



City of Madison

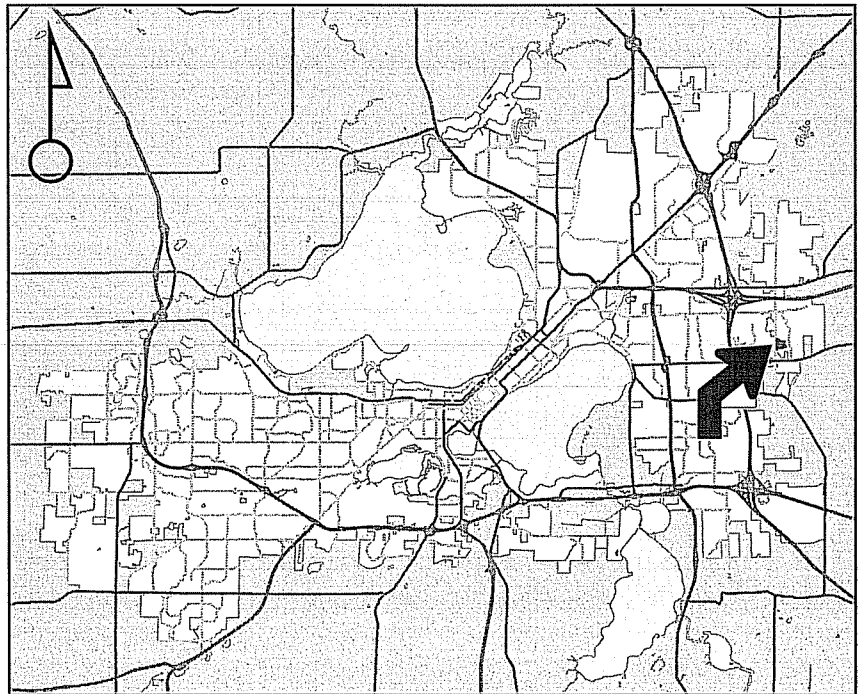
Proposed Plat & Rezoning

Plat Name
Sprecher Road Estates
 Location
651 South Sprecher Road
 Applicant
 Rick Hopke - MMSD/
 Dave Jenkins - Jenkins Survey Design, Inc

