



City of Madison

Proposed Revised Final Plat

Project Name
Sugar Maple

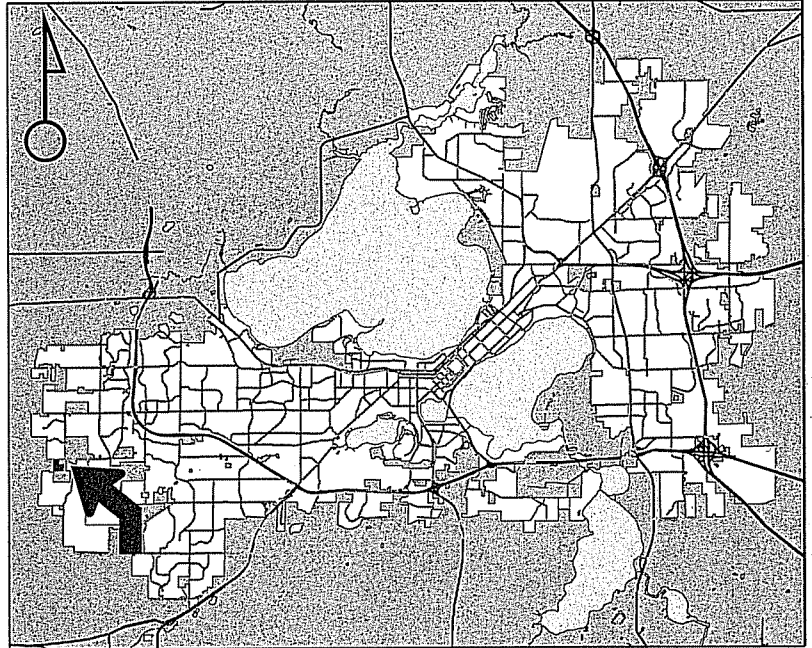
Location
901-1001 Sugar Maple Lane

Applicant
Alex McKenzie - Sugar Maple Lane, LLC/
Kevin Pape - D'Onofrio, Kottke & Assoc

