



City of Madison

Proposed Plat

Plat Name
Town Center Addition to Grandview Commons

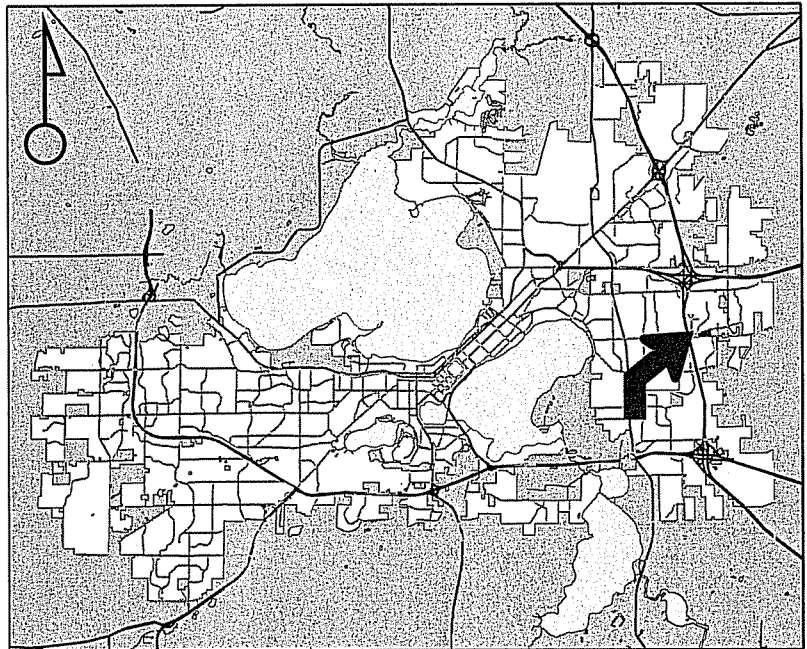
Location
6002 Cottage Grove Rd, 5901-5939
Sharpsburg Dr, 6101-6110 Big Dipper Dr &
6006, 6101-6117 Killpatrick Ln.

Applicant
Jeff Rosenberg-MREC VH Madison Investors/
Dan Day-D'Onofrio Kotke & Assoc

