



City of Madison

Proposed Final Plat

Project Name
Sugar Maple

Location
901-1001 Sugar Maple Lane

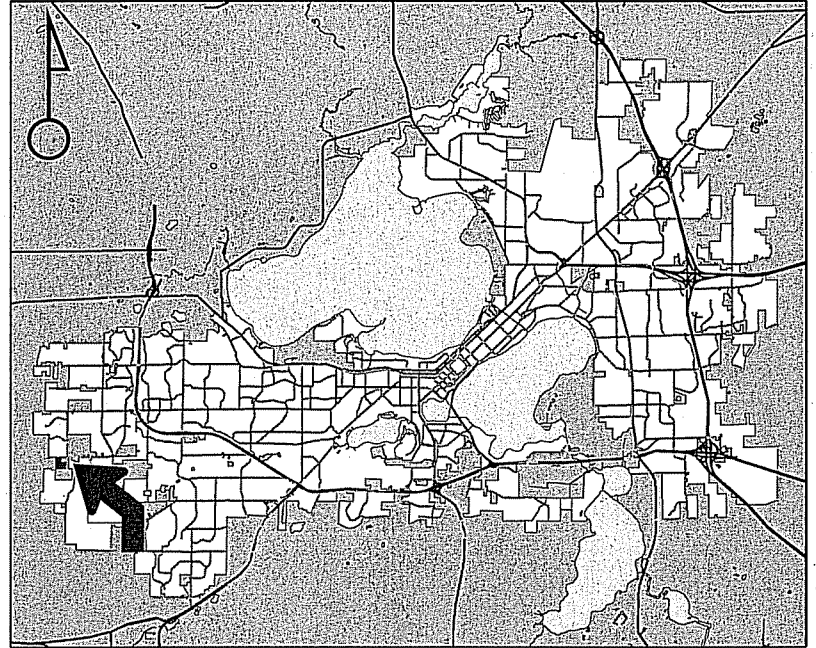
Applicant
Alex McKenzie - Sugar Maple Lane, LLC/
Kevin Pape - D'Onofrio, Kottke & Assoc

Preliminary Final

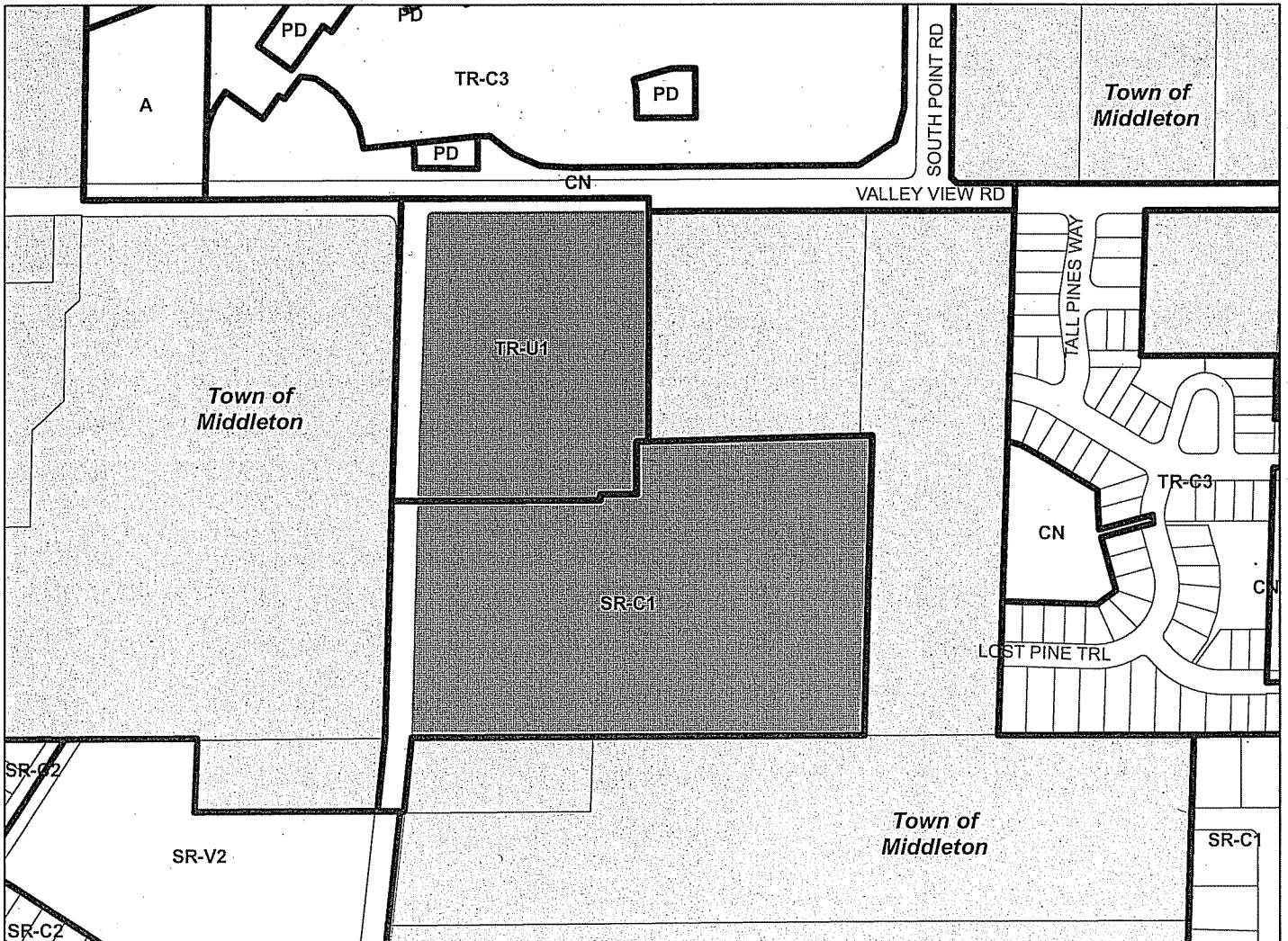
Proposed Use
44 single-family lots, 2 lots for future
multi-family development and 2 outlots
for public stormwater management

