



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, 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: _____

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: West Place One LLC Representative, if any: John McEwan

Street Address: 2248 Deming Way, Suite 200 City/State: Middleton, WI Zip: 53562

Telephone: (608) 833-2929 Fax: () Email: jmcewan@liveseyco.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) : 302 S. Gammon Road

Tax Parcel Number(s): 0708-234-1006-7

Zoning District(s) of Proposed Lots: SE 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			
Retail/Office	4		12.87
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	4		12.87

12-13 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 **8-1/2 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 papplications@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:

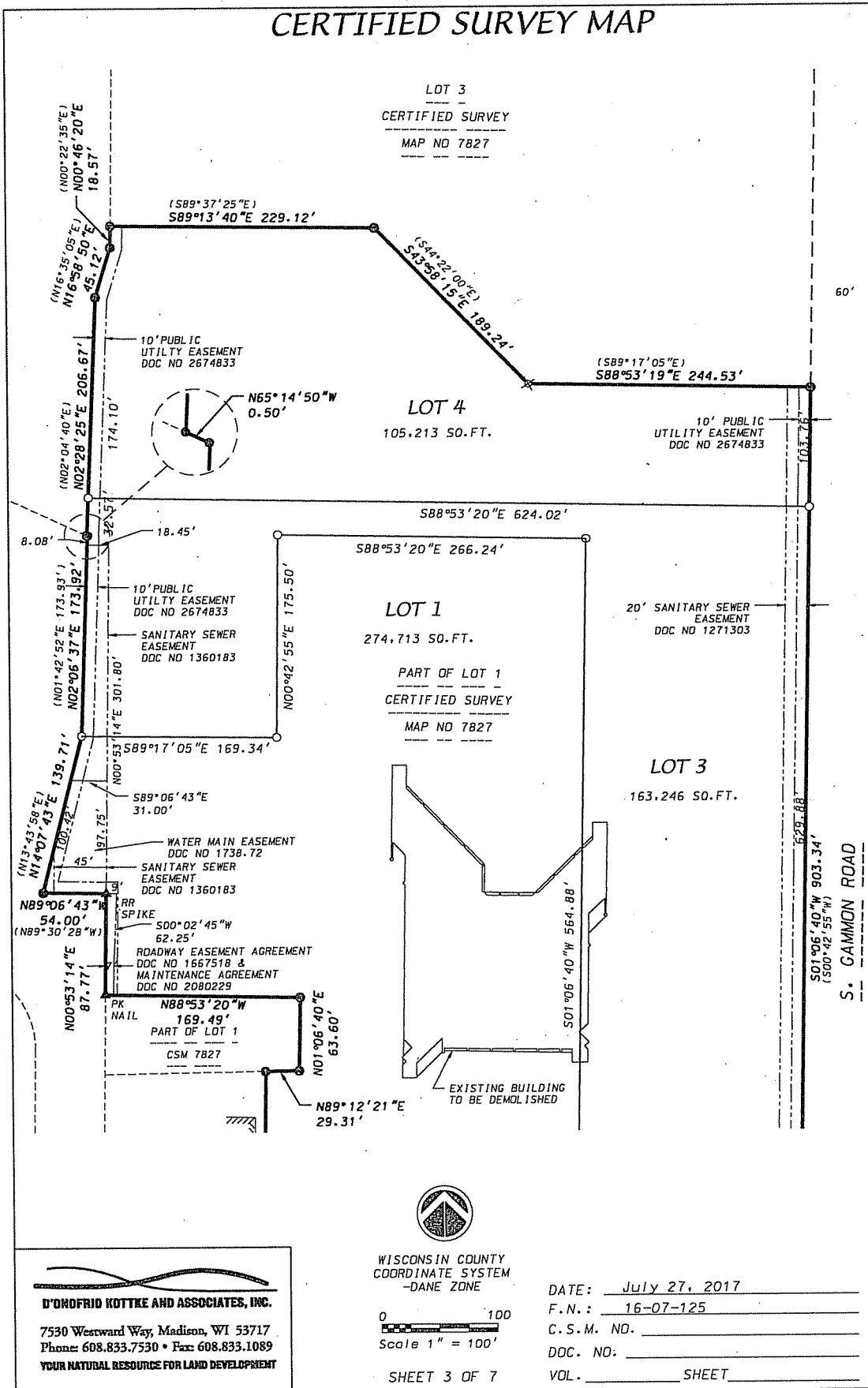
Applicant's Printed Name Brett T. Stoffregan

Signature 

Date 7/27/17

Interest In Property On This Date Surveyor

CERTIFIED SURVEY MAP



D'ONOFRID KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

CERTIFIED SURVEY MAP

NOTES

1. This Certified Survey is subject to restrictions contained in instrument recorded June 21, 1968, as Document No. 121670 - states that no portion of this property can be used for a filling station.
2. This Certified Survey is subject to a Declaration of Reciprocal Easements recorded December 30, 1994 as Document No. 2653307.
3. 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 12 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 twelve (12) 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.

