



City of Madison

Proposed Rezoning and Land Division

Location
5939 Sharpsburg Drive

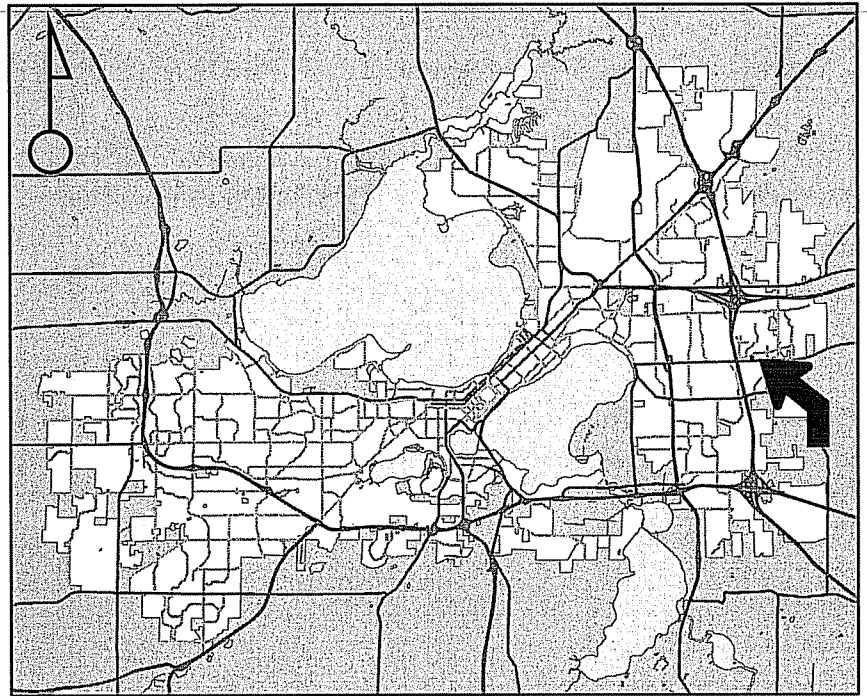
Applicant
Don Esposito - Veridian Homes /
Brian Munson - Vandewalle & Associates

From: PUD(GDP) To: Amended
PUD(GDP)