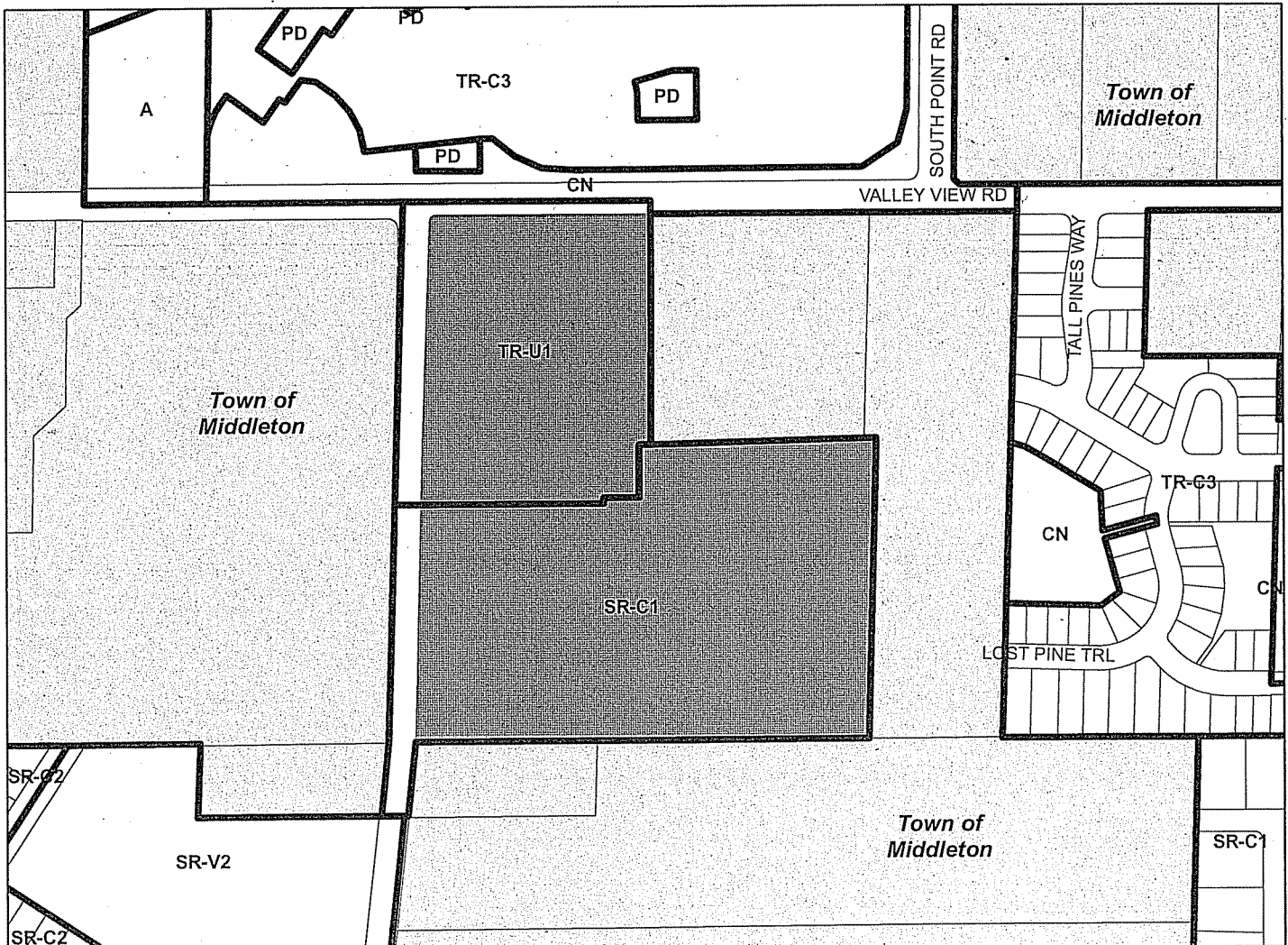
Preliminary Final

Proposed Use
44 single-family lots, 3 lots for future
multi-family development and 2 outlots
for public stormwater management

Public Hearing Date
Plan Commission
07 April 2014
Common Council
29 April 2014



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 : 31 March 2014



SUGAR MAPLE

LOT 1, CERTIFIED SURVEY MAP NO. 1364 AND LOTS 1 & 2, CERTIFIED SURVEY MAP NO. 2351
 LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 33, T7N, R8E,
 CITY OF MADISON, DANE COUNTY, WISCONSIN

There are no objections to this plat with respect to
 Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
 Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20____

Department of Administration

LEGEND

- FOUND 1" IRON PIPE
- FOUND 3/4" IRON REBAR
- PLACE 1-1/4" X 18" IRON REBAR (WT=4.3 LB/FT)
- ALL OTHER LOT AND OUTLOT CORNERS MARKED WITH 3/4" X 18" IRON REBAR (WT=1.5 LB/FT)

PUBLIC UTILITY EASEMENT (12' WIDE).
 UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

X FENCE

NOTES

- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
- In the event of a City of Madison Plan Commission and/or Common Council approved redvision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

2. Public Utility Easements:

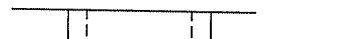
Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison, and all other public utility companies registered to do business in the City of Madison, for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison, and all other public utility companies registered to do business in the City of Madison, for right of ingress and egress across the Easement Area for the purpose of access to and use of these facilities. The City of Madison, and all other public utility companies registered to do business in the City of Madison, and their employees, utility facilities within the Easement Area, shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the business in the City of Madison, shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

- Distances, lengths and widths are measured to the nearest hundredth of a foot.
- Distances shown along curves are chord lengths.

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	15.00	20.53	22.61	N45°15'25"E	86°20'56"	IN- N02°04'57"E OUT- N88°25'53"E	
C2	25.00	35.46	39.42	S44°58'36"E	90°20'48"		
C3	25.00	35.47	39.43	S44°59'29"E	90°22'34"		
C4	25.00	35.23	39.10	S45°00'59"W	89°36'30"	OUT- S00°12'44"W	
C5	180.00	126.11	128.84	S20°43'03"W	41°00'39"	OUT- S41°13'22"W	
C6	29	180.00	104.94	106.49	S17°09'36"W	33°23'44"	
C7	DL1	180.00	22.34	22.35	S37°39'55"W	07°06'54"	
C8	44	120.00	30.90	30.98	S07°55'35"W	41°01'36"	
C9	43	120.00	34.46	34.54	S28°06'24"W	26°13'58"	
C10	DL2	180.00	27.60	27.63	S36°49'13"W	09°47'38"	
C11	6	180.00	20.97	20.98	S03°30'10"W	08°40'40"	
C12	DL1	120.00	21.38	21.41	S20°41'36"W	41°03'32"	
C13	28	120.00	21.38	21.41	S05°16'29"W	10°13'18"	
C14	25.00	35.46	39.42	N45°00'28"W	90°20'36"		
C15	25.00	35.25	39.12	S44°59'32"W	89°39'24"		
C16	25.00	34.85	38.57	N44°59'35"E	89°23'18"		
C17	25.00	34.64	38.27	N45°59'58"E	87°42'05"		
C18	25.00	36.06	40.27	N44°00'03"W	92°17'55"		
C19	25.00	34.64	38.27	N45°00'28"E	90°20'36"		