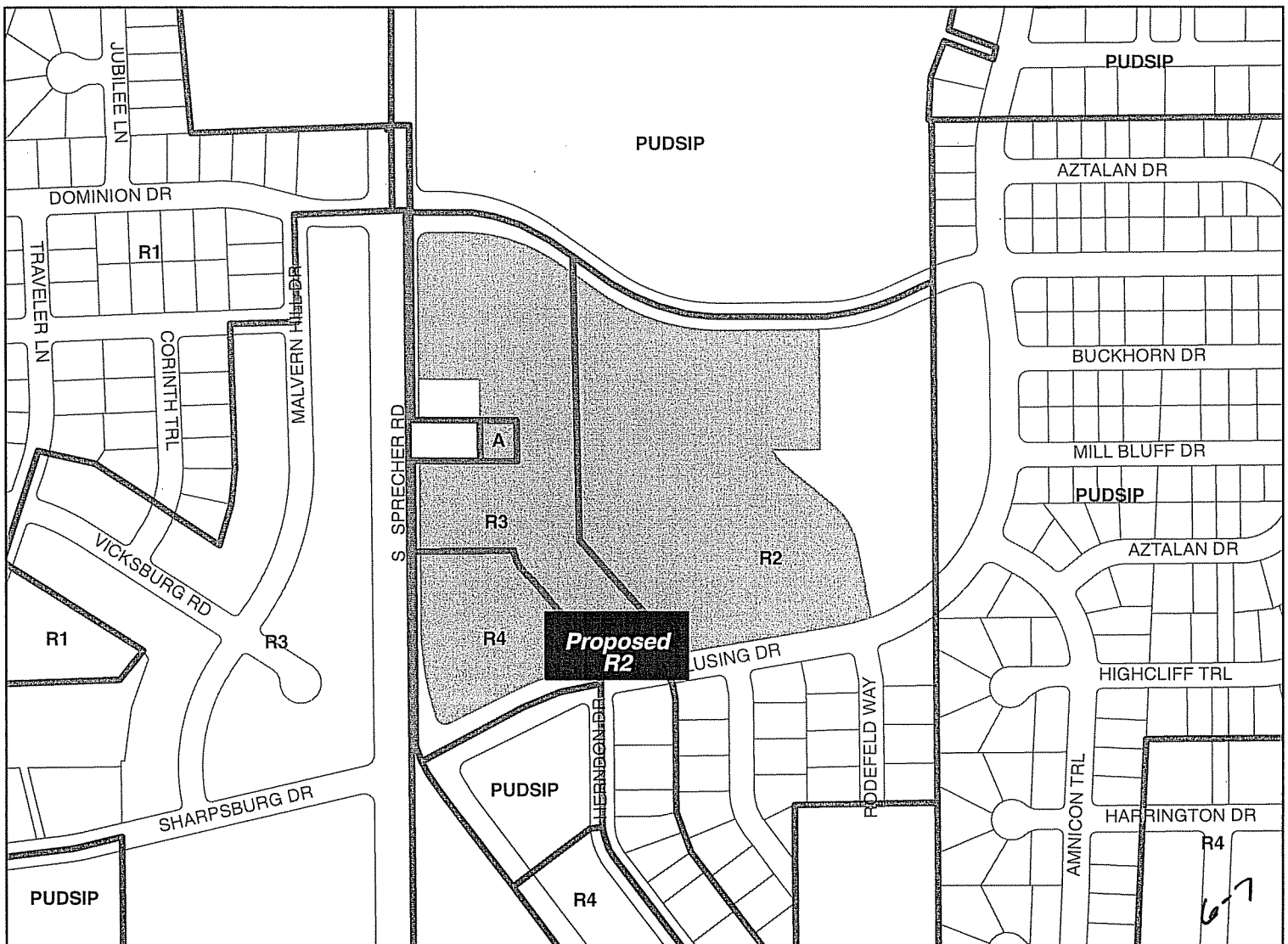
Preliminary Final

From: A, R2, R3, R4 To: R2
 Proposed Use
 9 Residential Lots, 2 Institutional Lots

Public Hearing Date
 Plan Commission
05 November 2007
 Common Council
20 November 2007



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 : 24 October 2007



6-7



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: MMSD - SPRECHER SCHOOL ESTATES

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: MADISON MET. SCHOOL DIST. Representative, if any: RICK HOPKE
 Street Address: 545 WEST DAYTON STREET City/State: MADISON, WI Zip: 53703-1995
 Telephone: (608) 204-7912 Fax: (608) 204-0374 Email: rhopke@madison.k12.wi.us

Firm Preparing Survey: JENKINS SURVEY & DESIGN, INC. Contact: DAVE M. JENKINS
 Street Address: 161 HORIZON DRIVE City/State: VERONA, WI Zip: 53593
 Telephone: (608) 848-5060 Fax: (608) 848-2255 Email: dave.jenkins@jsdinc.com

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

3a. Project Information.

Parcel Address: 651 S. SPRECHER ROAD in the City or Town of: CITY OF MADISON
 Tax Parcel Number(s): 0710-122-1301-4 School District: MADISON
 Existing Zoning District(s): A, R2, R3, R4 Development Schedule: _____
 Proposed Zoning District(s) (if any): R2 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 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			
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

OVER →

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.



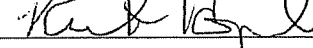
Completed application and required Fee (from Section 1b on front): \$ 585.00 Make all checks payable to "City Treasurer."



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 RICK L. HOPKE

Signature 

Date 9.13.07

Interest In Property On This Date _____

For Office Use Only Date Rec'd _____

PC Date _____

Alder District _____

Amount Paid \$ _____

September 18, 2007

To: Mr. Timothy Parks
City of Madison Planning & Development
215 Martin Luther King Jr. Blvd.
Room LL-100
Madison, WI 53703

**RE: Letter of Intent
Lot 248, First Addition to Reston Heights**

The Madison Metropolitan School District, owners of Lot 248, First Addition to Reston Heights, intends to subdivide said Lot into 11 separate lots.

Lot 1 will be used for a new City of Madison Fire Station;
Lots 2 through 10 will be used for the LaFollette High School Home Building Program;
Lot 11 will be used for a future school.

