



Project Name
Aspen Meadow Estates

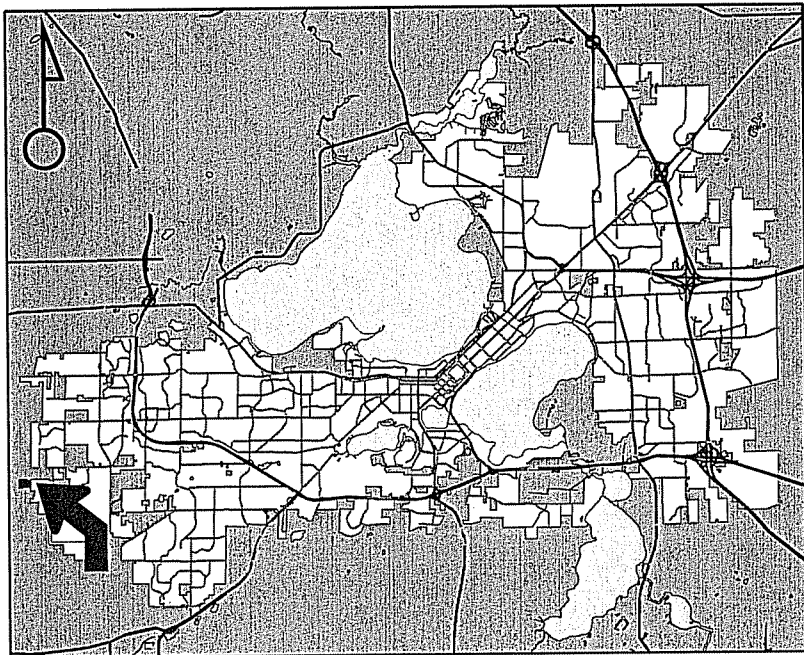
Location
3391 Meadow Road

Applicant
**Tommy Van Ess Realty at First Weber/
John Krebs – JSD Professional Services**

Proposed Use
Create 12 single-family lots, 1 outlot for stormwater management, 1 outlot for private open space, and 1 outlot for future development in the Town of Middleton

