



SUBDIVISION APPLICATION

Madison Plan Commission

126 S. Hamilton St.
 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: Northeast 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: VH Acquisitions, 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 & Associates, Inc. Contact: Kevin Pape

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

Telephone: (608) 833-7530 Fax: () Email: kpape@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): Milwaukee Street

Tax Parcel Number(s): Lots 1-98, OL 1-4, Eastlawn

Zoning District(s) of Proposed Lots: TR-P, TR-C3 School District: MMSD

→ 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	150		21.2
Retail/Office			
Industrial			
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		5	1.80
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS			

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 **8-½ 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.

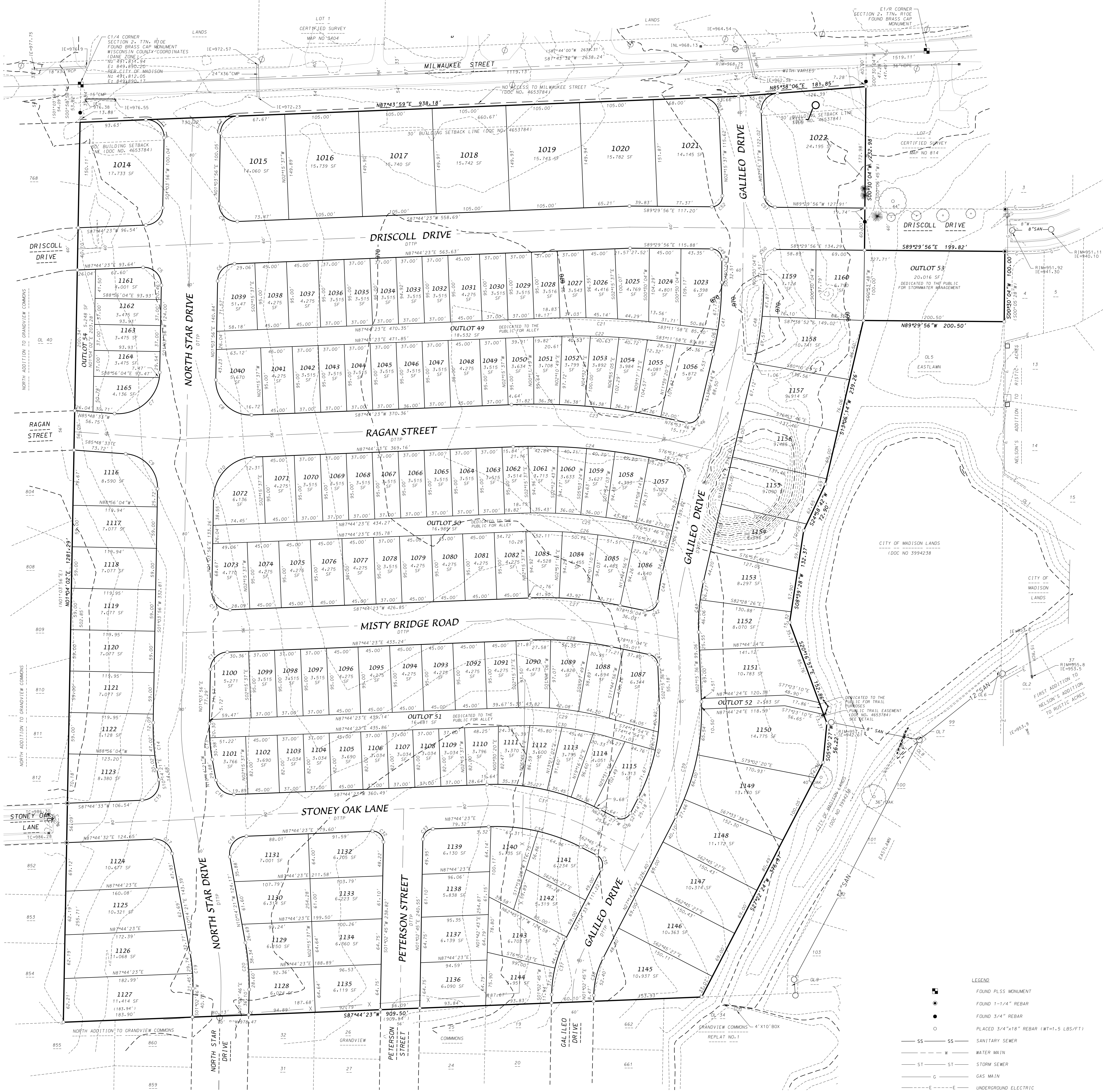
6. **Applicant Declarations:**

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

Applicant's Printed Name KEVIN POPE **Signature** 
Date 11/20/17 **Interest In Property On This Date** SURVEYOR

