

### City of Madison

### Proposed Plati

Plat Name

Town Center Addition to Grandview Commons

Location

6002 Cottage Grove Rd, 5901–5939 Sharpsburg Dr, 6101–6110 Big Dipper Dr & 6006, 6101–6117 Killpatrick Ln.

**Applicant** 

Jeff Rosenberg-MREC VH Madison Investors/ Dan Day-D'Onofrio Kotke & Assoc

Preliminary

**X** Final

Proposed Use

18 single-family lots, 4 lots for retail and mixed-use development, and 1 lot for a future City library branch

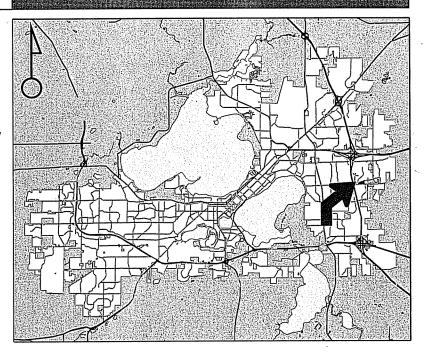
Public Hearing Date

Plan Commission

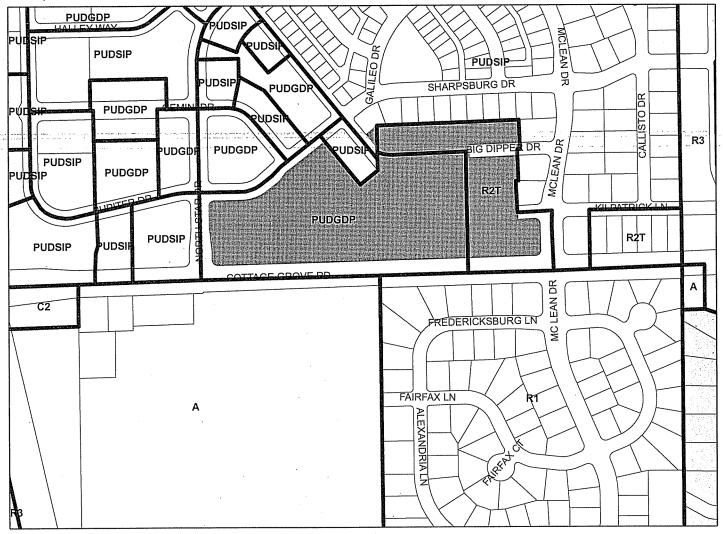
19 November 2012

Common Council

27 November 2012

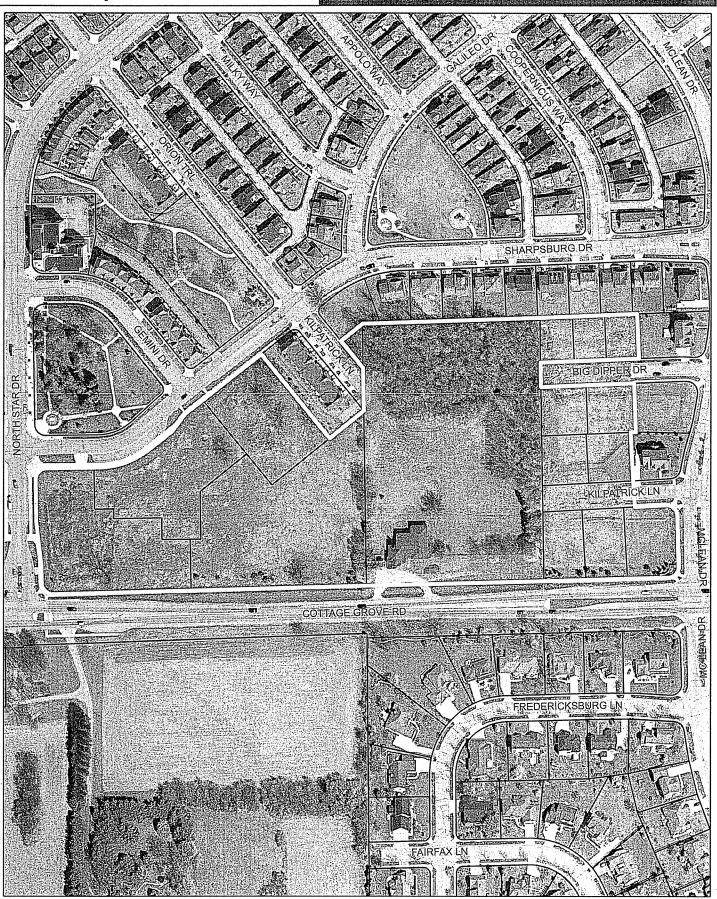


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale: 1" = 400'