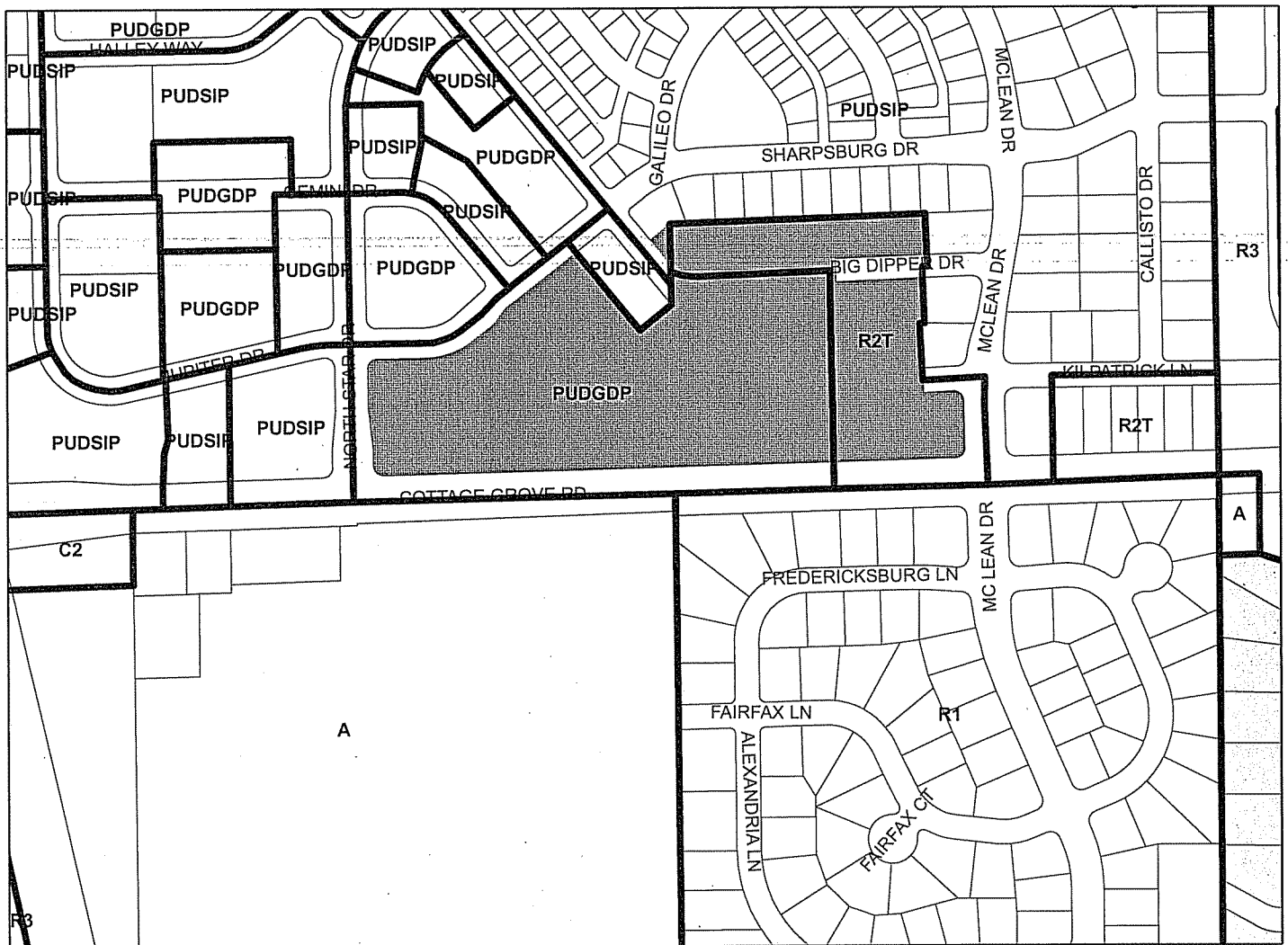
Preliminary Final

Proposed Use
18 single-family lots, 4 lots for retail
and mixed-use development, and
1 lot for a future City library branch

Public Hearing Date
Plan Commission
19 November 2012
Common Council
27 November 2012



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



Scale : 1" = 400'

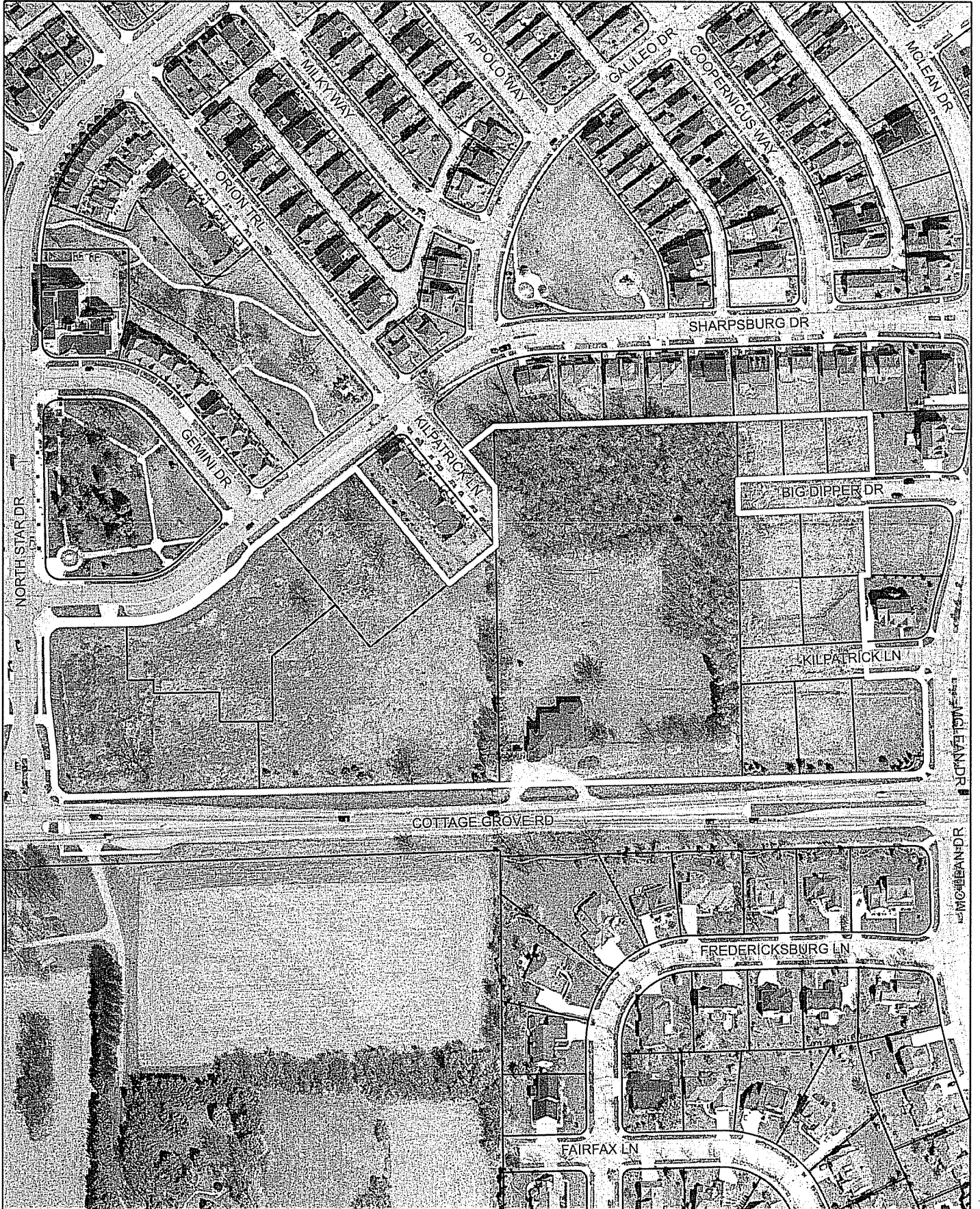
City of Madison, Planning Division : RPJ : Date : 06 November 2012

