

# CITY OF MADISON

# Proposed Plat

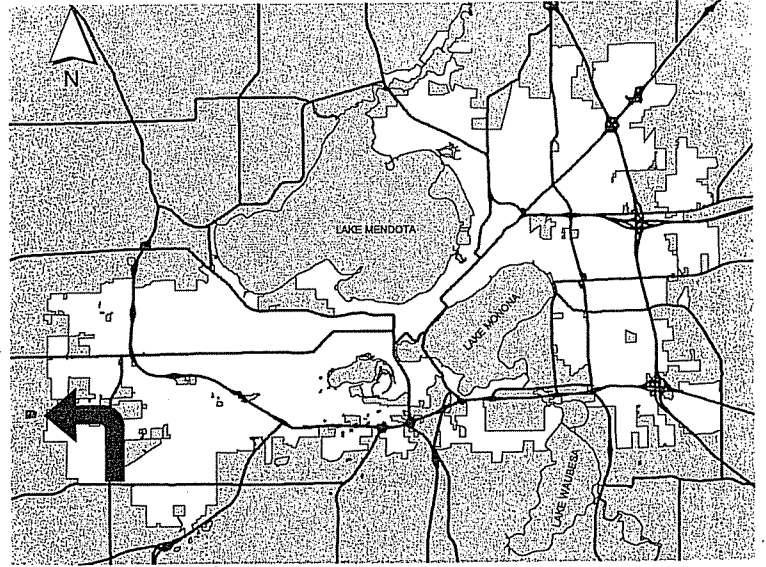
Plat Name: Meadow Estates  
Location: Meadow Road - Town of Middleton  
Applicant: Tom Cornett/Dan Frick - Mayo Corporation

- Preliminary
- Final
- Within City
- Outside City

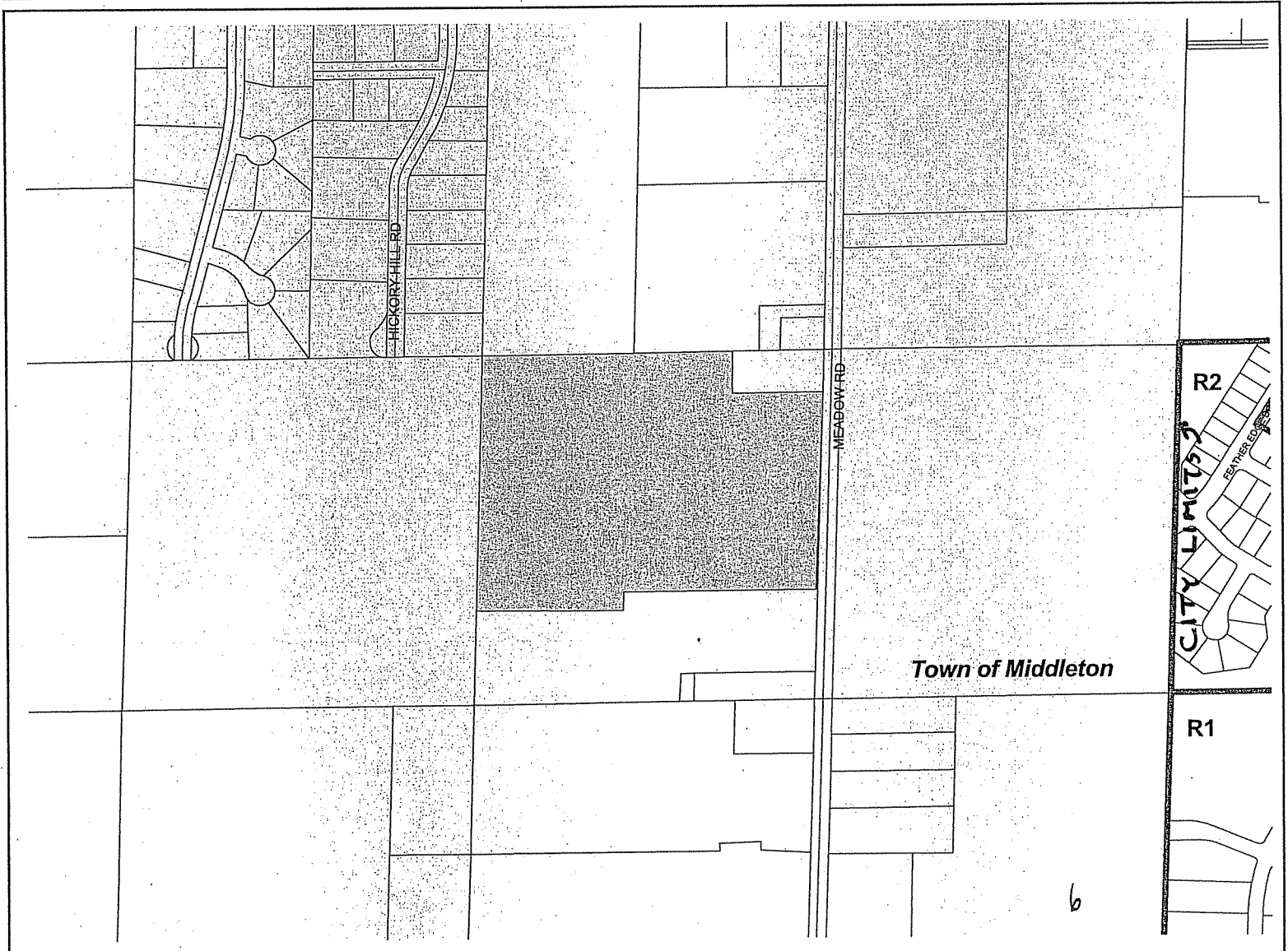
Public Hearing Dates:

