



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

Date Stamp

**** 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

1a. Application Type. (Choose ONE)

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

If a Plat, Proposed Subdivision Name: Tradesmen Industrial Park

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: QRS Company LLC & Gallina Investments, LLC Representative, if any: Craig Enzenroth
 Street Address: 8500 Greenway Blvd., Suite 200 City/State: Middleton, WI Zip: 53562
 Telephone: (608) 836-0909 Fax: (608) 836-0990 Email: cenzenroth@gallinacos.com

Firm Preparing Survey: Vierbicher Associates Contact: Bill Biesmann
 Street Address: 999 Fourier Dr., Suite 201 City/State: Madison, WI Zip: 53717
 Telephone: (608) 826-0532 Fax: (608) 826-0530 Email: bbie@vierbicher.com

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

3a. Project Information.

Parcel Address: 4131 Marsh Rd. in the City or Town of: Madison
 Tax Parcel Number(s): 251/0710-263-0102-9 School District: Madison Metro School District
 Existing Zoning District(s): Temp M-1 Development Schedule: Phase 1 - Spring 2008
 Proposed Zoning District(s) (if any): M-1, Wetland 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	--	--	--
Retail/Office	--	--	--
Industrial	1-22	3	68.65
Outlots Dedicated to City		1-2	15.76
Homeowner Assoc. Outlots			
Other (state use) Wetlands	1	--	6.16
TOTAL			90.57

Describe the use of the lots and outlots on the survey
-22 Lots zoning M1
-Outlots 1-2 shall be dedicated to the public for permanent open space and public storm water management facilities
-Outlot 3 - shall maintain its current Temporary zoning. The preliminary plat will be amended in the future when the outlot area is planned to be developed.

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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): \$ -0- 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 Joseph R. Gallina Signature *Joseph R. Gallina*
Gallina Investments, LLC - Member-Manager
 Date 10-2-07 Interest In Property On This Date _____

For Office Use Only	Date Rec'd: _____	PC Date _____	Alder. District: _____	Amount Paid: \$ _____
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October 3, 2007

Mr. Bradley J. Murphy, AICP
Director of Planning
Dept. of Planning & Development
215 Martin Luther King Jr. Boulevard
P. O. Box 2985
Madison, Wisconsin 53701-2985

RE: Letter of Intent
TRADESMEN INDUSTRIAL PARK
4131 Marsh Road
Rezoning/Preliminary Plat

Dear Mr. Murphy:

The following is submitted together with the application and zoning descriptions for staff, plan commission and council consideration of approval of the proposed development.

Owners: QRS Company LLC & Gallina Investments LLC
8500 Greenway Blvd., Suite 200
Middleton, WI 53562
Contact: Craig Enzenroth
(608) 836-0909
(608) 836-0990 Fax

Email: cenzenroth@gallinacos.com

Planner/Engineer: Vierbicher Associates, Inc.
999 Fourier Dr., Suite 201
Madison, WI 53717
(608) 826-0532
(608) 826-0530 fax
Contact: William Biesmann

Email: bbie@viebicher.com

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Background:

Tradesmen Industrial Park is a 90.57 acre parcel of land on Madison's far southeast side off of Marsh Road and immediately south of the Waubesa Business Center.

Site Development Statistics:

The proposed development consists of a total of 68.65 acres (including R.O.W's) which will be zoned M1 containing 22 Lots and Outlots 1 – 2 which will be dedicated to the public for open space and storm water management, 15.76 acres of land shown as Outlot 3 which shall maintain its current Zoning of Temporary M1 until such time as there is an amendment to this preliminary plat when the outlot area is planned for development and 6.16 acres of Wetland.

Project Schedule:

