

CITY OF MADISON

Proposed Plat

Plat Name: Hawks Meadow

Location: 9503 Mid Town Road

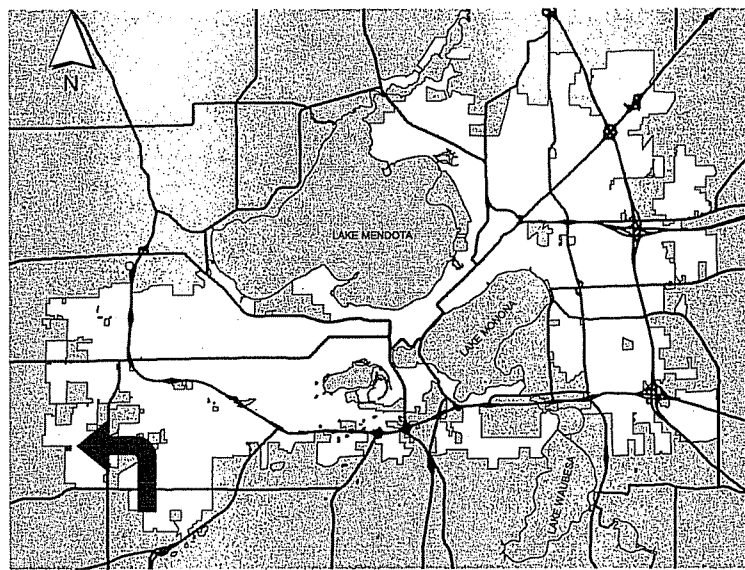
Applicant: Tim McKenzie & Jim Weber/
Francis R Thousand - Arnold O'Sheridan.

- Preliminary
- Final
- Within City
- Outside City

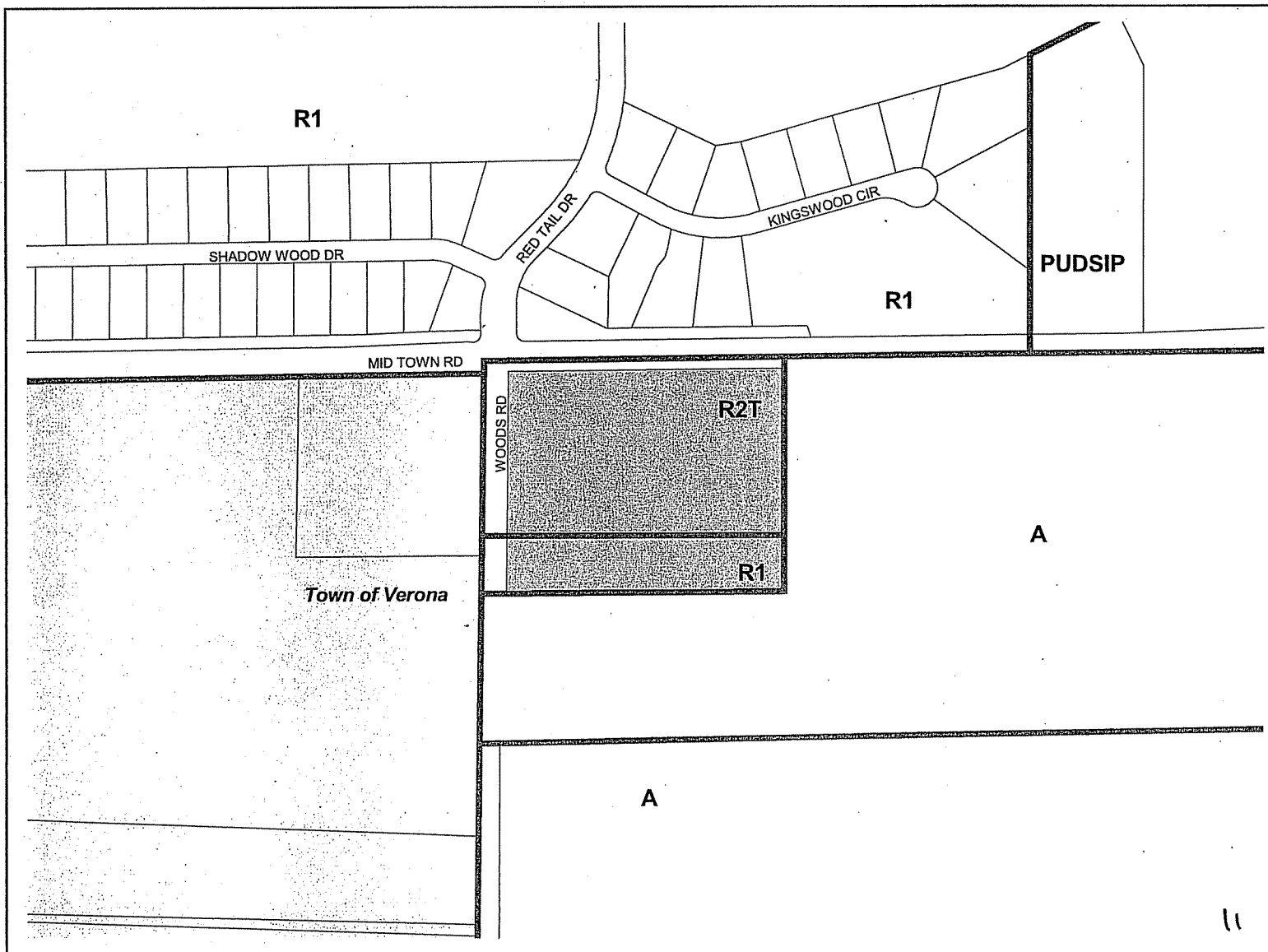
Public Hearing Dates:

Plan Commission 22 August 2005

Common Council 06 September 2005



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

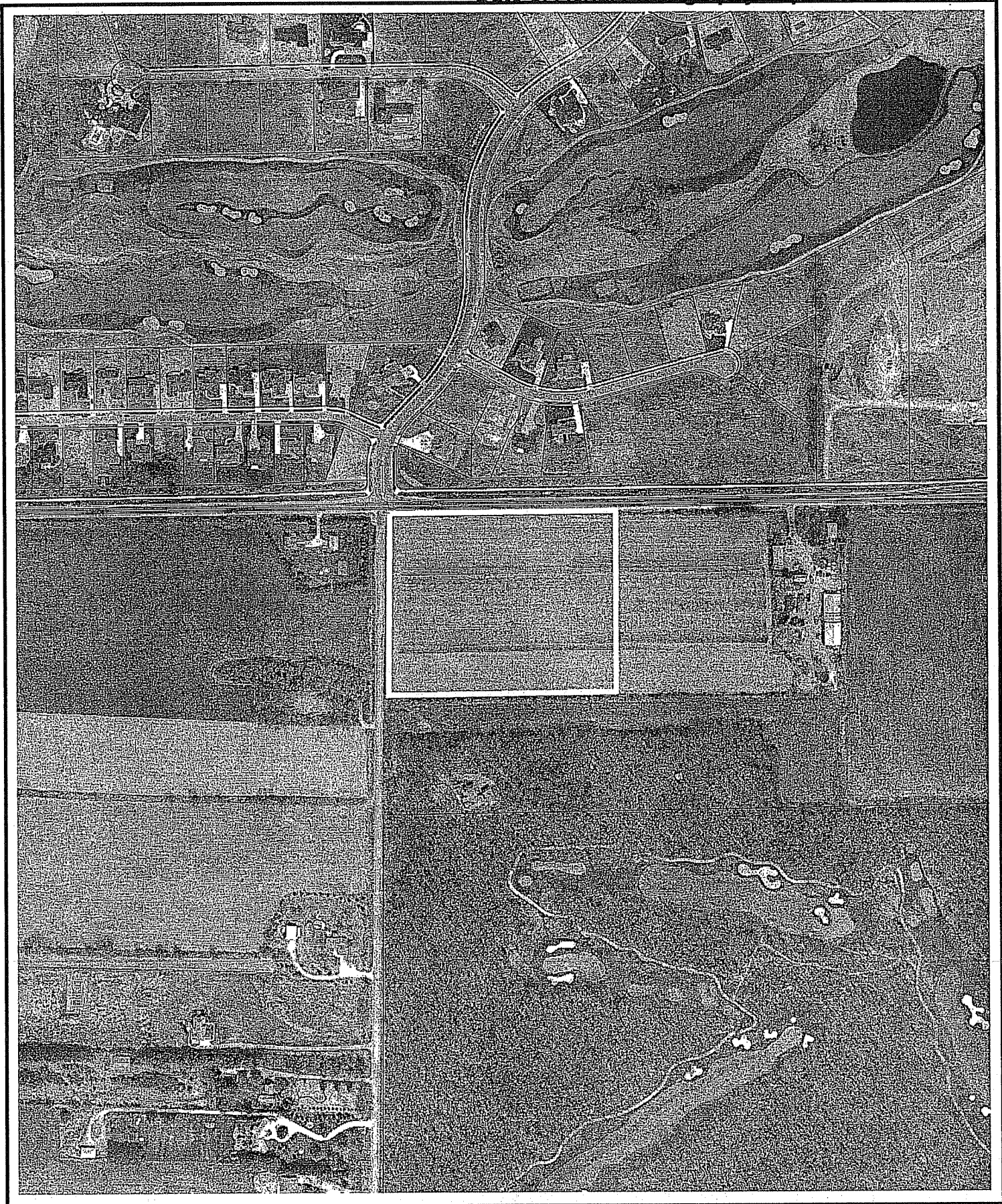


9503 Mid Town Road

0 100 Feet



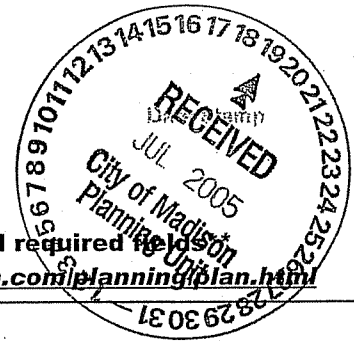
Date of Aerial Photography - April 2003





**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.htm

1a. Application Type. (Choose ONE)

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

If a Plat, Proposed Subdivision Name: Hawks Meadow

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 R. McKenzie James Weber Representative, if any: _____
Street Address: 7704 TERRACE AVE City/State: MIDDLETON, WI Zip: 53562
Telephone: (608) 836-0900 Fax: (608) 836-0504 Email: _____

Firm Preparing Survey: ARNOLD & O'SHERIDAN, INC Contact: Francis Thousand
Street Address: 1111 DEMING WAY City/State: MADISON, WI Zip: 53717
Telephone: (608) 821-8530 Fax: (608) 821-8501 Email: ftousand@mailbag.com

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

3a. Project Information.

Parcel Address: 9503 Mid Town Road in the City or Town of: CITY OF MADISON
Tax Parcel Number(s): 0608-041-0103-2 School District: VERONA
Existing Zoning District(s): _____ Development Schedule: 2005
Proposed Zoning District(s) (if any): R1 & R2T 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 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	33		5.99
Retail/Office			
Industrial			
Outlots Dedicated to City		1	0.88
Homeowner Assoc. Outlots			
Other (state use)			1.76
TOTAL			8.63

Describe the use of the lots and outlots on the survey
SINGLE FAMILY
STORM WATER 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): \$ 1390 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. 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 Francis Thousand

Signature Francis R. Thousand

Date July 13, 2005

Interest In Property On This Date Land Surveyor

For Office Use Only Date Rec'd: _____ PG Date: _____ Alder District: _____ Amount Paid: \$ _____