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City of Madison

6002 Cottage Grove Rd, 5901-5939 Sharpsburg Dr,
6101-6110 Big Dipper Dr & 6006, 6101-6117 Killpatrick Ln



Date of Aerial Photography : Spring 2010

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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: Town Center Addition to Grandview Commons

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: MREC VH Madison Investors, LLC Representative, if any: Jeff Rosenberg

Street Address: 6801 South Towne Drive City/State: Madison, WI Zip: 53713

Telephone: (608) 226-3100 Fax: () Email: jrosenberg@veridianhomes.com

Firm Preparing Survey: D'Onofrio Kottke & Assoc. Contact: Dan Day

Street Address: 7530 Westward Way City/State: Madison, WI Zip: 53717

Telephone: (608) 833-7530 Fax: () Email: dday@donofrio.cc

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): see attached

Tax Parcel Number(s): see attached

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

→ 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	18		3.30
Retail/Office	4		9.29
Industrial			
Other (state use):	1		0.49

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		1	0.09
Outlots Maintained by a Private Group or Association		1	0.55
PROJECT TOTALS	23	2	13.72

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 DAN DAY **Signature** 
Date 9/19/12 **Interest In Property On This Date** REPRESENTATIVE

Parcel Addresses	Tax Parcel Numbers
6101 Kilpatrick Lane	251/0710-111-0111-1
6102 Kilpatrick Lane	251/0710-111-2601-0
6109 Kilpatrick Lane	251/0710-111-0110-3
6110 Kilpatrick Lane	251/0710-111-2602-8
6117 Kilpatrick Lane	251/0710-111-0109-6
6006 Kilpatrick Lane	251/0710-111-2516-1
6101 Big Dipper Drive	251/0710-111-2606-0
6102 Big Dipper Drive	251/0710-111-2501-2
6105 Big Dipper Drive	251/0710-111-2605-2
6106 Big Dipper Drive	251/0710-111-2502-0
6110 Big Dipper Drive	251/0710-111-2503-8
5901 Sharpsburg Drive	251/0710-112-0106-0
5917 Sharpsburg Drive	251/0710-112-0105-2
5925 Sharpsburg Drive	251/0710-112-0109-4
5939 Sharpsburg Drive	251/0710-112-0107-8
6002 Cottage Grove Road	251/0710-111-0101-2

September 19, 2012

Tim Parks
City of Madison – Planning Department
215 Martin Luther King Jr. Blvd.
Madison, WI 53710

Re: Town Center Addition to Grandview Commons

Dear Tim:

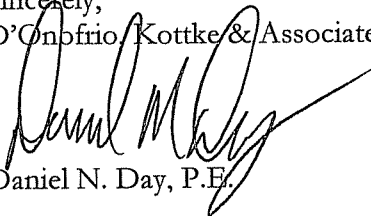
Please accept this submittal of the final plat and related documents for the Town Center Addition to Grandview Commons. This final plat encompasses the entire area of the approved preliminary plat and is substantially in conformance with the approved General Development Plan. The intention of this submittal is to be timed with the submittal of the Specific Implementation Plan for the proposed Copp's Market and the C3 Retail Building.

Enclosed please find the following:

- Final Plat Application Form (1 copy)
- Final Plat (16 copies)
- Check in the amount of \$1,500 for the application fee
- 60 year title report (2 copies)

We look forward to working with you on this project. Please let us know if you have any questions.

