



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, 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 Use Change (LUC) Survey Map (SM)

If a Plat, Proposed Subdivision Name: Cardinal Glenn Replat No. 1

LNDSP-2016
 00002

1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective 1/1/16

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot

2. Applicant Information.

Name of Property Owner: MREC VH Madison Investors, LLC Representative, if any: Jeff Rosenberg

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

Telephone: (608) 266-3000 Fax: () Email: jrosenberg@veridianhomes.com

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

Street Address: 7530 Westward Way 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): 301 and 302 Pine Lawn Parkway, 9301 Silicon Prairie Parkway

Tax Parcel Number(s): 0708-281-2304-5, 0708-281-1804-6, 0708-281-1805-4

Zoning District(s) of Proposed Lots: PD 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	16		1.439
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			
PROJECT TOTALS	16		1.439

OVER →

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 Brett T. Stoffregan **Signature** 

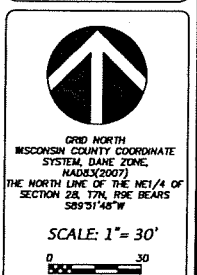
Date 1/14/16 **Interest In Property On This Date** Representative

D'ONOFRIO ROTTE AND ASSOCIATES, INC.
 7530 Westwood Way, Madison, WI 53717
 Phone: 608.853.7530 • Fax: 608.853.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

CARDINAL GLENN REPLAT NO. 1

LOTS 119, 120 AND 158, CARDINAL GLENN
 LOCATED IN THE NW1/4 AND THE SW1/4 OF THE NE1/4 OF SECTION 28, T7N, R8E,
 CITY OF MADISON, DANE COUNTY, WISCONSIN