Public Hearing Date
Plan Commission
29 August 2016

Common Council
06 September 2016

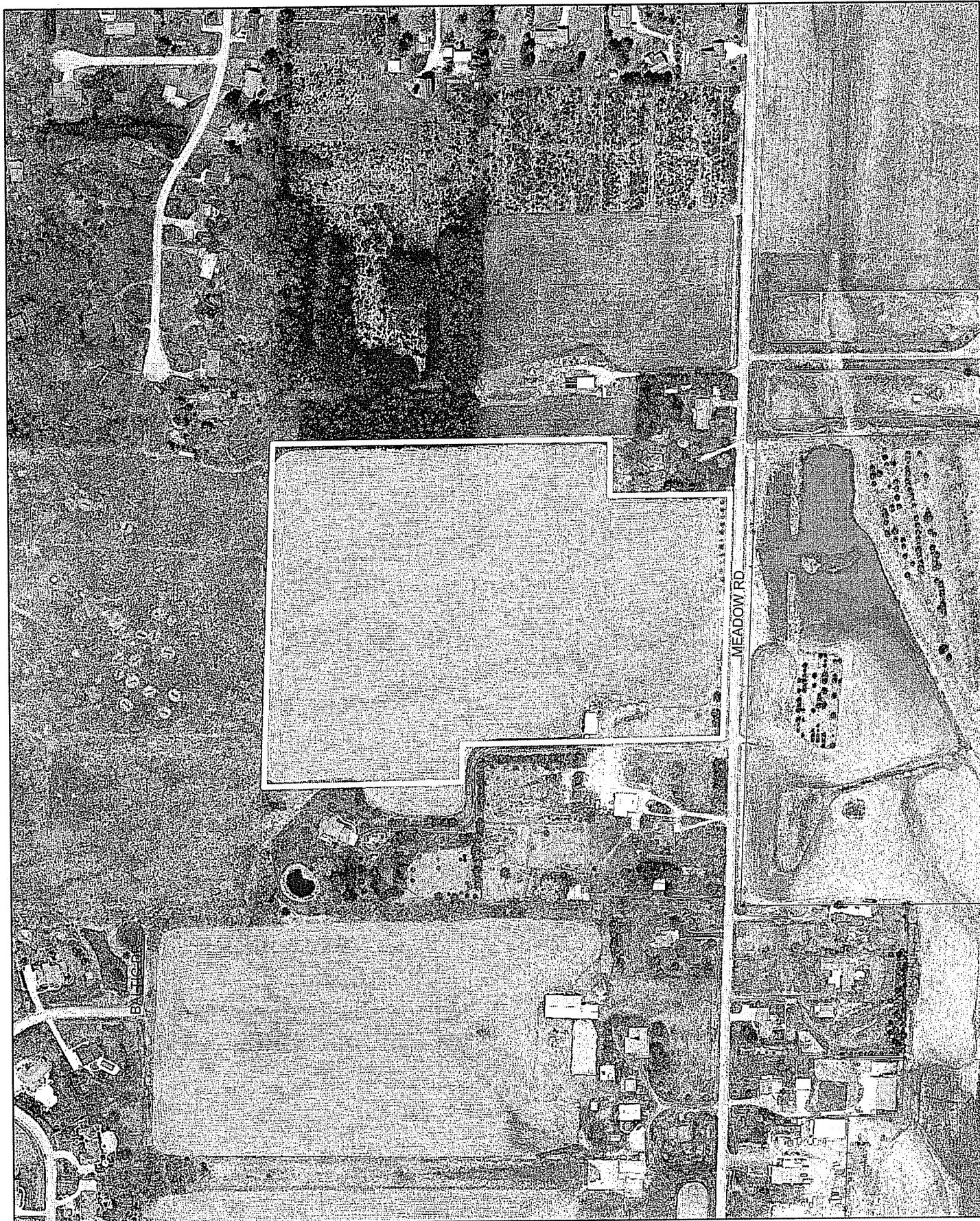


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 17 August 2016





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 Meadows Estates

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: Tommy Van Ess Realty at First Weber Representative, if any: Tommy Van Ess

Street Address: 7580 Tumbledown Trail City/State: Verona, WI Zip: 53593

Telephone: (608) 828-5120 Fax: () Email: callahanl@firstweber.com

Firm Preparing Survey: JSD Professional Services, Inc. Contact: John Krebs

Street Address: 161 Horizon Dr, Ste. 101 City/State: Verona, WI Zip: 53593

Telephone: (608) 848-5060 Fax: (608) 848-2255 Email: john.krebs@jsdinc.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): No Parcel address available-Town of Middleton

Tax Parcel Number(s): 038/0708-321-9042-0 and part of 038/0708-321-9102-0

Zoning District(s) of Proposed Lots: A-1 School District: Mid-Cross Plains

→ 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	11	2	26.4
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	11	2	26.4

OVER →

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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 Krebs **Signature** _____

Date 10-19-15 **Interest In Property On This Date** None

Memorandum

www.jsdinc.com

To: Tim Parks, City of Madison
From: Hans Justeson and Rachel Holloway, JSD Professional Services
Re: Aspen Meadow Estates Revised Preliminary Plat Submittal
JSD Project #: 15-6911
Date: August 2, 2016
cc: Tommy Van Ess, Aspen Realty Development, LLC; Rod Zubella, Town of Middleton Engineer;
David Shaw, Town of Middleton Administrator

Introduction

On behalf of Aspen Realty Development, LLC, JSD Professional Services (hereafter "JSD") is hereby requesting Town of Middleton approval of the revised Aspen Meadows Preliminary Plat. The enclosed plat is being submitted as a revision to the preliminary plat that was reviewed and approved by the Town Board on January 19, 2016 and by the Dane County Zoning and Land Regulation Committee on February 23, 2016. The original concept has not changed since these approvals were issued; however, the revision is needed due to the need to remove the adjacent land from the plat boundaries (adjacent land being Lot 2 of CSM 10312, or Lot 11 and parts of Lot 12 and Outlot 1 of the aforementioned Preliminary Plat).

