



# City of Madison

## Proposed Preliminary and Final Plat

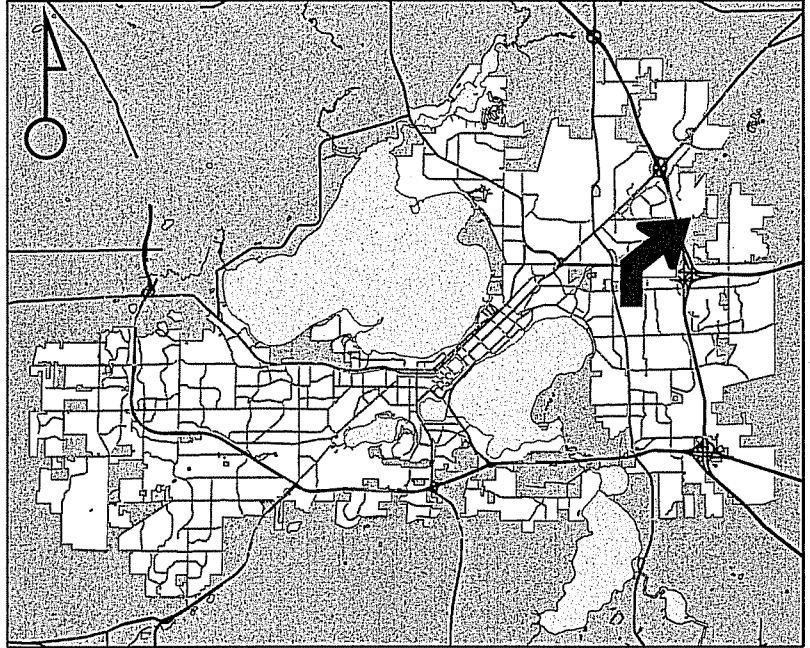
Project Name  
Village at Autumn Lake Replat No. 1

Location  
5703 Summer Shine Drive

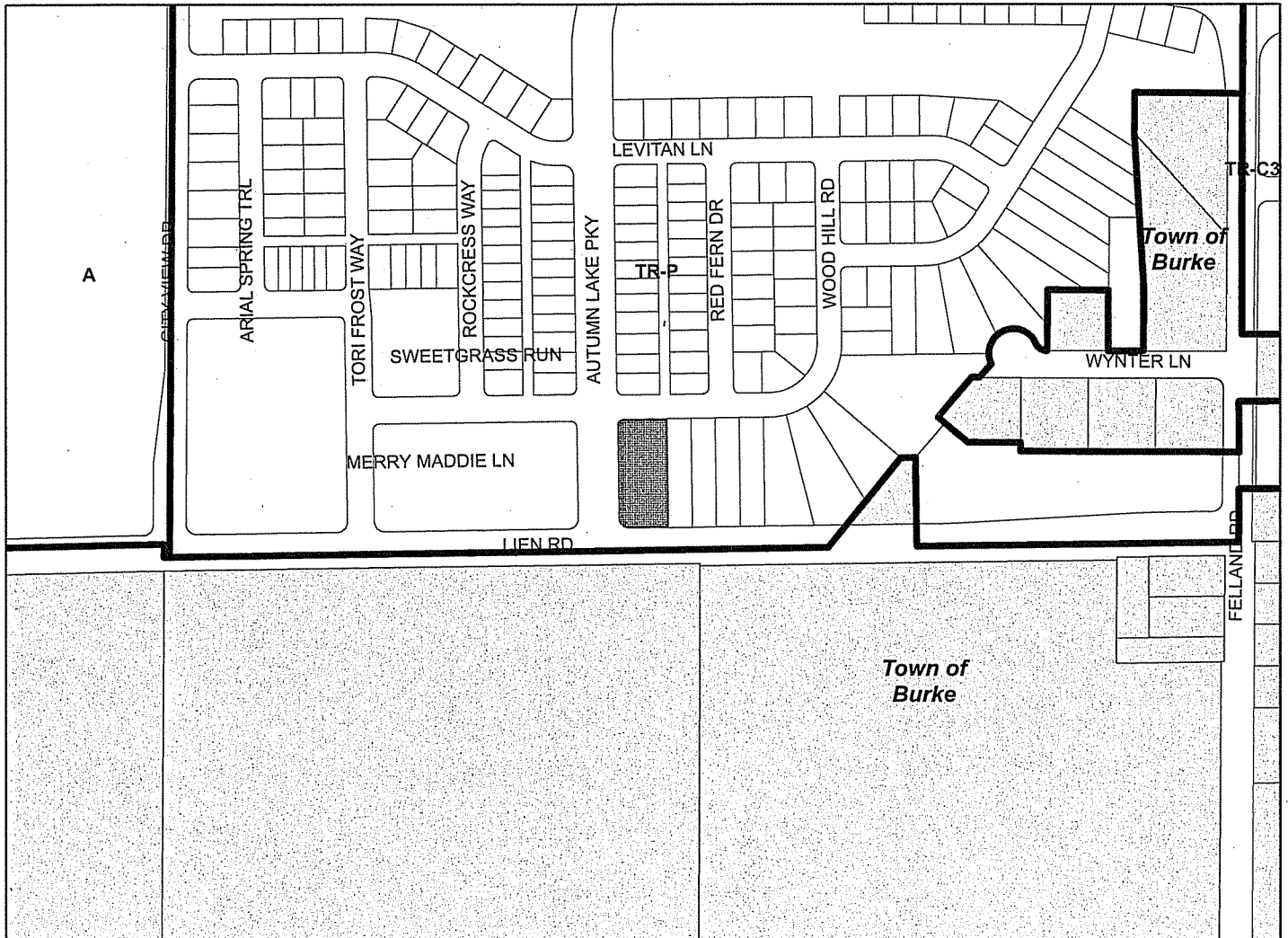
Applicant  
Jeff Rosenberg-VAL, LLC/  
Brett Stoffregan-D'Onofrio Kotke & Associates