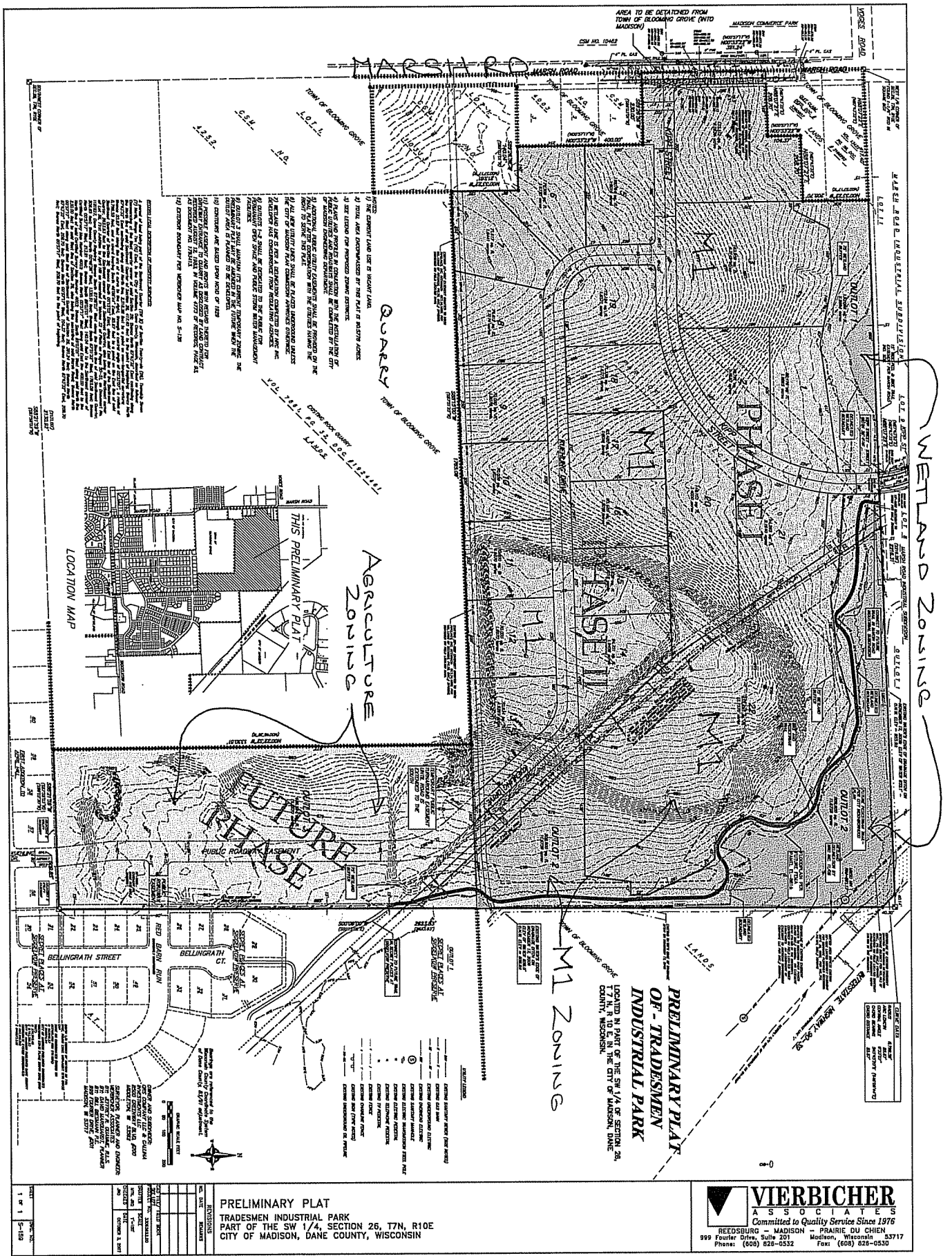
It is the developer's intent to obtain the necessary approvals for the preliminary and final plats and record the same by the end of March, 2008. We anticipate grading operations to commence during the spring of 2008. The plat is proposed to be constructed in three phases with the final phase being completed in the fall of 2011.

Thank you for your time in reviewing our proposal.

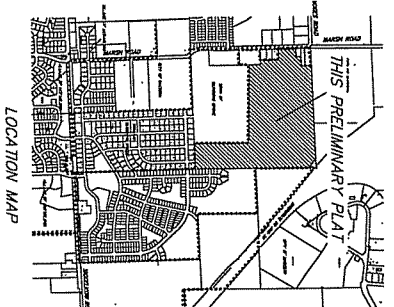
Sincerely,



Craig Enzenroth
President, The Gallina Companies



- GENERAL NOTES:**
1. THIS PRELIMINARY PLAT IS SUBJECT TO THE CITY OF MADISON ZONING ORDINANCES AND THE CITY ENGINEER'S REVIEW AND APPROVAL.
 2. THE CITY ENGINEER'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
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 20. THE CITY ENGINEER'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



NO.	REVISIONS	DATE
1	ISSUED	11/15/11

PRELIMINARY PLAT
TRADESMEN INDUSTRIAL PARK
 PART OF THE SW 1/4, SECTION 26, T7N, R10E
 CITY OF MADISON, DANE COUNTY, WISCONSIN

VIERBICHER ASSOCIATES
 Committed to Quality Services Since 1976
 REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Foster Drive, Suite 201 Madison, Wisconsin 53717
 Phone: (608) 826-0532 Fax: (608) 826-0530

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