4. All lots within this certified survey shall be subject to the provisions of Chapter 37 of the Madison General Ordinances regarding on-site storm water detention.
5. Fiber Optic Easement shown on CSM 7827, Doc. No. 2674833 released by Doc. No. _____.

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	1	400.00	54.43	54.47	N86°53'34"W (N87°17'19"W)	07°48'09"	OUT- N82°59'29"W (N83°23'15"W)
C2	1	680.00	75.56	75.60	N86°10'35"W (N86°34'22"W)	06°22'12" (06°22'14")	OUT- N89°21'41"W

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DATE: July 27, 2017
 F.N.: 16-07-125
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE

I, Kevin J. Pape, Professional Land Surveyor, S-2568, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin and under the direction of the Owners listed below. I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

Being a part of Lot 1, Certified Survey Map No. 7827, recorded in Volume 41 of Certified Survey Maps on Pages 145-150 as Document No. 2674833, Dane County Registry, located in the SE1/4 of the SE1/4 of Section 23, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the southeast corner of said Section 23; thence N01°06'30"E, 87.86 feet along the east line of the SE1/4 of said Section 23; thence N88°53'30"W, 60.12 feet to a point on the west right-of-way line of Gammon Road and point of beginning; thence S45°09'31"W, 43.03 feet; thence S89°12'21"W, 303.35 feet along the north right-of-way line of Mineral Point Road to a point of curve; thence northwesterly along said north right-of-way line on a curve to the right which has a radius of 400.00 feet and a chord which bears N86°53'34"W, 54.43 feet to a point of reverse curve; thence northwesterly along said north right-of-way line on a curve to the left which has a radius of 680.00 feet and a chord which bears N86°10'35"W, 75.56 feet to the southeast corner of Lot 2, Certified Survey Map Number 7827; thence N00°53'14"E, 340.21 feet along the east line of said Lot 2 to the northeast corner of said Lot 2; thence N89°12'21"E, 29.31 feet; thence N01°06'40"E, 63.60 feet; thence N88°53'20"W, 169.49 feet; thence N00°53'14"E, 87.77 feet along the east line of Lot 3, Certified Survey Map No. 4263; thence N89°06'43"W, 54.00 feet along the north line of said Lot 3; thence N14°07'43"E, 139.71 feet along the east line of said Lot 3; thence N02°06'37"E, 173.92 feet along said east line; thence N65°14'50"W, 0.50 feet along the northerly line of said Lot 3; thence N02°28'25"E, 206.67 feet along the east line of Phase II Tamarack Trails; thence N16°58'50"E, 45.12 feet along said east line; thence N00°46'20"E, 18.57 feet along said east line; thence S89°13'40"E, 229.12 feet along the south line of Lot 3, Certified Survey Map No. 7827; thence S43°58'15"E, 189.24 feet along said south line; thence S88°53'19"E, 244.53 feet along said south line; thence S01°06'40"W, 903.34 feet along the west right-of-way line of Gammon Road to the point of beginning; Contains 560,709 square feet (12.872 acres).

Dated this 27th day of July, 2017.

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


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DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

OWNER'S CERTIFICATE

West Place One LLC, a Wisconsin 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 company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

IN WITNESS WHEREOF, the said West Place One LLC has caused these presents to be signed by said member, this _____ day of _____, 2017.

West Place One LLC

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____, 2017, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, Wisconsin
My commission expires _____

CONSENT OF CORPORATE MORTGAGEE

McFarland State Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands contained in this Certified Survey Map, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this map, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said McFarland State Bank, has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this _____ day of _____, 2017.

McFarland State Bank

Print name and title

Print name and title

STATE OF WISCONSIN)
COUNTY OF _____)S.S.

Personally came before me this _____ day of _____, 2017, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

Notary Public, _____ County, Wisconsin
My commission expires _____


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MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Natalie Erdman, Secretary Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

Resolved that this Certified Survey Map, located in the City of Madison, was hereby approved by Resolution Number _____, File I.D. Number _____, adopted this _____ day of _____, 2017, 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 _____, 2017.

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

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2017
at _____ o'clock _____ M. and recorded in Volume _____ of Plats on Pages
as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds


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