



Plat Name
Allied Drive Phase II

Location
**2347 Allied Drive and
4654 Crescent Drive**

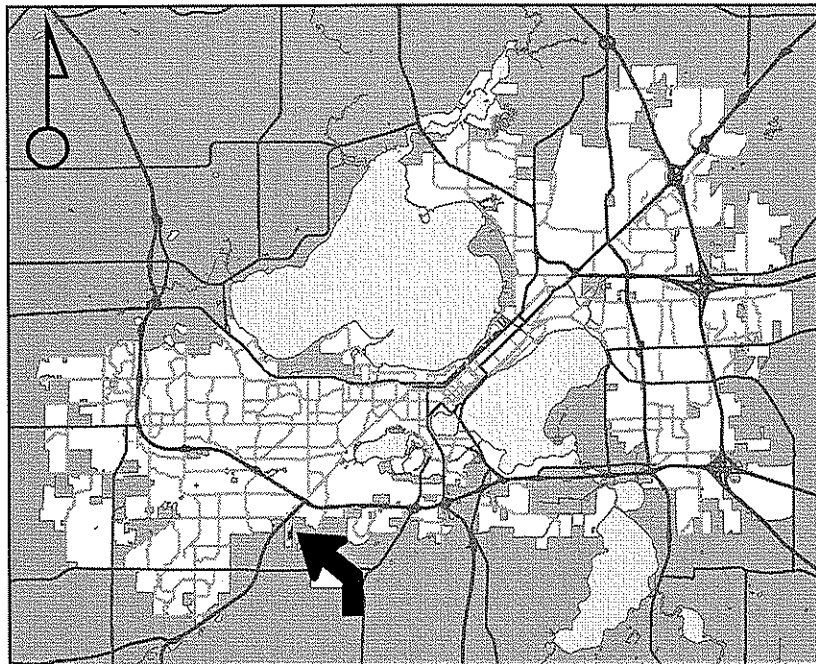
Applicant
**Mark Olinger-City of Madison Community
Development Authority/Frank Thousand-
Arnold & O'Sheridan, Inc.**

Proposed Use
28 Residential Lots and 4 Outlots

Public Hearing Dates

Plan Commission
12 April 2010

Common Council
20 April 2010



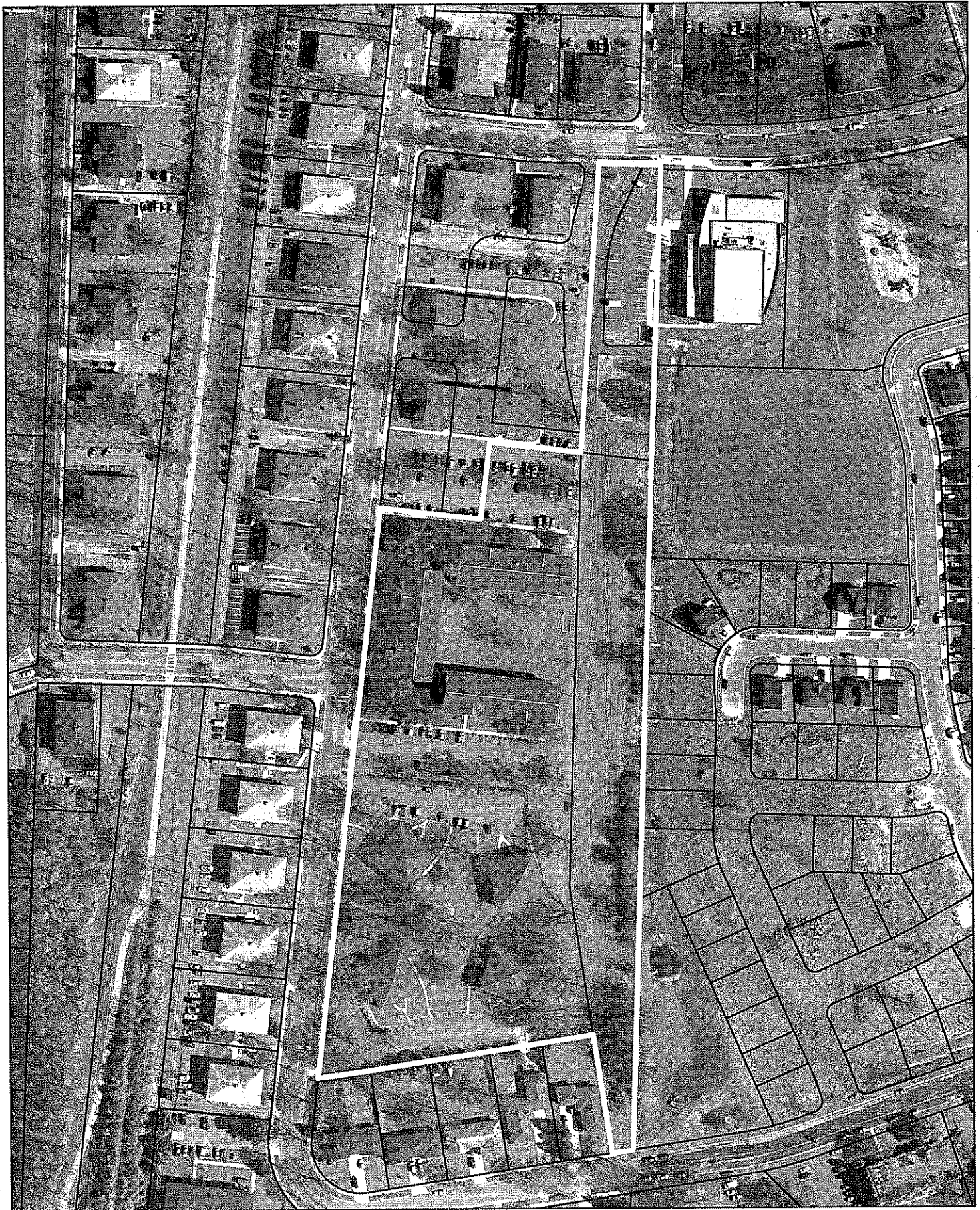
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 29 March 2010