STREET



5' EASEMENT

- Easement is 12 feet on perimeter of the plot.
- Easements are not required on lines that shared with streets or greenways.

NON-EXCLUSIVE DRAINAGE EASEMENT DETAIL

Not to Scale - See note 1

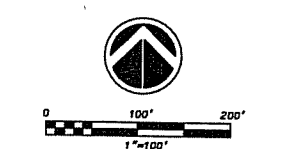
D'ORFANO BENTLEY AND ASSOCIATES, INC.

7530 Woodland Way, Madison, WI 53717

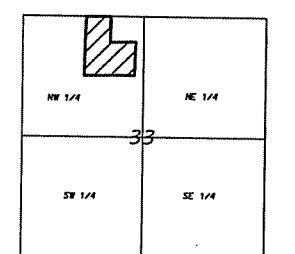
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

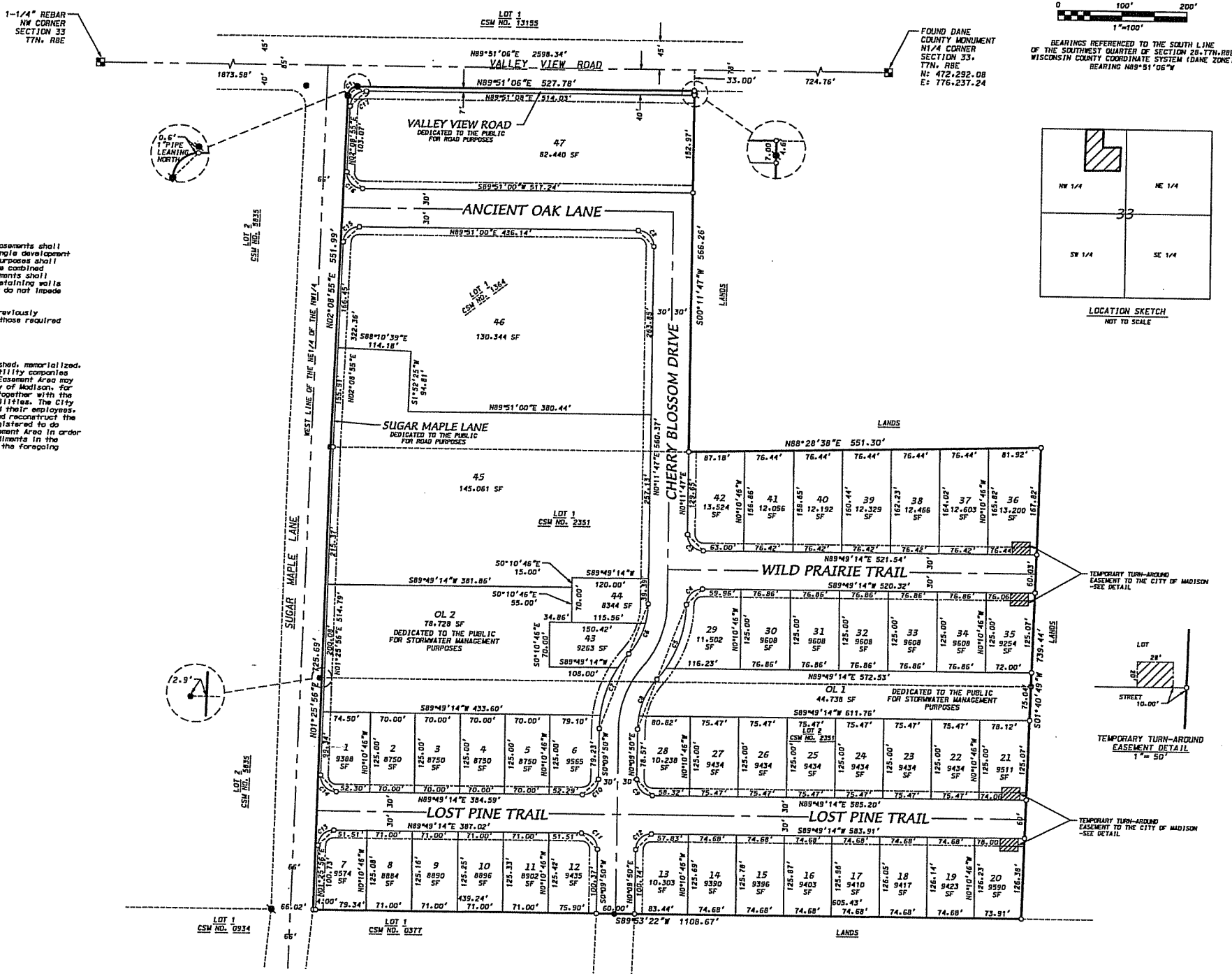
FD-13-07-103



BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, T7N, R8E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N89°51'06"W



LOCATION SKETCH NOT TO SCALE



TEMPORARY TURN-AROUND EASEMENT TO THE CITY OF MADISON - SEE DETAIL

TEMPORARY TURN-AROUND EASEMENT DETAIL 1" = 50'

TEMPORARY TURN-AROUND EASEMENT TO THE CITY OF MADISON - SEE DETAIL

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



SUGAR MAPLE

LOT 1, CERTIFIED SURVEY MAP NO. 1364 AND LOTS 1 & 2, CERTIFIED SURVEY MAP NO. 2351
LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 33, T7N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Kevin J. Pape, Registered Land Surveyor S-2568 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "Sugar Maple" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Being Lot 1, Certified Survey Map No. 1364 and Lots 1 and 2, Certified Survey Map No. 2351, located in the NE1/4 of the NW1/4 of Section 33, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: commencing at the North quarter corner of said Section 33; thence S89°51'08"W, 724.76 feet along the north line of said NW1/4; thence S00°11'47"W, 33.00 feet to the northeast corner of said Lot 1, Certified Survey Map No. 1364 and point of beginning; thence continuing S00°11'47"W, along the east line of said Lot 1, 566.26 feet; thence N89°28'38"E, along the north line of said Lot 1, 551.30 feet; thence S01°40'49"W, 739.44 feet to the southeast corner of said Lot 2, Certified Survey Map No. 2351; thence S89°53'22"W, along the south line of said Lot 2, 1,108.67 feet; thence