The plat contains approximately 25.25 acres and is located approximately a half mile south of Valley View Road on the west side of Meadow Road in the Town of Middleton. The property is vacant farmland and is unimproved with the exception of a shed located in the southeastern quadrant of the site. An asphalt driveway crosses the southern tier of the property leading to a single-family residence located on an adjoining parcel located south of the subject site. Topography of the site falls gradually approximately 40 feet from the northwestern corner of the property to low-lying areas located in the southeastern corner of the site. The property does not include any identified environmental corridors. The property is largely devoid of significant vegetation and is in agricultural use at this time.

The property is subject to the City of Madison – Town of Middleton Cooperative Boundary Agreement executed on March 28, 2002 that established the future western boundary of the City along Pioneer and Meadow Roads. The cooperative plan included a provision for the realignment of Pioneer Road southeast in to Meadow Road to create a continuous north-south route extending from Old Sauk Road on the North to Midtown Road on the south. The realigned roadway will be known as Pioneer Road. The cooperative agreement anticipated that development on the west side of Pioneer Road would occur in the Town and development east of Pioneer Road would occur in the City.

The proposed single-family lots will be developed west of Pioneer Road in the Town of Middleton under County R-1 zoning. The outlot east of Pioneer Road will remain zoned County A-1. Lot sizes range in size from 0.54 acres to 1.9 acres, with an average size of 0.83 acres per lot. Five of the proposed lots will abut the realigned Pioneer Road, with the remaining lots to be accessible from the new street (Silverthorne Way) that will extend westward from Pioneer Road.

An outlot will be dedicated adjacent to the southern property line next to Pioneer Road to serve as a stormwater management tract for the development as described in the Stormwater Management and Erosion Control Report. A second outlot (Outlot 3) will be dedicated adjacent to the western property line to serve as open space area. The remaining 9.84 acres (east of Pioneer Road) will be platted as an outlot that will be reserved for future development in the City of Madison once the necessary infrastructure has been extended to serve the area. The proposed lots located west of Pioneer Road will be served by individual septic

5/11/2016

Open space requirements: Lots 20,000 to 32,700 sf --> O.S. = 10,000 sf + 32,700 - Lot size
 Lots 32,700 sf to 65,000 sf --> O.S. = 5,000 sf
 Lots over 65,000 sf --> No open space required

Aspen Meadows

Lot	Lot size (sf)	Lot size (ac)	Required Open Space (per Town Ordinance)
1	37,966	0.87	5,000
2	39,715	0.91	5,000
3	45,283	1.04	5,000
4	33,298	0.76	5,000
5	24,563	0.56	18,137
6	24,557	0.56	18,143
7	32,705	0.75	5,000
8	32,704	0.75	5,000
9	23,698	0.54	19,002
10	23,684	0.54	19,016
11	32,706	0.75	5,000
12	34,935	0.80	5,000
OL 1	94,935	2.18	-
OL 2	428,586	9.84	-
OL 3	20,744	0.48	-
Total Outlot Area	544,265	12.49	
Total SF Lot Area	385,814	8.86	
Average SF Lot Size	32,151	0.74	
Total Plat Area (lots only)	930,079	21.35	
ROW	169,825	3.90	
Total Plat Area (incl. ROW)	1,099,904	25.25	
Total Countable Open Space	115,679	2.66	
Required Open Space			114,298

