



Project Name
Aspen Grove

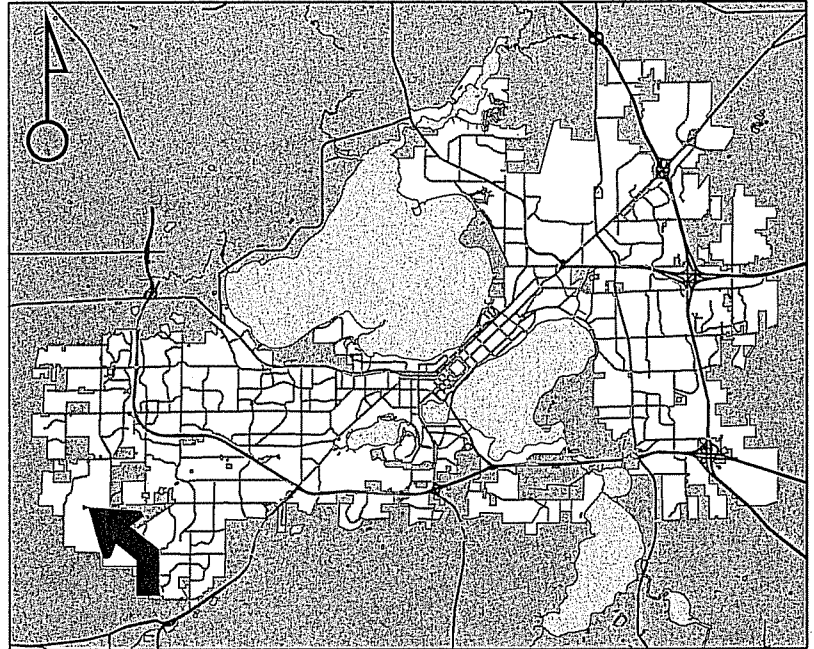
Location
1901 Hawks Ridge Drive

Applicant
Mary Ann McKenzie/Ron Klass-
D'Onofrio Kottke & Associates

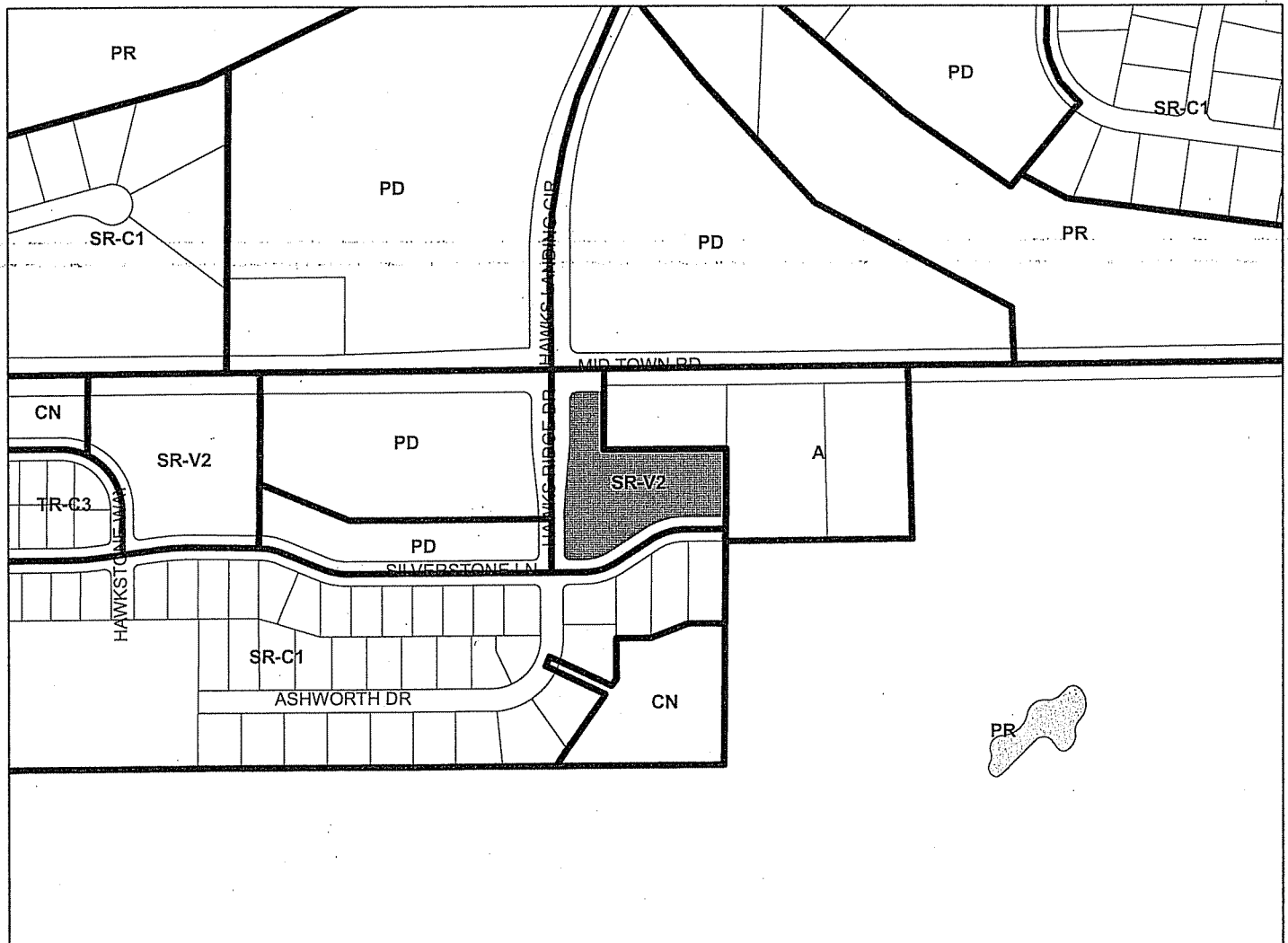
Proposed Use
Create 8 single-family lots and
1 outlot for private open space

