



# SUBDIVISION APPLICATION

## Madison Plan Commission

CH #279

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: White Oak Ridge

### 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: DeWitt Real Estate Development      Representative, if any: John DeWitt

Street Address: 5375 Mariners Cove Drive      City/State: Madison      Zip: 53704

Telephone: (608) 245-1500      Fax: ( )      Email: jdewitt@jdewitt.com

Firm Preparing Survey: Snyder & Associates, Inc.      Contact: Mike Calkins

Street Address: 5010 Voges Road      City/State: Madison      Zip: 53718

Telephone: (608) 838-0444      Fax: (608) 838-0445      Email: mcalkins@snyder-associates.com

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): 80 White Oaks Lane

Tax Parcel Number(s): 070836109152

Zoning District(s) of Proposed Lots: Rezone from A to SR-C1      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	87		3.851
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		10	0.4353
<b>PROJECT TOTALS</b>	87	10	4.2867

OVER →

3-4

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** John R. DeWitt

**Signature** 

**Date** 11/20/13

**Interest In Property On This Date** Purchase Contract

November 20, 2013

Mr. Steven Cover  
Director  
Department of Planning & Community & Economic Development  
City of Madison  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53703

Re: White Oak Ridge Subdivision Application Letter of Intent

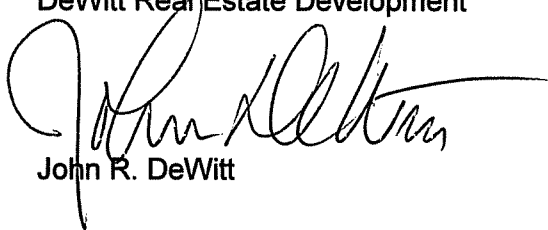
Dear Mr. Cover:

DeWitt Real Estate Development (the "Applicant") is hereby proposing a development project currently known as White Oak Ridge (the "Property") located at 80 White Oaks Lane. The property currently consists of one single family house on land zoned Agriculture. The Applicant seeks to develop the Property for single family residential use, consisting of the seven additional single family residences and one outlot constructed on the Property. The proposed zoning for the development is SR-C1.

1. **Construction Schedule:** The applicant is seeking to construct the development in 2014.
2. **Total Area of Project:** 4.2867 acres
3. **Proposed Gross Density:** 1.87 dwelling units/acre.
4. **Proposed Net Density:** 2.28 dwelling units/acre.

Respectfully submitted,

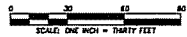
DeWitt Real Estate Development



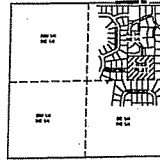
John R. DeWitt

# PRELIMINARY PLAT OF WHITE OAK RIDGE

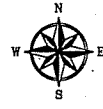
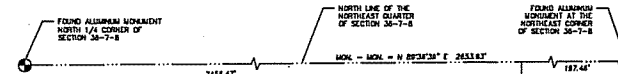
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