NORTHEAST ADDITION TO GRANDVIEW COMMONS

LOTS 1-98, OUTLOTS 1-5 AND THE FOLLOWING STREETS DISCONTINUED BY COMMON COUNCIL RESOLUTION (RESOLUTION NUMBER, DATE) DRISCOLL DRIVE, RAGAN STREET, MISTY BRIDGE ROAD, STONEY OAK LANE, NORTH STAR DRIVE, JEFFERSON STREET, GALILEO DRIVE, EASTLAWN RECORDED IN VOLUME 59-0788 OF PLATS, ON PAGES 363-364, AS DOCUMENT NUMBER 4653784, DANE COUNTY REGISTRY, LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 2, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



- LEGEND**
- FOUND PLSS MONUMENT
 - FOUND 1-1/4" REBAR
 - PLACED 3/4" REBAR (W/1-5 LBS/FT)
 - SS SS SANITARY SEWER
 - W WATER MAIN
 - ST ST STORM SEWER
 - G GAS MAIN
 - UNDERGROUND ELECTRIC
 - ⊞ ELECTRIC TRANSFORMER
 - ⊞ TELEPHONE PEDESTAL
 - MANHOLE
 - ⊞ CATCH BASIN/INLET
 - POWER POLE
 - VALVE
 - HYDRANT
 - GUARD POST
 - SIGN
 - GUY WIRE
 - DECIDUOUS TREE
 - RETAINING WALL
 - FENCE
 - CONCRETE CURB AND GUTTER
 - EXISTING CONTOUR
 - 918.32 SPOT ELEVATION (0 DECIMAL PT.)

SURVEYOR'S CERTIFICATE

I, Kevin J. Pope, Professional Land Surveyor, S-2568, hereby certify that I have surveyed and mapped the above property in accordance with information furnished and in compliance with the requirements of Chapter A.T. 1, Wisconsin Administrative Code and that the map herein is a correct representation of such survey to the best of my knowledge and belief.

Dated this 17th day of NOVEMBER, 2017.

Kevin J. Pope, Professional Land Surveyor, S-2568

Revised January 11, 2018.

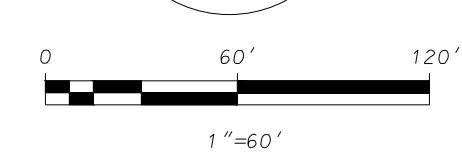
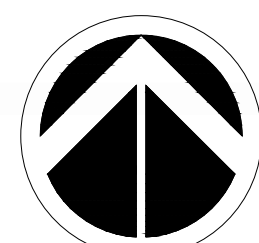


