



City of Madison

Proposed Preliminary Plat

Project Name
Aspen Meadow Estates

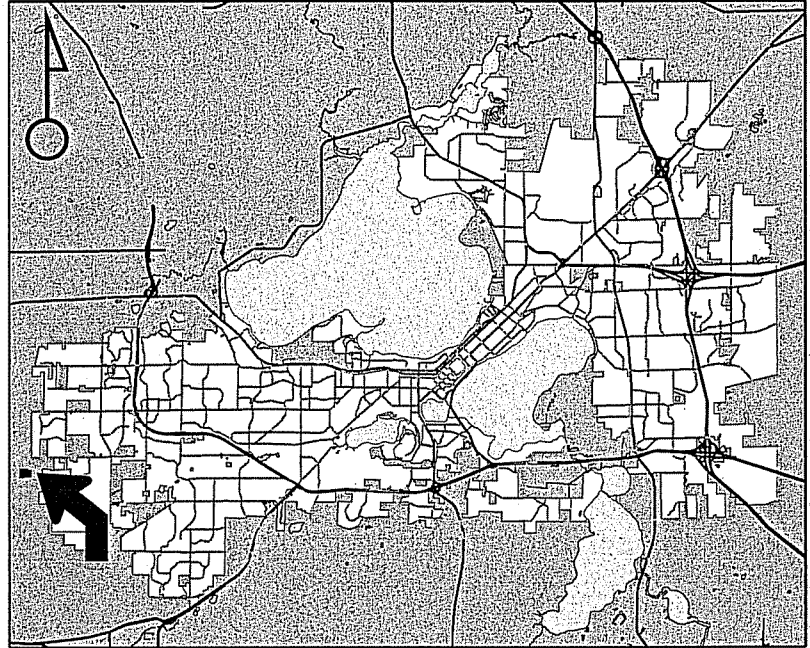
Location
3391 Meadow Road

Applicant
Tommy Van Ess Realty at First Weber/
John Krebs - JSD Professional Services

Proposed Use
11 single-family lots, 1 outlot for stormwater
management, and 1 outlot for future
development in the Town of Middleton