N01°25'56"E, along the east right-of-way line of Sugar Maple Lane 725.69 feet; thence N02°08'55"E, along said east right of way line, 551.99 feet to a point of curve; thence northeasterly on a curve to the right which has a radius of 15.00 feet and a chord which bears N45°15'25"E, 20.53 feet; thence N89°51'06"E, along the south right-of-way line of Valley View Road, 527.78 feet to the point of beginning, containing 1,121,343 square feet (25.742 acres).

Dated this 22nd day of JANUARY, 2014.

Kevin J. Pape, Registered Land Surveyor S-2568



OWNER'S CERTIFICATE

Sugar Maple Lane, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Sugar Maple Lane, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, the said Sugar Maple Lane, LLC has caused these presents to be signed by said member this _____ day of _____, 2014.

SUGAR MAPLE LANE, LLC

STATE OF WISCONSIN
COUNTY OF DANE) S.S

Personally came before me this _____ day of _____, 2014, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My Commission expires _____

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "First Addition to 1000 Oaks" located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted this _____ day of _____, 2014, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this _____ day of _____, 2014.

Maribeth Witzoi-Behl, City Clerk, City of Madison, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, 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 _____, 2014 affecting the land included in "First Addition to 1000 Oaks".

Adam Gallagher, Treasurer, Dane County, Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

I, David M. Gawenda, 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 unpaid special assessments as of this _____ day of _____, 2014 on any of the lands included in the plat of "First Addition to 1000 Oaks".

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

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2014 at _____ o'clock _____ M.
and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:13-07-103