TOTAL AREA OF PLATTED LANDS: 188,730 SQUARE FEET OR 4.2887 ACRES



LOCATION MAP  
OF THE NE 1/4 CORNER OF  
SECTION 36-7-8  
TOWNSHIP 7 NORTH,  
RANGE 8 EAST,  
DANE COUNTY, WISCONSIN



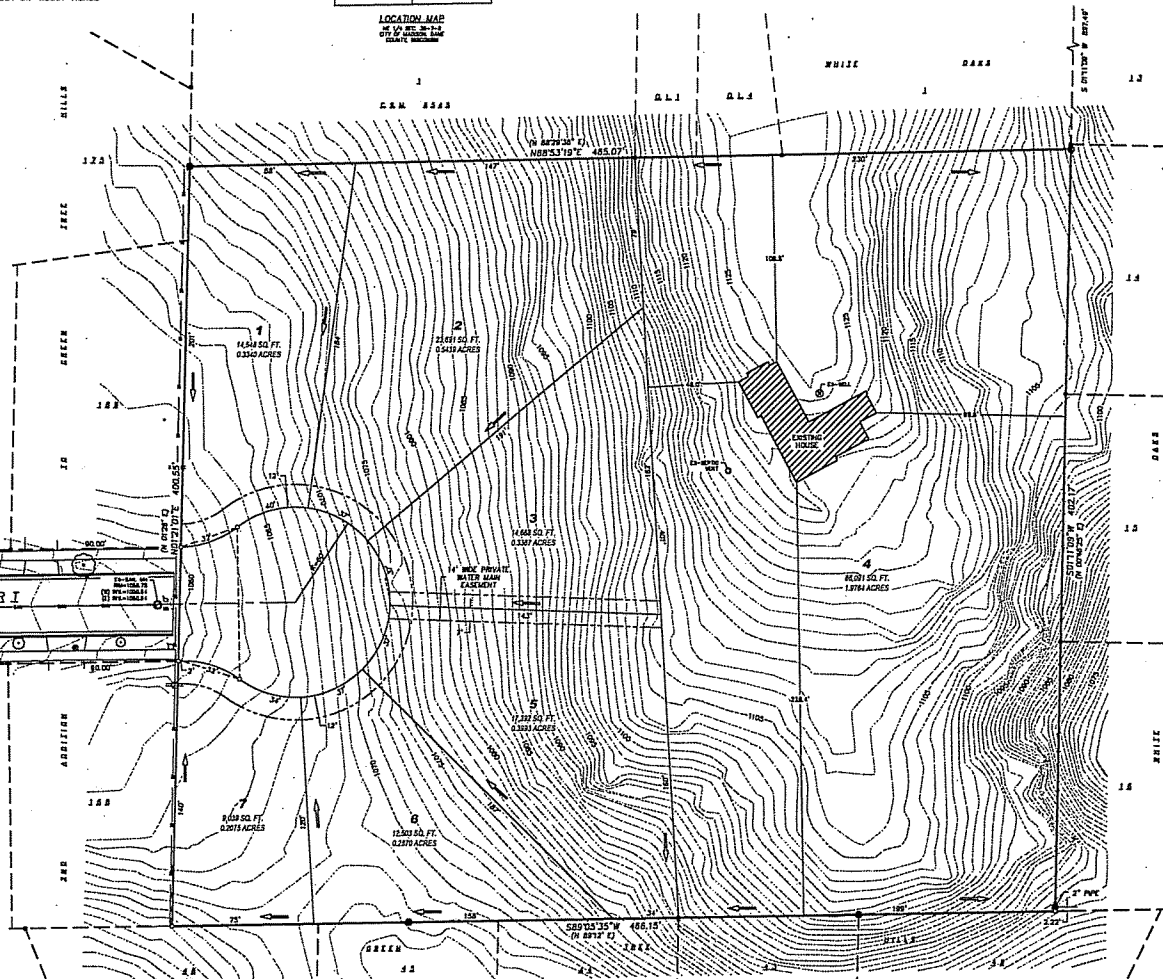
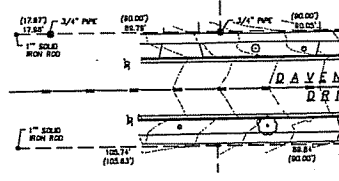
BEARING AND DISTANCE TO THE  
NORTH LINE OF THE NORTHEAST  
QUARTER OF SECTION 36, 7TH, ARE  
ACCORDING TO BEAR & DISTANCE

CURRENT ZONING: A

PROPOSED ZONING: SR-C1

**LEGEND**

- 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
- 3/4" SOLID IRON ROD (S.I.R.) FOUND (UNLESS OTHERWISE NOTED)
- 1-1/4" x 18" SOLID IRON RE-ROD SET, WT. 4.30 LB./FT.
- ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 LB./FT.
- ( ) INDICATES RECORDED AS
- ← DISTANCES ARE MEASURED TO THE NEAREST HUNDRETHS OF A FOOT.
- DRAINAGE ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SHALL BE MAINTAINED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.
- UTILITY EASEMENTS: NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR DISTURB VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 23.03 OF THE WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO USE THE AREA.



**SURVEYOR'S CERTIFICATE**  
I, Adam R. Green, Professional Land Surveyor, hereby certify that the foregoing preliminary plat was prepared under my direction and control and that to the best of my knowledge and belief it is in compliance with the provisions of Chapter 235 of the Wisconsin Statutes and the subdivision regulations of the City of Madison.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.  
Signed: Adam R. Green, P.L.S. No. 3077

**OWNER/SUBDIVIDER:**  
Dawn Real Estate Development  
5375 Mauldin Cove Drive  
Madison, WI 53704

**ENGINEER/SURVEYOR:**  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com

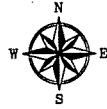
DATE: 11-13-2013	PROJECT NO: DEW19	SHEET 1 OF 1
BY: [Signature]	PROJECT NO: DEW19	
CHECKED BY: [Signature]		
DATE: 11-13-2013		
PROJECT NO: DEW19		
CITY OF MADISON, WI	5010 VOGES ROAD	
	MADISON, WISCONSIN 53718	
	608-838-0444   www.snyder-associates.com	
<b>WHITE OAK RIDGE</b>	<b>PRELIMINARY PLAT</b>	<b>SNYDER &amp; ASSOCIATES, INC.</b>
Project No: DEW19		
Sheet 1 of 1		