OWNER
HOMBURG EQUIPMENT, INC.
4621 TONFARATHA TRAIL
MONONA, WI 53716

SUBDIVIDER
WH ACQUISITIONS, LLC
C/O JEFF ROSENBERG
6801 SOUTH TOWNE DRIVE
MADISON, WI 53713

LAND PLANNER
VANDOWLE & ASSOCIATES
120 EAST LAKEVIEW STREET
MADISON, WI 53715

ENGINEER/SURVEYOR
D'ONOFRIO, KOTTKE & ASSOCIATES, INC.
7530 WESTWARD WAY
MADISON, WI 53717



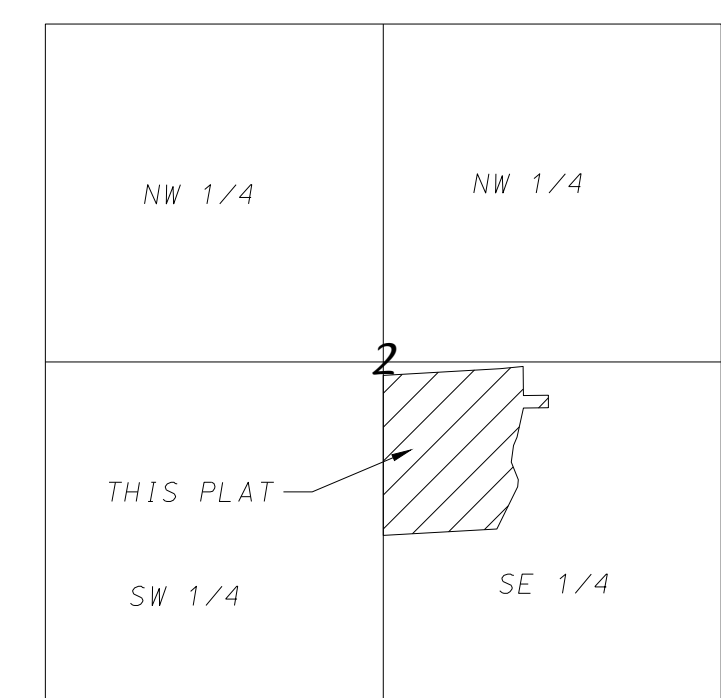
BEARINGS REFERENCED TO THE NORTH LINE OF THE SE1/4 OF SECTION 2, T7N, R10E, WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE, BEARING N87°43'32"E

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

NORTHEAST ADDITION TO GRANDVIEW COMMONS

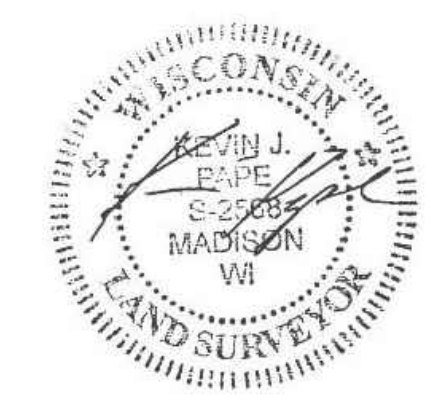
LOTS 1-98, AND THE FOLLOWING STREETS AND ALLEYS DISCONTINUED BY COMMON COUNCIL RESOLUTION (RESOLUTION NUMBER, DATE) OUTLOTS 1-4, DRISCOLL DRIVE, RAGAN STREET, MISTY BRIDGE ROAD, STONEY OAK LANE, NORTH STAR DRIVE, JEFFERSON STREET, GALILEO DRIVE, EASTLAWN RECORDED IN VOLUME 59-078B OF PLATS, ON PAGES 363-364, AS DOCUMENT NUMBER 4653784, DANE COUNTY REGISTRY, LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 2, T7N, R10E, 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

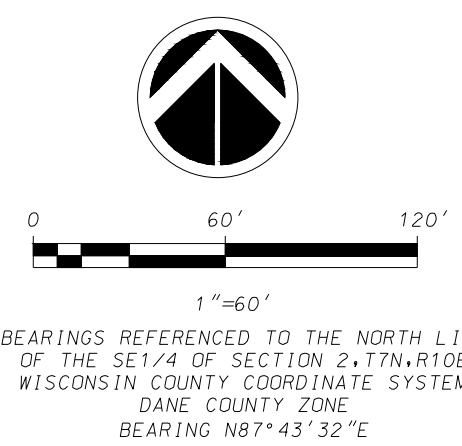


LEGEND

- Found 1-1/4" Iron Rebar
- Found 3/4" Iron Rebar
- Placed 1-1/4" x 18" Iron Rebar, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" Iron Rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- () Recorded as Information
- DTPP Dedicated to the public



NOVEMBER 20, 2017
 REVISED: JANUARY 11, 2018



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

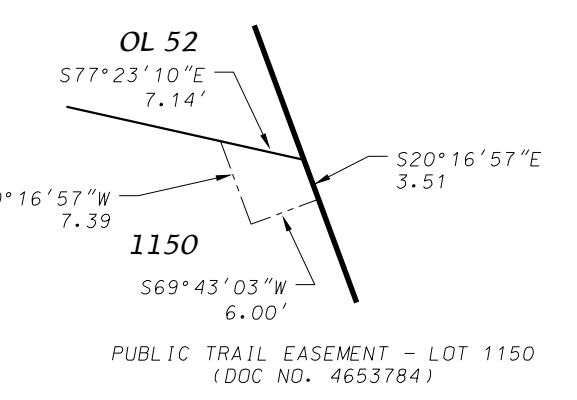
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NORTHEAST ADDITION TO GRANDVIEW COMMONS

