



# 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](http://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: \_\_\_\_\_

### 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: Encore Construction, Inc. Representative, if any: Chad Wuebben  
 Street Address: 6840 Schneider Road City/State: Middleton/WI Zip: 53562  
 Telephone: (608) 836-4357 Fax: ( ) Email: cwuebben@encorebuildsmadison.com

Firm Preparing Survey: Burse Surveying and Engineering, Inc. Contact: Michelle L. Burse  
 Street Address: 1400 E. Washington Ave, Suite 158 City/State: Madison Zip: 53703  
 Telephone: (608) 250-9263 Fax: (608) 250-9266 Email: mburse@bse-inc.net

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): Elderberry Road/Schewe Road  
 Tax Parcel Number(s): new numbers: 251/0708-212-0103-8 and 251/0708-212-0104-6  
 Zoning District(s) of Proposed Lots: SR-c2 School District: MID-CR PLAINS SCHOOL DIST

→ 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 exterritorial 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	51		9.94
Retail/Office			
Industrial			
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		3	6.08
Outlots Maintained by a Private Group or Association			
<b>PROJECT TOTALS</b>	51	3	16.02

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](mailto: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 r

Applicant's Printed Name Chad Wuebben

Signature 

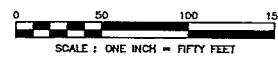
Date 4/2/14

Interest In Property On This Date \_\_\_\_\_

Effective May 21, 2012

# PRELIMINARY PLAT OF AUTUMN RIDGE RESERVE

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND  
PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF  
SECTION 21, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF  
MIDDLETON, DANE COUNTY, WISCONSIN.



GRID METERS  
BEARINGS ARE BASED UPON THE  
INSITUATED STATE PLANE ZONE

### LOT AREA TABLE

NAME	SQ. FT.	ACRES
1	10416	0.2391
2	8970	0.2057
3	8934	0.2056
4	9419	0.2182
5	10062	0.2310
6	9784	0.2248
7	8570	0.2107
8	9527	0.2187
9	10448	0.2396
10	9334	0.2149
11	8827	0.1991
12	7980	0.1800
13	8110	0.1830
14	8035	0.1813
15	8076	0.1822
16	8117	0.1832
17	8770	0.1979
18	8982	0.2052
19	8771	0.2014
20	9875	0.2287
21	8997	0.2065
22	9533	0.2188
23	8944	0.2028
24	8227	0.2118
25	8036	0.1814
26	7560	0.1736
27	7960	0.1796
28	8711	0.1989
29	7658	0.1758
30	8791	0.1999
31	8790	0.1999
32	8842	0.1842
33	7119	0.1634
34	6151	0.1412
35	6151	0.1412
36	6151	0.1412
37	6855	0.1599
38	10067	0.2311
39	8924	0.2041
40	8930	0.2050
41	7886	0.1810
42	8833	0.2042
43	8868	0.2036
44	7955	0.1833
45	8911	0.2045
46	8935	0.2047
47	10441	0.2397
48	8055	0.1815
49	7070	0.1623
50	7177	0.1648
51	8165	0.1874
OUTLOT 1	118297	2.7157
OUTLOT 2	72728	1.7405
OUTLOT 3	69227	1.5892

### CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	38.40	90°17'18"	25.00	N 45°08'39" W	35.44
C2	23.82	90°17'18"	15.00	N 45°08'39" W	21.25
C3	282.69	89°59'00"	180.00	S 45°23'41" W	254.52
C4	34.20	17°15'14"	180.00	N 89°07'48" E	54.00
C5	33.54	17°02'39"	180.00	N 89°10'39" E	53.34
C6	54.33	17°17'41"	180.00	N 43°20'45" E	54.13
C7	54.33	17°17'39"	180.00	N 43°20'24" E	54.12
C8	39.00	90°22'00"	180.00	N 72°27'17" E	28.00
C9	48.28	14°43'48"	180.00	N 83°07'16" E	48.15
C10	23.93	89°23'57"	15.00	N 45°08'09" E	21.47
C11	23.93	89°26'03"	15.00	N 45°03'57" E	20.95
C12	23.93	89°23'57"	15.00	N 45°08'09" E	21.47
C13	76.11	04°11'10"	1078.00	S 88°07'15" W	75.09
C14	92.26	02°26'49"	1078.00	N 88°10'05" E	8.02
C15	157.09	03°44'21"	1078.00	N 86°10'05" E	157.09
C16	24.71	84°22'30"	15.00	S 48°47'04" E	22.01
C17	22.42	85°37'30"	15.00	N 43°12'56" E	20.39
C18	23.51	89°47'10"	15.00	N 44°53'17" E	21.17
C19	39.14	89°42'42"	25.00	N 44°51'21" E	35.27
C20	38.40	89°17'18"	25.00	N 45°08'39" W	35.44
C21	80.23	13°36'17"	380.00	N 85°48'09" E	80.02
C22	87.46	10°10'18"	380.00	N 86°31'08" W	87.37
C23	22.77	02°25'58"	360.00	N 0°42'58" W	22.76
C24	23.78	14°30'18"	220.00	N 08°38'03" W	23.65
C25	23.82	89°17'30"	15.00	N 45°08'25" E	21.25
C26	23.20	88°36'03"	15.00	S 43°51'51" E	20.95
C27	188.54	89°07'32"	120.00	S 45°24'52" W	189.74
C28	18.84	09°28'18"	120.00	N 09°08'18" E	19.81
C29	158.59	78°23'14"	120.00	N 48°04'04" E	148.40
C30	8.72	04°09'11"	120.00	N 88°20'37" E	8.72
C31	23.51	89°47'10"	15.00	N 44°53'17" E	21.17
C32	231.82	18°58'25"	665.00	N 78°24'28" E	230.85
C33	88.63	18°20'14"	665.00	S 83°32'35" W	88.57
C34	143.19	18°20'14"	665.00	N 83°32'35" E	143.91
C35	39.14	89°42'42"	25.00	N 44°51'21" E	35.27
C36	38.40	89°17'18"	25.00	N 45°08'39" W	35.44
C37	15.26	02°22'20"	320.00	S 12°22'20" E	15.26
C38	62.73	11°13'55"	320.00	S 05°30'58" E	62.63
C39	88.45	14°09'28"	280.00	N 06°36'03" W	88.28
C40	48.54	08°33'06"	280.00	N 08°30'19" E	48.48
C41	19.92	04°04'30"	280.00	N 01°38'03" E	19.91
C42	71.01	04°11'10"	972.00	N 88°07'15" E	71.00
C43	35.10	03°27'58"	972.00	N 87°42'39" E	35.09
C44	13.92	00°49'14"	972.00	N 89°46'14" E	13.92

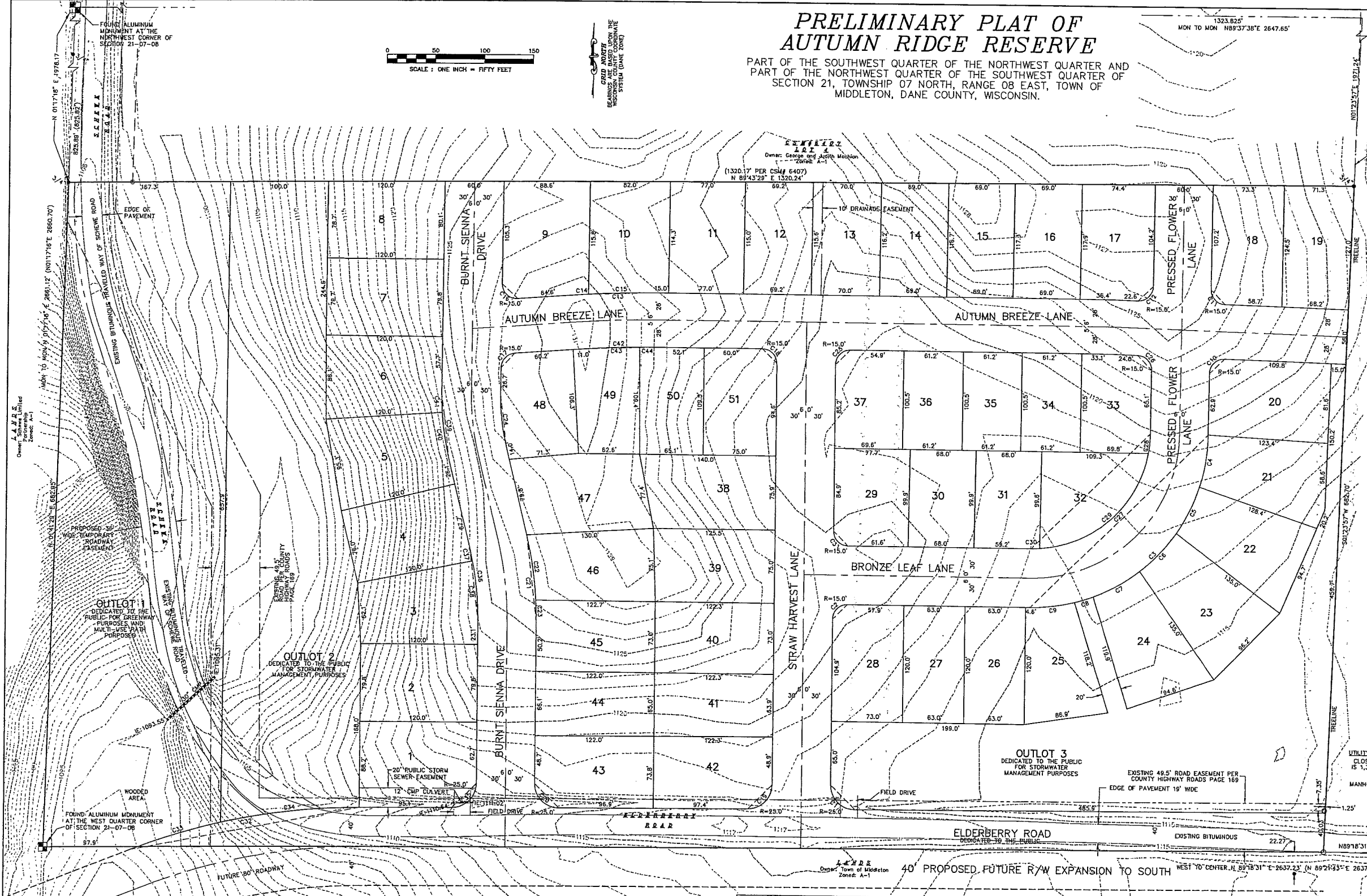
### UTILITY NOTES:

