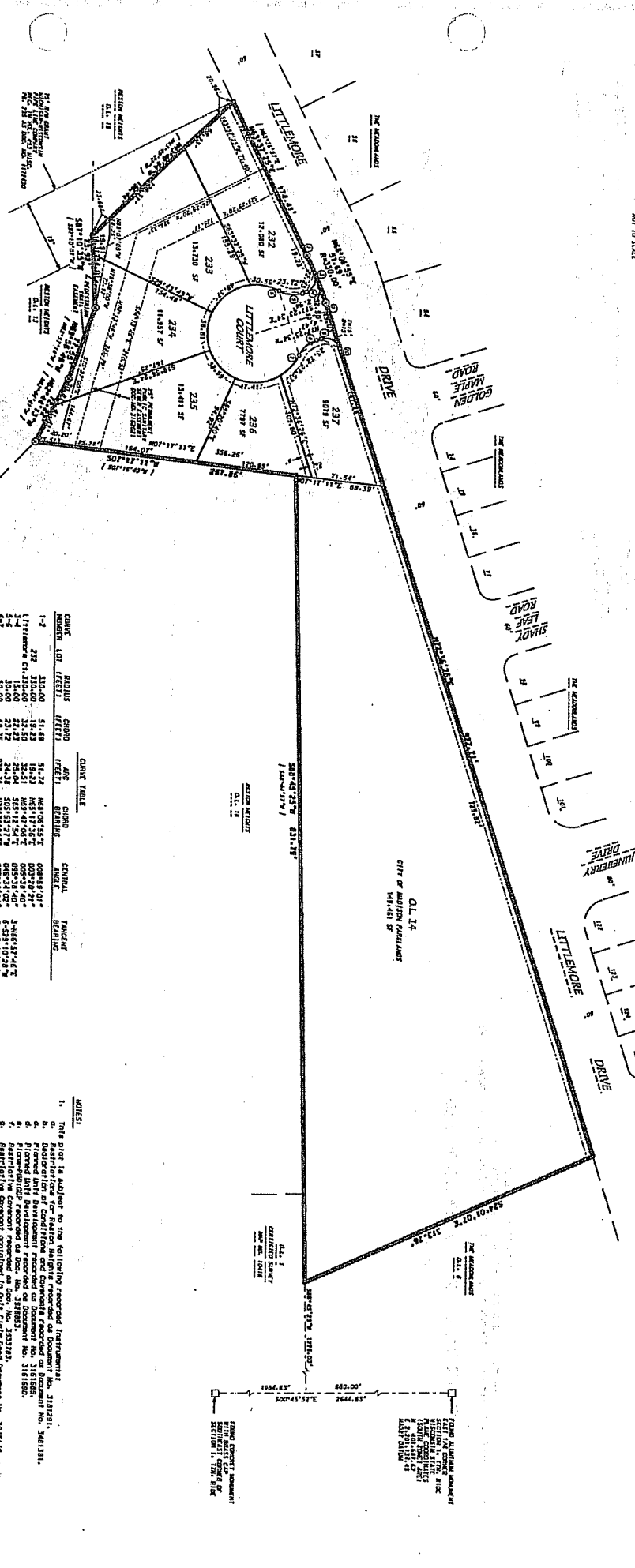
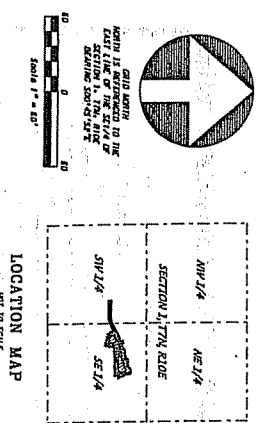
I, \_\_\_\_\_, being the duly authorized representative of the City of Madison, Wisconsin, do hereby certify that the above described land is owned by the City of Madison, Wisconsin, and that I have full authority to execute this preliminary plan and to file the same with the Dane County Register of Deeds.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
 City Clerk