Sincerely,
D'Onofrio Kottke & Associates, Inc.



Daniel N. Day, P.E.

cc: Jeff Rosenberg, Veridian Homes
Brian Munson, Vandewalle & Associates

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TOWN CENTER ADDITION TO GRANDVIEW COMMONS

Lots 287, 288, 289, 290, 291, 294, 295, 296, 297, 298, Outlook 17 and part of vacated Kilpatrick Lane, Grandview Commons, recorded in Volume 58-0054 of Plats on Pages 19-33 as Document No. 3583911, Dane County Registry, Lots 1 and 2, Certified Survey Map No. 11058, recorded in Volume 66 of Certified Survey Maps, on Pages 221-225, as Document No. 3908382, Dane County Registry, Lots 1 and 2, Certified Survey Map No. 12305, recorded in Volume 76 of Certified Survey Maps, on Pages 166-169, as Document No. 4371413, Dane County Registry, and a parcel of land all located in the SE1/4 of the NW1/4 and the SW1/4 of the NE1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin

OWNER'S CERTIFICATE

GRANDVIEW COMMONS HOMEOWNERS ASSOCIATION, INC. ("ASSOCIATION") is an unincorporated and existing association of persons who own or have an interest in the lots described in this plat to be surveyed, recorded and dedicated to the use described on this plat. The Association is a not-for-profit corporation organized under the laws of the State of Wisconsin. The Association has been duly organized and its articles of incorporation and bylaws have been filed with the Department of Administration, City of Madison, Wisconsin. The Association is a corporation organized under the laws of the State of Wisconsin. The Association is a corporation organized under the laws of the State of Wisconsin. The Association is a corporation organized under the laws of the State of Wisconsin.

Developer/Contractor's Association

STATE OF WISCONSIN
 COUNTY OF DANE
 I, S.S. _____, Mayor of the City of Madison, Wisconsin, do hereby certify that the plat described in this plat to be surveyed, recorded and dedicated to the use described on this plat is in accordance with the laws of the State of Wisconsin and the rules and regulations of the Department of Administration, City of Madison, Wisconsin. The Association is a corporation organized under the laws of the State of Wisconsin. The Association is a corporation organized under the laws of the State of Wisconsin. The Association is a corporation organized under the laws of the State of Wisconsin.



9/17/12

REGISTER OF PLATS CERTIFICATE

Received for recording this _____ day of _____, 2012, of _____, M., and recorded in Volume _____ as Document Number _____.

FREET ENTERPRISEMENT - DANE COUNTY REGISTER OF PLATS

Madison County Plat Certificate

Resolved that the plat of "Town Center Addition to Grandview Commons" located in the City of Madison, Wisconsin, was hereby approved by Enactment Number _____, File 1-0, Number _____, dated this _____ day of _____, 2012, and that the same be recorded in the records of the City of Madison, Wisconsin, and that the same be subject to the laws of the State of Wisconsin and the rules and regulations of the Department of Administration, City of Madison, Wisconsin. The Association is a corporation organized under the laws of the State of Wisconsin. The Association is a corporation organized under the laws of the State of Wisconsin. The Association is a corporation organized under the laws of the State of Wisconsin.

WESTERN WISCONSIN - CITY CLERK - CITY OF MADISON - DANE COUNTY - WISCONSIN

County Register of Deeds Certificate

I, David M. Gordon, being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 2012, affecting the land included in "Town Center Addition to Grandview Commons".

David M. Gordon, Treasurer, Dane County, Wisconsin

City of Madison Independent's Certificate

I, David M. Gordon, being the duly appointed, qualified, and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 2012, on any of the lands included in the plat of "Town Center Addition to Grandview Commons".

David M. Gordon, City Treasurer, City of Madison, Dane County, Wisconsin

DONORNO NOTICE AND ASSOCIATES, INC.

210 Second Ave., Madison, WI 53701
 Telephone: 608.251.1111
 FAX: 608.251.1111

This instrument was drafted by Donorno, Kotite & Associates, Inc. PH: 11-01-106

There are no objections to this plat with respect to the plat described in this plat with respect to the laws of the State of Wisconsin and the rules and regulations of the Department of Administration, City of Madison, Wisconsin. The Association is a corporation organized under the laws of the State of Wisconsin. The Association is a corporation organized under the laws of the State of Wisconsin. The Association is a corporation organized under the laws of the State of Wisconsin.

Certified _____ 20

Department of Administration