Plan Commission 16 May 2005

Common Council 07 June 2005



For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



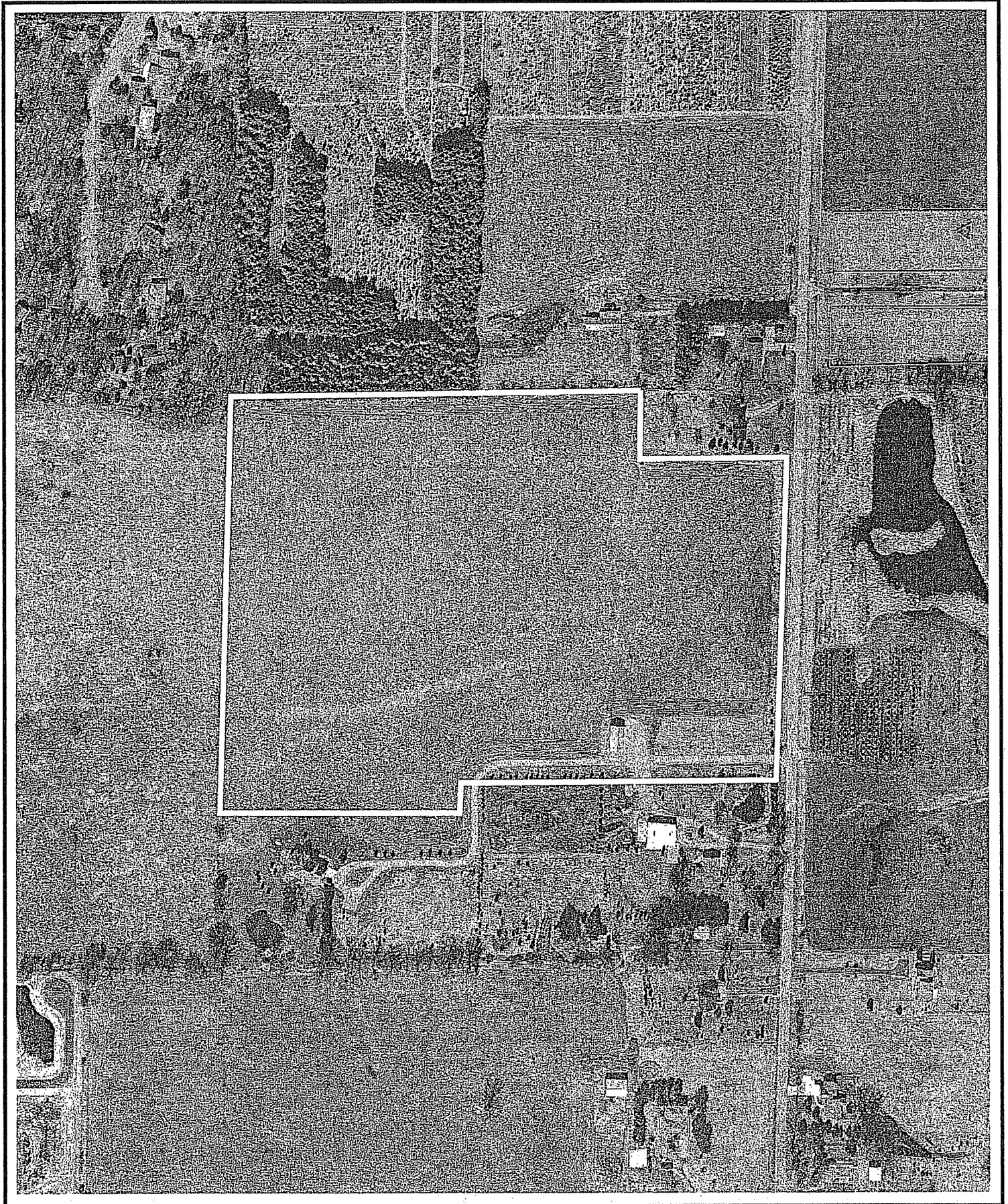
# Meadow Estates



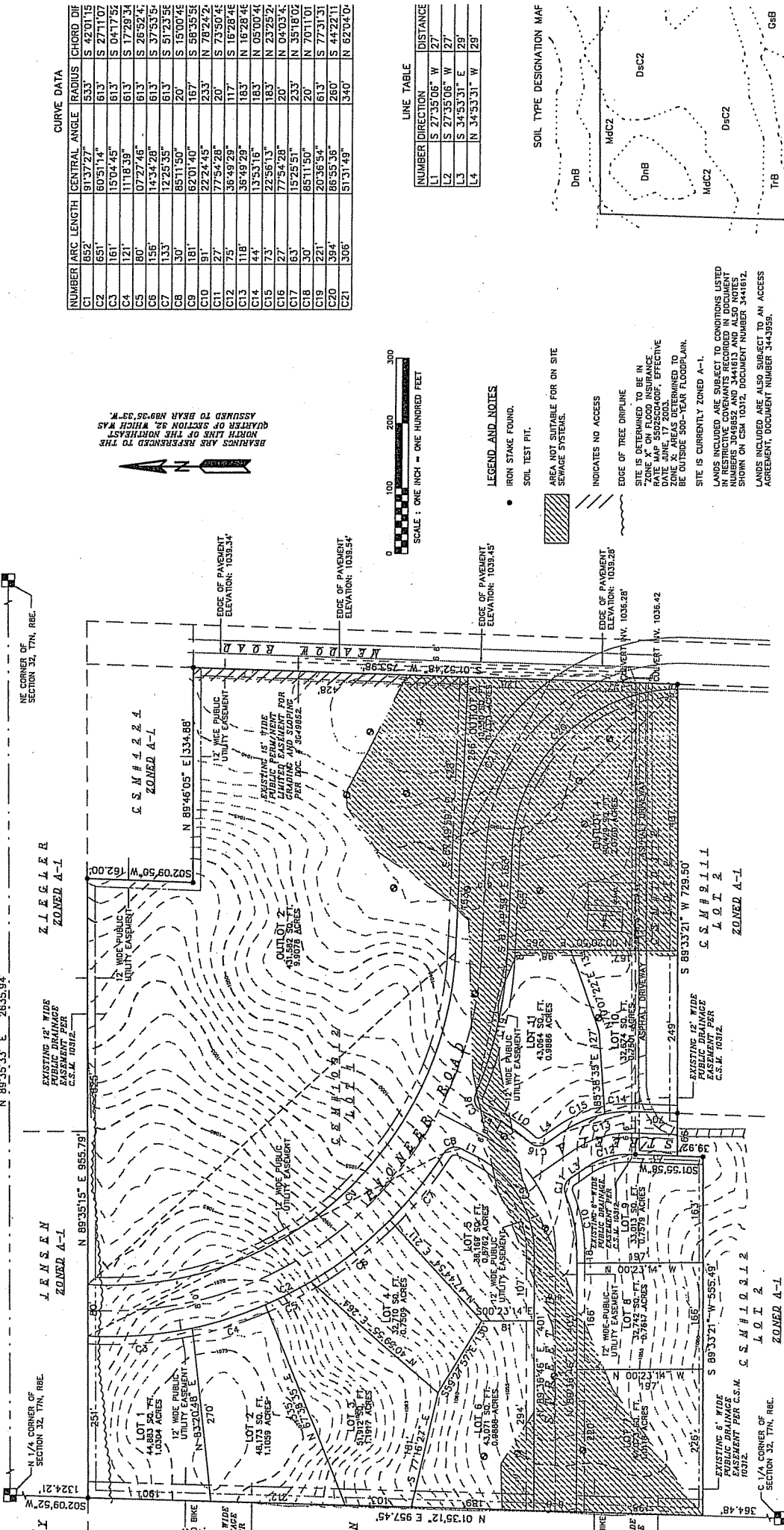
0 100 Feet



*Date of Aerial Photography - April 2000*



**LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP 10312 (VOLUME 60, PAGE 268-272, DOCUMENT NUMBER 3441612) LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 8 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.**



**CURVE DATA**

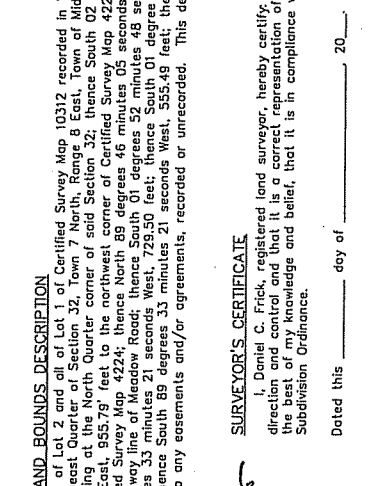
NUMBER	ARC LENGTH	CENTRAL ANGLE (RADIUS)	CHORD DIST