Date of Aerial Photography: Spring 2010



215 Martin Lu er 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 <a href="www.cityofmadison.com/planning/plan.html">www.cityofmadison.com/planning/plan.html</a>

**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.

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1a. Application Type.
Preliminary Subdivision Plat  Final Subdivision Plat  Land Division/Certified Survey Map (CSM)
If a Plat, Proposed Subdivision Name: Town Center Addition to Grandview Commons
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: MREC VH Madison Investors, LLC Representative, if any: Jeff Rosenberg
Street Address: 6801 South Towne Drive City/State: Madison, WI Zip: 53713
Telephone: (608) 226-3100 Fax: ( ) Email: jrosenberg@veridianhomes.com
Firm Preparing Survey: D'Onofrio Kottke & Assoc. Contact: Dan Day
Street Address: 7530 Westward Way City/State: Madison, WI Zip: 53717
Telephone: (608) 833-7530 Fax: ( ) Email: dday@donofrio.cc
Check only ONE – <b>ALL</b> Correspondence on this application should be sent to: ☐ Property Owner, <b>OR</b> ✓ Survey Firm
3a. Project Information.
Parcel Addresses (note town if located outside City) : See attached
Tax Parcel Number(s): see attached
Zoning District(s) of Proposed Lots: School District:
→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.
3b. For Properties Located <i>Outside</i> the Madison City Limits in the City's Extraterritorial Jurisdiction:
Date of Approval by Dane County:  Date of Approval by Town:
For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.
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4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.
Land Use Lots Outlots Acres Land Use Lots Outlot Acres

Land Use	Lots	Outlots	Acres
Residential	18		3.30
Retail/Office	4		9.29
Industrial			
Other (state use):	1		0.49

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		1	0.09
Outlots Maintained by a Private Group or Association		1	0.55
PROJECT TOTALS	23	2	13.72

5. Req	uired Submittals. Your app" tion is required to include the following ( ck all that apply):		
Ø	<ul> <li>Map Copies (prepared by a Registered Land Surveyor):</li> <li>For <u>Preliminary Plats</u>, 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.</li> </ul>		
	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 <u>Final Plats</u> , <b>sixteen (16) copies</b> 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 <u>Certified Survey Maps (CSM)</u> , 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 <u>collated</u> , <u>stapled and folded</u> 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.		
Ø	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 <u>not</u> required for Subdivision Applications for lot combinations or split duplexes.		
Ø	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.		
	<b>For Surveys <u>Outside</u></b> the Madison City Limits: A copy of the approval letters from <u>both</u> 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 <b>Town and Dane County</b> .		
	<b>For Surveys Conveying Land to the Public:</b> 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.		
	<b>Electronic Application Submittal:</b> 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 <a href="mailto:pcapplications@cityofmadison.com">pcapplications@cityofmadison.com</a> . The transmittal shall include the name of the project and applicant.		
6. Appli	cant Declarations:		
The sign	ner attests that the application has been completed accurately and all required materials have been submitted:		
Applica	ant's Printed Name DAN DAY Signature WWW/M/W		
Date _	9/19/12 Interest In Property On This Date REPRESENTATIVE		
Effective May 21, 2012			

Parcel Addresses	Tax Parcel Numbers
6101 Kilpatrick Lane	251/0710-111-0111-1
6102 Kilpatrick Lane	251/0710-111-2601-0
6109 Kilpatrick Lane	251/0710-111-0110-3
6110 Kilpatrick Lane	251/0710-111-2602-8
6117 Kilpatrick Lane	251/0710-111-0109-6
6006 Kilpatrick Lane	251/0710-111-2516-1
6101 Big Dipper Drive	251/0710-111-2606-0
6102 Big Dipper Drive	251/0710-111-2501-2
6105 Big Dipper Drive	251/0710-111-2605-2
6106 Big Dipper Drive	251/0710-111-2502-0
6110 Big Dipper Drive	251/0710-111-2503-8
5901 Sharpsburg Drive	251/0710-112-0106-0
5917 Sharpsburg Drive	251/0710-112-0105-2
5925 Sharpsburg Drive	251/0710-112-0109-4
5939 Sharpsburg Drive	251/0710-112-0107-8
6002 Cottage Grove Road	251/0710-111-0101-2

September 19, 2012

Tim Parks
City of Madison – Planning Department
215 Martin Luther King Jr. Blvd.
Madison, WI 53710

Re: Town Center Addition to Grandview Commons

Dear Tim:

Please accept this submittal of the final plat and related documents for the Town Center Addition to Grandview Commons. This final plat encompasses the entire area of the approved preliminary plat and is substantially in conformance with the approved General Development Plan. The intention of this submittal is to be timed with the submittal of the Specific Implementation Plan for the proposed Copp's Market and the C3 Retail Building.