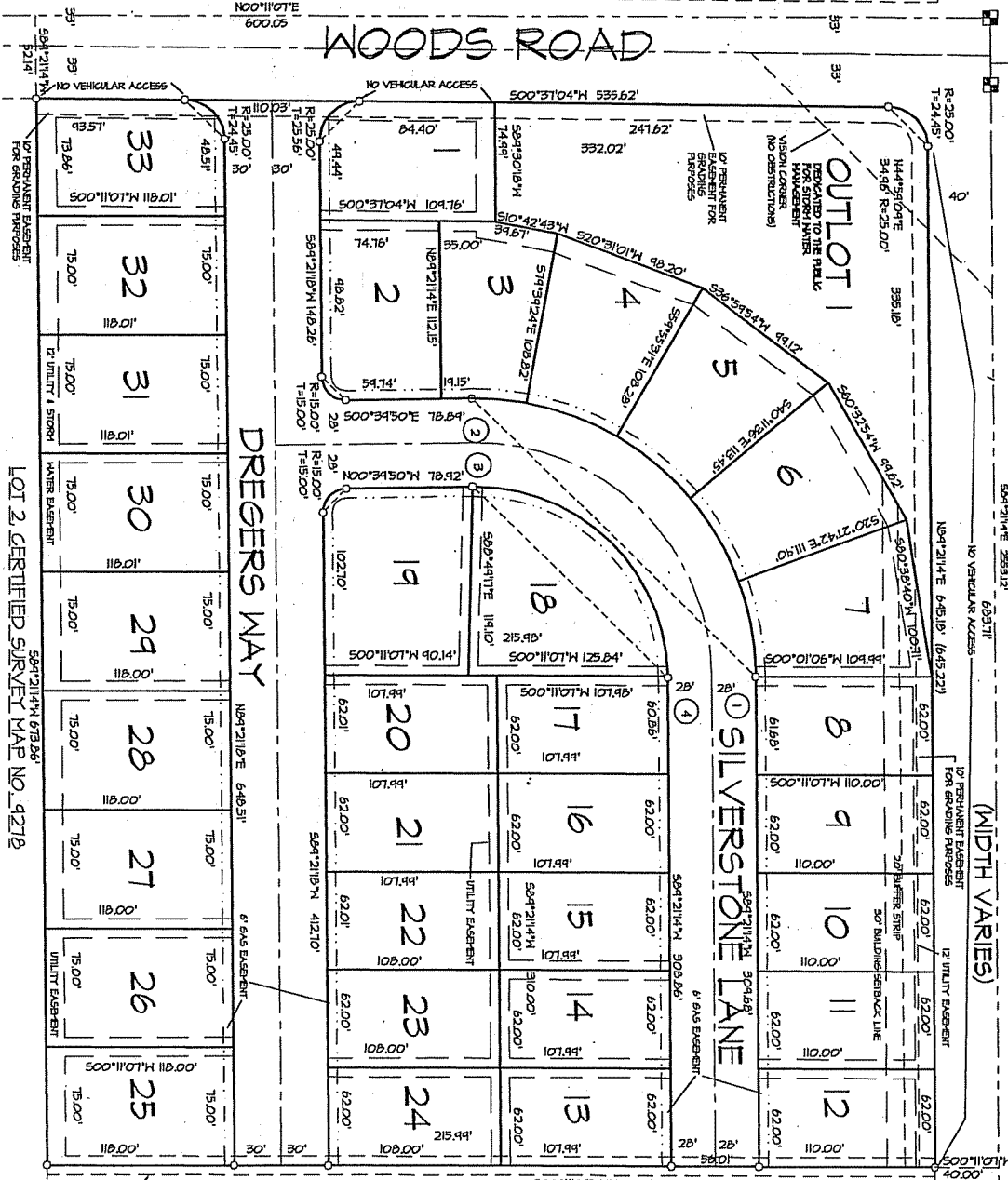
HAWKS MEADOW

LOT 1 CERTIFIED SURVEY MAP 8625, IN THE NE 1/4 AND NW 1/4 OF SECTION 4, T6N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

RED TAIL DRIVE
 BRONZE CAP IN CONCRETE FOUND 5/14 CORNER SECTION 4, T6N, R9E
 OUTLOT 1, HAWKS LANDING GOLF CLUB
 MID TOWN ROAD
 BRONZE CAP IN CONCRETE FOUND 5/14 CORNER SECTION 4, T6N, R9E
 (WIDTH VARIES)
 BRONZE CAP IN CONCRETE FOUND 5/14 CORNER SECTION 4, T6N, R9E

CERTIFIED SURVEY MAP NO. 2680

WOODS ROAD



LOT 2, CERTIFIED SURVEY MAP NO. 8625

LOT 2, CERTIFIED SURVEY MAP NO. 9218

SCALE 1" = 40'
 ALL BEARINGS ARE REFERRED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 4, T6N, R9E, MADISON COUNTY, WISCONSIN. THE STRIP DRIVE ZONE INDICATED.

