



Plat Name  
**Pope Farm Estates**  
 Location  
**12002 Old Sauk Road**

Applicant  
**Thomas E Wholleber – Middleton–Cross  
 Plains Area School District/Travis  
 Schreiber – Vierbicher Associates**

Preliminary       Final

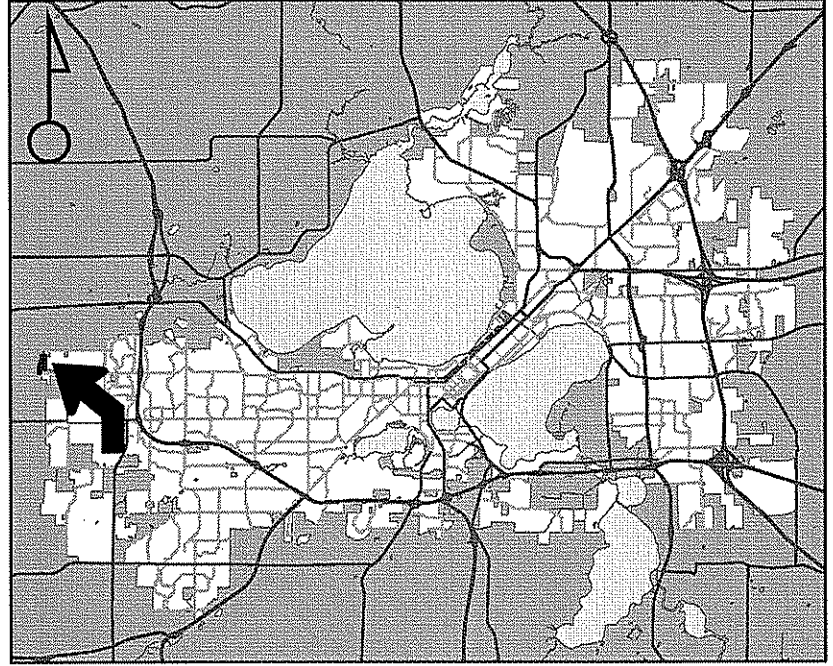
From: **Temp A**      To: **R1**

Proposed Use  
**12 Single-Family Lots,  
 2 Public School Lots and 3 Outlots**

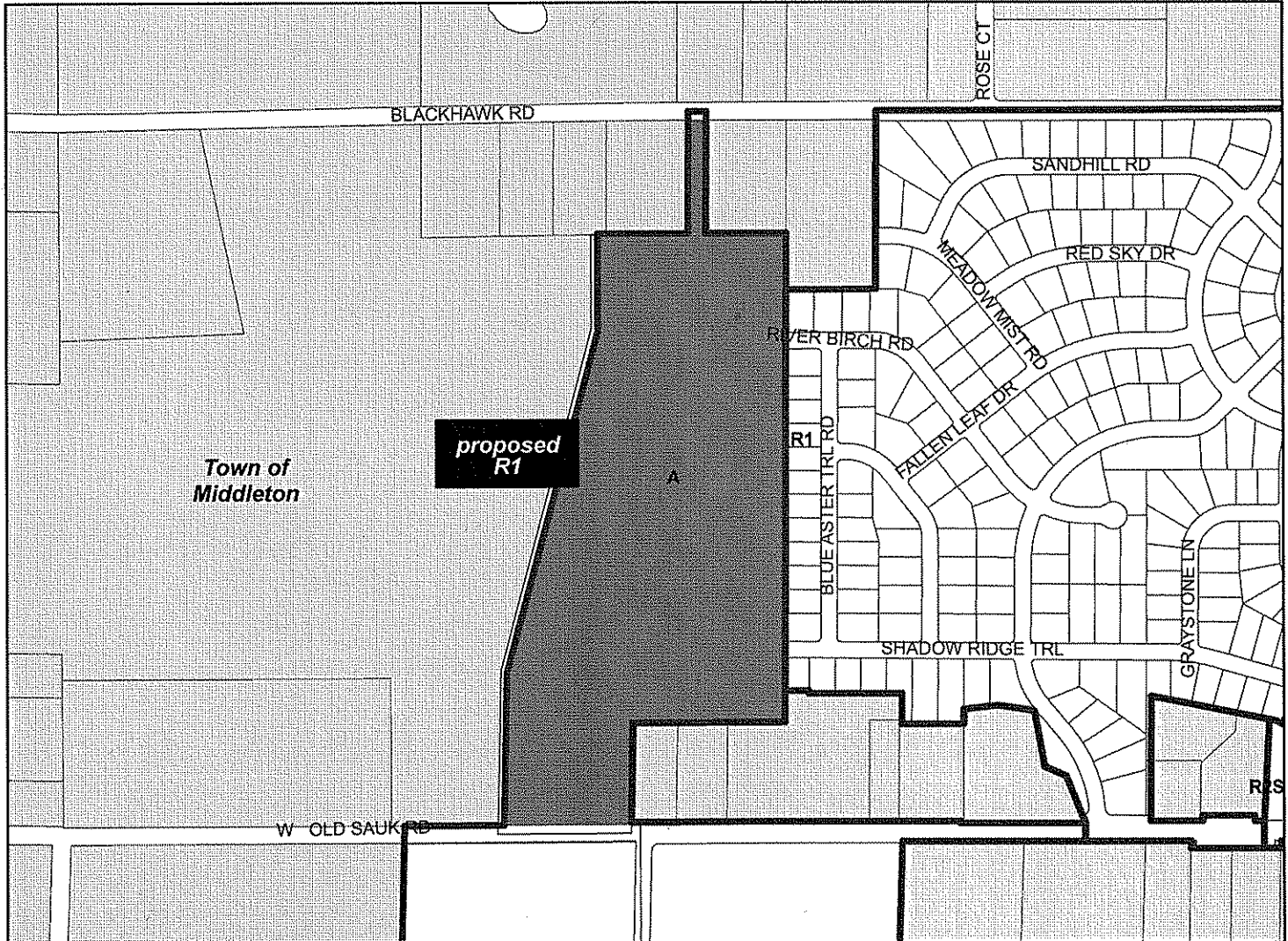
Public Hearing Date

Plan Commission  
**18 May 2009**

Common Council  
**02 June 2009**

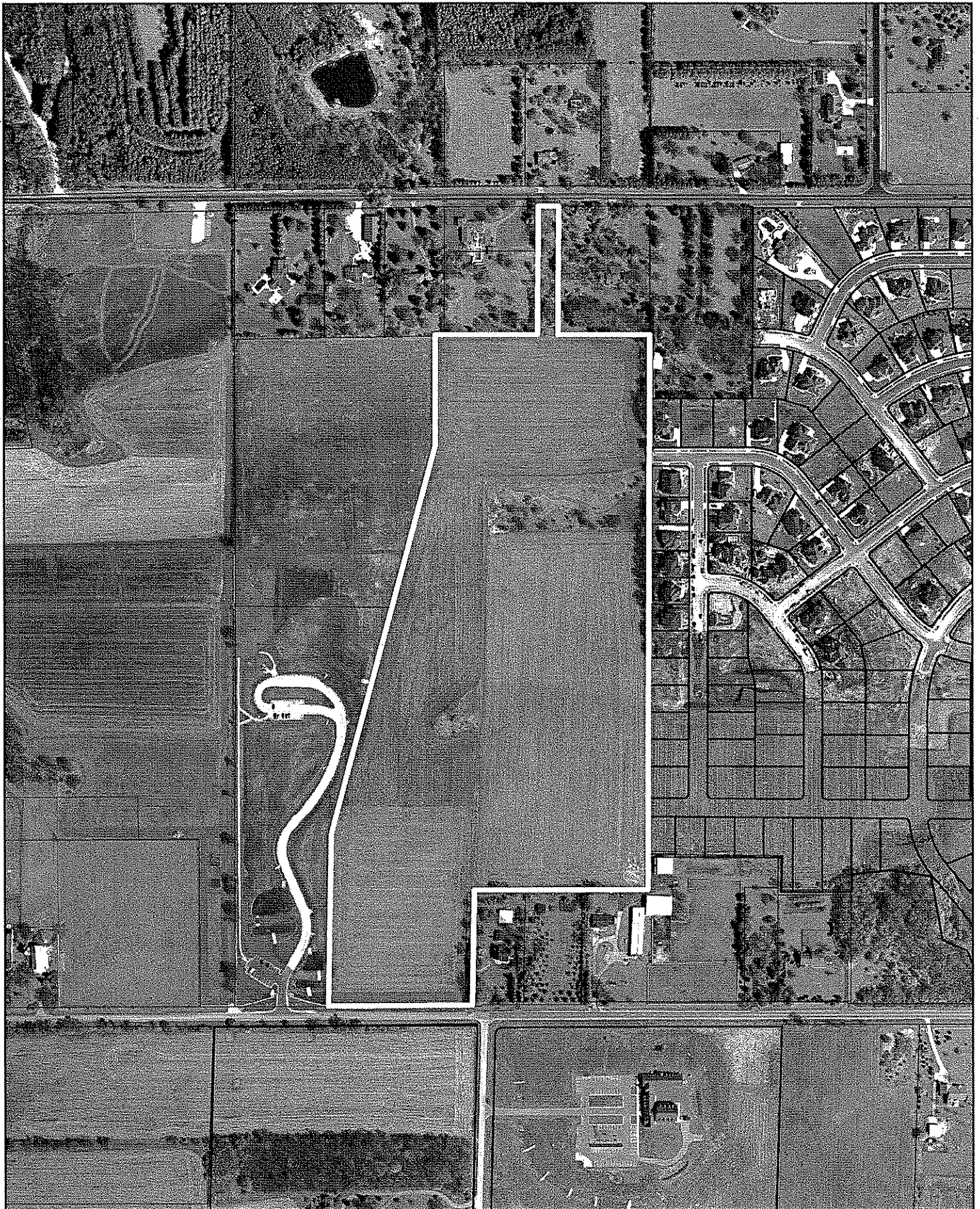


For Questions Contact: Heather Stouder at: 266-5974 or [hstouder@cityofmadison.com](mailto:hstouder@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 600'