C1	852	91°37'27"	533'
C2	651	60°51'14"	613'
C3	161	15°04'45"	613'
C4	121	11°18'39"	613'
C5	80	07°27'46"	613'
C6	156	14°34'28"	613'
C7	133	12°25'35"	613'
C8	30	85°11'50"	20'
C9	181	62°01'40"	20'
C10	91	22°24'45"	233'
C11	27	77°54'28"	20'
C12	75	36°49'29"	117'
C13	118	36°49'29"	183'
C14	44	13°55'16"	183'
C15	73	22°56'13"	183'
C16	27	77°54'28"	20'
C17	63	15°25'51"	233'
C18	30	85°11'50"	20'
C19	221	20°36'54"	613'
C20	394	66°55'36"	260'
C21	306	51°31'49"	340'

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 27°35'06" W	27'
L2	S 27°35'06" W	27'
L3	S 34°53'31" E	29'
L4	N 34°53'31" W	29'

**LEGEND AND NOTES**

- IRON STAKE FOUND.
- SOIL TEST PIT.
- AREA NOT SUITABLE FOR ON SITE STORAGE SYSTEMS.
- INDICATES NO ACCESS
- EDGE OF TREE DRIPLINE
- SITE IS DETERMINED TO BE IN "ZONE X" ON FLOOD INSURANCE RATE MAP 19920000P, EFFECTIVE DATE JUNE 1992.
- ZONE X AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- SITE IS CURRENTLY ZONED A-1.
- LANDS INCLUDED ARE SUBJECT TO CONDITIONS LISTED IN PARAGRAPHS 1 AND 2 OF SUPPLEMENTARY NOTES NUMBERS 344852 AND 344812 AND ALSO NOTES SHOWN ON CSN 10312, DOCUMENT NUMBER 3441612.
- LANDS INCLUDED ARE ALSO SUBJECT TO AN ACCESS AGREEMENT, DOCUMENT NUMBER 3443955.