2





**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, or 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: **Allied Drive Phase II Plat**

1b. Review Fees. Make checks payable to "City Treasurer."

- For **Preliminary** and **Final Plats**, an application fee of \$200, plus \$35 per lot or 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.

2. Applicant Information.

Name of Property Owner: City of Madison Comm. Dev. Auth Representative, if any: Mark A. Olinger, Exec. Director

Street Address: 215 Martin Luther King Jr. Blvd Ste LL-100 City/State: Madison, WI Zip: 53701

Telephone: (608) 266-4635 Fax: () 267-8739 Email: molinger@cityofmadison.com

Firm Preparing Survey: Arnold & O'Sheridan, Inc. Contact: Frank Thousand

Street Address: 1111 Deming Way City/State: Madison, WI Zip: 53717

Telephone: (608) 821-8530 Fax: () 821-8501 Email: FThousand@arnoldandosheridan.com

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

3a. Project Information.

Parcel Address: 2347 Allied Drive & 4654 Crescent Drive in the City or Town of: City of Madison

Tax Parcel Number(s): 251-0609-052-1801-7 & 0609-052-0712-7 School District: Madison Metropolitan Sch. Dist.

Existing Zoning District(s): PUD-GDP & PUD-SIP Development Schedule: Spring 2010

Proposed Zoning District(s) (if any): PUD-SIP (subsequent applic.) Please provide a Legal Description on your CSM or plat.

3b. For Surveys Located Outside the Madison City Limits 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 exterritorial request to be processed, a copy of the approval letters from both the town and Dane County must be submitted

4. Survey Contents and Description. Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	28		6.83
Retail/Office			
Industrial			
Outlots Dedicated to City		4	2.05
Homeowner Assoc. Outlots			
Other (state use)			
TOTAL	28	4	8.88

Use the space below to briefly describe the use of the lots and outlots contained in the proposed subdivision, or attach a separate letter describing the proposed subdivision.

Final plat of Phase 2 of the CDA Allied Drive redevelopment. The plat includes 28 lots, of which a minimum of 20 single-family lots, up to 5 two-family lots and up to 3 multi-family lots. Infrastructure construction will commence this spring, with home construction anticipated to begin this fall.

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) & (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.

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. The survey firm and property owner should refer to the Report of Title when preparing the plat or CSM.

[City already has reports on file]

For any plat or CSM creating common areas to be maintained by private association: Two 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.

Completed application and required fee (from Section 1b): 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 transmittal shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at 266-4635 for assistance.