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# LAND USE 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

- The following information is required for all applications for Plan Commission review.
- Please read all 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](http://www.cityofmadison.com/planning/plan.html)
- All zoning application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid ✓ Receipt No. ✓  
 Date Received 18 MARCH 2009  
 Received By ZONING  
 Parcel No. 0708-174-0101-4  
 Aldermanic District \_\_\_\_\_  
 GQ \_\_\_\_\_  
 Zoning District TEMP A  
**For Complete Submittal**  
 Application ✓ Letter of Intent ✓  
 IDUP - Legal Descript. ✓  
 Plan Sets ✓ Zoning Text -  
 Alder Notification \_\_\_\_\_ Waiver \_\_\_\_\_  
 Ngrbrhd. Assn Not. \_\_\_\_\_ Waiver \_\_\_\_\_  
 Date Sign Issued \_\_\_\_\_

1. **Project Address:** 12002 Old Sauk Road **Project Area in Acres:** 39.45  
**Project Title (if any):** Middleton-Cross Plains Area School District - Pope Farm Site

### 2. This is an application for: (check at least one)

<input checked="" type="checkbox"/> <b>Zoning Map Amendment</b> (check only ONE box below for rezoning and fill in the blanks accordingly)		
<input type="checkbox"/> Rezoning from <u>A</u> to <u>R-1</u>	<input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP	
<input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP	
<input type="checkbox"/> <b>Conditional Use</b>	<input type="checkbox"/> <b>Demolition Permit</b>	<input type="checkbox"/> <b>Other Requests</b> (Specify): _____