**SOIL DESIGNATIONS**

- G8B GRAYS SILT LOAM, 2 TO 6 PERCENT TROXEL SILT LOAM, 1 TO 3 PERCENT
- T8B DRESSEN SILT LOAM, 6 TO 12 PERCENT
- D8C2 DODGE SILT LOAM, 2 TO 6 PERCENT
- M8C2 MCHENRY SILT LOAM, 6 TO 12 PERCENT



**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)*

**1a. Application Type.** (Choose ONE)

- Preliminary Subdivision Plat       Final Subdivision Plat       Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: Meadow Estates

**1b. Review Fees.** Make checks payable to "City Treasurer."

- For Preliminary and Final Plats, an application fee of \$200, plus \$35 per lot and outlot contained on the plat drawing.  
 For Certified Survey Maps, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey map.

**2. Applicant Information.**

Name of Property Owner: Tim Cornett Representative, if any: \_\_\_\_\_

Street Address: P.O. Box 45410 City/State: Madison, WI Zip: 53744

Telephone: (608) 833-2877 Fax: (608) 833-8787 Email: cornetttim@aol.com

Firm Preparing Survey: Mayo Corporation Contact: Dan Frick, R.L.S.

Street Address: 600 Grand Canyon Drive City/State: Madison, WI Zip: 53719

Telephone: (608) 833-0628 Fax: (608) 833-0746 Email: dfrick@mayocorporation.com

Check only ONE – ALL Correspondence on this application should be sent to:  Property Owner       Survey Firm

**3a. Project Information.**

Parcel Address: Meadow Road in the City or Town of: Middleton

Tax Parcel Number(s): 070832190420 & 070832191020 School District: Middleton-Cross Plains

Existing Zoning District(s): A-1 Development Schedule: July 2005

Proposed Zoning District(s) (if any): R-1, A-1 Provide a Legal Description of Site on Reverse Side

**3b. For Surveys Located Outside the Madison City Limits and in the City's Extraterritorial Jurisdiction:**

Date of Approval by Dane County: Expected 4/2005 Date of Approval by Town: 9/13/2004

In order for an extraterritorial request to be accepted, a copy of the approval letters from both the town and Dane County must be submitted.

Is the subject site proposed for annexation?  No       Yes      If YES, approximate timeframe: \_\_\_\_\_

**4. Survey Contents and Description.** Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	11	2	
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots		1	
Other (state use)			
<b>TOTAL</b>			

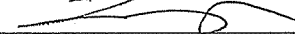
Describe the use of the lots and outlots on the survey
Lots in Town of Middleton are single family. Outlots are
Future residential development if Madison provides
Infrastructure to the area in the future.
Stormwater Management

OVER →

**5. Required Submittals.** Your application is required to include the following (check all that apply):

- Surveys** (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 it pertains to the proposed subdivision 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) and (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed land 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" case file. In addition, an **8-1/2 X 11 inch reduction of each sheet** must also be submitted.
- Report of Title and Supporting Documents:** All plats and certified surveys submitted to the City of Madison for approval shall include a Report of Title satisfactory to the Real Estate Division as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of the City of Madison standard 60/30 year Report of Title shall be obtained from a local, reputable 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 owner or applicant must deliver a **third copy** of the Report of Title to the survey firm preparing the plat or CSM. The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.
- For Residential Preliminary Plats ONLY:** If the proposed project will result in **ten (10) or more dwelling units**, it is required to comply with the City's Inclusionary Zoning requirements under Section 28.04 (25) of the Zoning Ordinance. A separate *INCLUSIONARY ZONING DWELLING UNIT PLAN APPLICATION* explaining the project's conformance with these ordinance requirements shall be submitted with your application.
- For Surveys Creating Residential Lots:** The applicant shall include a certified copy of the accepted option or offer, including all terms of the purchase and any other information that may be deemed necessary by the Real Estate Division to assist them in determining Fair Market Value for the purpose of establishing park fees.
- For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the town in which 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 it first having been approved by the **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 Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.
- Completed application and required Fee (from Section 1b on front):** \$ 690 Make all checks payable to "City Treasurer."
- Electronic Application Submittal:** All applicants are required to submit a copy of the completed application form, legal description 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](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Unit at 266-4635 for assistance.

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

Applicant's Printed Name Tim Cornett Signature 

Date 14 Mar 05 Interest In Property On This Date 06 Feb 02

<b>For Office Use Only:</b> Date Rec'd: _____ PC Date: _____ Alder. District: _____ Amount Paid: \$ _____
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