Public Hearing Date
Plan Commission
07 March 2016

Common Council
15 March 2016

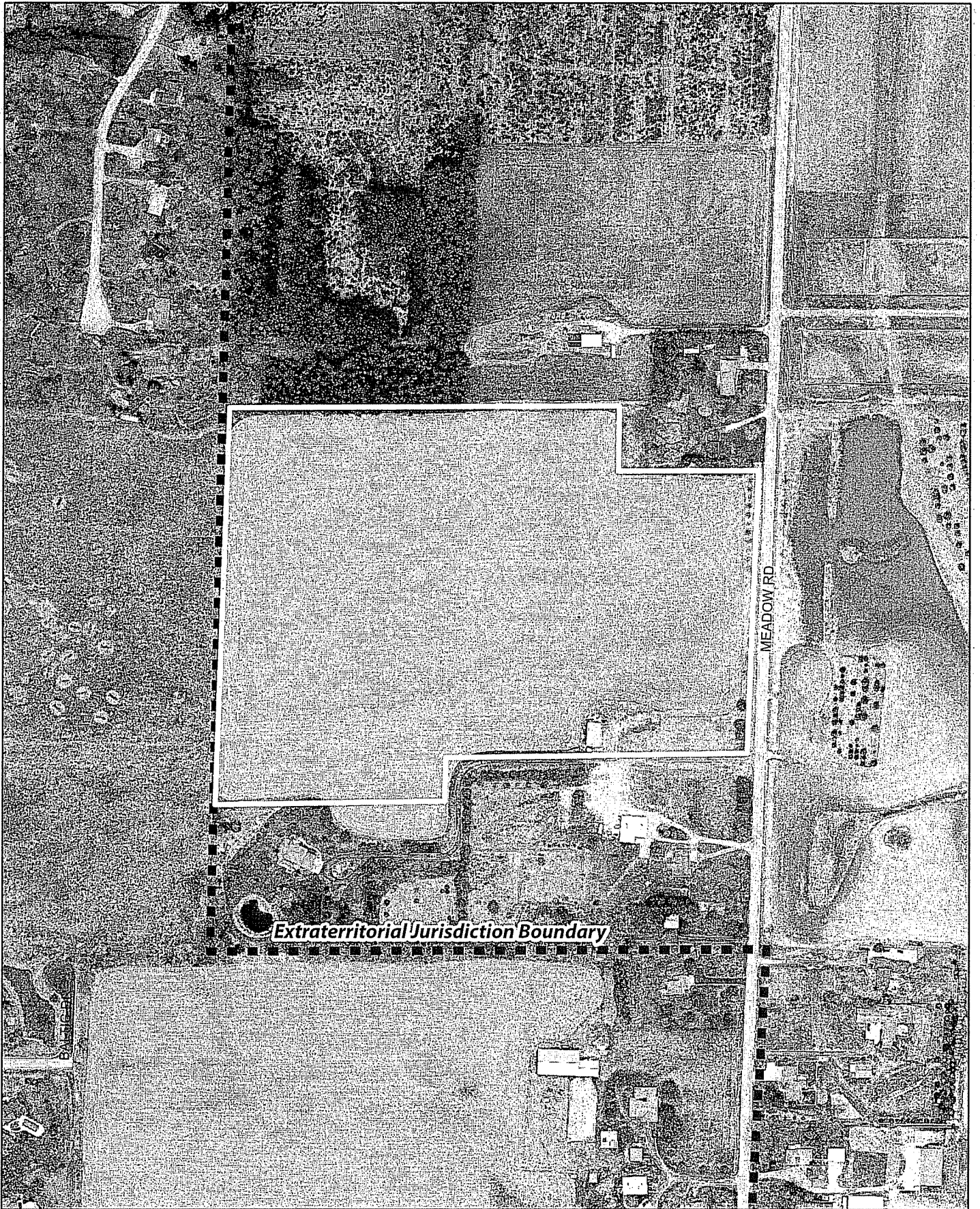


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 February 2016





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: Aspen Meadows Estates

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: Tommy Van Ess Realty at First Weber Representative, if any: Tommy Van Ess

Street Address: 7580 Tumbledown Trail City/State: Verona, WI Zip: 53593

Telephone: (608) 828-5120 Fax: () Email: callahanl@firstweber.com

Firm Preparing Survey: JSD Professional Services, Inc. Contact: John Krebs

Street Address: 161 Horizon Dr, Ste. 101 City/State: Verona, WI Zip: 53593

Telephone: (608) 848-5060 Fax: (608) 848-2255 Email: john.krebs@jsdinc.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): No Parcel address available-Town of Middleton

Tax Parcel Number(s): 038/0708-321-9042-0 and part of 038/0708-321-9102-0

Zoning District(s) of Proposed Lots: A-1 School District: Mid-Cross Plains

→ 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	11	2	26.4
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	11	2	26.4

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 John Krebs **Signature** 
Date 10-19-15 **Interest In Property On This Date** None

Parks, Timothy

From: Adam Watkins [adam.watkins@jsdinc.com]
Sent: Monday, February 29, 2016 2:54 PM
To: Parks, Timothy
Cc: Hans P. Justeson
Subject: RE: Aspen Meadow Estates Status Update

Tim,

After discussing with the developer, we would like to split the preliminary plat and final plat into two separate reviews. It appears that this would be the better option at this point.

Please include the preliminary plat on the March 7 Plan Commission agenda as discussed below and let us know what information will be necessary to provide for your use.