# FIRST ADDITION TO THE MEADOWLANDS

OUTLOT 4 and OUTLOT 5 THE MEADOWLANDS, LOT 1,97 RESTON HEIGHTS  
and VACATED LITTLEMORE DRIVE, LOCATED IN THE NW1/4 OF THE SE1/4 OF  
SECTION 1, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



CURVE NUMBER	LEN (FEET)	RADIUS (FEET)	CHORD (FEET)	CURVE TABLE		CENTRAL ANGLE	TANGENT
				ARC	CHORD BEARING		
1-2	130.00	51.48	51.24	162.00 W 12.00 E	162.00 W 12.00 E	001.50.00 W	1-465.37.46 E
2-3	150.00	57.30	57.27	180.00 W 15.00 E	180.00 W 15.00 E	001.50.00 W	1-465.37.46 E
3-4	150.00	57.30	57.27	180.00 W 15.00 E	180.00 W 15.00 E	001.50.00 W	1-465.37.46 E
4-5	150.00	57.30	57.27	180.00 W 15.00 E	180.00 W 15.00 E	001.50.00 W	1-465.37.46 E
5-6	150.00	57.30	57.27	180.00 W 15.00 E	180.00 W 15.00 E	001.50.00 W	1-465.37.46 E
6-7	150.00	57.30	57.27	180.00 W 15.00 E	180.00 W 15.00 E	001.50.00 W	1-465.37.46 E
7-8	150.00	57.30	57.27	180.00 W 15.00 E	180.00 W 15.00 E	001.50.00 W	1-465.37.46 E

- LEGEND**
- ⊙ Found 1-1/4" diameter casted round iron stake.
  - Found 3/4" diameter casted round iron stake.
  - Found 1-1/4" x 1/4" metal round iron stake, with 1/8" x 1/32" hole, round iron stake, with 1/8" x 1/32" hole.
  - Found 1-1/4" x 1/4" metal round iron stake, with 1/8" x 1/32" hole, round iron stake, with 1/8" x 1/32" hole.
- Public utility easement 15' wide unless otherwise noted!

This instrument was drafted by D'Onofrio, Kottke & Associates, Inc.  
FH 04-07-121

DEPARTMENT OF ADMINISTRATION

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SHEET 1 OF 2

**NOTES**

- This plot is subject to the following recorded instruments:
  - Restriction for Reston Heights recorded as Document No. 318121.
  - Declaration of Conditions and Easements recorded as Document No. 318125.
  - Plat of Subdivided Land recorded as Document No. 318126.
  - Plat of Subdivided Land recorded as Document No. 318127.
  - Plat of Subdivided Land recorded as Document No. 318128.
  - Plat of Subdivided Land recorded as Document No. 318129.
  - Plat of Subdivided Land recorded as Document No. 318130.
  - Plat of Subdivided Land recorded as Document No. 318131.
  - Plat of Subdivided Land recorded as Document No. 318132.
  - Declaration of Prohibitive Covenants, Conditions and Restrictions Document No. 318133.
- All lots within this plot are subject to public easements for drainage purposes which shall be shown on the plat of subdivision. The plat of subdivision shall be subject to the terms and conditions of the Declaration of Conditions and Easements recorded as Document No. 318125 and the plat of subdivision shall be subject to the terms and conditions of the Declaration of Prohibitive Covenants, Conditions and Restrictions recorded as Document No. 318133. The plat of subdivision shall be subject to the terms and conditions of the Declaration of Conditions and Easements recorded as Document No. 318125 and the plat of subdivision shall be subject to the terms and conditions of the Declaration of Prohibitive Covenants, Conditions and Restrictions recorded as Document No. 318133. The plat of subdivision shall be subject to the terms and conditions of the Declaration of Conditions and Easements recorded as Document No. 318125 and the plat of subdivision shall be subject to the terms and conditions of the Declaration of Prohibitive Covenants, Conditions and Restrictions recorded as Document No. 318133.
- The plat of subdivision shall be subject to the terms and conditions of the Declaration of Conditions and Easements recorded as Document No. 318125 and the plat of subdivision shall be subject to the terms and conditions of the Declaration of Prohibitive Covenants, Conditions and Restrictions recorded as Document No. 318133.
- Distances, lengths and widths are measured to the nearest hundredth of a foot.
- Distances shown along curves are chord lengths.