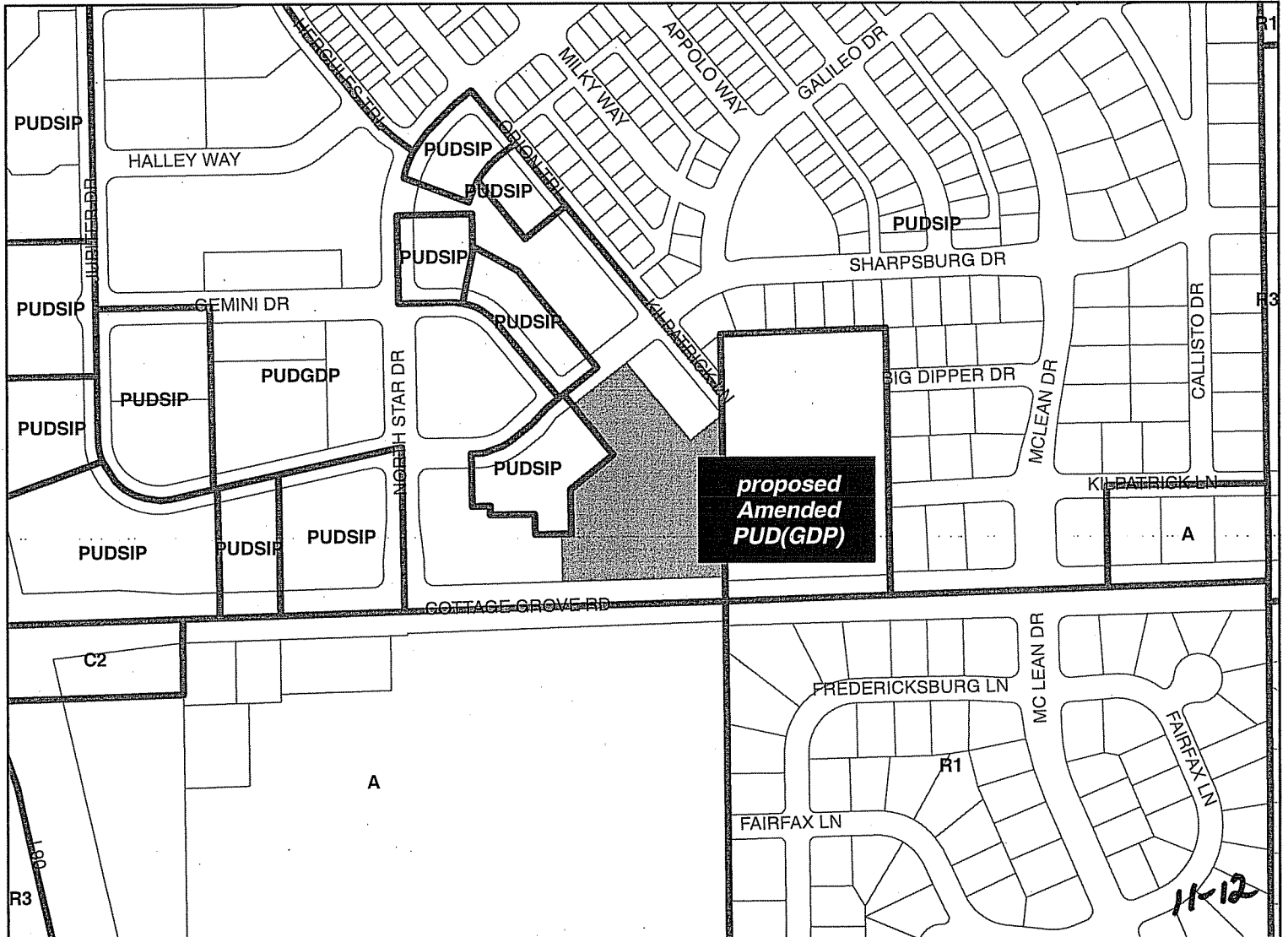
Existing Use
Vacant Land

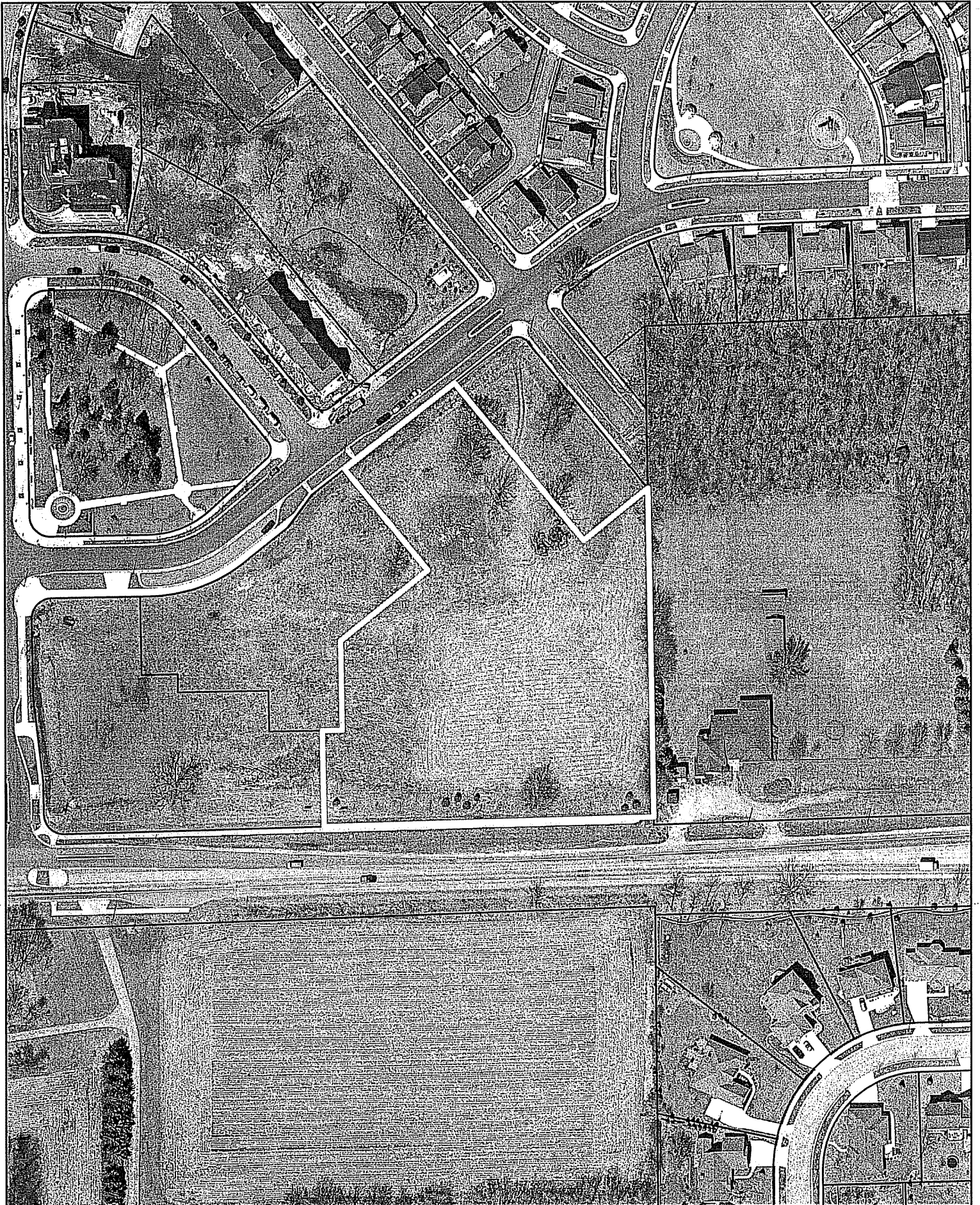
Proposed Use
Amend GDP to include additional
commercial areas at Grandview
Commons and divide into two lots

Public Hearing Date
Plan Commission
09 July 2007
Common Council
17 July 2007



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635







Madison Plan Commission
SUBDIVISION APPLICATION

215 Martin Luther King Jr. Blvd; Room LL-100
 PO Box 2985; Madison, Wisconsin 53701-2985
 Phone: 608.266.4635 | Facsimile: 608.267.8739

Date Stamp

**** Please read both pages of the application completely and fill in all required fields****
For your convenience, this application form may be completed online at www.cityofmadison.com.

1a. Application Type. (Choose ONE)

- 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."

- 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: DJK REAL ESTATE, LLC Representative, if any: DON ESPOSITO
 Street Address: 6801 SOUTH TOWNE DRIVE City/State: MADISON WI Zip: 53713
 Telephone: (608) 226-3140 Fax: (608) 223-0439 Email: DESPOSITO@VERIDIANHOMES.COM

Firm Preparing Survey: DONOFRIO KOTTKE & ASSOC. Contact: WAYNE BARSNESS
 Street Address: 7530 WESTWARD WAY City/State: MADISON, WI Zip: 53717
 Telephone: 833-7530 Fax: (608) 833-1089 Email: WBARSNESS@DONOFRIO.CC

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

3a. Project Information.

Parcel Address: 5939 SHARPSBURG DRIVE in the City or Town of: MADISON
 Tax Parcel Number(s): 0710-112-0107-B School District: MADISON
 Existing Zoning District(s): PUDSIP PUD(GDP) Development Schedule: 2008
 Proposed Zoning District(s) (if any): AMENDED PUD(GDP) 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: _____ Date of Approval by Town: _____

In order for an exterritorial 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 | 1 | | 2.6 |
| Retail/Office | | | |
| Industrial | | | |
| Public Parklands | | | |
| Home's Association Tracts | | | |
| Other (state use) | 1 | | 1.0 |
| TOTAL | 2 | | 3.6 |

| Describe the use of the lots and outlots on the survey |
|--|
| MIXED USE |
| LIBRARY |

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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.