LOT	AREA (SQ. FT.)
1	62,000
2	62,000
3	62,000
4	62,000
5	62,000
6	62,000
7	62,000
8	62,000
9	62,000
10	62,000
11	62,000
12	62,000
13	62,000
14	62,000
15	62,000
16	62,000
17	62,000
18	62,000
19	62,000
20	62,000
21	62,000
22	62,000
23	62,000
24	62,000
25	62,000
26	62,000
27	62,000
28	62,000
29	62,000
30	62,000
31	62,000
32	62,000
33	62,000
OUTLOT 1	1,800

HAWKS MEADOW

LOT 1 CERTIFIED SURVEY MAP 8625, IN THE NE 1/4 AND NW 1/4 OF SECTION 4, T6N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

DANE COUNTY, WISCONSIN
 Philip C. Draper, Dane County Register of Deeds, James R. Heider, and Tim R. Videman, as owners, do hereby certify that said owner has caused the land described on "Hawks Meadow" to be surveyed, divided, mapped, and recorded in accordance with the laws of the State of Wisconsin, and that the same is subject to the provisions of the laws of the State of Wisconsin relating to the approval or objection of the Department of Administration, Department of Natural Resources, and Dane County Zoning and Natural Resources Committee.

WITNESSE, the said and each of said owners this _____ day of _____

Philip C. Draper, _____ Dane County Register of Deeds

James R. Heider, _____

Tim R. Videman, _____

STATE OF WISCONSIN)
 COUNTY OF DANE) ss

Personally came before me this _____ day of _____, 2005, _____, the person, who executed the foregoing instrument and acknowledged the same.

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

NOTES:
 All streets and roads within the plat boundary are dedicated to the public unless otherwise noted.

All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the center of each lot, except that the easement shall be 12 feet in width on the perimeter of the plat. For purposes of this plat, or more this easement for a separate assessment of drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site or from a shared driveway easement, except that the easements shall not be measured on property that is shared with neighboring lots for drainage purposes. Records may be placed in the easement only if they do not impede the easement for 6 feet.

The Hako block drainage easements shall be graded with the construction of each lot. The plat is subject to the approved storm water drainage plan on file with the City of Madison, Wisconsin Planning Commission, as amended in accordance with Madison General Ordinances.

Utilities are indicated by the public for storm water management.

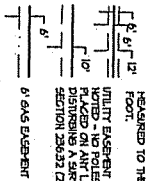
Text Change

Approved for recording by Dane County Zoning and Natural Resources Commission action of this _____ day of _____, 2005.

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

LEGEND:
 BRACKETS CAP IN CONCRETE FOUND
 REINFORCED CONCRETE FOUND
 REINFORCED CONCRETE FOUND
 REINFORCED CONCRETE FOUND

0 BRACKETS 1/4" x 3/4" SOLID ROUND IRON STAYE SET, REBARING 204 LB/FT (REBAR).
 ALL OTHER LOT AND CURB CORNERS ARE MARKED WITH A 7/8" x 24" SOLID ROUND IRON STAYE REBARING 204 LB/FT (REBAR).
 ALL DIMENSIONS, LENGTHS AND WIDTHS ARE RELATED TO THE NEAREST HUNDRETH OF A FOOT.
 PLATTY EXCEPT DIMENSIONS IN THIS OTHERWISE NOTED - NO POLES OR BURIED CABLE TO BE PLACED ON ANY LOT LINE OR LOT CORNER, OR SECTION 25(4)(2) (D) WISCONSIN STATUTE.



CITY TREASURER'S RESOLUTION:

Resolved that the plat known as Hawks Meadow located in the City of Madison was hereby approved by the Board of Aldermen on this _____ day of _____, 2005, and that said resolution, together with the plat, be recorded in the office of the Dane County Register of Deeds for the City of Madison for public use.

Dated this _____ day of _____, 2005.