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: Thomas E. Wohlkeber Company: Middleton-Cross Plains Area School District  
 Street Address: 7106 South Avenue City/State: Middleton, WI Zip: 53562-3299  
 Telephone: (608) 829-9000 Fax: (608) 836-3571 Email: twohlkeber@mcpsad.k12.wi.us  
 Project Contact Person: Travis Schreiber Company: Vierbicher Associates  
 Street Address: 999 Fourier Drive #201 City/State: Madison, WI Zip: 53717  
 Telephone: (608) 826-0532 Fax: (608) 826-0530 Email: tsch@vierbicher.com  
 Property Owner (if not applicant): \_\_\_\_\_  
 Street Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

### 4. Project Information:

Provide a general description of the project and all proposed uses of the site: The large parcel will be (26 acres) used for an Elementary School and possible Middle School. The remaining shall be single family housing, open space and storm water management  
 Development Schedule: Commencement JULY/AUG 2009 Completion AUGUST 2010

CONTINUE →

**5. Required Submittals:**

**Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- Seven (7) copies of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- Seven (7) copies of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- One (1) copy of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper

**Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

**Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor.

**Filing Fee:** \$ 2750 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

N/A  For any applications proposing demolition of existing (principal) buildings, photos of the structure(s) to be demolished shall be submitted with your application. Be advised that a *Reuse and Recycling Plan* approved by the City's Recycling Coordinator is required to be approved by the City prior to issuance of wrecking permits.

N/A  A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

N/A  A *Zoning Text* must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcaapplications@cityofmadison.com](mailto:pcaapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

**6. Applicant Declarations:**

**Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:  
→ The site is located within the limits of BLACKHAWK NEIGHBORHOOD Plan, which recommends:

FUTURE SCHOOL SITE + LOW DENSITY RESIDENTIAL for this property.

**Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:  
Alder Paul Skidmore (February 18, 2009), Blackhawk Homeowner's Neighborhood Assoc (Feb 18, 2009)  
If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

**Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner Heather Stoder Date 2/18/2009 Zoning Staff MATT TUCKER Date 2/18/2009  
(MAY MEETING)

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

Printed Name Ellen Lindgren Date 3/18/2009

Signature Ellen Lindgren Relation to Property Owner \_\_\_\_\_

Authorizing Signature of Property Owner Ellen Lindgren Date 3/18/2009



999 Fourier Drive, Suite 201  
Madison, Wisconsin 53717  
(608) 826-0532 phone  
(608) 826-0530 FAX  
www.vierbicher.com

March 24, 2009

City of Madison Plan Commission & Common Council

Re: Letter of Intent for Rezoning of Pope Farm Site

Dear Alders and Commissioners:

On behalf of the Middleton – Cross Plains School District, I am submitting a land use application to the City of Madison for the school property on the western edge of Blackhawk Neighborhood. The project will include rezoning and platting of 39.50 acres on the western perimeter of the City of Madison.

The land is currently zoned Ag and is vacant. The zoning of the area is proposed to be changed to R-1 to accommodate an elementary school, possible long term middle school, 12 new single-family residential units, and storm water management. This property was annexed into the City in 2007.

Developed neighborhoods to the east of the site include existing single-family units in the Blackhawk Neighborhood. The Pope Farm Park in the Town of Middleton is adjacent to the site to the west. To the immediate north and south of the site are single family residential lots currently in the Town of Middleton.

An extension of Schewe Road is proposed through the site that will connect Blackhawk Road to Old Sauk Road. The proposed school will access Schewe Road. In addition, River Birch Road and Shadow Ridge Road will be extended from the Blackhawk Neighborhood into the site to form T-intersections with Schewe Road.