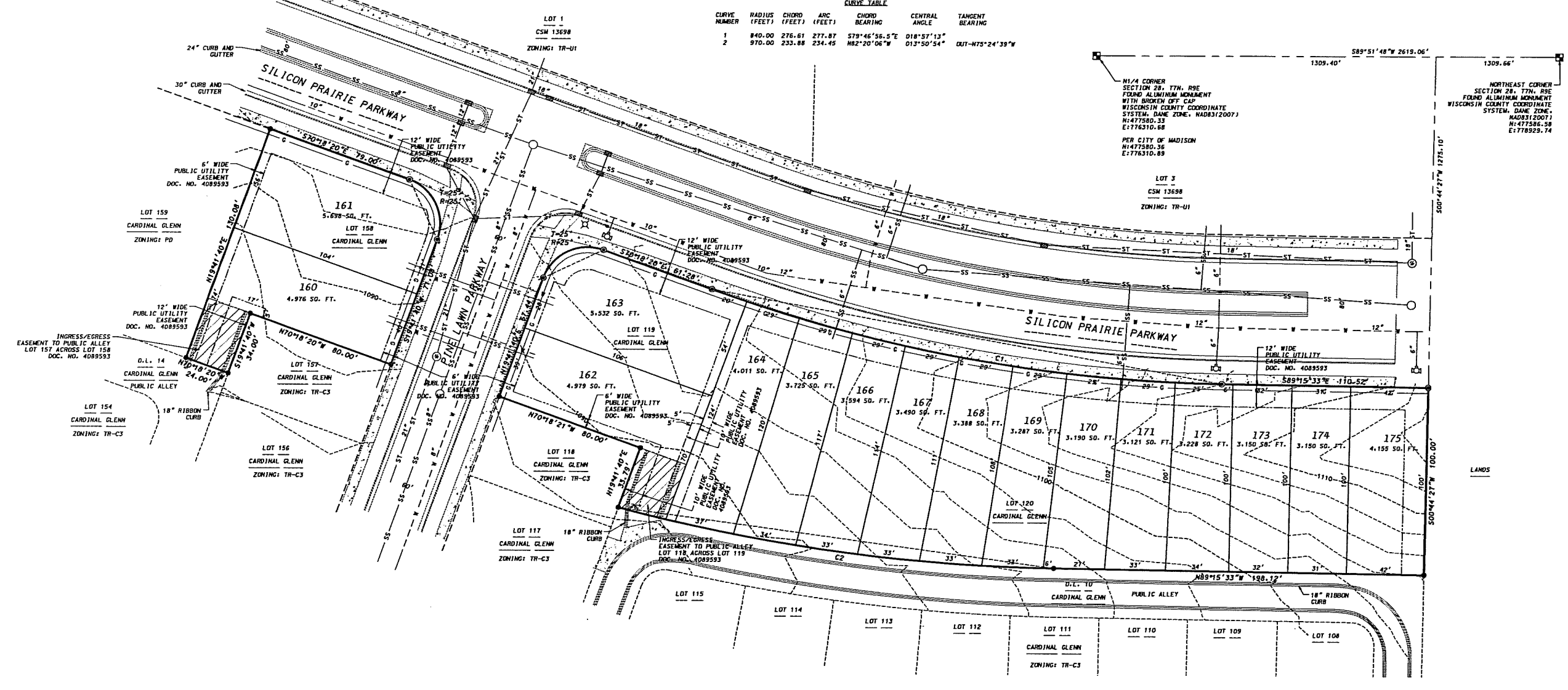
PRELIMINARY PLAT



DATE: 01-18-16
 REVISED:
 FN: 15-07-132
 Sheet Number:
 1 of 1

CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	840.00	276.61	277.87	S79°46'55.5"E	018°57'13"	
2	970.00	233.88	234.45	N82°20'06"W	013°50'54"	OUT-N75°24'39"W

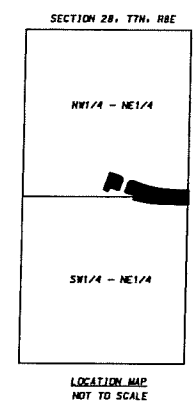


SURVEYOR'S CERTIFICATE
 I, Brett T. Staffregan, Professional Land Surveyor, S-2742, hereby certify that this preliminary plat is a true and correct representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the City of Madison Subdivision Ordinance.
 Dated this 18th day of January, 2016.
 Brett T. Staffregan, Professional Land Surveyor, S-2742



LEGAL DESCRIPTION
 Lots 119, 120 and 158, Cardinal Glenn, recorded in Volume 58-081A of Plats on pages 421-425 as Document Number 4089593, Dane County Registry, located in the NW1/4 and the SW1/4 of the NE1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin.

- NOTES**
- Existing zoning and proposed zoning: PD
 - Notes on Cardinal Glenn Plat
 -All lots within this plat are subject to a non-exclusive easement 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 10 feet in width on the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets.
 -The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved Stormwater Drainage Plan on file with the City Engineer and Zoning Administrator, as amended in accordance with the Madison General Ordinances.
 -The City will not install lighting in the alleys, but the developer or property owners may request the City to approve private lighting in the alley right-of-way. Such private lighting to be operated and maintained by private interests.
 - OWNER & SUBDIVIDER**
 WREC WI Investors, LLC
 6801 South Towne Drive
 Madison WI 53713
LAND PLANNER
 Vandewalle Associates, Inc.
 120 East Lakeside
 Madison, WI 53715



- LEGEND**
- FOUND 3/4" IRON REBAR
 - FOUND 1-1/4" IRON REBAR
 - SS SANITARY SEWER
 - W WATER MAIN
 - ST STORM SEWER
 - G GAS LINE
 - ⊕ CATCH BASIN/INLET
 - MANHOLE
 - ⊗ HYDRANT
 - ⊗ LIGHT POLE
 - - - EXISTING CONTOUR
 - CONCRETE

There are no objections to this plan with respect to Sects. 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