Ray Fisher, Clerk, City of Madison, Dane County, Wisconsin

TREASURER'S CERTIFICATE:
 STATE OF WISCONSIN) ss

As the duly appointed and duly qualified County Treasurer of Dane County, I hereby certify that the records in our office of the City of Madison, Wisconsin, do contain the plat of the land described in the foregoing instrument and that the same are in accordance with the laws of the State of Wisconsin, and that the same are subject to the provisions of the laws of the State of Wisconsin relating to the approval or objection of the Department of Administration, Department of Natural Resources, and Dane County Zoning and Natural Resources Committee.

Dane County, Wisconsin _____

Date _____

CITY TREASURER'S CERTIFICATE:
 STATE OF WISCONSIN)

I, Ray Fisher, being the duly appointed, qualified and acting City Treasurer of the City of Madison, do hereby certify that the records in my office, there are no unpaid taxes or unpaid special assessments on or _____ on any of the land indicated in the plat of Hawks Meadow.

Ray Fisher, Treasurer of the City of Madison _____ Date _____

Parcel ID	Area (sq ft)	Owner Name	Address	Area (sq ft)	Owner Name
1-1	176,000	David Draper	1760 N. Monona	176,000	David Draper
1-2	176,000	David Draper	1760 N. Monona	176,000	David Draper
1-3	176,000	David Draper	1760 N. Monona	176,000	David Draper
1-4	176,000	David Draper	1760 N. Monona	176,000	David Draper
1-5	176,000	David Draper	1760 N. Monona	176,000	David Draper
1-6	176,000	David Draper	1760 N. Monona	176,000	David Draper
1-7	176,000	David Draper	1760 N. Monona	176,000	David Draper
1-8	176,000	David Draper	1760 N. Monona	176,000	David Draper
1-9	176,000	David Draper	1760 N. Monona	176,000	David Draper
1-10	176,000	David Draper	1760 N. Monona	176,000	David Draper
1-11	176,000	David Draper	1760 N. Monona	176,000	David Draper
1-12	176,000	David Draper	1760 N. Monona	176,000	David Draper
1-13	176,000	David Draper	1760 N. Monona	176,000	David Draper
1-14	176,000	David Draper	1760 N. Monona	176,000	David Draper
1-15	176,000	David Draper	1760 N. Monona	176,000	David Draper
1-16	176,000	David Draper	1760 N. Monona	176,000	David Draper
1-17	176,000	David Draper	1760 N. Monona	176,000	David Draper
1-18	176,000	David Draper	1760 N. Monona	176,000	David Draper
1-19	176,000	David Draper	1760 N. Monona	176,000	David Draper
1-20	176,000	David Draper	1760 N. Monona	176,000	David Draper