Legal Description of Property: LOT 1 CERTIFIED SURVEY MAP
NO. 11948 OR Check here if attached →

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 Residential Surveys ONLY: 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 the same request first having been approved by the town and 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.

Required Fee (from Section 1b on front): \$ 500.00 Make all checks payable to "City Treasurer."

Completed application

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

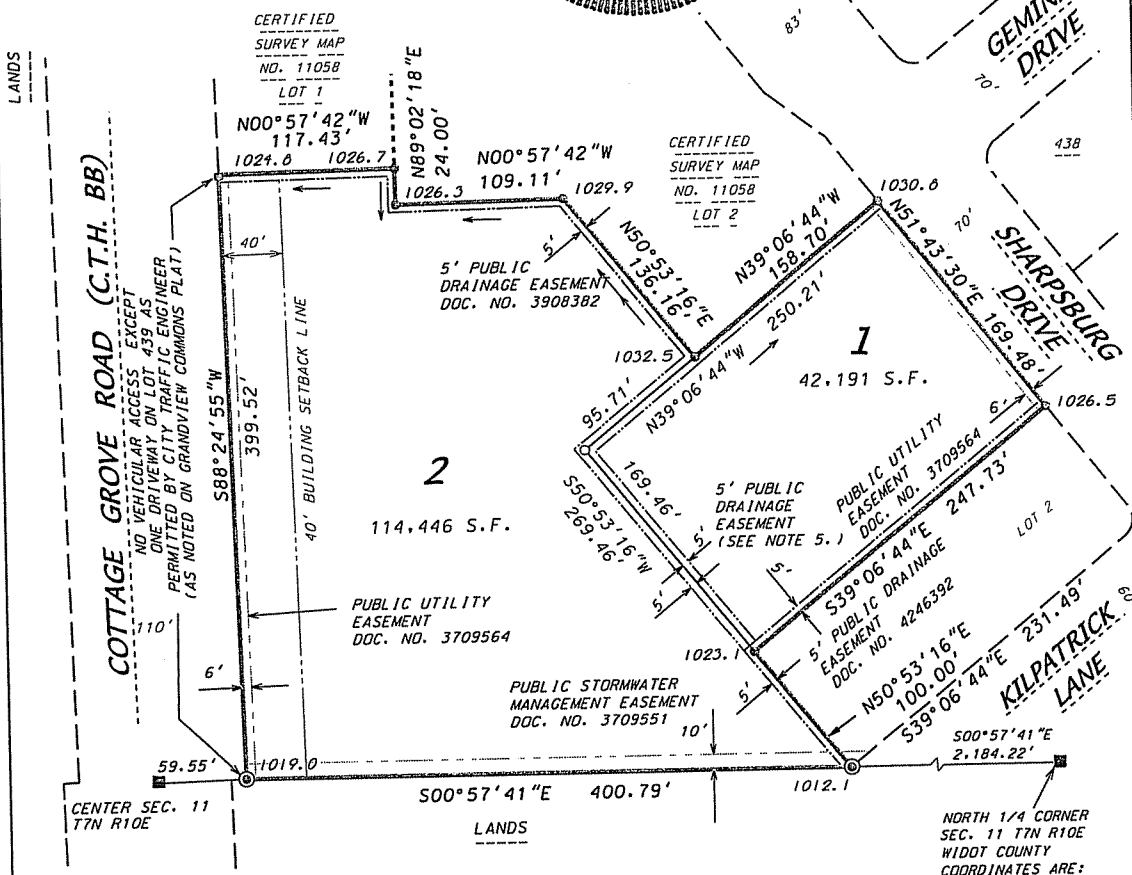
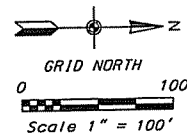
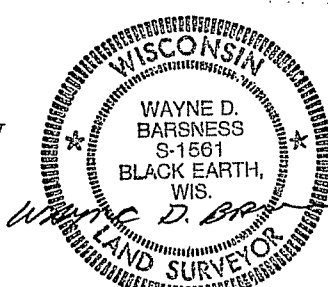
Applicant's Printed Name WAYNE BARSNESS Signature WAYNE D. BARSNESS
Date 5/9/07 Interest In Property On This Date OWNERS SURVEYOR

| | | | | |
|----------------------|---------------------|----------------|------------------|----------|
| For Office Use Only | Aldermanic District | PC Date | Date Distributed | Returned |
| File Tracking Number | Amount Paid \$ | Receipt Number | | |