Proposed Use  
Create 9 lots for a 9-unit attached  
single-family/ townhouse building  
and 1 outlot for a private alley

Public Hearing Date  
Plan Commission  
18 April 2016  
Common Council  
03 May 2016



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



Scale : 1" = 600'

City of Madison, Planning Division : RPJ : Date : 11 April 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](http://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: Village at Autumn Lake Replat No. 1

### 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: VAL, LLC      Representative, if any: Jeff Rosenberg

Street Address: 6801 South Towne Drive      City/State: Madison, WI      Zip: 53713

Telephone: (608) 226-3000      Fax: ( )      Email: jrosenberg@veridianhomes.com

Firm Preparing Survey: D'Onofrio Kottke & Assoc.      Contact: Brett Stoffregan

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

Telephone: (608) 833-7530      Fax: ( )      Email: bstoffregan@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): 5703 Summer Shine Drive

Tax Parcel Number(s): 0810-263-5501-7

Zoning District(s) of Proposed Lots: TR-P      School District: Madison

→ 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        | 9    |         | 0.592 |
| 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      |      | 1      | 0.154 |
| <b>PROJECT TOTALS</b>                                     |      | 10     | 0.746 |

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** Brett T. Stoffregan

**Signature** 

**Date** 3-9-16

**Interest In Property On This Date** Representative

March 8, 2016

Tim Parks  
City of Madison – Planning Department  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53710

Re: 5703 Summer Shine Drive - Village at Autumn Lake Replat No. 1

Dear Tim:

Please accept this submittal for the preliminary and final plat Village at Autumn Lake Replat No. 1. The intent of this plat is subdivide the existing parcel into 9 lots to accommodate home sites as well as 1 outlot being a privately owned and maintained alley.

Enclosed please find the following:

- Subdivision Application Form (1 copy)
- Preliminary Plat (18 copies)
- Final Plat (16 copies)
- Check in the amount of \$750 for the application fee
- 60 year title report (2 copies)

We look forward to working with you on this project. Please let us know if you have any questions.

Sincerely,  
D'Onofrio, Kottke & Associates, Inc.