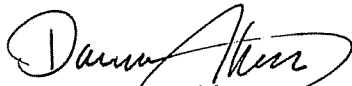
Lot 248 currently contains four (4) separate Zoning Classifications of A: Agriculture, R-2, R-3 and R-4: Residential 2, 3 and 4.

As part of the subdivision of said Lot 248, the Madison Metropolitan School District will rezone the entire lot to the R-2 residential zoning classification.

Please contact our office if you have any questions.

Sincerely,

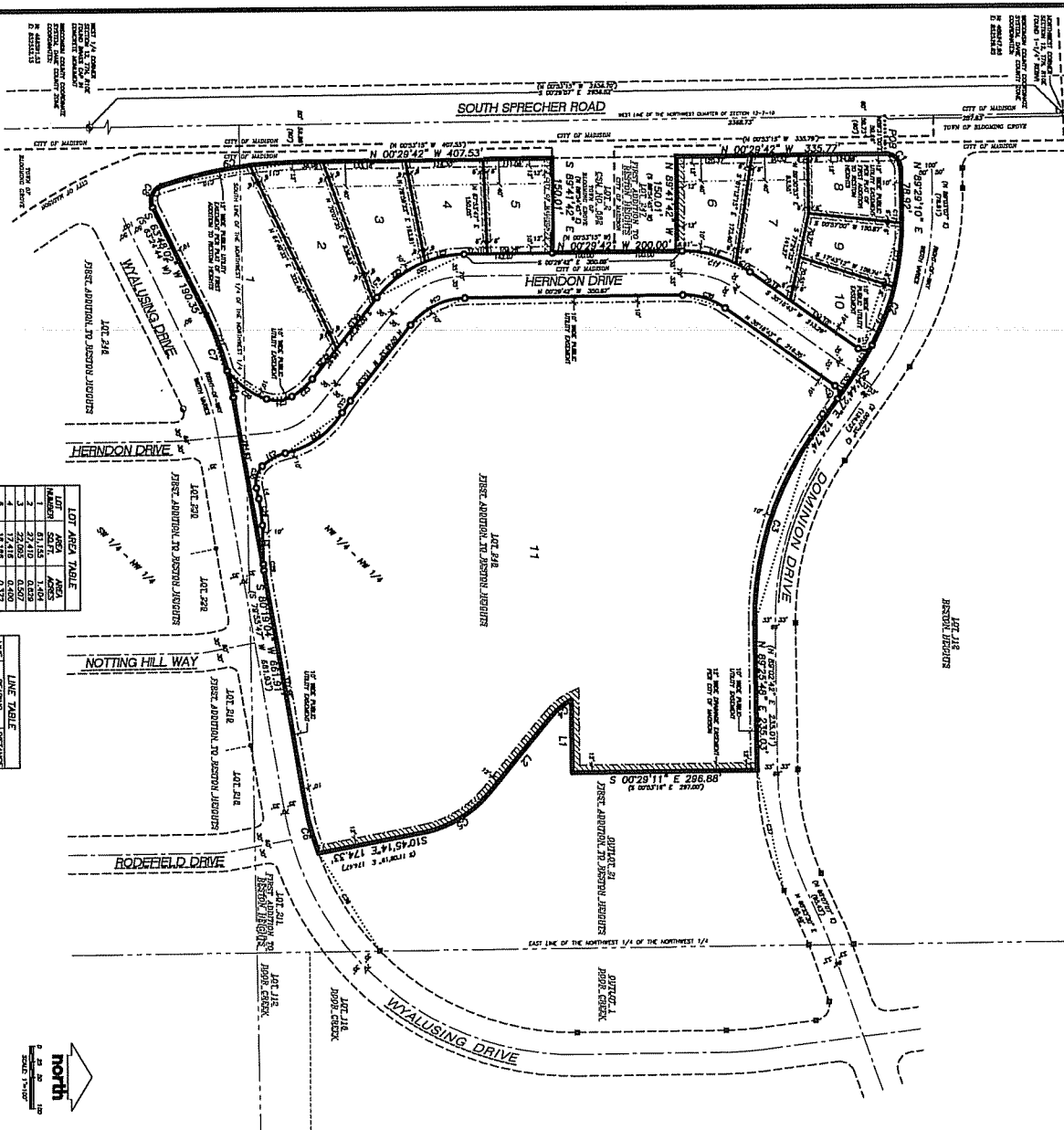
Jenkins Survey & Design, Inc.