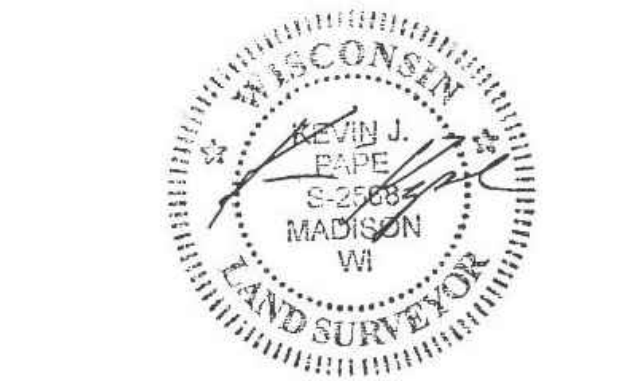
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Certified _____, 20__

Department of Administration

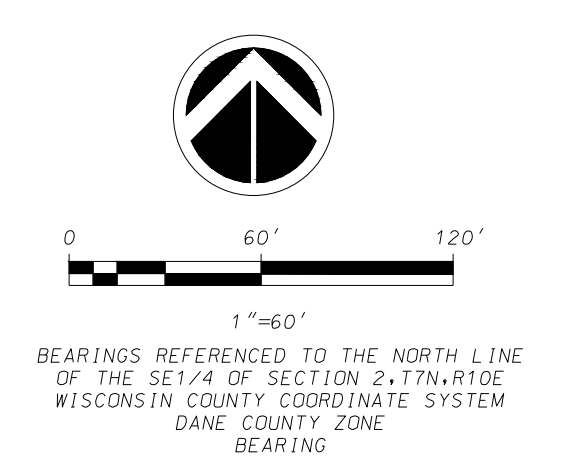


CURVE TABLE					
CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CENTRAL ANGLE
C1	25.00	36.37	40.72	S02°45'36"E	93°19'58"
C2	25.00	34.31	37.82	S44°23'58"W	86°40'02"
C3	25.00	34.31	37.82	S44°24'10"W	86°40'28"
C4	25.00	36.37	40.72	N45°35'50"W	93°19'34"
C5	25.00	36.37	40.72	S45°35'50"E	93°19'34"
C6	25.00	34.31	37.82	N44°24'10"E	86°40'28"
C7	60.00	87.14	97.52	S47°37'42"W	93°07'32"
C8	1164	7.47	7.48	S04°38'12"W	07°08'32"
C9	1165	81.83	90.04	S51°11'57"W	85°58'58"
C10	49.00	71.29	79.81	N45°35'50"W	93°19'34"
C11	49.00	74.30	82.35	S42°22'18"E	86°40'30"
C12	60.00	90.77	100.77	N44°24'10"E	86°40'28"
C13	25.00	36.37	40.72	N45°35'50"W	93°19'34"
C14	25.00	34.31	37.82	N44°24'10"E	86°40'28"
C15	260.00	51.22	51.30	N04°35'12"W	11°18'18"
C16	1101	30.98	31.00	N08°49'25"W	06°49'52"
C17	OL 51	20.30	20.30	N01°10'16"E	04°28'26"
C18	1123	66.98	67.09	N04°35'12"W	11°18'18"
C19	1122	20.02	20.03	N08°33'06"W	03°22'30"
C20	1122	47.02	47.06	N02°53'57"W	07°55'48"
C21	25.00	37.73	42.75	S38°45'48"E	97°58'44"
C22	25.00	35.79	39.79	S51°14'59"E	82°01'16"
C23	25.00	32.81	35.79	S51°14'59"E	82°01'16"
C24	25.00	37.73	42.75	N38°45'01"E	97°58'44"
C25	260.00	51.13	51.21	S04°35'47"E	11°17'08"
C26	1126	29.74	29.75	S06°57'39"E	06°33'24"
C27	1127	21.46	21.46	S01°19'05"E	04°43'48"
C28	340.00	66.86	66.97	S04°35'47"E	11°17'08"
C29	1128	28.60	28.61	S01°21'51"E	04°49'16"
C30	1005.00	158.76	158.93	S87°43'48"E	09°03'38"
C31	1028	181.83	181.83	N88°16'35"E	01°04'24"
C32	1027	37.03	37.03	N89°52'07"E	02°06'40"
C33	1026	45.14	45.14	S87°47'21"E	02°34'24"
C34	1025	44.38	44.39	S85°14'14"E	02°31'50"
C35	1024	13.55	13.55	S83°35'09"E	00°46'20"
C36	1023	154.65	154.72	S87°43'48"E	09°03'38"
C37	1051	20.61	20.61	N88°20'34"E	01°12'22"
C38	1052	40.54	40.54	S89°52'04"E	02°22'22"
C39	1053	40.62	40.62	S87°29'34"E	02°23'38"
C40	1054	40.73	40.73	S85°06'44"E	02°23'02"
C41	1055	125.31	125.31	S83°33'36"E	00°44'34"
C42	235.27	235.27	235.27	S84°34'42"E	02°21'50"
C43	1050	31.82	31.82	N88°46'32"E	02°04'18"
C44	1051	36.38	36.38	S89°00'15"E	02°22'08"
C45	1052	36.38	36.38	S86°38'07"E	02°22'08"