CERTIFIED SURVEY MAP

Lot 1, Certified Survey Map No. 11948, located in the
SE 1/4 of the NW 1/4 of Section 11, T7N, R10E,
City of Madison, Dane County, Wisconsin

- LEGEND**
- ⊙ FOUND 1-1/4" SOLID ROUND IRON STAKE
 - FOUND 3/4" SOLID ROUND IRON STAKE
 - PLACED 3/4"x 18" SOLID ROUND IRON STAKE WEIGHING 1.50 LBS/FT.
 - FOUND CITY OF MADISON CONCRETE MONUMENT W/ BRASS CAP
 - PUBLIC UTILITY EASEMENT
 - 1026.3 LOT CORNER ELEVATION



LEGAL DESCRIPTION

Lot 1, Certified Survey Map No. 11948, recorded in Volume 73 of Certified Survey Maps on Sheets 219-223 as Document No. 4246392, Dane County Registry, located in the SE 1/4 of the NW 1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin, to-wit: Commencing at the North quarter corner of said Section 11; thence S00°57'41"E, 2184.22 feet to the point of beginning; thence continuing S00°57'41"E, 400.79 feet; thence S88°24'55"W, 399.52 feet; thence N00°57'42"W, 117.43 feet; thence N89°02'18"E, 24.00 feet; thence N00°57'42"W, 109.11 feet; thence N50°53'16"E, 136.16 feet; thence N39°06'44"W, 158.70 feet; thence N51°43'30"E, 169.48 feet; thence S39°06'44"E, 247.73 feet; thence N50°53'16"E, 100.00 feet to the point of beginning. Contains 156,637 square feet (3.60 acres).

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

DATE: APRIL 24, 2007
F.N.: 07-07-109
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

Lot 1, Certified Survey Map No. 11948, located in the
SE 1/4 of the NW 1/4 of Section 11, T7N, R10E,
City of Madison, Dane County, Wisconsin

NOTES

1. Notes on Recorded Plat of Grandview Commons:
 - A. All buildings and outdoor recreational area shall comply with MGD Sec. 16.23(3)(d) - Highway Noise Land Use Provisions policies and ordinance.
 - B. Subsoil information indicates that basements of structures within the plat may encounter bedrock. The subsurface conditions report, dated November 11, 2001, is on file with the City Engineer.
 - C. Upon review and approval of each Conditional Use Proposal for multi-family lots, provisions for off-street parking are expected to exceed the minimum R4 requirements of the Zoning Ordinance.
 - D. As of the date of Plat recordation there is an active quarry operation on the lands located to the North and West of this Plat.
2. This Certified Survey Map is subject to the following recorded instruments:
 - A. PUD(GDP) and PUD(SIP) zoning documents for the Grandview Commons Neighborhood, recorded as Doc. No. 3589157 and Doc. No. 4241753.
 - B. Declaration of Conditions, Covenants and Restrictions recorded as Doc. No. 3615505; amended by Doc. No. 3678368; amended by Doc. No. 3755204; amended by Doc. No. 3792373; amended by Doc. No. 3872555.
 - C. Declaration of Conditions and Covenants recorded in Doc. No. 3867658 and Doc. No. 3867659.
3. The lots of this certified survey map are subject to a Declaration of Easements for motor vehicle ingress/egress, parking, pedestrian access, storm drainage and utilities recorded in Doc. No. 3906455 and Doc. No. 4252718.
4.  Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded 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.
5. All lots within this survey are subject to public easements for drainage purposes which shall be a minimum of five (5) feet in width measured from the property line to the interior of each lot except that the easements shall be ten (10) feet in width on the perimeter of the survey. 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 survey. 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.
6. In the event of a City of Madison Plan Commission and/or Common Council approved redivision 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.