Construction of the new elementary school and associated infrastructure are contingent upon a referendum on the April 7, 2009 election ballot. Pending approval of this referendum, the general development schedule for the site is as follows:

Referendum on School	April 7, 2009
Groundbreaking / Earthwork	Late Summer / Early Fall 2009
Begin School Construction	Fall 2009
Occupancy of Elementary School	Fall 2010

The Middleton-Cross Plains School District and project team have been working cooperatively with City of Madison staff and Blackhawk Neighborhood Association to prepare a plan and development proposal that meet the objectives of the School District and adjacent neighborhood, and is also consistent with the City's Comprehensive Plan. Development of the site will provide the City and

vision to reality

Reedsburg (608) 524-6468 | Madison (608) 826-0532 | Prairie du Chien (608) 326-1051

7-8

March 24, 2009  
Page 2

Blackhawk Neighborhood with a high-quality elementary school to serve local families. We greatly appreciate your consideration, welcome your feedback and look forward to working with you.

Sincerely,

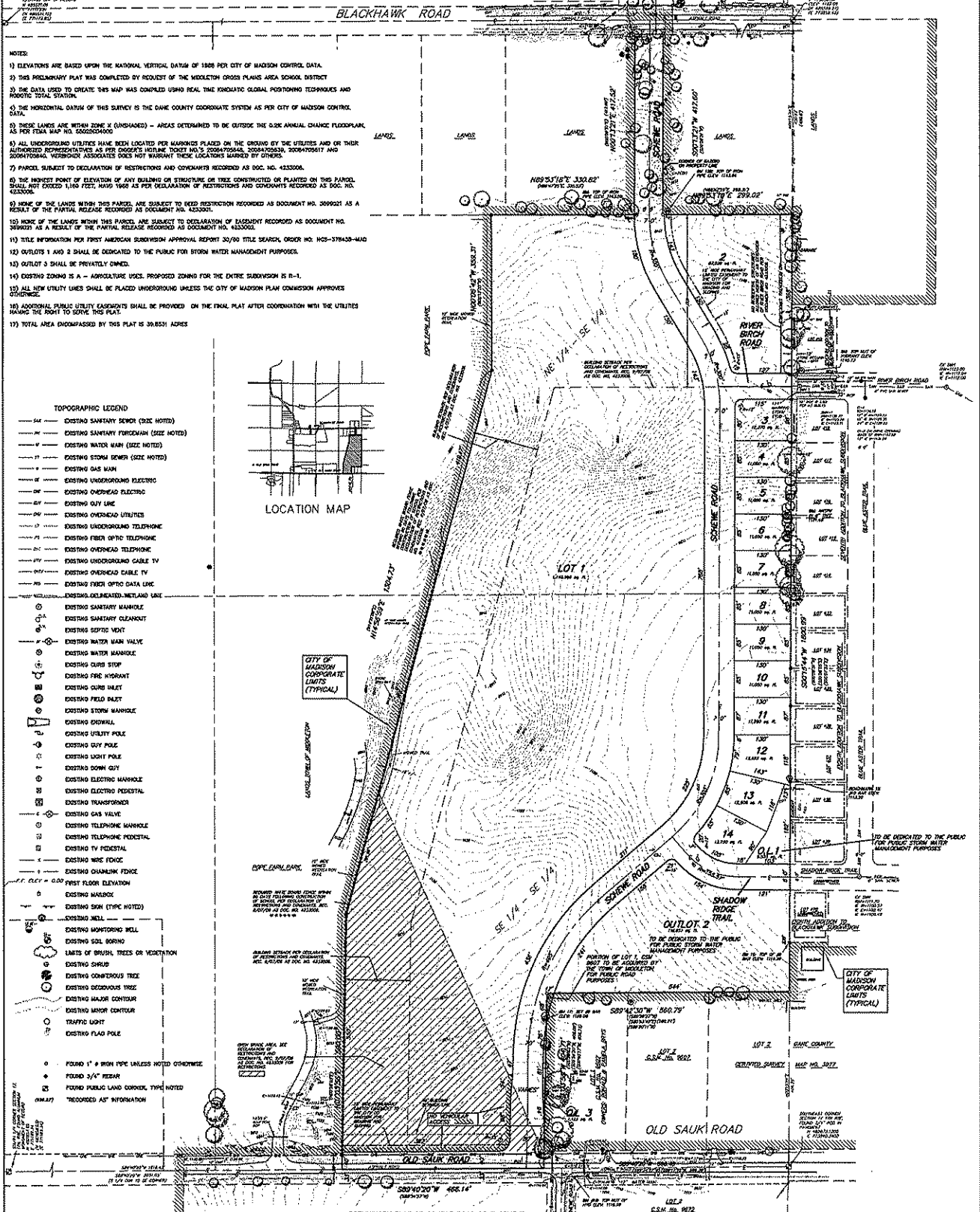
A handwritten signature in cursive script, appearing to read "Travis Schreiber".