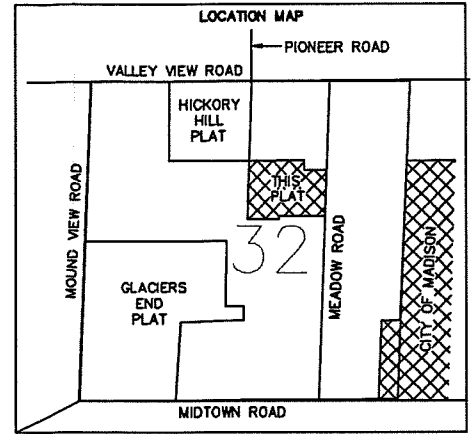
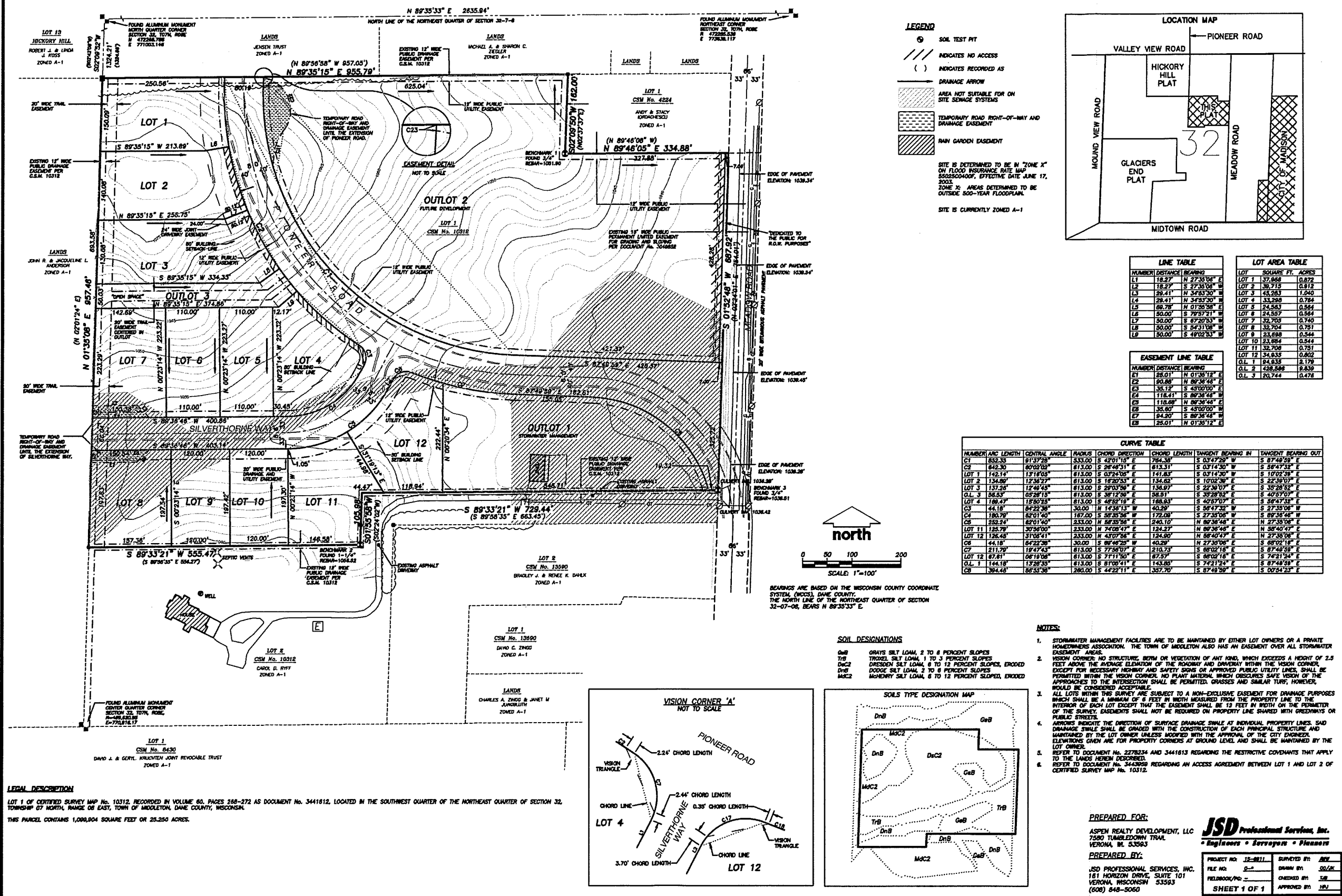
1,381 (proposed exceeds required)

Units of 50,000 sq ft (incl. ROW)
 Density per 50,000 sq ft

22.00
 0.5 (1 is maximum)

PRELIMINARY PLAT OF ASPEN MEADOW ESTATES

LOT 1 OF CERTIFIED SURVEY MAP 10312, AS RECORDED IN VOLUME 60, PAGE 268-272, AS DOCUMENT NUMBER 3441612, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.