Thank you,

Adam Watkins, E.I.T.
Senior Staff Engineer

JSD Professional Services, Inc.
· Engineers · Surveyors · Planners
Madison Regional Office
161 Horizon Drive, Suite 101
Verona, WI 53593

608.848.5060 phone

608.848.2255 fax

adam.watkins@jsdinc.com | www.jsdinc.com

JSD Electronic Disclaimer

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From: Parks, Timothy [mailto:TParks@cityofmadison.com]
Sent: Monday, February 29, 2016 9:19 AM
To: Adam Watkins <adam.watkins@jsdinc.com>
Cc: Hans P. Justeson <hans.justeson@jsdinc.com>
Subject: RE: Aspen Meadow Estates Status Update

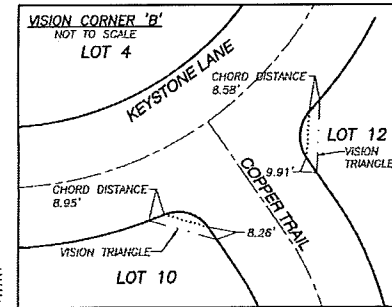
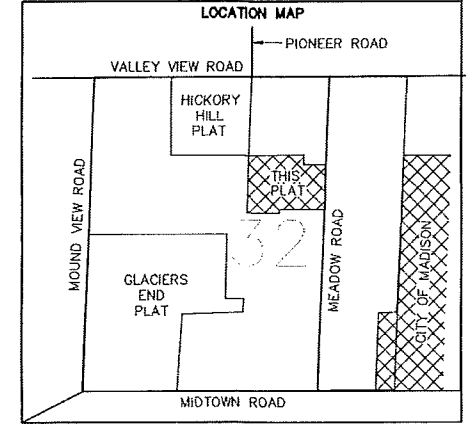
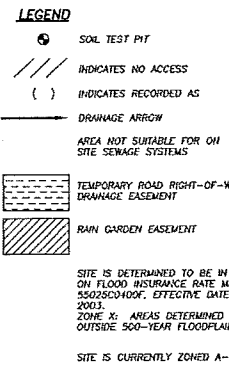
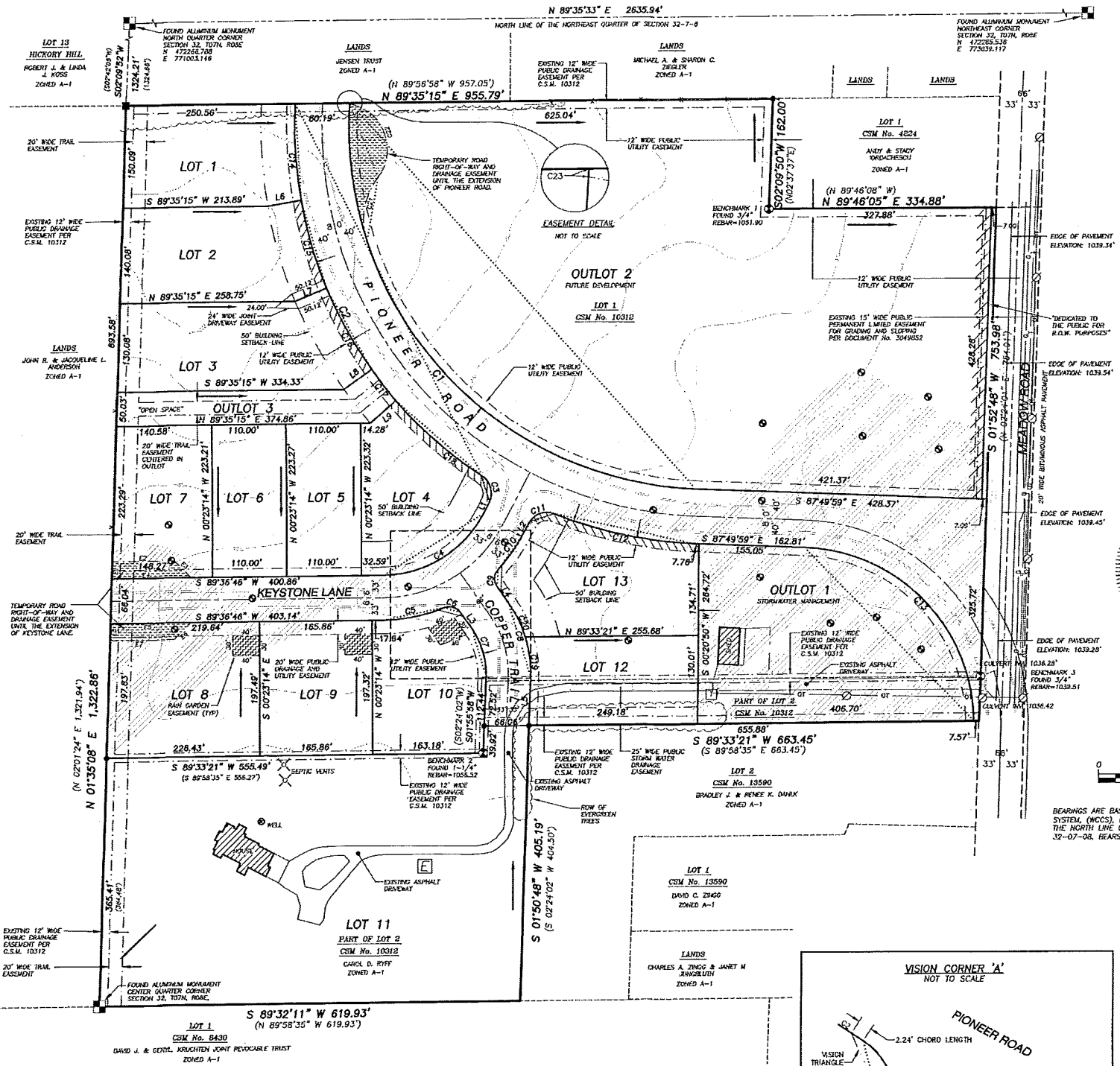
Adam: I should clarify: By "early [next] week", I meant by the end of today. Thanks! -TIM