Dave M. Jenkins
Owner/President

Cc: Rick Hopke

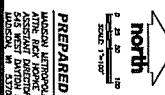
SPRECHER ROAD ESTATES

LOT 248, FIRST ADDITION TO RESTON HEIGHTS, LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DAKE COUNTY, WISCONSIN



LOT	AREA	AREA
	(ACRES)	(SQ. FT.)
1	27.000	1,866,000
2	16.188	1,114,512
3	16.188	1,114,512
4	16.188	1,114,512
5	16.188	1,114,512
6	16.188	1,114,512
7	16.188	1,114,512
8	16.188	1,114,512
9	16.188	1,114,512
10	16.188	1,114,512
TOTAL	161.880	11,145,120

LINE	BEARING	DISTANCE
1	S 89°29'10" E	117.000
2	S 89°29'10" E	117.000
3	S 89°29'10" E	117.000
4	S 89°29'10" E	117.000
5	S 89°29'10" E	117.000
6	S 89°29'10" E	117.000
7	S 89°29'10" E	117.000
8	S 89°29'10" E	117.000
9	S 89°29'10" E	117.000
10	S 89°29'10" E	117.000



PREPARED FOR:
MADISON METROPOLITAN SCHOOL DISTRICT
ASSISTANT DIRECTOR - FACILITY MAINTENANCE
1500 UNIVERSITY AVENUE, SUITE 100
MADISON, WISCONSIN 53706-1000

PREPARED BY:
JANIS STANTON & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
VERONA, WISCONSIN 53593
(608) 845-5500

PROJECT NO.	DATE	DRAWN BY	CHECKED BY
1500	12/15/00	J.S.	J.S.

JSD Janis Stanton & Associates, Inc.

- ### LEGEND
- SECTION CORNER POINT
 - 1/4" REBAR FOUND
 - 3/4" REBAR FOUND
 - 1-1/4" REBAR FOUND
 - 1-1/2" REBAR FOUND
 - 2" REBAR FOUND
 - ALL OTHER LOT CORNERS ARE UNDEVELOPED
 - REBAR SET, REBAR 1.50 EVID. FT.
 - PREVIOUSLY RECORDED INFORMATION
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - DESCENDING LOT LINE
 - ASCENDING LOT LINE
 - REARING STRUCK LINE
 - ENCLOSURE
 - SECTION LINE
 - CORNER LINE

ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A CONDITION OF THE DEEDS GRANTING THE SAME. THE DRAINAGE EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE WEST LINE OF THE 1/4 OF SECTION 12, AND 10 FEET IN WIDTH ON THE EAST LINE OF THE 1/4 OF SECTION 12. THE DRAINAGE EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE WEST LINE OF THE 1/4 OF SECTION 12, AND 10 FEET IN WIDTH ON THE EAST LINE OF THE 1/4 OF SECTION 12. THE DRAINAGE EASEMENTS SHALL BE 12 FEET IN WIDTH ON THE WEST LINE OF THE 1/4 OF SECTION 12, AND 10 FEET IN WIDTH ON THE EAST LINE OF THE 1/4 OF SECTION 12.

NOTES

1. THESE ARE THE ORIGINAL AND TRUE COPIES OF THE RECORDING INSTRUMENTS.
2. FIELD WORK PERFORMED BY JANIS STANTON & ASSOCIATES, INC. ON NOVEMBER 15, 2000.
3. THE SURVEY IS SUBJECT TO THE NEIGHBORING SURVEYS AND CORNERS AS SHOWN ON THE FIRST ADDITION TO RESTON HEIGHTS PLAT, DAK COUNTY, WISCONSIN.
4. NO ACCESS SHALL BE GRANTED ALONG THE EXTENDED RIGHT-OF-WAY LINE OF SOUTH SPRECHER ROAD.

Department of Administration

There are no objections to this plat with respect to the same as shown on the attached plat and the same as shown on the attached plat and the same as shown on the attached plat.

Witness my hand and the seal of the Department of Administration this 15th day of December, 2000.

Certified _____ 30