Public Hearing Date
Plan Commission
10 March 2014

Common Council
18 March 2014



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 : 26 February 2014





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, or 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: Sugar Maple Plat

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: Alex McKenzie Representative, if any: _____

Street Address: 1910 Hawks Ridge Dr. Suite 322 City/State: Verona Zip: WI

Telephone: (608) 848-0111 Fax: (608) 848-6013 Email: Alex@TRMcKenzie.com

Firm Preparing Survey: D'Onofrio Kottke & Associates Contact: Kevin Pape

Street Address: 7530 Westward Way City/State: Madison, WI Zip: 53717

Telephone: (608) 833-7530 Fax: () Email: kpape@donofrio.cc

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

3a. Project Information.

Parcel Addresses (note town if located outside City): 901, 953, 1001 Sugar Maple Ln. Verona, WI 53593

Tax Parcel Number(s): 251/0708-332-0601-8, 251/0708-332-0602-6, 251/0708-332-0603-4

Zoning District(s) of Proposed Lots: TR-C3 and TR-U1 School District: Madison

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

3b. For Properties Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____

→ For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	46		21
Retail/Office			
Industrial			
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		2	4.7
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS			

OVER →

5. **Required Submittals.** Your application is required to include the following (check all that apply):

- Map Copies (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 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. **A letter of intent is not required for Subdivision 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.
- 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.
- 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.
- Electronic Application Submittal:** 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 pcapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant.

6. **Applicant Declarations:**

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

Applicant's Printed Name Alex McKenzie Signature 
Date 1/21/2014 Interest In Property On This Date Owner

T.R. MCKENZIE, INC.
CONSTRUCTION * DEVELOPMENT * MANAGEMENT

January 21, 2014

Sugar Maple LLC.
1910 Hawks Ridge Dr. Suite 322
Verona, WI 53593

RE: Letter Of Intent Sugar Maple Final Plat

Our plan for the Sugar Maple Plat is to divide the parcel containing 18.4 acres (net of street and out lot dedications) into 44 single family lots, 2 multifamily lots consisting of approximately 250 units, and 2 out lots used for storm water detention. The single family will occupy the eastern and southern parts of the plat, with the multi family in the northwest corner of the parcel bounded by Sugar Maple Lane on the west boundary and Valley View Road on the north. Further the multifamily parcel will be bisected by a public street (Ancient Oak Lane) running east to west. The parcel north of Ancient Oak will be approximately 2.02 acres in size and the multifamily parcel south of Ancient Oak will be approximately 6.55 acres in size.

The land currently has three houses on it, two of which are abandoned and are set to be demolished and a third which is being used as storage at the moment, but will also be demolished. The rest of the acreage is being farmed at the moment; there will not be any crops on it next year.

We plan to move dirt in the spring of 2014 so that the single and multi family sites are ready for building permits in the fall of 2014. It is our plan to improve the single family lots in two phases with the western part along Sugar Maple Lane. to Cherry Blossom Dr. being phase one. Then the lots east of Cherry Blossom Dr. being considered phase two.

The people involved include:

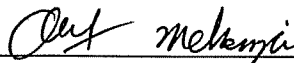
Engineer: Kevin Pape D'Onofrio, Kottke & Assoc.

Architect: Randy Bruce Knothe & Bruce Architects

Landscaper: Unknown

General Contractor for all public improvements will be chosen by a bid process with the assistance of our engineering firm. The contractor has not been selected as of this date.

Sugar Maple Lane, LLC

By: 
Alex McKenzie, Member

This map is subject to the rules and regulations of the Department of Administration, State of Wisconsin, and shall be subject to the rules and regulations of the Department of Administration, State of Wisconsin, and shall be subject to the rules and regulations of the Department of Administration, State of Wisconsin.