- LEGEND**
- ⊙ SOIL TEST PIT
 - /// INDICATES NO ACCESS
 - () INDICATES RECORDED AS
 - DRAINAGE ARROW
 - ▨ AREA NOT SUITABLE FOR ON SITE SEWAGE SYSTEMS
 - ▧ TEMPORARY ROAD RIGHT-OF-WAY AND DRAINAGE EASEMENT
 - ▩ RAIN GARDEN EASEMENT
- SITE IS DETERMINED TO BE IN "ZONE X" ON FLOOD INSURANCE RATE MAP 55025C04007, EFFECTIVE DATE JUNE 17, 2003.
 ZONE X: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
 SITE IS CURRENTLY ZONED A-1

LINE TABLE

NUMBER	DISTANCE	BEARING
L1	18.27	N 27°35'04" E
L2	18.27	S 27°35'04" W
L3	28.41	N 34°53'30" W
L4	28.41	S 34°53'30" E
L5	68.78	N 01°29'28" E
L6	50.00	S 79°57'21" W
L7	30.00	S 67°20'33" W
L8	50.00	S 54°31'08" W
L9	50.00	S 49°02'53" W

LOT AREA TABLE

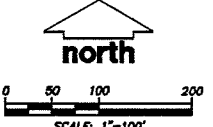
LOT	SQUARE FT.	ACRES
LOT 1	37,068	0.872
LOT 2	39,715	0.912
LOT 3	43,263	1.040
LOT 4	33,266	0.764
LOT 5	24,583	0.564
LOT 6	24,577	0.564
LOT 7	32,705	0.740
LOT 8	32,704	0.751
LOT 9	23,688	0.544
LOT 10	23,684	0.544
LOT 11	32,706	0.751
LOT 12	34,833	0.802
O.L. 1	1,833	0.179
O.L. 2	428,588	9.839
O.L. 3	20,744	0.478

EASEMENT LINE TABLE

NUMBER	DISTANCE	BEARING
E1	28.01	N 01°36'12" E
E2	30.88	N 89°36'48" W
E3	38.12	S 43°07'00" E
E4	118.41	S 82°35'48" W
E5	118.88	N 89°36'48" W
E6	35.60	S 43°07'00" E
E7	34.20	N 89°36'48" W
E8	25.01	N 01°36'12" E

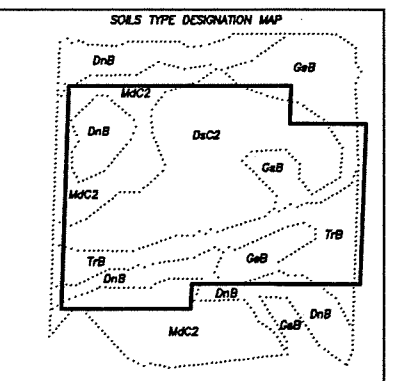
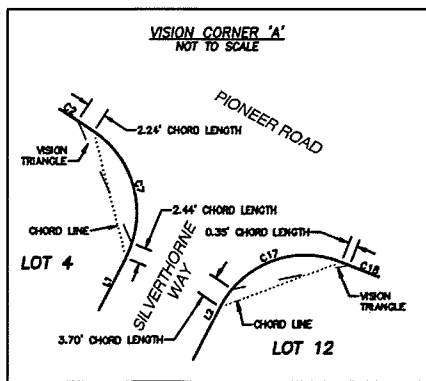
CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
C1	832.33	91°37'28"	333.00	S 42°01'15" E	754.35	S 03°47'29" W	S 87°48'59" E
C2	842.30	89°02'28"	313.00	S 24°05'11" E	613.31	S 03°14'50" W	S 87°48'59" E
LOT 1	142.14	171°05'	613.00	S 03°24'05" E	141.63	S 03°14'30" W	S 107°02'09" E
LOT 2	134.80	123°22'	613.00	S 16°20'53" E	134.62	S 10°02'30" E	S 22°39'07" E
LOT 3	137.28	124°48'	613.00	S 29°03'56" E	134.97	S 22°39'07" E	S 35°28'52" E
O.L. 3	548.53	05°28'15"	613.00	S 81°12'50" E	548.51	S 33°28'52" E	S 40°57'07" E
LOT 4	158.47	158°03'	613.00	S 45°52'10" E	158.33	S 40°47'07" E	S 36°47'31" E
C3	44.18	84°22'38"	30.00	N 14°38'13" W	40.29	S 86°47'32" W	S 27°35'04" W
C4	180.79	82°01'40"	187.00	S 30°35'56" W	172.08	S 27°35'04" W	S 89°36'48" W
C5	252.94	82°01'40"	233.00	N 58°35'56" E	243.10	N 89°36'48" E	N 27°35'04" E
LOT 11	1125.79	30°34'00"	233.00	N 74°08'41" E	124.27	N 89°36'48" E	N 58°40'47" E
LOT 12	126.48	31°08'41"	333.00	N 43°07'54" E	124.90	N 58°40'47" E	N 27°35'04" E
C6	44.18	84°22'38"	30.00	S 86°46'25" W	40.29	N 27°35'04" E	S 89°02'18" E
C7	211.79	194°74'	613.00	S 77°56'07" E	210.73	S 89°02'18" E	S 87°48'59" E
LOT 12	67.81	06°19'58"	613.00	S 77°15'00" E	67.57	S 89°02'18" E	S 74°21'24" E
O.L. 1	144.18	132°35'	613.00	S 87°08'41" E	143.85	S 74°21'24" E	S 87°48'59" E
C8	384.48	86°53'38"	280.00	S 44°22'11" E	357.70	S 87°48'59" E	S 02°54'23" E