Brett T. Stoffregan, PLS

**CITY OF MADISON**  
1:00 P.M.  
MAR 8 2016  
**Planning & Community  
& Economic Development**



# VILLAGE AT AUTUMN LAKE REPLAT NO. 1 - PRELIMINARY PLAT

LOT 641, VILLAGE AT AUTUMN LAKE REPLAT, AS RECORDED IN VOLUME 60-045A OF PLATS, ON PAGES 230-249 AS DOCUMENT NUMBER 5201276, DANE COUNTY REGISTRY, LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 26, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

| LEGEND |                          |
|--------|--------------------------|
|        | PLACED 1-1/4" FROM REBAR |
|        | UNDERGROUND ELECTRIC     |
|        | SANITARY SEWER           |
|        | WATER MAIN               |
|        | GAS MAIN                 |
|        | OVERHEAD ELECTRIC        |
|        | STORM SEWER              |
|        | TELEPHONE PEDIESTAL      |
|        | MANHOLE                  |
|        | CATCH BASIN/INLET        |
|        | POWER POLE               |
|        | VALVE                    |
|        | HYDRANT                  |
|        | SIGN                     |
|        | CONCRETE CURB AND GUTTER |
|        | EXISTING CENTERLINE      |
|        | TREE                     |

### NOTES

- Existing Zoning: TR-P
- OWNER & SUBDIVIDER: VLL, LLC, 4801 South Towne Drive, Madison WI 53713

LAND PLANNER: FERNANDO ASSOCIATES, INC., 120 East Lexington, Madison, WI 53713

### SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, Professional Land Surveyor, S-2742, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Madison Subdivision Ordinances.

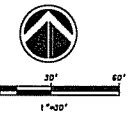
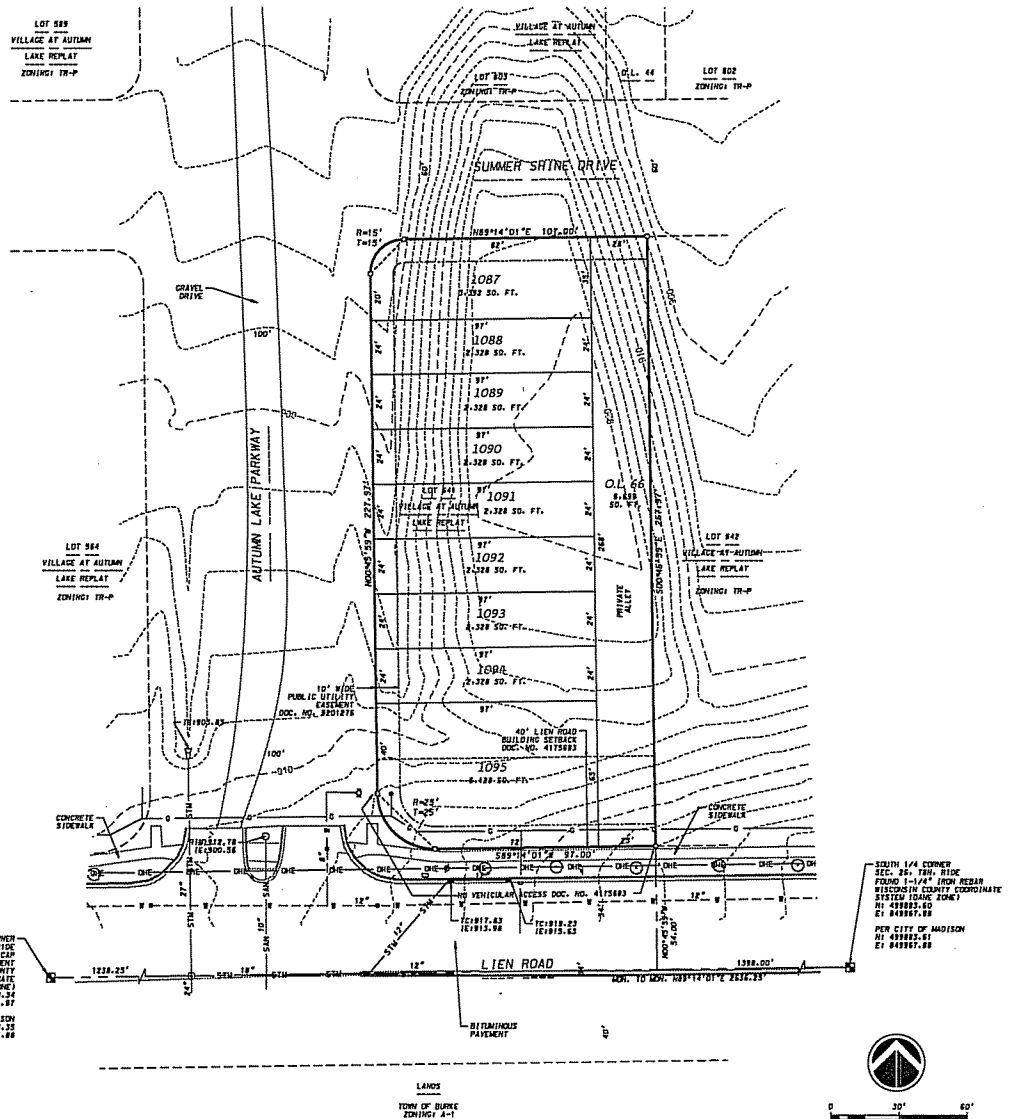
Dated this 8th day of March, 2016.