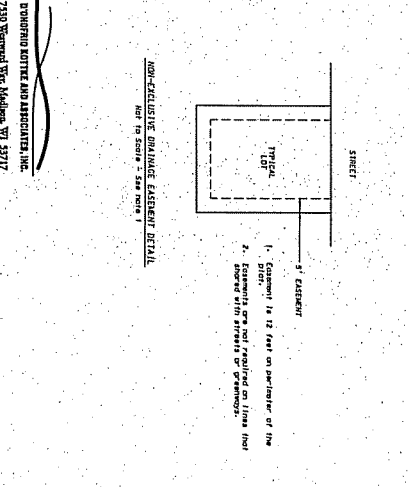
Department of Administration
 State of Wisconsin
 Madison, Wisconsin

SUGAR MAPLE

LOT 1, CERTIFIED SURVEY MAP NO. 2366-A AND LOTS 1 & 2, CERTIFIED SURVEY MAP NO. 2351
 LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 35, T7N, R8E,
 CITY OF MADISON, DANE COUNTY, WISCONSIN

- NOTES
- All lots within this plat are subject to public easements for electric, telephone and gas lines. All easements shall be in accordance with the rules and regulations of the Department of Administration, State of Wisconsin, and shall be subject to the rules and regulations of the Department of Administration, State of Wisconsin.
 - Public utility easements are shown in SET FORTH ARE FOR THE USE OF PUBLIC UTILITIES. PUBLIC UTILITIES SHALL BE THE RIGHT TO SERVICE THE REAR.
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 - Distances shown along curves are based on a 100' radius.

SECTION	LOT	AREA (SQ. FT.)	PERCENT	ACRES	HEIGHT
35	1	120,000	100.00%	2.75	10.00'
35	2	120,000	100.00%	2.75	10.00'
35	3	120,000	100.00%	2.75	10.00'
35	4	120,000	100.00%	2.75	10.00'
35	5	120,000	100.00%	2.75	10.00'
35	6	120,000	100.00%	2.75	10.00'
35	7	120,000	100.00%	2.75	10.00'
35	8	120,000	100.00%	2.75	10.00'
35	9	120,000	100.00%	2.75	10.00'
35	10	120,000	100.00%	2.75	10.00'
35	11	120,000	100.00%	2.75	10.00'
35	12	120,000	100.00%	2.75	10.00'
35	13	120,000	100.00%	2.75	10.00'
35	14	120,000	100.00%	2.75	10.00'
35	15	120,000	100.00%	2.75	10.00'
35	16	120,000	100.00%	2.75	10.00'
35	17	120,000	100.00%	2.75	10.00'
35	18	120,000	100.00%	2.75	10.00'
35	19	120,000	100.00%	2.75	10.00'
35	20	120,000	100.00%	2.75	10.00'
35	21	120,000	100.00%	2.75	10.00'
35	22	120,000	100.00%	2.75	10.00'
35	23	120,000	100.00%	2.75	10.00'
35	24	120,000	100.00%	2.75	10.00'
35	25	120,000	100.00%	2.75	10.00'
35	26	120,000	100.00%	2.75	10.00'
35	27	120,000	100.00%	2.75	10.00'
35	28	120,000	100.00%	2.75	10.00'
35	29	120,000	100.00%	2.75	10.00'
35	30	120,000	100.00%	2.75	10.00'
35	31	120,000	100.00%	2.75	10.00'
35	32	120,000	100.00%	2.75	10.00'
35	33	120,000	100.00%	2.75	10.00'
35	34	120,000	100.00%	2.75	10.00'
35	35	120,000	100.00%	2.75	10.00'
35	36	120,000	100.00%	2.75	10.00'
35	37	120,000	100.00%	2.75	10.00'
35	38	120,000	100.00%	2.75	10.00'
35	39	120,000	100.00%	2.75	10.00'
35	40	120,000	100.00%	2.75	10.00'
35	41	120,000	100.00%	2.75	10.00'
35	42	120,000	100.00%	2.75	10.00'
35	43	120,000	100.00%	2.75	10.00'
35	44	120,000	100.00%	2.75	10.00'
35	45	120,000	100.00%	2.75	10.00'



NON-EXCLUSIVE DRAINAGE EASEMENT DETAIL
 NOT TO SCALE - SEE NOTE 1

DOROTHY KOTHE AND ASSOCIATES, INC.
 7500 Woodland Way, Madison, WI 53717
 Phone: 608.833.7230 • Fax: 608.833.1089
 WWW.VIRTUALDESIGNER.COM/PLATTING/PLATTING-23-21-103

SECTION 35
 T7N, R8E
 CITY OF MADISON, WISCONSIN



1"=100'

REQUIREMENTS TO THE SURVEY LINE AND WISCONSIN COUNTY COMMISSION SECTION 23.01(2)(b) DRAINAGE MAPS 1997-1998

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