FIRST ADDITION TO THE MEADOWLANDS

OUTLOT 4 and OUTLOT 5 THE MEADOWLANDS, LOT 197 RESTON HEIGHTS and VACATED LITTLEMORE DRIVE LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 1, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

DEED'S CERTIFICATE

I, Bryan D. Berman, Registered Land Surveyor, S-1581, do hereby certify that in full compliance with the provisions of Chapter 216 of the Wisconsin Statutes and the subdivision...

Dated this \_\_\_\_ day of \_\_\_\_\_, 2005.

By: \_\_\_\_\_, Registered Land Surveyor, S-1581

DEED'S CERTIFICATE

Madison Land, LLC a Wisconsin Limited Liability Company duly organized and existing under the laws of the State of Wisconsin, as donee, does hereby certify that said corporation is the owner of the land described in this plat...

In witness whereof, said Madison Land, LLC has caused these presents to be signed by said officer or officers, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

STATE OF WISCONSIN
COUNTY OF DANE
Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2005, the above named Madison Land, LLC...

DEED'S CERTIFICATE

The City of Madison, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as donee, does hereby certify that said corporation is the owner of the land described in this plat...

Dated this \_\_\_\_ day of \_\_\_\_\_, 2005.

By: \_\_\_\_\_, Mayor
By: \_\_\_\_\_, City Clerk

DEED'S CERTIFICATE

Advanced, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as donee, does hereby certify that said corporation is the owner of the land described in this plat...

In witness whereof, said Advanced, Inc. has caused these presents to be signed by its corporate officers named below on this \_\_\_\_ day of \_\_\_\_\_, 2005.

STATE OF WISCONSIN
COUNTY OF DANE
Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2005, the above named Advanced, Inc....

CITY OF MADISON TREASURER'S CERTIFICATE

I, Roy Fisher, being the duly qualified, qualified, and acting Treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this date...

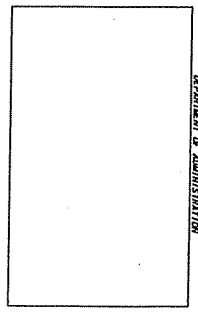
Dated this \_\_\_\_ day of \_\_\_\_\_, 2005.

By: \_\_\_\_\_, City Treasurer

REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 2005, at \_\_\_\_ o'clock \_\_\_\_ a.m. and recorded in volume \_\_\_\_ of plats on page \_\_\_\_ of Document Number \_\_\_\_

By: \_\_\_\_\_, Register of Deeds



STATE OF WISCONSIN
COUNTY OF DANE
Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2005, the above named \_\_\_\_\_...



**Madison Plan Commission  
SUBDIVISION APPLICATION**

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\*\***  
**For your convenience, this application form may be completed online at [www.cityofmadison.com](http://www.cityofmadison.com).**

**1a. Application Type.** (Choose ONE)

Preliminary Subdivision Plat     Final Subdivision Plat     Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: FIRST ADDITION TO THE MEADOWLANDS

**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: MEADOWLANDS LAND, LLC  
CITY OF MADISON PARKS Representative, if any: DON ESPOSITO  
Street Address: 6801 SOUTH TOWNE DRIVE City/State: MADISON WI Zip: 53713  
Telephone: ( ) 226-3140 Fax: ( ) 226-0600 Email: DESPOSITO@VERIDIANHOMES.COM

Firm Preparing Survey: D'ONOFRIO KOTTKE & ASSOC. Contact: WAYNE BARSNESS  
Street Address: 7530 WESTWARD WAY City/State: MADISON WI Zip: 53717  
Telephone: 833-7530 Fax: ( ) 833-1089 Email: WBARSNESS@DONOFRIO.CC