Public Hearing Date
Plan Commission
09 June 2014

Common Council
17 June 2014



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 26 May 2014





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: Aspen Grove

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: Mary Ann McKenzie Representative, if any: Alex McKenzie

Street Address: 1910 Hawks Ridge Dr. Suite 322 City/State: Verona Zip: WI

Telephone: (608) 848-0111 Fax: (608) 848-6013 Email: Alex@TRMcKenzie.com

Firm Preparing Survey: D'Onofrio Kottke & Associates Contact: Ron Klaas

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

Telephone: (608) 833-7530 Fax: (608) 833-1089 Email: RKlaas@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): 1901 Hawks Ridge Dr. Madison WI

Tax Parcel Number(s): 060804107014

Zoning District(s) of Proposed Lots: TR-C3 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	8	1	2
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			

OVER →
14

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 Alex McKenzie **Signature** 
Date 4/23/2014 **Interest In Property On This Date** _____

T.R. MCKENZIE, INC.
CONSTRUCTION * DEVELOPMENT * MANAGEMENT

April 23, 2014

Aspen Grove
1910 Hawks Ridge Dr. Suite 322
Verona, WI 53593

RE: Letter of Intent for Aspen Grove, Preliminary and Final Plat

Our plan for Aspen Grove is to divide the approximately 2 acres of vacant land into 8 single family lots and 1 out lot for snow storage in the winter. This will be the final phase of our Hawks Ridge subdivision. We plan on either building the houses our self or selling the lots to other builders. The storm water detention will be handled by the pond we built for Hawks Ridge Estates. The land is located on the northeast corner of Silverstone Ln. and Hawks Ridge Dr.

We hope to have the lots on the market late fall of 2014 with the houses being constructed over the winter and completed in the spring of 2015.


Engineer: Kevin Pape D'Onofrio, Kottke & Assoc.

Architect: Randy Bruce Knothe & Bruce Architects

Landscaper: Unknown

General Contractor for all public improvements will be chosen by a bid process with the assistance of our engineering firm. The contractor has not been selected as of this date.

Aspen Grove

By: 
Alex McKenzie, Member

PRELIMINARY PLAT ASPEN GROVE

LOT 1, HAWKS RIDGE ESTATES, RECORDED IN VOLUME 59-018B OF PLATS ON PAGES 95-96 AS DOCUMENT NUMBER 4237057, DANE COUNTY REGISTRY,
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 4, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, Registered 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 23th day of April, 2014.

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



OWNER & SUBDIVIDER

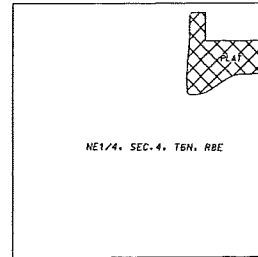
B&H Madison, LLC
1510 Hawks Ridge Drive, Suite 322
Verona, WI 53593

NOTES

- Total plot area: 34,385 square feet (2.167 acres).
- Existing zoning SR-V2
- Chord bearings and distances are shown on curves.

LEGEND

- FOUND 1-1/4" IRON REBAR
- MANHOLE
- LIGHT POLE
- TELECOMMUNICATION PEDESTAL
- TELECOMMUNICATION VAULT
- ELECTRIC VAULT
- WATER VALVE
- INLET
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELECOMMUNICATION
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- CONCRETE
- CONCRETE CURB AND GUTTER



LOCATION MAP
NOT TO SCALE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE
1	1	180.00	102.37	103.80	N72°50'06"E	33°02'26"
2	1	120.00	68.25	69.20	N72°50'06"E	33°02'26"
3	1	15.00	21.21	23.56	S45°38'41"E	90°00'00"
4	1	586.00	58.89	58.92	N02°14'08"E	05°45'39"
5	1	614.00	61.71	61.73	N02°14'08"E	05°45'39"
6	1	20.00	28.28	31.42	N44°21'17"E	89°59'56"



1"=40'
0 40' 80'

GRID NORTH
BEARINGS REFERENCED TO THE NORTH LINE
OF THE NORTHEAST QUARTER OF SECTION 4, T6N, R8E
WISCONSIN STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 27
BEARING S89°21'14"W

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 FH:14-07-105