Timothy M. Parks
Planner
Department of Planning & Community & Economic Development
Planning Division
Madison Municipal Building, Suite LL-100
215 Martin Luther King, Jr. Blvd.
Madison, Wisconsin 53701-2985
tparks@cityofmadison.com
T: 608.261.9632

PRELIMINARY PLAT OF ASPEN MEADOW ESTATES

LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP 10312, AS RECORDED IN VOLUME 60, PAGE 268-272, AS DOCUMENT NUMBER 3441612, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.



LINE TABLE

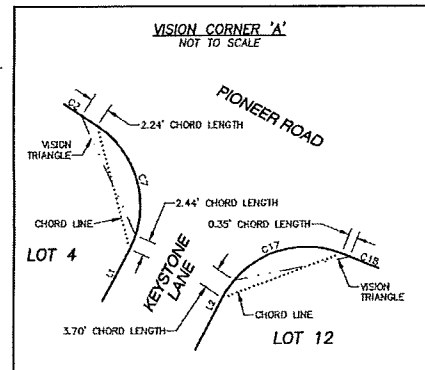
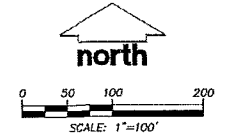
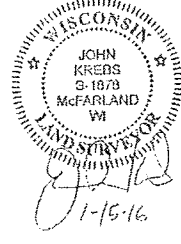
NUMBER	DISTANCE	BEARING
L1	18.27'	N 27°35'06" E
L2	18.27'	S 27°35'06" W
L3	28.41'	N 34°53'30" W
L4	28.41'	S 34°53'30" W
L5	59.78'	N 01°55'58" E
L6	50.00'	S 79°57'21" W
L7	50.00'	S 67°23'53" W
L8	50.00'	S 54°31'08" W
L9	50.00'	S 49°07'53" W

EASEMENT LINE TABLE

NUMBER	DISTANCE	BEARING
E1	25.01'	N 01°35'12" E
E2	50.88'	N 89°36'46" E
E3	35.12'	S 45°00'00" E
E4	116.41'	S 89°38'46" W
E5	118.68'	S 89°36'46" E
E6	35.60'	S 45°00'00" W
E7	54.20'	S 89°38'46" W
E8	25.01'	N 01°35'12" E

CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD	CHORD BEARING	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
C1	652.35	97°37'28"	533.00	S 42°01'13" E	764.33'	S 07°47'29" W	S 87°49'59" E	
C2	642.30	202°02'02"	613.00	S 26°46'31" E	613.31'	S 07°14'30" W	S 56°47'52" E	
C3	44.18	84°22'58"	30.00	N 14°36'13" W	40.29'	S 56°47'32" W	S 27°35'06" W	
C4	180.79	62°01'40"	167.00	S 58°35'56" W	172.09'	S 27°35'08" W	S 89°36'46" W	
C5	91.14	224°44'44"	253.00	S 78°42'24" W	90.56'	N 89°58'46" E	N 87°12'02" E	
C6	27.19	77°54'28"	20.00	N 73°50'44" W	25.15'	S 87°12'02" W	S 34°53'30" W	
C7	75.20	36°49'30"	117.00	N 16°28'46" W	73.91'	S 34°53'30" E	S 01°55'58" W	
C8	73.26	22°56'12"	183.00	N 23°25'25" W	72.77'	N 17°10'38" W	N 34°53'30" W	
C9	27.19	77°54'28"	20.00	N 04°03'43" E	25.15'	N 89°36'46" E	N 13°00'57" E	
C10	62.75	125°25'51"	23.00	S 35°18'02" W	60.56'	N 43°00'57" W	N 27°35'06" E	
C11	44.18	84°22'58"	30.00	S 69°48'25" W	40.29'	N 27°35'06" E	S 68°02'16" E	
C12	211.79	194°43'31"	613.00	S 77°55'07" E	210.73'	S 68°02'16" E	S 87°49'59" E	
C13	394.46	85°35'38"	260.00	S 44°22'11" E	357.70'	S 87°49'59" E	S 00°54'23" E	
C14	143.18	131°16'05"	613.00	S 03°24'05" E	141.83'	S 07°14'30" W	S 10°02'59" E	
C15	134.89	123°32'27"	613.00	S 16°20'53" E	134.82'	S 10°02'59" E	S 22°39'07" E	
C16	137.26	124°49'45"	613.00	S 29°03'59" E	136.97'	S 22°39'07" E	S 28°28'52" E	
C17	58.33	05°28'15"	613.00	S 38°12'59" E	58.31'	S 35°29'52" E	S 40°57'07" E	
C18	168.47	150°50'25"	613.00	S 48°58'19" E	168.93'	S 45°00'00" E	S 56°47'32" E	
C19	117.62	36°49'30"	183.00	N 16°28'46" W	115.60'	N 01°55'58" E	N 34°53'30" W	
C20	61.04	19°08'38"	183.00	N 07°37'20" W	60.75'	N 01°55'58" E	N 17°10'38" W	
C21	97.77	56°01'15"	100.00	N 05°44'41" E	93.93'	N 00°00'00" W	N 11°02'27" E	
C22	139.46	117°30'22"	168.00	N 20°59'54" W	116.23'	S 07°14'30" W	S 07°14'30" W	
C23	1.17	02°07'34"	533.00	S 03°43'40" W	1.17'			