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

Applicant's Printed Name Mark A. Olinger, Director

Signature 

Date February 24, 2010

Interest In Property On This Date

Authorized Agent for CDA

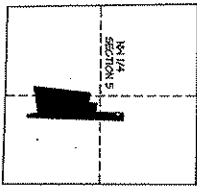
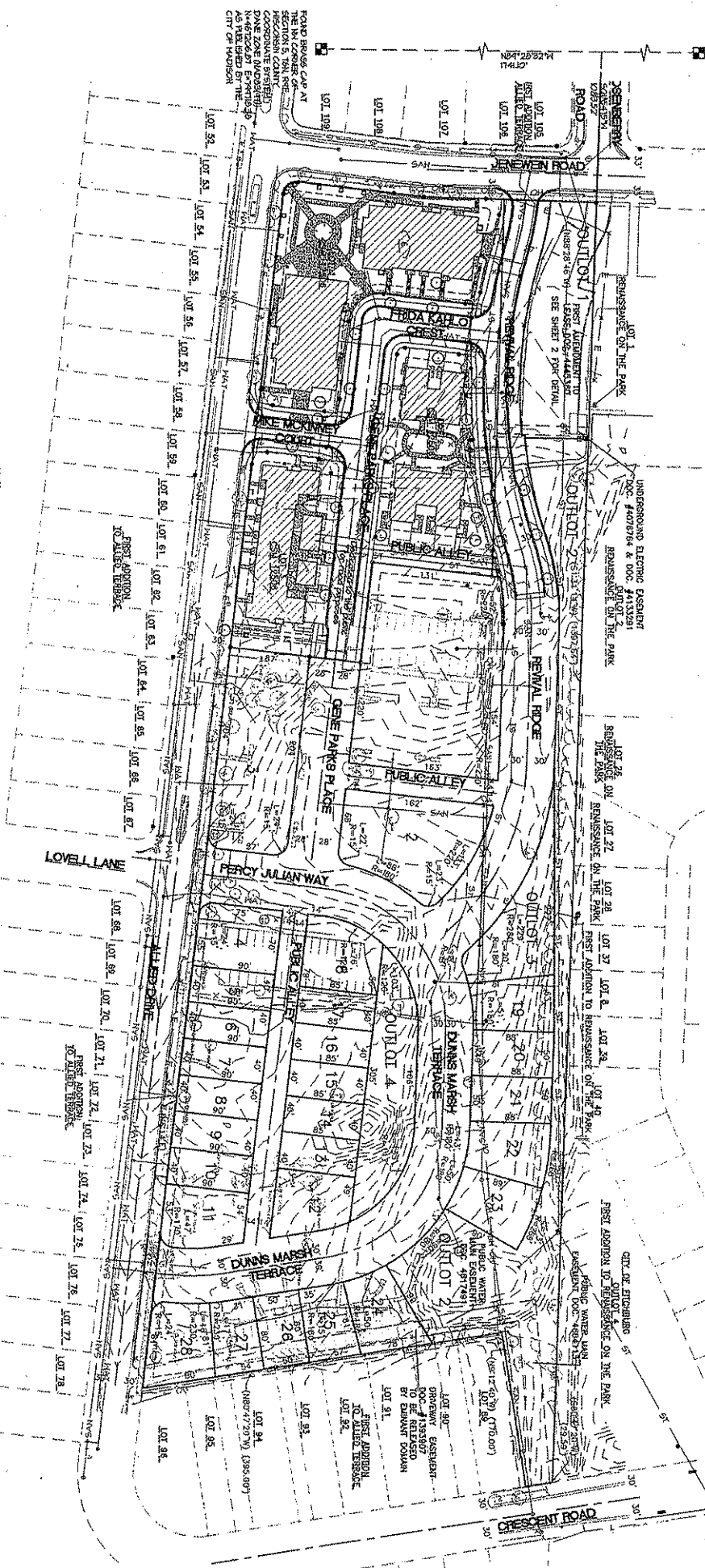
For Office Use Only Date Rec'd: _____ PC Date: _____ Alder District: _____ Amount Paid: \$ _____

Effective December 15, 2009

PRELIMINARY PLAT OF ALLIED DRIVE, PHASE II

LOT 4, CERTIFIED SURVEY MAP 12506, LANDS DEDICATED TO THE PUBLIC, FIRST ADDITION TO ALLIED TERRACE, BEING PART OF THE NE 1/4, SW 1/4 AND SE 1/4 OF SECTION 5, T6N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

FORM 7000-01-01
SECTION 5, T6N, R9E
DANE COUNTY, WISCONSIN
DATE: 2/28/2018 (MADISON)
14-67822-05
DRAWN BY: J. AS
CHECKED BY: J. AS
CITY OF MADISON



SCALE: 1" = 40'

ALL ELEVATIONS ARE REFERENCED TO GRID NORTH OF THE SURVEY. THE NORTH LINE OF THE 1/4 SECTION 5, T6N, R9E IS SHOWN FOR REFERENCE.