Enclosed please find the following:

- Final Plat Application Form (1 copy)
- Final Plat (16 copies)
- Check in the amount of \$1,500 for the application fee
- 60 year title report (2 copies)

We look forward to working with you on this project. Please let us know if you have any questions.

Since sely,

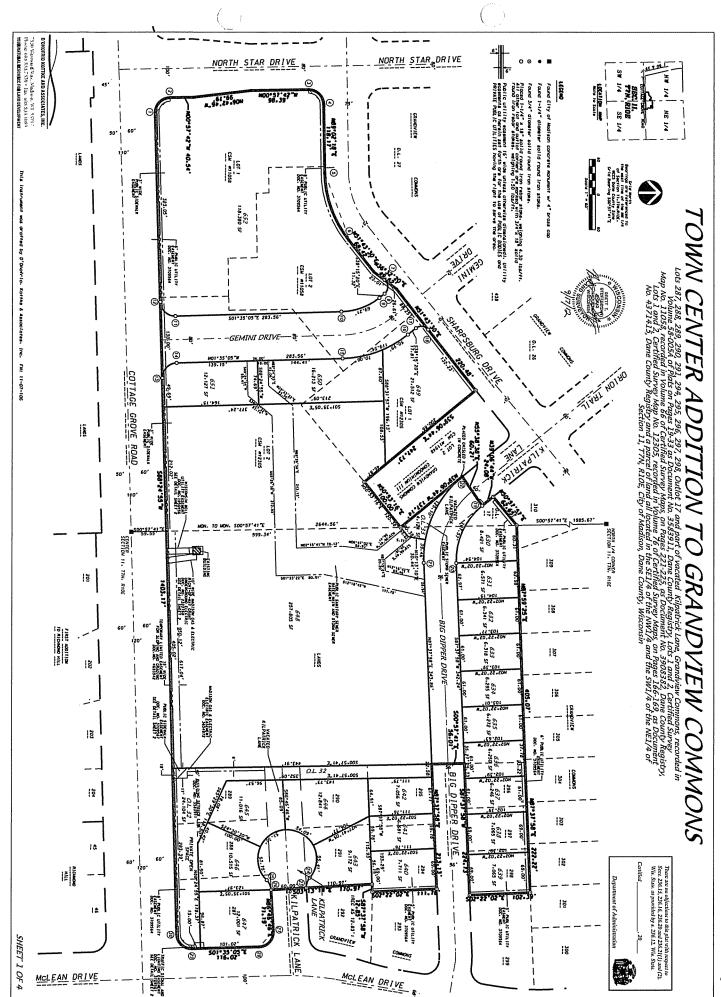
D'Onofrio/Kottke/& Associates, Inc.

Daniel N. Day, P.E

cc:

Jeff Rosenberg, Veridian Homes Brian Munson, Vandewalle & Associates

U:\User\1107106\Project Docs\Su-veying\1107106 Final Plat Submittal Letter.doc



# TOWN CENTER ADDITION TO GRANDVIEW COMMONS

ots 287, 288, 289, 290, 291, 294, 295, 296, 297, 298, Outlet 17 and part of vacated Kilpatrick Lane, Grandview Commons, recorded in Volume 58-005A of Plats on Reges 19-33 as Document No. 3583911, Dane Country Negistry, Lots 1 and 2, Certified Survey Map, No. 11058, recorded in Volume 66 of Certified Survey Maps, on Rages 221-225, as Document No. 3508382, Dane Country Registry, Lots 1 and 2, Certified Survey Maps, No. 12305, recorded in Volume 16 of Certified Survey Maps, on Pages 166-169, as Document No. 4371415, Dane Country Registry, and a procel of Land all located in the SEL1,4 of the NW1,4 and the SW1,4 of the NE1/4 of No. 4371415, Dane Country Registry and a pracel of Land all located in the SEL1,4 und Wisconsin

There are no objections to this plat with respect to Sees. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12. Wis. Stats.