# PRELIMINARY GRADING PLAN WHITE OAK RIDGE

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

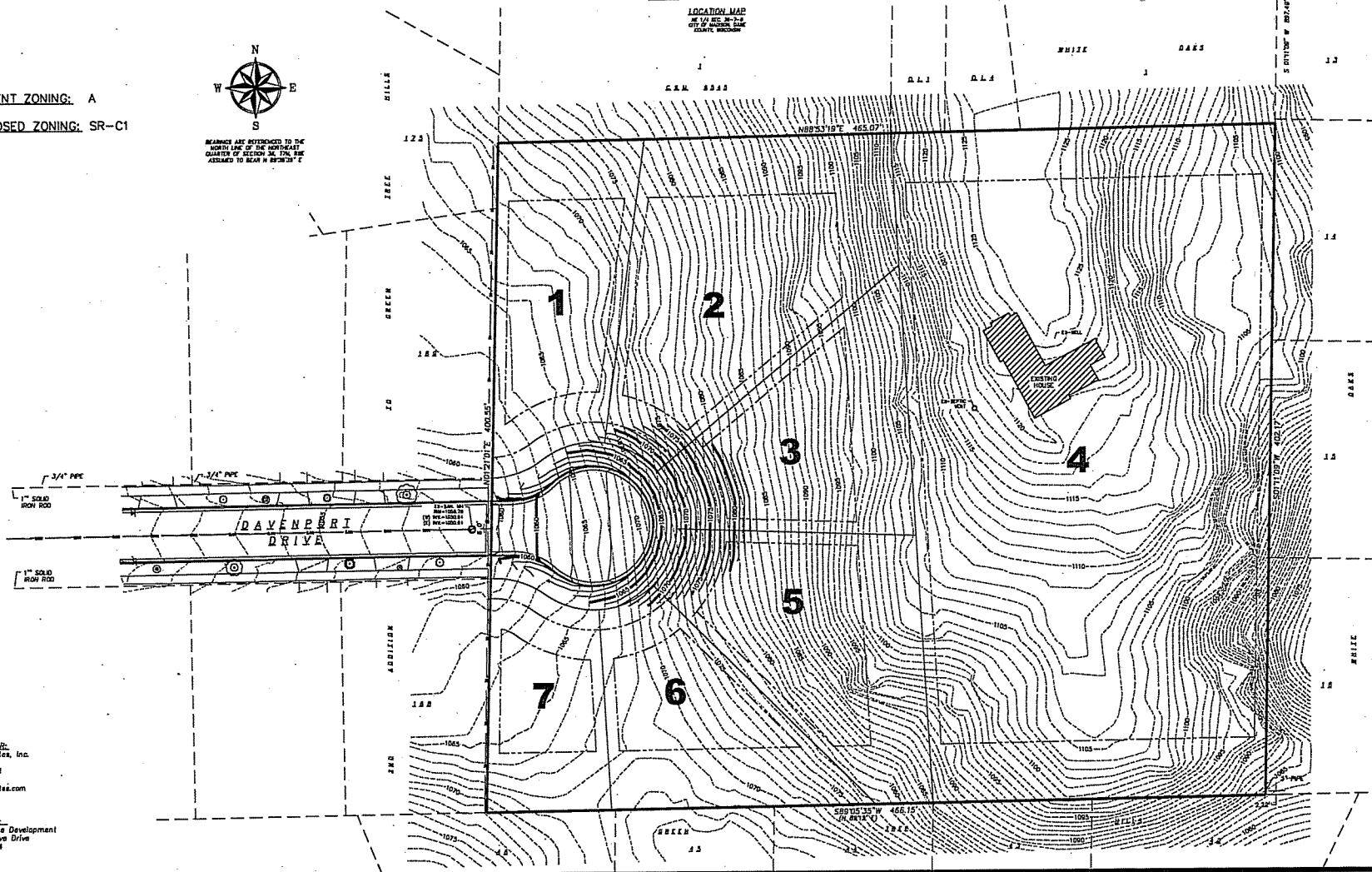
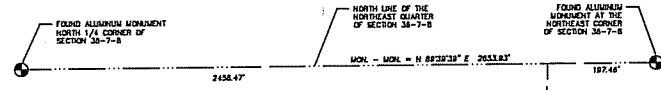
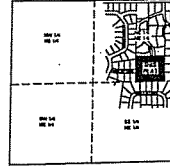


TOTAL AREA OF PLATTED LANDS: 188,730 SQUARE FEET OR 4.2857 ACRES



CURRENT ZONING: A  
PROPOSED ZONING: SR-C1

BEARINGS ARE REFERENCED TO THE  
NORTH LINE OF THE NORTHEAST  
QUARTER OF SECTION 36, 1/4 SEC. 36,  
ASSUMED TO BEAR N 89°20'30" E



**ENGINEER/SURVEYOR:**  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com

**CHAIRMAN/OWNER:**  
DEWITT Real Estate Development  
5375 Marshers Cove Drive  
Madison, WI 53704

Drawn By	Scale: 1" = 30'	Sheet 1 of 1
Revised	Drawn by	
Checked by	Project No: DEW19	
Surveyor: AIC	Date: 1-27-2014	
Technician: MW		

**WHITE OAK RIDGE**  
PRELIMINARY GRADING PLAN  
**SNYDER & ASSOCIATES, INC.**

CITY OF MADISON, WI  
5010 VOGES ROAD  
MADISON, WISCONSIN 53718  
608-838-0444 | www.snyder-associates.com



Project No: DEW19  
Sheet 1 of 1

3-4