Travis Schreiber, P.E.

cc: Tom Wohleber, Assistant Superintendent of Business Services, MCPASD  
Larry Bray, Principal, Bray Architects

SMP/ljs/mkb

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**LEGAL DESCRIPTION PER DOC. NO. 423200A**

Being part of the SE 1/4 of the SE 1/4 and the NE 1/4 of the SE 1/4, all in Section 17, T 7 N, R 8 E, Town of Middleton, Dane County, Wisconsin, described as follows:

Commencing at the Southeast Corner of said Section 17; thence S 89°54'27" W, along the South line of the said SE 1/4 and the westerly line of West Old Sauk Road, 508.48 feet to the Southwest corner of Dows County Certified Survey Map Number 817 and the point of beginning; thence S 89°54'27" W, along the said South line and westerly line, 404.14 feet; thence N 02°07'07" E, 800.00 feet; thence S 14°12'00" E, 326.72 feet; thence N 02°07'30" W, 326.33 feet; thence N 89°47'37" E, 326.33 feet; thence N 02°07'31" E, parallel to and 326.33 feet west of the East line of the said SE 1/4, 417.82 feet (recorded as 417.80 feet to the intersection with the South line of Shadow Ridge Road; thence N 89°47'37" E, along the said South line of Shadow Ridge Road, 94.00 feet; thence S 02°07'11" E, parallel to and 326.33 feet west of the said East line of the SE 1/4, 472.60 feet; thence N 89°47'30" E, 293.31 feet to the intersection with the said East line of the SE 1/4; thence S 02°07'11" E, along said East line of the SE 1/4, 180.00 feet; thence S 89°57'17" E, 508.79 feet; thence S 02°07'11" E, along the North line of Lot 2, Dows County Certified Survey Map Number 3277 and Lot 1, Dows County Certified Survey Map No. 817 to the Northwest corner of said Lot 1; thence S 02°07'07" E, along the westerly line of said Lot 1, 424.73 feet (recorded as N 02°07'30" E, 406.00 feet) to the point of beginning.

Subject to public right-of-way of West Old Sauk Road over the southerly 33 feet thereof.

Containing 38.9531 acres, more or less, exclusive West Old Sauk Road public right of way or 38.9531 acres including West Old Sauk Road public right of way.