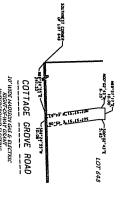


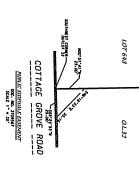


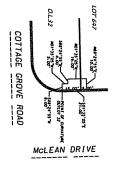
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NOC. NO. 1820438

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7,54,62,4,28 241,54,63,8 241,54,63	3,41,02,02 3,41,02,03 4,01,02,03 4,01,02,03 4,01,02,03 4,02,03 4,03 4,03 4,0	R. 65, 92, 65W R. 62, 90, 98W R. 62, 80, 98W J. 62, 80, 80 J. 60, 80	N46*16*23.5*# N46*02*15*# N77*2*54*[ N89*02*30*[ N89*02*] N89*02*[ N89*[ N89*02*[ N8	BENNING CHORD TY
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  POLICIE and PULSEIT parling occurrents for the Composite Common Neighborhood, recorded as Policies and Pulseit parling occurrents for the Composite Common Neighborhood, recorded as Policies, No. 2018251, Doc. No. 2018252, Doc. No. 2018251, Doc. No. 2018252, Doc. No. 2018252, Doc. No. 2018253, Doc. No. 2018253
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- The underlying public exterents for orology purposes within (ons 287, 281, 289, 280, 281, 284, 285, 285, 281, 288 and Outlot 11. Groovies Compast (ons 1 and 2, certified Survey Map No. 110581 (ons 1 and 2, certified Survey Map No. 1205) One haraby released by the City of Modison.

Public Sidewolk, Public Sonitory Sewer, Public Water Main, Public Storm Sewer Easements:

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linding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the traperty, and their successors in interest. relicted on the of Edward Ares. The owner of the Property shall have the right to use the Edward Ares for any uses provided such as that it is interfere with the edward right of the City of Modician herewise. As no literatures of rescal survised on the poblic use shall be constructed in our on group company shall be most to the sean Area without has written occurred of the City of Modicians (Springering Polisions City Explainers.

stance of Rights to Equamits Graded by Plots. Any release of rights that were placed on plotted load which was required Y a public body or which nows a public body or public willy au grottes about be released by recording a subrone desent release document with the Bone County Replater of Deeds in accordance with \$236,125.

# Public Utility Equapments:

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- Lots within this plot ore subject to ispect fees that are one and poychis at the time of issuance of building permitts).
- Outlots 32 private open space.
- Outlot 33 is private open space and a public starm sever easement.
   Distances, lengths and slaths are measured to the nearest hundredth of a tool.

D'OHOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Weavened Way, Madfoot, WT 54717 Phone 600 563,7530 + Fax: 600 533, 1089 YOURNATURAL RESOURCE FOR LAND DEVELOPMENT

Inia instrument was drafted by D'Onofria. Ratthe & Associates: inc. FK: 11-07-106

# TOWN CENTER ADDITION TO GRANDVIEW COMMONS

## Mantida.2 Staticitats

In Best 1, Soffreyon, Registered tood Surveyor \$2314 on hereby certify that in full compliance with the provisions of Dopiner 215 of the Microbian State Science and the Socialism Reputations of the City of Median, now under the direction of the onese I listed below. I have surveyed childred and amound "line Center Action to Corporite Common" and that should be correctly represents all the extension between the coff the addition of the look surveyed on its owner/less described between the coff the addition of the look surveyed on its owner/less described.

Botted this 17th day of September . 2012

Brett 1. Stoffregon, Registrated Land Surveyor, 5-2742

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MEC WI Median, LLC o lating libelity compay duly expedited and estating under root by virtue of the top of the Stote of Wiscontin all pears coast memory entity from and flat liber and liber top of the Stote of Wiscontin all pears of the Stote of Wiscontin all pears of the Stote of Wiscontin all pears of the Stote of Wiscontin and Pears of the Stote of th MECE IN Audison. LLC does further certify that this plot is required by \$235.10 or \$235.12 Miscosin Statutes to be submitted to the following opencies for approval or objection:

In witness whereof, AREC M Applian, LLC has counse these presents to be signed by its official officeris) of soid limited liability capany of Apolison stacousin this group of the country Deportment of Administration Common Council, City of Addison Done County Zoning and Land Regulation Committee

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Deportment of Administration Common Council. Lity of Madison Dane County Zoning and Land Regulation Committee