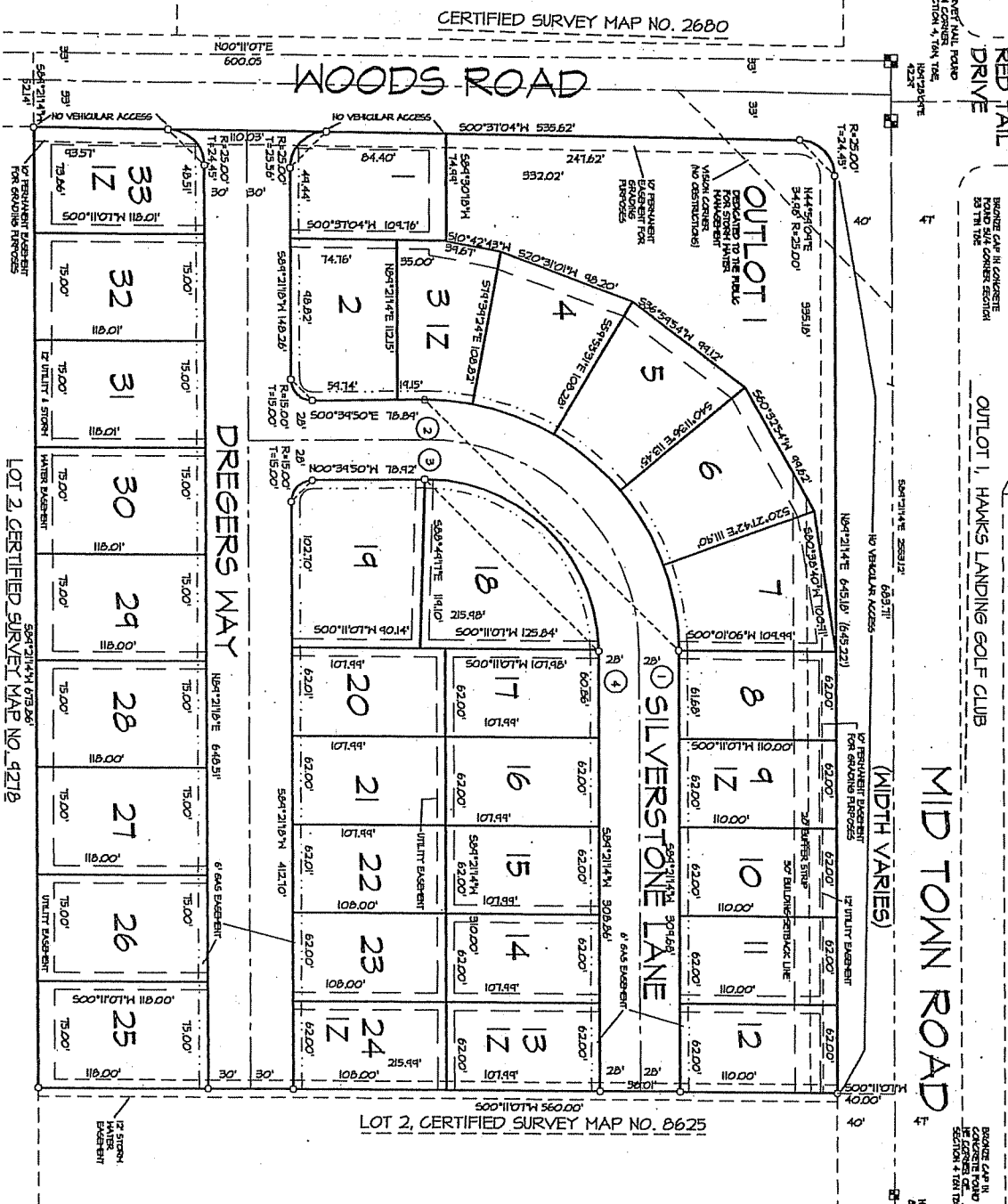
Received for recording this _____ day of _____, 2005, at _____ o'clock _____ M, and recorded in Volume _____ of Public Records.

Law Clerk, Registrar of Deeds _____

THIS INSTRUMENT WAS DRAFTED BY
 FRANCIS R. THOMPSON

HANKS MEADOW - INCLUSIONARY ZONING PLAN

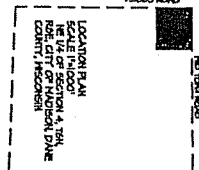
LOT 1 CERTIFIED SURVEY MAP 8625, IN THE NE 1/4 AND NW 1/4 OF SECTION 4, T6N, R8E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



CERTIFIED SURVEY MAP NO. 2680

LOT 2, CERTIFIED SURVEY MAP NO. 8625

LOT 2, CERTIFIED SURVEY MAP NO. 9278



ALL DIMENSIONS ARE REFERRED TO THE BOUNDARY LINE OF SECTION 4, T6N, R8E, WISCONSIN COUNTY CORNER SYSTEM DANE COUNTY, WISCONSIN.

LOT	AREA (SQ FT)
1	10,500
2	10,500
3	10,500
4	10,500
5	10,500
6	10,500
7	10,500
8	10,500
9	10,500
10	10,500
11	10,500
12	10,500
13	10,500
14	10,500
15	10,500
16	10,500
17	10,500
18	10,500
19	10,500
20	10,500
21	10,500
22	10,500
23	10,500
24	10,500
25	10,500
26	10,500
27	10,500
28	10,500
29	10,500
30	10,500
31	10,500
32	10,500
33	10,500
OUTLOT 1	10,500