Brett T. Stoffregen, Professional Land Surveyor, S-2742



### LEGAL DESCRIPTION

Lot 641, Village of Autumn Lake Replat, recorded in Volume 60-045A of Plats on pages 230-249 as Document Number 5201276, Dane County Registry, located in the SW1/4 of the SW1/4 of Section 26, T8N, R10E, City of Madison, Dane County, Wisconsin containing 32.510 square feet (0.748 acres).



BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, T8N, R10E, WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N89°14'01\"/>

STOFFREGEN ROTHE AND ASSOCIATES, INC.  
7330 Watwood Way, Madison, WI 53717  
Phone 608.833.7330 • Fax 608.833.1049  
WWW.STOFFREGENROTHE.COM

# VILLAGE AT AUTUMN LAKE REPLAT NO. 1

LOT 641, VILLAGE AT AUTUMN LAKE REPLAT, AS RECORDED IN VOLUME 60-045A OF PLATS, ON PAGES 230-249 AS DOCUMENT NUMBER 5201276, DANE COUNTY REGISTRY, LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 26, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

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### SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, Professional Land Surveyor 5-2742 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 "Village at Autumn Lake Replat No. 1" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

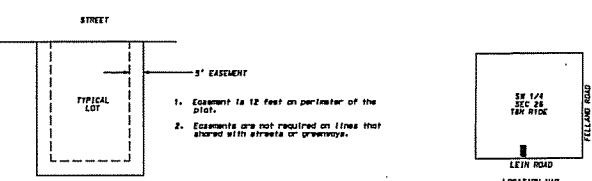
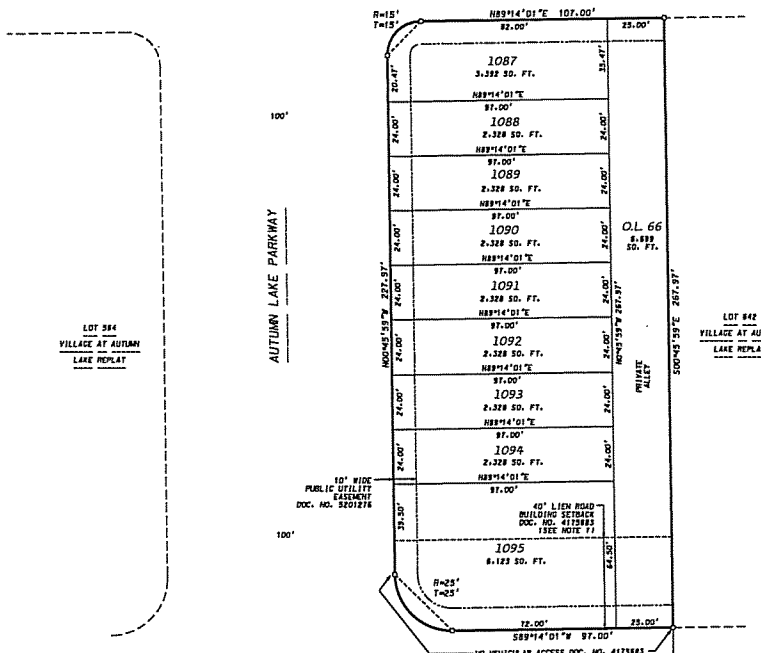
Dated this 8th day of March, 2016.