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32-07-08, BEARS N 89°35'33" E.

- SOIL DESIGNATIONS**
- GwB GRAYS SILT LOAM, 2 TO 6 PERCENT SLOPES
 - T/B TROZEL SILT LOAM, 1 TO 3 PERCENT SLOPES
 - DwC2 DRESDEN SILT LOAM, 8 TO 12 PERCENT SLOPES, ERODED
 - DwB DODGE SILT LOAM, 2 TO 6 PERCENT SLOPES
 - MwC2 MOHREY SILT LOAM, 8 TO 12 PERCENT SLOPES, ERODED



- NOTES:**
- STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY EITHER LOT OWNERS OR A PRIVATE HOMEOWNERS ASSOCIATION. THE TOWN OF MIDDLETON ALSO HAS AN EASEMENT OVER ALL STORMWATER EASEMENT AREAS.
 - VISION CORNER: NO STRUCTURE, BURN OR VEGETATION OF ANY KIND, WHICH EXCEEDS A HEIGHT OF 2.5 FEET ABOVE THE AVERAGE ELEVATION OF THE ROADWAY AND DRIVEWAY WITHIN THE VISION CORNER, EXCEPT FOR NECESSARY HIGHWAY AND SAFETY SIGNS OR APPROVED PUBLIC UTILITY LINES, SHALL BE PERMITTED WITHIN THE VISION CORNER. NO PLANT MATERIAL WHICH OBSCURES SAFE VISION OF THE APPROACHES TO THE INTERSECTION SHALL BE PERMITTED. GRASSES AND SIMILAR TURF, HOWEVER, WOULD BE CONSIDERED ACCEPTABLE.
 - ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINE SHARED WITH GREENWAYS OR PUBLIC STREETS.
 - ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SHALL BE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE 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.
 - REFER TO DOCUMENT NO. 2278234 AND 3441613 REGARDING THE RESTRICTIVE COVENANTS THAT APPLY TO THE LANDS HEREIN DESCRIBED.
 - REFER TO DOCUMENT NO. 3443959 REGARDING AN ACCESS AGREEMENT BETWEEN LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 10312.

PREPARED FOR:
 ASPEN REALTY DEVELOPMENT, LLC
 7250 TURLEEDOWN TRAIL
 VERONA, WI 53593

PREPARED BY:
 JSD PROFESSIONAL SERVICES, INC.
 181 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 (608) 848-5060

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners

PROJECT NO: 12-8011 SURVEYED BY: JAV
 FILE NO: 0-0 DRAWN BY: OO/CK
 FOLDER/PC: CHECKED BY: JAV
 SHEET 1 OF 1 APPROVED BY: JAV

LEGAL DESCRIPTION
 LOT 1 OF CERTIFIED SURVEY MAP No. 10312, RECORDED IN VOLUME 60, PAGES 268-272 AS DOCUMENT No. 3441612, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.
 THIS PARCEL CONTAINS 1,099,804 SQUARE FEET OR 25.250 ACRES.

FILED IN VERONA, WISCONSIN, JANUARY 25, 2011, BY JAV/JAV/JAV, JSD PROFESSIONAL SERVICES, INC.