



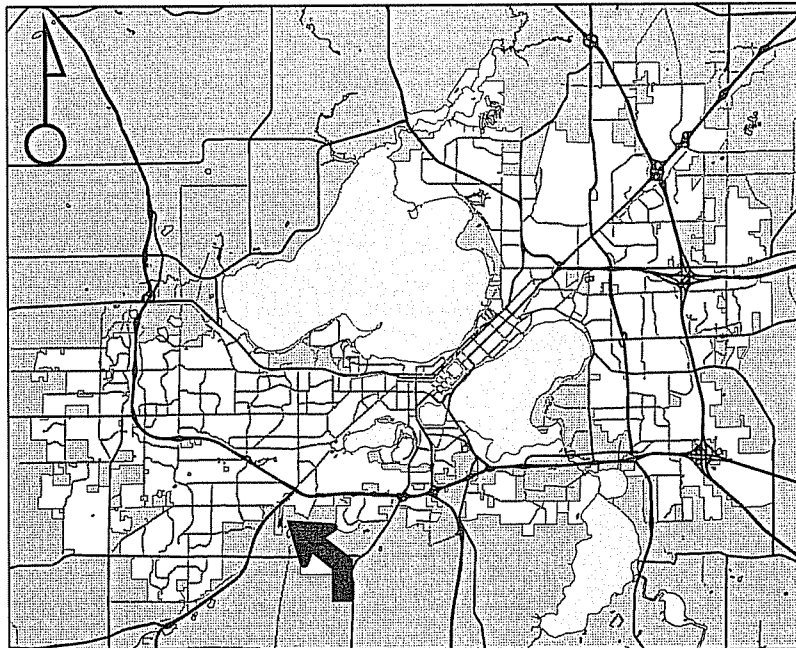
Plat Name
Mosaic Ridge

Location
**2347 Allied Drive &
4654 Crescent Road**

Applicant
**Natalie Erdman–City of Madison CDA/
Frank Thousand–Arnold & O'Sheridan, Inc.**

Proposed Use
**28 Residential Lots and 3 Outlots for
private open space, public stormwater
management and leased parking**

Public Hearing Dates
Plan Commission
19 September 2011
Common Council
04 October 2011

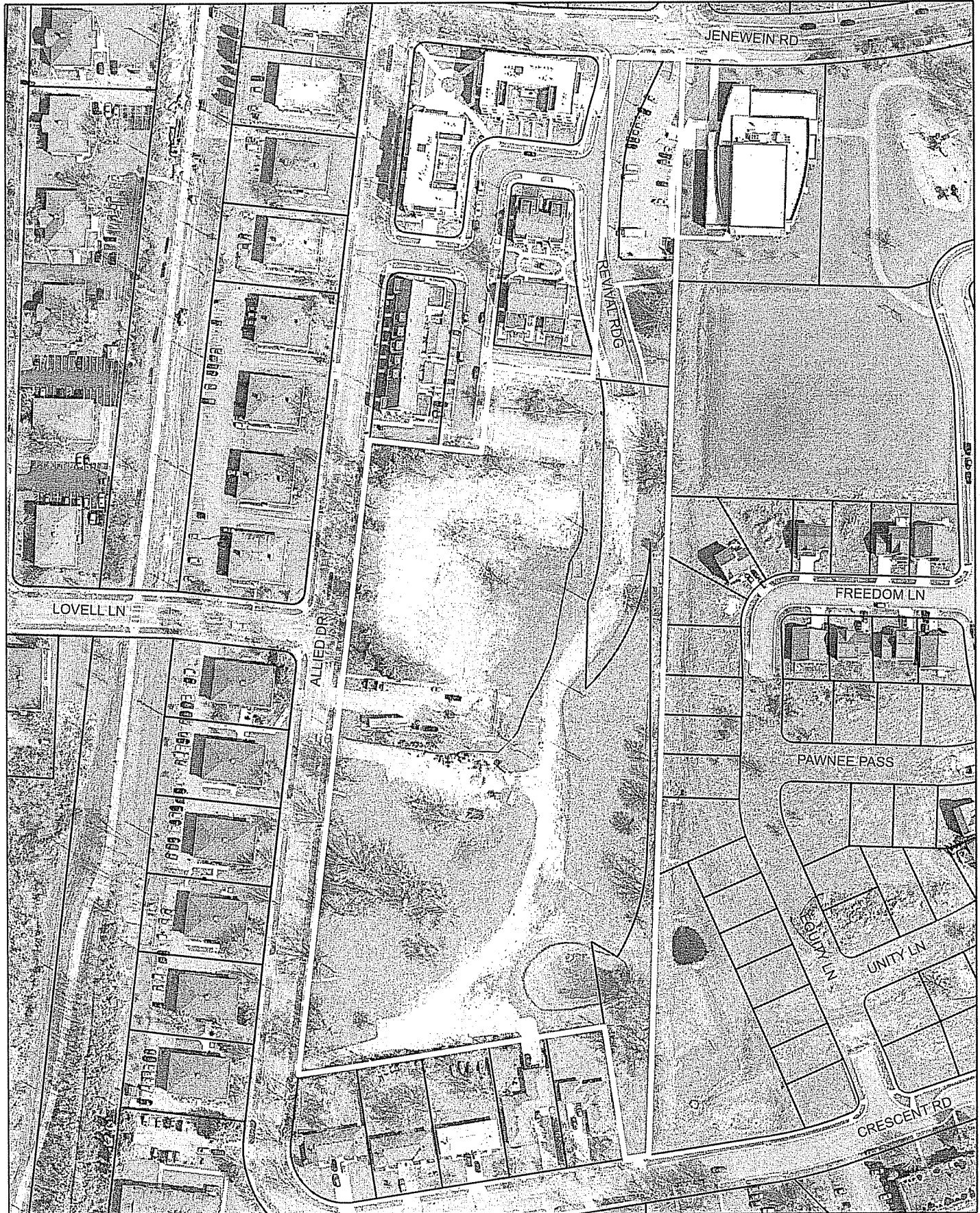


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 September 2011





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, of 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: Mosaic Ridge

1b. Review Fees. Make checks payable to "City Treasurer."