*Brett T. Stoffregen*  
Brett T. Stoffregen, Professional Land Surveyor 5-2742



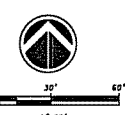
### NOTES

- This Plat is subject to the following recorded instruments:
  - Declaration of Conditions and Covenants recorded as Doc. Nos. 4192256, 4192255, 4209200, 4209201 and 4252053.
  - Terms and rights set forth in Special Warranty Deed recorded as Doc. No. 4987839.
- 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 easement shall be 12 feet in width on the perimeter of the plot, EXCEPT where shown otherwise on the face of the plot. 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 agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plot. 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. The intra-block drainage easements shall be graded with the construction of each private structure in accordance with the approved storm water drainage plan on file with the City Engineer and the zoning administrator, as amended in accordance with the Madison General Ordinances.
- NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division 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.
- Subsoil information indicates that basements of structures within the plat may encounter bedrock. The sub-surface conditions reports, dated March 8, 2001 and August 21, 2003, is on file with the City Engineer.
- The City will not install lighting in the alley, but the developer or property owners may request the City to approve a private lighting in the alley right-of-way. Such private lighting to be operated and maintained by the private interests.
- Lot/buildings within this subdivision are subject to impact fees that are due and payable at the time building permits are issued.
- There shall be no vehicular access to Lien Road from the lots in this plat.
- A 40 foot building setback is required along Lien Road. The City Engineer may reduce the building setback to 30 feet if a noise analysis is completed using traffic volumes of full build-out, and the City Engineer determines the noise volume are acceptable at the 30 foot distance.
- Distances shown along curves are chord lengths.



PUBLIC DRAINAGE EASEMENT DETAIL  
Not to Scale - See note 2

**LEGEND**  
 P Piped 1-1/4" x 18" solid round iron rabor stakes, weighing 4.30 lbs/ft.  
 O 4.30 lbs/ft. All other lot and utility corners are marked with 3/4" x 18" solid round iron rabor stakes, weighing 1.50 lbs/ft.



BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, T8N, R10E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N89°14'01" E

**STOFFREGEN KUTNER AND ASSOCIATES, INC.**  
 7330 Westwood Way, Madison, WI 53717  
 Phone 608.833.7330 • Fax 608.833.1089  
 WWW.STOFFREGENKUTNER.COM

# VILLAGE AT AUTUMN LAKE REPLAT NO. 1

LOT 6A1, VILLAGE AT AUTUMN LAKE REPLAT, AS RECORDED IN VOLUME 60-045A OF PLATS, ON PAGES 230-249 AS DOCUMENT NUMBER 5201276, DANE COUNTY REGISTRY, LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 26, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## DNR'S CERTIFICATE

VAL, 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.

VAL, 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, VAL, LLC has caused these presents to be signed by its official officer(s) of said limited liability company of Madison, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

VAL, LLC

\_\_\_\_\_, Authorized Officer and Signatory

STATE OF WISCONSIN  
COUNTY OF DANE } S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the above named officer(s) of the above named VAL, LLC to me known to be the personal(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires \_\_\_\_\_  
Notary Public, Dane County, Wisconsin

## MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Village at Autumn Lake Replat No. 1" located in the City of Madison, was hereby approved by Enactment Number \_\_\_\_\_, File I.O. Number \_\_\_\_\_, dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016, 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 \_\_\_\_\_, 2016.

\_\_\_\_\_,  
Marbeth Witzel-Behn, City Clerk, City of Madison, Dane County, Wisconsin

## COUNTY TREASURER'S CERTIFICATE

I, Adam Collopy, 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 \_\_\_\_\_, 2016 affecting the land included in "Village at Autumn Lake Replat No. 1".

Adam Collopy, Treasurer, Dane County, Wisconsin

## CITY OF MADISON TREASURER'S CERTIFICATE

I, David M. Gowendo, 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 \_\_\_\_\_, 2016 on any of the lands included in the plat of "Village at Autumn Lake Replat No. 1".

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

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2016 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
and recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

\_\_\_\_\_,  
Krzysztof Chrusowski, Dane County Register of Deeds