In witness whereof, MRE M Medison Investors, LLC has caused these presents to be signed by its official officerist of soid limited lighty company at Modison, stacousin this any of

and an applican investors. Its

COUNTY OF DANE 1 5.5

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by Commission expires

## Description S.absec

Dix Holdings. Inc., g corporation ally organized and existing under and by virtue of the love of the State of Biscossin, a comer, does hereby certify that evid corporation caused has land described on this plat to be surveyed, divided, appear and described on this plat. DIX Holdoys, Inc. does further certify that this plot is required by \$236,10 or \$256.12 bitcoxin Solutes to be submitted to the following opencies for approval or objection:

epartment of Administration common Council, Eity of Applian bane County Zoning and Land Regulation Committee

n witness whereot, Dut Holdings, Inc. has coused these presents to be igned by its official officer(s) of sold corporation of Medison. Viscousin this.

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COUNTY OF DAME 1 S.S

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My Commission expires\_ Hotory Public. Dans County, Wisconsin

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COUNTY OF BANE 1 S.S

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By Commission expires Hotory Public. Done County, Wisconsin

COUNTY OF DANE 3 S.S

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My Commission expires Hotory Public. Dana County. Wisconsin

There are no objections to this plat with respect to Sees. 236, 15, 236, 16, 236, 20 and 236, 21(1) and (2), Wis. Stats. as provided by s. 236, 12, Wis. Stats.

Department of Administration



7530 Wzynaud Way, Afadion, WI 5571\* Phone 608 855,7530 + Fax, okys,53,1080 yourkatural resource for lead developeda D'OHOFRIO KOTTKE AND ASSOCIATES, INC.

# TOWN CENTER ADDITION TO GRANDVIEW COMMONS

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Lots 287, 288, 289, 290, 291, 294, 295, 296, 297, 298, Outlot 17 and part of vacated Kilpatrick Lane, Grandview Commons, recorded in Volume 38-0034 of Plats on Rages 19-33 as Document No. 3583911, Dane County Registry, Lots 1 and 2, Certified Survey Maps, on Pages 221-225, as Document No. 3908882, Dane County Registry, Lots 1 and 2, Certified Survey Maps, on Pages 221-225, as Document No. 3908882, Dane County Registry, Lots 1 and 2, Certified Survey Map No. 12305, recorded in Volume 76 of Certified Survey Maps, on Pages 166-169, as Document No. 4371415, Dane County Registry and a parcel of Inda all located in the SEL14 of the NW1/4 and the SW1/4 of the NEI/4 of

### Destations S.a.

In elitate whereit. Gronyles (comons Homomers Association has coased these presents to be signed by its official officeris) of said association at wolson, signed by its official officeris) of said association at wolson. Graphine Compas Homomer a susciption on association duly organized on existing urder and by United this content of the size of Bizzonian as owner, does herely certify fact and cassociation coated the load described on this plot to be surveyed, divided, mapped and dedicated on carestested on this plot to be surveyed, sportment of Administration omen Council, City of Modison one County Zoning and Land Regulation Committee Condition Commons Monographs Association does further certify that this piet is equired by \$236.10 or \$236.12 Wisconsin Statutes to be submitted to the following species for approval or dejection:

# ndrifie COMONS ADMONERS ASSOCIATION

My Comission expires... COUNTY OF DAME 1 S.S

## Received for recording this \_\_\_\_\_day of, o'clock \_\_, M. and recorded in Valume \_\_\_\_\_. Kristi Chiebowski. Dane County Register of Deeds

MEISICS OF OCCOS CESSIFICATE

of Plats on Popes

# motion comon council cultificate

Dated this\_ . 2012.

Maribeth Mitzel-Behl. City Clerk. City of Modison. Dane County. Wisconsin

# COUNTY THE ALL STREET THE STREET

David Marzala, Treasurer, Dane County, Wisconsin

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2012 on any of the Control of Cooperation Community.

David M. Gamendo. City Treasurer. City of Modison, Dane County, Wisconsin

There are no objections to this plat with respect to Sees. 236.15, 236.16, 236.20 and 236.21(1) and (2). Wis. Stats. as provided by s. 236.12. Wis. Stats.

Department of Administration



7550 Westward Way, Madfrom W1 5573 \* Phone: 605 633,7539 \* Fax: 608 633,1189 \* YOURHATURA RESOURCE FOR LAND DEVELOPMENT D'ONOFBIO KOTTKE AHD ASSOCIATES, INC.

This instrument was drafted by D'Onafria. Kotthe & Associates, Inc. FH: 11-01-106

SHEET 4 OF 4