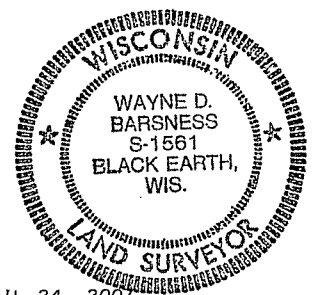
SURVEYOR'S CERTIFICATE

I, Wayne D. Barsness, Registered Land Surveyor S-1561, do hereby certify that this Certified Survey Map 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 the map is a correctly dimensioned representation in accordance with the information furnished.

Dated this 24TH day of APRIL, 2007.



Wayne D. Barsness, Registered Land Surveyor S-1561




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

DATE: APRIL 24, 2007

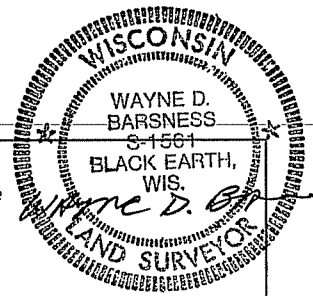
F.N.: 07-07-109

C.S.M. NO. _____

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VOL. _____ SHEET _____

SHEET 2 OF 4



CERTIFIED SURVEY MAP

Lot 1, Certified Survey Map No. 11948, located in the SE 1/4 of the NW 1/4 of Section 11, T7N, R10E, City of Madison, Dane County, Wisconsin

OWNER'S CERTIFICATE

DJK Real Estate, 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 limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We further certify that this certified survey map is required by s.236.34 to be submitted to the City of Madison for approval.

In witness whereof, said DJK Real Estate, LLC has caused these presents to be signed by its limited liability officer listed below at Madison, Wisconsin, this _____ day of _____, 2007.

State of Wisconsin)
)SS.
County of Dane)

Personally came before me this _____ day of _____, 2007, _____ to me known to be the _____ of the above named limited liability company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company by its authority for the purposes therein contained.

My commission expires _____ . _____ Notary Public, Dane County, Wisconsin

MORTGAGEE CERTIFICATE

M & I Marshall & Ilsley Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of lands contained in this certified survey map, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedication of the lands described in this certified survey map.


In witness whereof, said M & I Marshall & Ilsley Bank has caused these presents to be signed by its corporate officers listed below, and its corporate seal to be hereunto affixed on this _____ day of _____, 2007.

M & I Marshall & Ilsley Bank

State of Wisconsin)
)SS.
County of Dane)

Personally came before me this _____ day of _____, 2007, the above named corporate officer(s) 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


D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
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CERTIFIED SURVEY MAP

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SE 1/4 of the NW 1/4 of Section 11, T7N, R10E,
City of Madison, Dane County, Wisconsin

MADISON COMMON COUNCIL CERTIFICATE

"RESOLVED that this certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____, adopted on this _____ day of _____, 2007, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use."

Dated this _____ day of _____, 2007.

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

MADISON PLAN COMMISSION CERTIFICATE

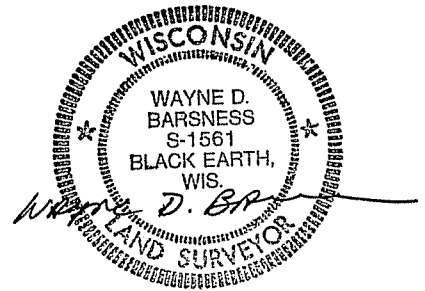
Approved for recording per the Secretary of the City of Madison
Plan Commission.

By: _____ Date: _____
Mark A. Dlinger, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2007,
at _____ o'clock _____ M. and recorded in Volume _____ of Certified
Survey Maps on Pages _____ as Document Number _____.

Jane Licht, Dane County Register of Deeds



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

SHEET 4 OF 4

DATE: APRIL 24, 2007

F.N.: 07-07-109

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ SHEET _____