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

**3a. Project Information.**

Parcel Address: 6951, 7001 & 7035  
LITTLEMORE DRIVE in the City or Town of: MADISON  
Tax Parcel Number(s): 0710-014-0205-8 0710-014-0302-2 School District: MADISON  
0710-014,0303-0 Development Schedule: Summer 2005  
Existing Zoning District(s): R2T & C  
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: N/A Date of Approval by Town: N/A

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	6		1.6
Retail/Office			
Industrial			
Public Parklands			
Home's Association Tracts			
Other (state use)	1		3.4
<b>TOTAL</b>			<b>5.0</b>

Describe the use of the lots and outlots on the survey
<u>SINGLE FAMILY RESIDENTIAL</u>
<u>EXISTING CITY OF MADISON PARK</u>

OVER →

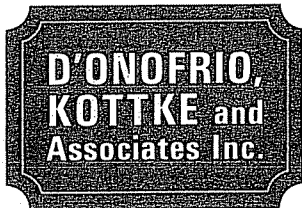
**5. Required Submittals.** Your application is required to include the following (check all that apply):

- 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.
- Legal Description of Property:** OUTLOT 4 AND OUTLOT 5 THE MEADOWLANDS AND LOT 197 RESTON HEIGHTS, CITY OF MADISON, WI OR Check here if attached →
- 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 Residential Surveys ONLY:** 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 the same request first having been approved by the town and 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.
- Required Fee (from Section 1b on front):** \$ 445.00 Make all checks payable to "City Treasurer."
- Completed application**

The signer attests that this application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name WAYNE BARSNESS Signature Wayne Barsness  
Date 5/11/05 Interest In Property On This Date OWNERS SURVEYOR **15**

For Office Use Only	Aldermanic District	PG Date	Date Distributed	Returned
File Tracking Number	Amount Paid \$	Receipt Number		



COMPREHENSIVE ENGINEERING FOR URBAN ENVIRONMENTS - LAND SURVEYORS



May 11, 2005

A. J. D'Onofrio  
1931-1980

David M. Kottke  
1927-1983

Mr. Brad Murphy  
Department of Planning and Development  
City of Madison  
215 Martin Luther King Jr. Blvd.  
P.O. Box 2985  
Madison, WI 53701-2985

RE: First Addition to The Meadowlands

Dear Mr. Murphy:

On behalf of Meadowlands Land, LLC (c/o Veridian Homes), we are pleased to submit an application for the final plat of the First Addition of The Meadowlands. The submission also includes a revised preliminary plat. The proposed plat is the combination Lot 197 of Reston Heights and Outlot 4 & 5 of The Meadowlands.

The preliminary plat and rezoning was conditionally approved February 22, 2005 by the Common Council and February 7, 2005 by the Plan Commission. Changes to the plan include the addition of the City Park on Outlot 5 of The Meadowlands to the plat. This is being done at the request of the Parks Department to straighten out the line between the park and the lots. This has been discussed with Si Widstrand in the Parks Department.

Contacts

Applicant:  
Meadowlands Land, LLC  
c/o Veridian Homes, LLC  
6801 South Towne Drive  
Madison, WI 53713  
Tel: 226-3100  
Fax: 226-0600

Don Esposito



Design Team:  
Vandewalle & Associates  
120 East Lakeside Street  
Madison, WI 53715  
Tel: 255-3988  
Fax: 255-0814

Brian Munson

D'Onofrio, Kottke & Associates  
7530 Westward Way  
Madison, WI 53717  
Tel: 833-7530  
Fax: 833-1089

Dan Day

Parcel Information

Address:	Parcel Number	Lot
6951 Littlemore Drive	0710-014-0205-8	Lot 197
7001 Littlemore Drive	0710-014-0302-2	Outlot 4
7035 Littlemore Drive	0710-014-0303-3	Outlot 5

Project Schedule

The improvements are scheduled for 2005

We look forward to working with your staff on this project.

Sincerely,

D'Onofrio Kottke & Associates, Inc.

  
Daniel N. Day, P.E.

cc: Brian Munson  
Don Esposito

FN: 04-07-121