- For **Preliminary** and **Final Plats**, an application fee of \$200, plus \$35 per lot or 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.

2. Applicant Information.

Name of Property Owner: CDA of City of Madison Representative, if any: Natalie Erdman
Street Address: 215 Martin Luther King Jr. Blvd Rm 312 City/State: Madison, WI Zip: 53703
Telephone: (608) 267-1992 Fax: () Email: nerdman@cityofmadison.com

Firm Preparing Survey: Arnold & O'Sheridan, Inc. Contact: Frank Thousand
Street Address: 1111 Deming Way, Suite 200 City/State: Madison, WI Zip: 53717
Telephone: (608) 821-8500 Fax: (608) 821-8501 Email: fthousand@arnoldandosheridan.com

Check only ONE - **ALL** Correspondence on this application should be sent to: ☒ Property Owner ☐ Survey Firm

3a. Project Information.

Parcel Address: 2347 Allied Drive in the City or Town of: City of Madison
Tax Parcel Number(s): 060905218017 School District: Madison Metro
Existing Zoning District(s): PUD/GDP Development Schedule: Fall 2011 thru date TBD
Proposed Zoning District(s) (if any): PUD/GDP/SIP **Please provide a Legal Description on your CSM or plat.**

3b. For Surveys Located Outside the Madison City Limits 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 processed, a copy of the approval letters from both the town and Dane County must be submitted.

4. Survey Contents and Description. Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres	Land Use	Lots	Outlot	Acres
Residential	28	3	6.14	Outlots Dedicated to the Public (Parks, Stormwater, etc.)		2	1.53
Retail/Office							
Industrial				Outlots Maintained by a Private Group or Association		1	.21
Other (state use)							
PROJECT TOTAL	28	3	6.14				

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) & (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. **The requirement to include a letter of intent is not required for 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. The survey firm and property owner should refer to the Report of Title when preparing the plat or CSM.

☐ **For any plat or CSM creating common areas to be maintained by private association:** Two 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.

☐ **Completed application and required fee (from Section 1b):** 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 transmittal shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at 266-4635 for assistance.

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

Applicant's Printed Name Natalie Erdman, Exec Director CDA

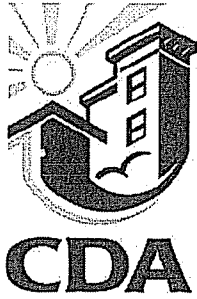
Signature Natalie Erdman

Date August 3, 2011

Interest In Property On This Date Owner

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

Effective July 20, 2010



LETTER OF INTENT

ALLIED DRIVE NEIGHBORHOOD REDEVELOPMENT

Subdivision Application for Lot 4 Certified Survey Map 12506 Mosaic Ridge

The following is submitted together with the Mosaic Ridge Plat and subdivision application for staff, Plan Commission and Common Council consideration of approval.

Introduction:

The City of Madison Community Development Authority (CDA) owns 11.5 acres of property bounded by Allied Drive, Jenewen Road, the City of Fitchburg and Crescent Road. The City acquired the property and transferred it to the CDA for redevelopment. The 11.5 acre site (Allied Neighborhood Redevelopment), was subdivided by Certified Survey Map 12506 creating four (4) lots. Phase I of the Allied Drive Neighborhood Redevelopment created 48 newly constructed, affordable housing, rental units on Lots 1, 2, and 3 (Revival Ridge). Phase II of the Allied Neighborhood Redevelopment will create owner occupied housing with an affordable component on Lot 4 (Mosaic Ridge).

The Mosaic Ridge Plat creates twenty-eight (28) lots and three outlots on Lot 4 of CSM 12506.

A General Development Plan has been approved for the Allied Neighborhood Redevelopment and a Specific Implementation Plan has been approved for Revival Ridge.

Existing Conditions and Use of Property

The property subject to the Mosaic Ridge Plat is ready for development with roads and infrastructure complete and lots graded. No buildings occupy the property.

Number, Type, Use, and Development Schedule of Lots

The Mosaic Ridge Plat creates twenty-eight (28) lots and three (3) outlots.

Lots 1 thru 3 will be held for future development of owner occupied housing. These sites will be developed as market demand warrants.

Twenty-five (25) lots will be sold to owner occupants for the construction of single family and two-family dwelling units. Development of the single family and two-family lots will also occur as market conditions warrant; however, the developer expects to commence marketing of the first 5 to 8 lots in the fall of 2011. As sales are completed on the first 5 to 8 lots, an additional 5 to 8 lots will be marketed until all 24 lots have been sold. Homes constructed on the 24 single and two-family lots will be subject to a Home Owners' Association and Architectural and Landscape Guidelines. A Specific Implementation Plan for Lots 4 thru 28 is being prepared for staff, Plan Commission and Common Council approval, but has not been filed.

Outlot 1 and Outlot 2 are being dedicated to the public for storm water management and other public purposes.

Outlot 3 will be owned and maintained by the CDA and will ultimately be developed into a neighborhood amenity such as community gardens.

Development Team

The development team is being lead by the CDA. In addition, the following consultants have participated in the Mosaic Ridge Planning

Design Services: Destree Design Architects, Inc.

Surveying: Arnold and O'Sheridan

Engineering Service: SAA