RECORDS ARE REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM

GRAPHIC SCALE FEET

0 50 100 200

**PRELIMINARY PLAT PREPARED FOR:**  
MIDDLETON-CROSS PLAINS AREA SCHOOL DISTRICT  
7100 SOUTH AVENUE  
MIDDLETON, WI 53503-3299

**PRELIMINARY PLAT PREPARED BY:** SURVEYOR, ENGINEER AND PLANNER  
VIERBICHER  
999 FORTHER DRIVE, SUITE 201  
MADISON, WI 53703  
BY: JEFFREY B. CHAMBERLAIN, PLS  
BY: TRAVIS SCHREIBER, PE

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**PRELIMINARY PLAT - POPE FARM ESTATES**  
PART OF THE NE 1/4 AND SE 1/4 OF THE SE 1/4, SECTION 17, T 7N, R 8E  
CITY OF MADISON, DANE COUNTY, WISCONSIN  
MIDDLETON CROSS PLAINS AREA SCHOOL DISTRICT - OWNER

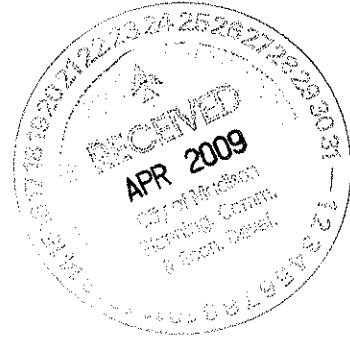
**vierbicher**  
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Fortner Drive, Suite 201 | Madison, Wisconsin 53717  
Phone: (608) 824-0332 | Fax: (608) 824-0330

7-8



999 Fourier Drive, Suite 201  
Madison, Wisconsin 53717  
(608) 826-0532 phone  
(608) 826-0530 FAX  
www.vierbicher.com



April 16, 2009

City of Madison  
Attn: Heather Stouder  
Department of Planning & Development  
215 Martin Luther King Jr. Blvd. LL100  
PO Box 2985  
Madison, WI 53701

Re: Project 12002 Old Sauk Rod  
Request to Withdraw Final Plat Application for Pope Farm Estates

Dear Heather:

On behalf of the Middleton – Cross Plains School District, I am requesting to withdraw the Final Plat subdivision application for Pope Farm Estates, Project: . We would also request to receive a refund of the Final Plat Subdivision Fee.

As you are aware, the referendum on April 7, 2009 was not successful and the project has been suspended and will not move into the final design or construction phase this year as planned.

The School District does wish to pursue Preliminary Plat and Rezoning approval as originally submitted. We plan to attend the Plan Commission meeting on 5-18-09 and Common Council meeting on 6-2-09 for Preliminary Plat and Rezoning only. Please notify me if these dates change as a result of the withdrawn Final Plat application.

Please contact me with any questions.

Best Regards,

Travis Schreiber, P.E.

cc: Tom Wohleber, Assistant Superintendent of Business Services, MCPASD  
Larry Bray, Principal, Bray Architects

TJS/LMZ

7-8





Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TDD 608 266-4747  
FAX 608 266-8739  
PH 608 266-4635

April 20, 2009

Travis Schreiber  
Vierbicher Associates  
999 Fourier Drive, Suite 201  
Madison, WI 53717

Re: Application Fees for Pope Farm Plat, 12002 Old Sauk Road

Dear Travis:

The Middleton-Cross Plains Area School District (MCPASD) has paid in full for the Preliminary Plat and Final Plat application for 12002 Old Sauk Road. At this time, agency review and consideration of the application is well underway, and the applications are scheduled for consideration at the May 18, 2009 Plan Commission meeting and the June 2, 2009 Common Council meeting.

Per your April 16, 2009 letter, we understand that the MCPASD will be moving forward with the Rezoning and Preliminary Plat application, but will withdraw the Final Plat application at this time. Please be assured that the MCPASD will not be charged for a future Final Plat application associated with this property, as long as it has the same number of lots and is consistent with provisions outlined in MGO Sec. 16.23(5) and Chapter 236, Wis. Stats. If, for some reason, the number of lots proposed were to change, the fees may need to be adjusted accordingly.

Thank you, and please feel free to contact me with any further questions you may have.

Sincerely,

Heather Stouder, AICP  
Planner

cc: Tom Wohlleber, Assistant Superintendent of Business Services, MCPASD  
Matt Tucker, City of Madison Zoning Administrator