OWNER:
COMMUNITY DEVELOPMENT AUTHORITY - CITY OF MADISON

ORIGINATING AGENCIES:
DANE COUNTY DEPARTMENT OF ADMINISTRATION
APPROVING AGENCIES:
CITY OF MADISON

PREPARED BY:
ARNOLD AND SHERIDAN INC.
100 ALBERT TERRACE
MADISON, WI 53711

The location of existing utilities (water, sewer, gas, electric, etc.) is shown on this plat. The location of existing structures is also shown. The location of existing easements is also shown. The location of existing setbacks is also shown. The location of existing encroachments is also shown. The location of existing encroachments is also shown. The location of existing encroachments is also shown.

DESCRIPTION:
LOT 4, CERTIFIED SURVEY MAP 12506, AND THE AREA SHOWN AS THEREAFTER TO THE PUBLIC, FIRST ADDITION TO ALLIED TERRACE, BEING PART OF THE NE 1/4, SW 1/4 AND SE 1/4 OF SECTION 5, T6N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

NOTES:
1. ELEVATIONS ARE BASED ON DATUM 1988.
2. BEARING IS THE BEARING OF SECTION 4, T6N, R9E.
3. CORNER INTERVAL IS ONE FOOT.

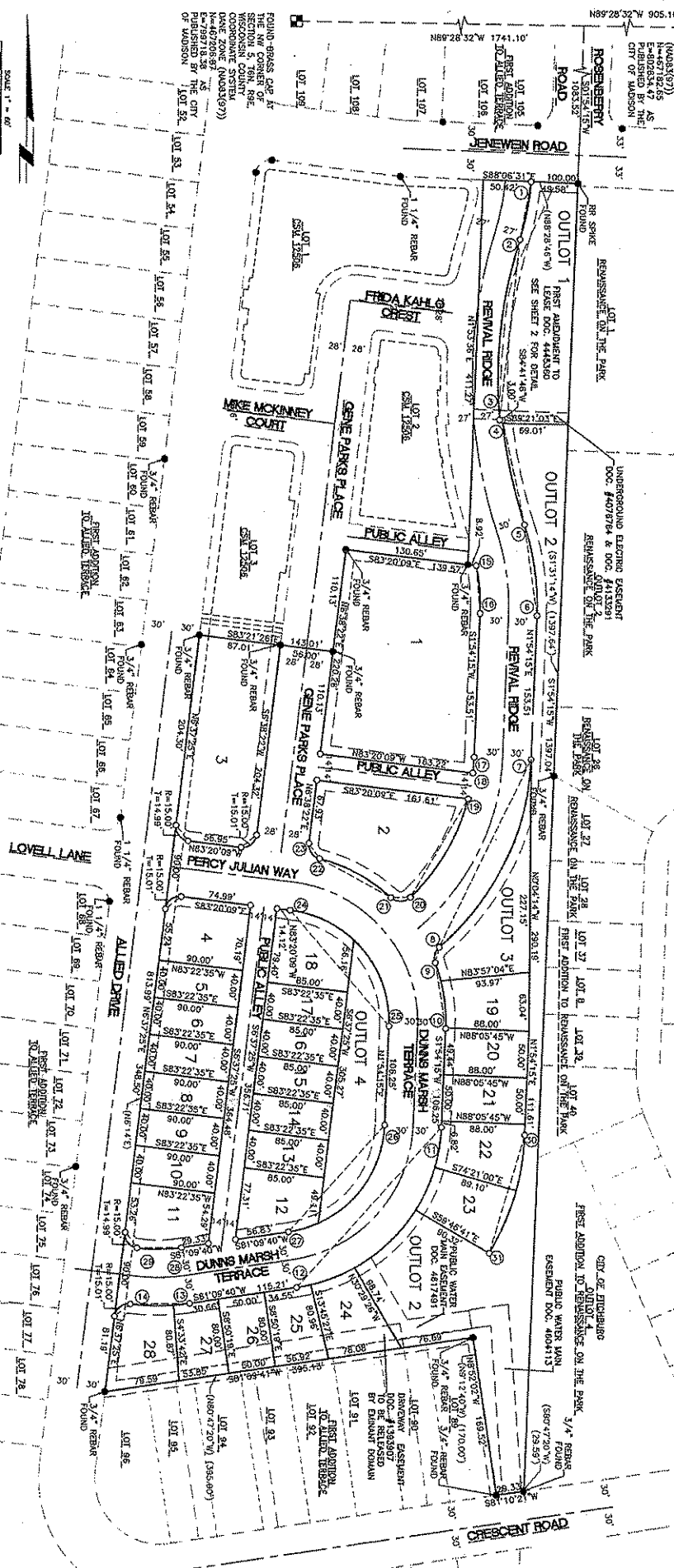


ARNOLD AND SHERIDAN INC.
100 ALBERT TERRACE
MADISON, WI 53711
TEL: 608-261-1100
FAX: 608-261-1101

THIS SURVEY WAS RECORDED BY: [Signature]

LOT 4, CERTIFIED SURVEY MAP 12506, LANDS DEDICATED TO THE PUBLIC, FIRST ADDITION TO ALLIED TERRACE, BEING PART OF THE NE 1/4, SW 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 5, T6N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

ALLIED DRIVE, PHASE II



LOT NO.	LOT AREA	LOT NO.	LOT AREA
1	33,980 SQ. FT.	18	6,222 SQ. FT.
2	14,418 SQ. FT.	19	5,098 SQ. FT.
3	14,418 SQ. FT.	20	4,400 SQ. FT.
4	6,271 SQ. FT.	21	3,567 SQ. FT.
5	3,567 SQ. FT.	22	3,567 SQ. FT.
6	3,567 SQ. FT.	23	5,895 SQ. FT.
7	3,567 SQ. FT.	24	5,653 SQ. FT.
8	3,567 SQ. FT.	25	4,281 SQ. FT.
9	3,567 SQ. FT.	26	4,000 SQ. FT.
10	3,567 SQ. FT.	27	4,072 SQ. FT.