LANDSCAPE PLAN

HAWKS MEADOW

LOTS 6-12
MADISON, WI

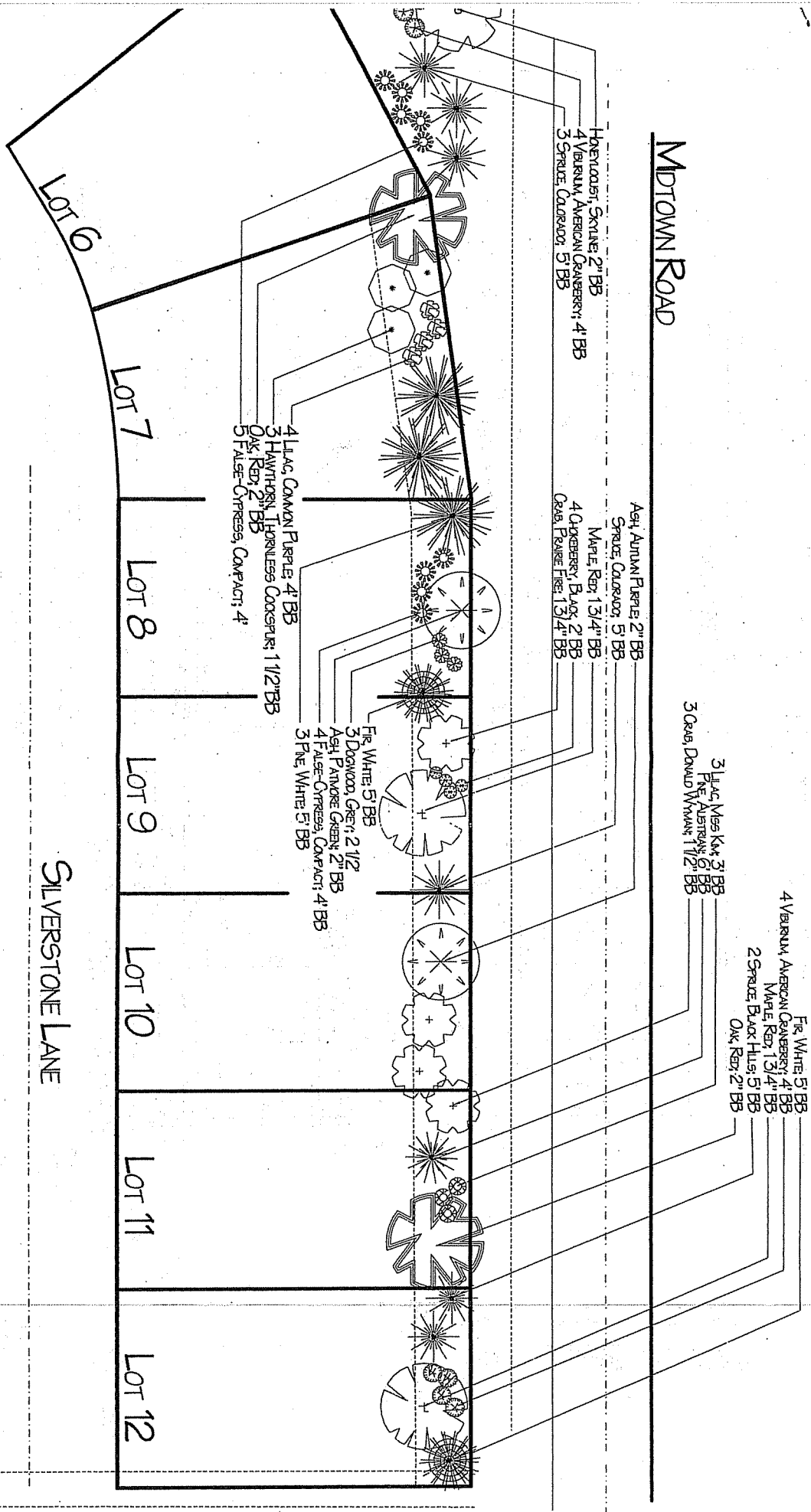
PAGE 1 OF 2

DATE: 11/15/2005

1" = 30'-0"

DESIGNED BY:

CHARLES LANGFELT



A.L.
Ltd, Landscaping

ELEVATION

HAWKS MEADOW

LOTS 6-12
MADISON, WI

PAGE 2 OF 2