METES AND BOUNDS DESCRIPTION

THAT PART OF LOT 2 AND ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 10312, RECORDED IN VOLUME 60, PAGES 268-272, AS DOCUMENT No. 3441612, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE SOUTH 02 DEGREES 09 MINUTES 52 SECONDS WEST, 1,324.21 FEET TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP No. 10312, ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 35 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP No. 10312, 162.00 FEET TO THE SOUTHWEST CORNER OF SAID CERTIFIED SURVEY MAP No. 10312; THENCE SOUTH 02 DEGREES 09 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP No. 10312, 162.00 FEET TO THE SOUTHWEST CORNER OF SAID CERTIFIED SURVEY MAP No. 4224; THENCE NORTH 89 DEGREES 46 MINUTES 05 SECONDS EAST ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP No. 4224, 334.88 FEET TO THE SOUTHWEST CORNER OF SAID CERTIFIED SURVEY MAP No. 4224 AND THE WESTERN RIGHT-OF-WAY LINE OF MEADOW ROAD; THENCE SOUTH 01 DEGREES 52 MINUTES 48 SECONDS WEST ALONG SAID WESTERN RIGHT-OF-WAY LINE, 753.89 FEET TO THE SOUTHWEST CORNER OF LOT 2, CERTIFIED SURVEY MAP No. 10312; THENCE SOUTH 89 DEGREES 33 MINUTES 21 SECONDS WEST ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP No. 10312, 663.45 FEET TO THE EAST LINE OF LOT 2, CERTIFIED SURVEY MAP No. 10312; THENCE SOUTH 01 DEGREES 50 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF LOT 2 OF SAID CERTIFIED SURVEY MAP No. 10312, 405.19 FEET TO THE SOUTH LINE OF LOT 2, CERTIFIED SURVEY MAP No. 10312; THENCE SOUTH 89 DEGREES 32 MINUTES 11 SECONDS WEST ALONG SAID SOUTH LINE, 619.93 FEET TO THE WEST LINE OF LOT 2, ACROSS SAID, UNRECORDED. THIS DESCRIPTION CONTAINS 1,378,012 SQUARE FEET OR 31.635 ACRES.

- NOTES:**
- STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY EITHER LOT OWNERS OR A PRIVATE HOMEOWNERS ASSOCIATION. THE TOWN OF MIDDLETON ALSO HAS AN EASEMENT OVER ALL STORMWATER EASEMENT AREAS.
 - THE EXISTING DRIVEWAY ALONG THE SOUTH SIDE OF THE PLAT WILL BE REMOVED UPON COMPLETION OF CUPPER TRAIL AT THE EXPENSE OF THE DEVELOPER.
 - VISION CORNER NO STRUCTURE, BERM OR VEGETATION OF ANY KIND, WHICH EXCEEDS A HEIGHT OF 2.5 FEET ABOVE THE AVERAGE ELEVATION OF THE ROADWAY AND DRIVEWAY WITHIN THE VISION CORNER, EXCEPT FOR NECESSARY HIGHWAY AND SAFETY SIGNS OR APPROVED PUBLIC UTILITY LINES, SHALL BE PERMITTED WITHIN THE VISION CORNER NO PLANT MATERIAL WHICH OBSCURES SAFE VISION OF THE APPROACHES TO THE INTERSECTION SHALL BE PLANTED, GRASSES AND SIMILAR FURS, HOWEVER, WOULD BE CONSIDERED ACCEPTABLE.
 - ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 8 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERMETER OF THE SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINE SHARED WITH GREENWAYS OR PUBLIC STREETS.
 - ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SHALE AT ADJACENT PROPERTY LINES. SAID DRAINAGE SHALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS APPROVED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.
 - REFER TO DOCUMENT No. 2278234 AND 3441613 REGARDING THE RESTRICTIVE COVENANTS THAT APPLY TO THE LANDS HEREIN DESCRIBED.
 - REFER TO DOCUMENT No. 3443959 REGARDING AN ACCESS AGREEMENT BETWEEN LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP No. 10312.

PREPARED FOR:
 ASPEN REALTY DEVELOPMENT, LLC
 7580 TUMBLEDOWN TRAIL
 VERONA, WI 53593

PREPARED BY:
 JSD PROFESSIONAL SERVICES, INC.
 151 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 (608) 848-8060

PROJECT No. 12-8911 **SUBMITTED BY: JAV**
FILE No. 0-* **DRAWN BY: CO/AV**
FIELDBOOK/PG. 1 **CHECKED BY: TB**
SHEET 1 OF 1 **APPROVED BY: JPU**