C46	1053	36.38	36.38	S84°15'59"E	02°22'08"
C47	1054	36.39	36.39	S86°38'07"E	02°22'08"
C48	1055	36.36	36.37	S79°31'44"E	02°22'04"
C49	1056	22.00	22.00	S77°37'44"E	01°25'56"
C50	820.00	219.23	219.88	S84°34'42"E	15°21'50"
C51	1062	21.86	21.86	N88°28'44"E	01°28'42"
C52	1061	42.81	42.81	S89°17'08"E	02°59'38"
C53	1060	42.81	42.81	S86°21'56"E	02°50'42"
C54	1059	40.70	40.70	S83°31'16"E	02°50'38"
C55	1058	49.20	49.21	S80°22'48"E	03°26'18"
C56	1057	25.25	25.25	S77°46'43"E	01°45'52"
C57	1062	193.83	194.41	S84°34'42"E	15°21'50"
C58	1061	18.19	18.19	N88°15'29"E	01°22'44"
C59	1061	35.43	35.44	S89°25'22"E	02°48'02"
C60	1060	36.02	36.02	S86°35'57"E	02°50'42"
C61	1059	36.00	36.00	S83°45'12"E	02°50'42"
C62	1058	43.88	43.89	S80°35'48"E	03°28'06"
C63	1057	24.88	24.88	S77°52'48"E	01°57'58"
C64	699.00	186.88	187.44	S84°34'42"E	15°21'50"
C65	1082	10.28	10.28	N88°09'40"E	00°50'34"
C66	1083	52.11	52.12	S89°16'53"E	04°16'20"
C67	1084	50.75	50.76	S85°03'54"E	04°09'38"
C68	1085	51.51	51.52	S80°32'24"E	04°13'22"
C69	1086	22.76	22.76	S77°49'45"E	01°51'56"
C70	530.00	129.26	129.59	S85°15'21"E	14°00'32"
C71	1083	41.90	41.91	S89°59'41"E	04°31'52"
C72	1084	43.92	43.93	S85°21'17"E	04°44'56"
C73	1085	43.73	43.74	S80°36'57"E	04°43'44"
C74	1148	114.92	114.92	S81°15'14"E	14°00'32"
C75	1090	27.58	27.58	N89°25'15"E	03°21'44"
C76	1089	56.35	56.38	S85°27'41"E	06°52'24"
C77	1088	30.95	30.95	S80°08'17"E	03°46'24"
C78	1091	139.63	140.21	S83°15'16"E	18°00'42"
C79	1090	43.82	43.84	S88°45'35"E	00°41'04"
C80	1089	42.08	42.09	S83°14'24"E	05°24'26"
C81	1088	44.20	44.22	S77°41'45"E	05°40'52"
C82	1087	4.72	4.72	S74°33'07"E	00°36'24"
C83	420.00	131.49	132.03	S83°15'16"E	19°00'42"
C84	1111	20.39	20.39	N89°07'50"E	02°46'54"
C85	1112	45.80	45.83	S86°21'10"E	06°15'06"
C86	1113	45.46	45.48	S80°07'29"E	06°12'16"
C87	1114	20.33	20.33	S75°38'08"E	02°46'26"
C88	324.00	165.00	166.83	S79°30'32"E	29°30'10"
C89	1110	15.64	15.64	N89°07'21"E	02°45'56"
C90	1111	35.37	35.38	S86°21'58"E	06°15'26"
C91	1112	35.27	35.29	S80°07'02"E	06°14'26"
C92	1113	35.45	35.47	S73°51'38"E	06°16'22"
C93	1114	35.36	35.37	S67°35'47"E	06°15'20"
C94	1115	9.68	9.68	S83°36'47"E	01°42'40"
C95	15.00	21.82	24.43	S45°36'26"E	93°18'22"
C96	15.00	20.59	22.70	N44°23'34"E	86°41'26"