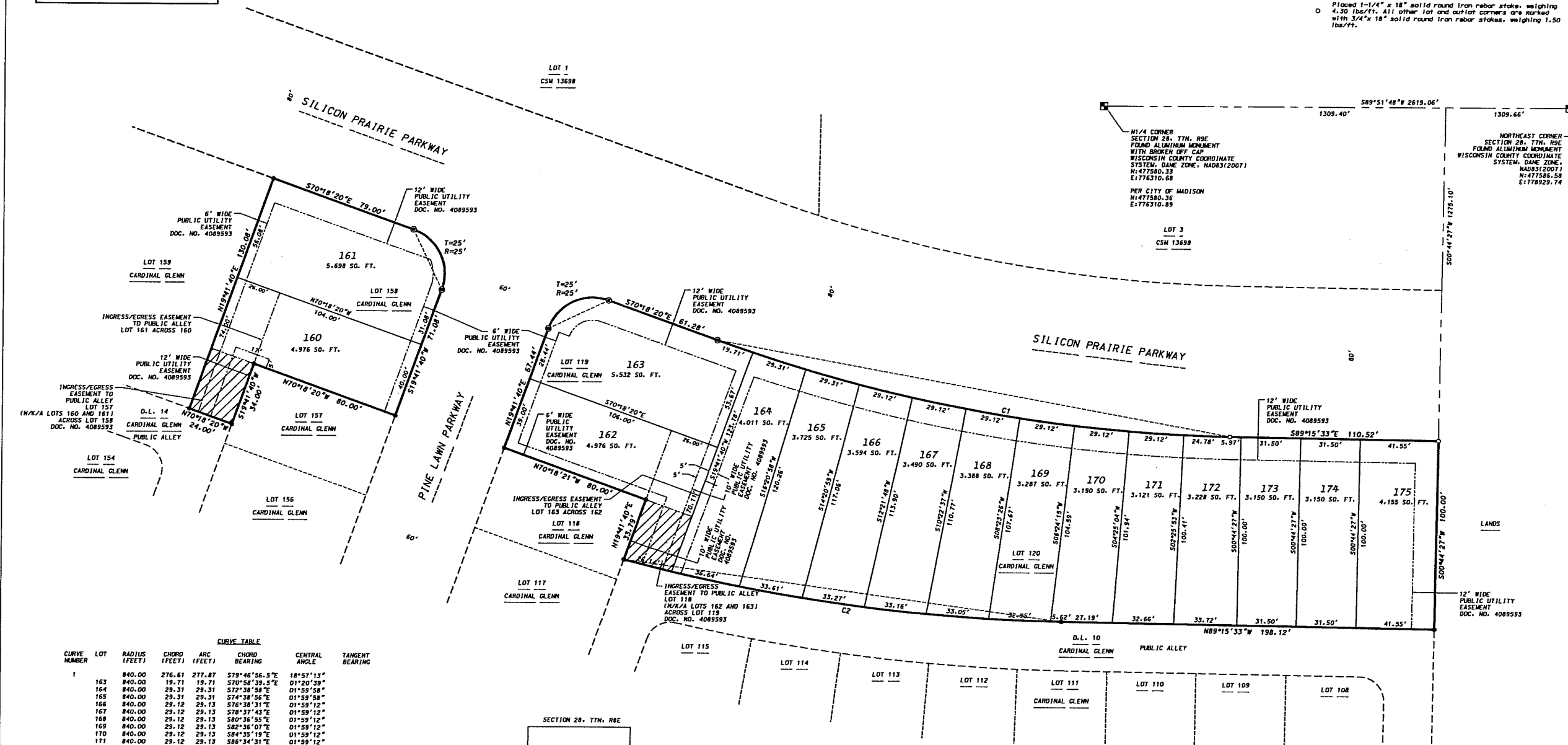


CARDINAL GLENN REPLAT NO. 1

LOTS 119, 120 AND 158, CARDINAL GLENN, RECORDED IN VOLUME 58-083A OF PLATS ON PAGES 421-425 AS DOCUMENT NUMBER 4089593, LOCATED IN THE NW1/4 AND THE SW1/4 OF THE NE1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

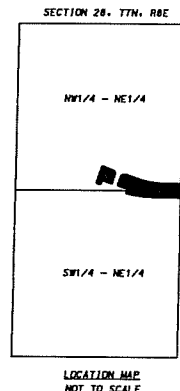
LEGEND

- Found 1-1/4" Iron Rebar
- Found 3/4" Iron Rebar
- Placed 1-1/4" x 18" solid round iron rebar stakes, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.



CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING	
1	163	840.00	19.71	277.87	S79°46'56.5"E	18°57'13"		
	164	840.00	29.31	29.31	S70°58'39.5"E	01°20'39"		
	165	840.00	29.31	29.31	S74°38'56"E	01°59'58"		
	166	840.00	29.12	29.13	S76°38'31"E	01°59'12"		
	167	840.00	29.12	29.13	S78°37'43"E	01°59'12"		
	168	840.00	29.12	29.13	S80°36'35"E	01°59'12"		
	169	840.00	29.12	29.13	S82°36'07"E	01°59'12"		
	170	840.00	29.12	29.13	S84°35'19"E	01°59'12"		
	171	840.00	29.12	29.13	S86°34'31"E	01°59'12"		
	172	840.00	24.78	24.78	S88°24'50"E	01°41'26"		
	2	170	970.00	233.88	234.45	N82°20'06"W	13°50'54"	OUT-N75°24'39"W
		169	970.00	5.62	5.62	N89°05'36"W	00°19'54"	
168		970.00	32.95	32.95	N87°57'16"W	01°56'46"		
167		970.00	33.05	33.05	N86°00'19"W	01°57'08"		
166		970.00	33.16	33.16	N84°02'53"W	01°57'32"		
165		970.00	33.27	33.28	N82°05'15"W	01°57'56"		
164		970.00	33.61	33.61	N80°06'43"W	01°59'08"		
162		970.00	36.64	36.64	N78°10'58"W	01°52'38"		



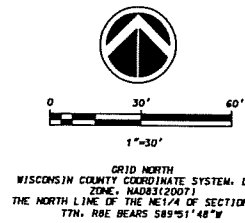
SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, Professional Land Surveyor S-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 "Cardinal Glenn 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:

Lots 119, 120 and 158, Cardinal Glenn, recorded in Volume 58-081A of Plats on pages 421-425 as Document Number 4089593, Dane County Registry, located in the NW1/4 and the SW1/4 of the NE1/4 of Section 28, T7N, R8E, City of Madison, Dane County, Wisconsin, containing 62,671 square feet (1.439 acres).

Dated this 18th day of January, 2016

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



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

PN: 15-07-132

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

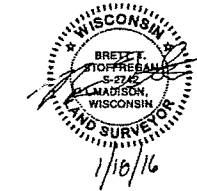
Certified _____, 20____

Department of Administration



CARDINAL GLENN REPLAT NO. 1

LOTS 119, 120 AND 158, CARDINAL GLENN, RECORDED IN VOLUME 58-083A OF PLATS ON PAGES 421-425 AS DOCUMENT NUMBER 4089593, LOCATED IN THE NW1/4 AND THE SW1/4 OF THE NE1/4 OF SECTION 28, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN



OWNER'S CERTIFICATE

MREC VH Madison Investors, 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.

MREC VH Madison Investors, 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, MREC VH Madison Investors, LLC has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 2016.

MREC VH Madison Investors, LLC
By: Veridian Homes JV, LLC, Member and Project Manager

Jeff Rosenberg, 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 MREC VH Madison Investors, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
Notary Public, Dane County, Wisconsin

MORTGAGEE CERTIFICATE

MREC VH Madison, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this plat, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described on this plat.

In witness whereof, said MREC VH Madison, LLC has caused these presents to be signed by its official officer(s) listed below on this _____ day of _____, 2016.

MREC VH Madison, LLC
By: Veridian Homes JV, LLC, Member and Project Manager

Jeff Rosenberg, 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 MREC VH Madison, LLC, to me known to be the person(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 "Cardinal Glenn Replat No. 1" located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adapted 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.

Maribeth Witzel-Bahl, City Clerk, City of Madison, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallogher, 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 "Cardinal Glenn Replat No. 1".

Adam Gallogher, 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 _____, 2016 on any of the lands included in the plat of "Cardinal Glenn Replat No. 1".

David M. Gawenda, 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 Chlebowski, Dane County Register of Deeds

NOTES

- This Plat is subject to the following recorded instruments:
 - Plans PCD 100P1 recorded as Doc. No. 4107395
 - Declaration of Conditions and Covenants recorded as Doc. Nos. 4111673, 4111674 and 4308523.
 - Declaration of Protective Covenants, Conditions and Restrictions recorded as Doc. No. 413765 and amended by Doc. Nos. 4184509, 4361457, 4479575, 4733923 and 4897629.

- 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 10 feet in width on the perimeter of the plat, EXCEPT where shown otherwise on the face 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 agreement, except that the easement shall be ten (10) feet in width 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.

The intra-block drainage easements shall be graded with the construction of each principle 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.

- Distances shown along curves are chord lengths.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7590 Westward Way, Madison, WI 53717
Phone: 608.833.7590 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:15-07-132