11	3,567 SQ. FT.	28	6,027 SQ. FT.
12	3,567 SQ. FT.	29	17,432 SQ. FT.
13	3,567 SQ. FT.	30	9,192 SQ. FT.
14	3,567 SQ. FT.	31	48,936 SQ. FT.
15	3,567 SQ. FT.	32	13,273 SQ. FT.
16	3,567 SQ. FT.		
17	3,567 SQ. FT.		

FOUND BRASS CAP AT THE CORNER OF SECTION 5, T6N, R9E, DANE COUNTY, WISCONSIN. PUBLISHED BY THE CITY OF MADISON.

LEGEND:
 ■ BRASS CAP IN CONCRETE FOUND
 ○ CHISELED CROSS FOUND
 △ SURVEY NAIL FOUND
 ○ RECORDED AS DATA
 ○ EXISTING BUILDING

BEARINGS 1 1/4" ± 30" SOLID ROUND IRON STAKE SET, WISCONSIN 4.30 (65/FT) (RECORD).
 ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH A 7/8" ± 24" SOLID ROUND IRON STAKE WISCONSIN 204 (65/FT) (RECORD).
 ALL DISTANCES, LENGTHS AND WIDTHS ARE REFERRED TO THE NEAREST HUNDRETH OF A FOOT.
 UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN FEET AND INCHES TO THE NEAREST HUNDRETH OF AN INCH.
 UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN FEET AND INCHES TO THE NEAREST HUNDRETH OF AN INCH.
 UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN FEET AND INCHES TO THE NEAREST HUNDRETH OF AN INCH.

There are no objections to this plat with respect to Secs. 236.13, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat. as provided by § 236.12, Wis. Stat.

Certified _____ 20
 Department of Administration



COMMON COUNCIL RESOLUTION:
 Resolved that this plat known as Allied Drive, Phase II located in the City of Madison was hereby approved by Enactment No. _____ day of _____, 2010 adopted at this meeting of the City of Madison for the purpose of recording the same for public use.
 Dated this _____ day of _____, 2010.

Kimberly Witzel-Spall, City Clerk
 City of Madison, Dane County, Wisconsin

ARNOLD AND SHERIDAN INC.
 SURVEYORS
 1000 UNIVERSITY AVENUE, SUITE 200
 MADISON, WISCONSIN 53706
 (608) 263-8888
 www.arnoldandsheridan.com