C97	264.00	134.44	135.94	S77°30'32"E	29°30'10"
C98	1139	3.32	3.32	N88°06'01"E	00°43'16"
C99	1140	67.31	67.49	S84°23'56"E	14°35'50"
C100	1141	64.96	65.13	S69°49'29"E	14°08'04"
C101	15.00	21.21	23.56	S17°45'27"E	90°00'00"
C102	15.00	21.21	23.56	S72°14'33"W	90°00'00"
C103	1144	81.58	82.30	N14°08'39"E	26°11'48"
C104	1143	37.99	38.06	N07°06'11"E	12°06'52"
C105	120.00	44.13	44.24	N20°12'05"E	14°04'56"
C106	330.00	54.39	54.87	N14°08'39"E	26°11'48"
C107	330.00	168.06	169.93	S12°29'29"W	29°30'12"
C108	OL 53	10.50	10.50	S01°20'56"E	01°49'22"
C109	1150	65.54	65.65	S05°15'42"W	11°23'54"
C110	1149	26.06	26.11	S16°42'01"W	11°28'44"
C111	1148	27.66	27.67	S24°50'29"W	04°48'12"
C112	270.00	137.50	139.03	S12°29'30"W	29°30'08"
C113	1087	40.92	40.96	S02°05'12"W	08°41'34"
C114	OL 51	26.17	26.18	S09°12'40"W	05°33'22"
C115	1115	71.67	71.88	S19°36'57"W	19°15'12"
C116	15.00	18.47	19.89	S40°15'20"E	75°59'28"
C117	15.00	22.29	25.13	S53°45'03"W	95°59'44"
C118	270.00	72.19	72.40	N05°25'19"E	15°21'52"
C119	1152	46.06	46.12	N02°37'59"E	09°47'12"
C120	1153	26.27	26.28	N10°18'55"E	05°34'40"
C121	330.00	42.34	42.31	N09°25'42"E	01°21'02"
C122	470.00	103.17	103.38	S06°48'09"W	12°36'10"
C123	1023	67.73	67.79	S04°38'00"W	08°15'52"
C124	OL 49	26.06	26.06	S10°21'14"W	03°10'56"
C125	1056	9.53	9.53	S12°31'23"W	01°09'42"
C126	530.00	116.34	116.58	S06°48'09"W	12°36'10"
C127	1159	47.87	47.89	S03°05'23"W	05°10'38"
C128	1158	67.62	67.62	S09°20'01"W	07°18'38"
C129	1157	1.06	1.06	S13°02'47"W	00°06'54"
C130	15.00	21.21	23.56	S44°29'56"E	90°00'00"
C131	15.00	21.21	23.56	N45°30'04"E	90°00'00"
C132	15.00	20.70	22.84	N45°52'47"W	87°52'47"
C133	15.00	21.72	24.28	S44°07'13"W	92°45'40"
C134	25.00	35.36	39.27	S47°15'49"E	90°00'24"
C135	25.00	34.70	38.35	N41°41'14"E	87°53'42"



NOVEMBER 20, 2017
REVISED: JANUARY 11, 2018

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



- LEGEND
- Found 1-1/4" Iron Rebar
 - Found 3/4" Iron Rebar
 - Placed 1-1/4" x 18" Iron Rebar, weighing 4.30 lbs/ft.
 - All other lot and outlot corners are marked with 3/4"x 18" Iron Rebar stakes, weighing 1.50 lbs/ft.
 - Public utility easement (5' wide unless otherwise dimensioned).
 - Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
 - () Recorded as information
 - DTTP Dedicated to the public