CLOSEST FIRE HYDRANT IS 1,300' EAST OF EAST LOT LINE.  
CLOSEST SANITARY MANHOLE IS 1,250' EAST OF EAST LOT LINE.  
R.N. = 1026.36  
W.E. = 1095.48

FOUND BROKEN MONUMENT AT CENTER OF SECTION 21-07-08 MONUMENT FALLS 0.38' NORTH OF EAST-WEST QUARTER LINE.

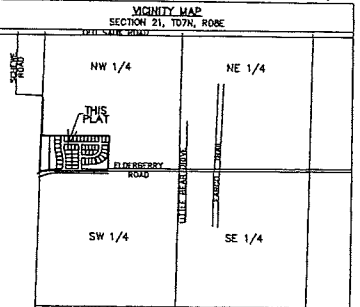
FOUND BRASS CAP AT THE EAST QUARTER CORNER OF SECTION 21-07-08

FOUND ALUMINUM MONUMENT AT THE SOUTHWEST QUARTER CORNER OF SECTION 21-07-08



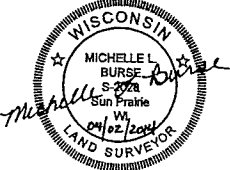
**LEGEND**  
 ○ 1" PIPE FOUND  
 ○ 2" IRON PIPE FOUND  
 ○ SET 3/4" x 18" SOLID IRON RE-ROD  
 ● 1-1/4" SOLID IRON ROD FOUND UNLESS NOTED  
 ( ) INDICATES RECORDED AS  
 131.8' SPOT ELEVATION

**DESCRIPTION FURNISHED:**  
 A parcel of land located in the Northwest Quarter (NW) of Section Twenty-One (21), Township Seven (7) North, Range Eight (8) East, in the City of Middleton, Dane County, Wisconsin, to-wit: Beginning at the West quarter corner of said Section 21; thence North 01 degrees 17 minutes 16 seconds East, 882.95 feet; thence North 89 degrees 19 minutes 18 seconds East, 1320.17 feet; thence South 01 degrees 24 minutes 07 seconds West, 683.0 feet; thence South 89 degrees 19 minutes 18 seconds West, 1318.61 feet to the point of beginning.  
 (This description contains 900,477 square feet or 20.6721 acres.)



- NOTES:**
- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that on accurate and current title search may disclose.
  - 2) No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these records or facilities, please contact the appropriate agencies.
  - 3) Dates of field work: 12-30-2013 to 01-03-2014.
  - 4) Surveyor has made no investigation or independent search for easements or encumbrances, restrictive covenants, ownership title evidence, or any other facts that on accurate and current title search may disclose.
  - 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon. There was significant snow cover at the time of survey.
  - 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
  - 7) Routing of public utilities is based upon markings provided by Digger's Hotline Ticket Numbers 20135101814, 20135101817, 20135101818, 20135101819, 20135101820, 20135101821, 20135101822, 20135101823 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
  - 8) Total parcel area = 900,477 square feet or 20.6721 acres.
  - 9) Elevations are based upon NAVD83 datum. The Northwest corner of Section 21 has an elevation of 1117.07' based upon benchmark City of Middleton Tiesheet by Carl Sandness. Elevations transferred to the site by differential leveling.
  - 10) Zoning shown on this map is based upon research by the Surveyor on Dane County website.

OWNER/SUBDIVIDER:  
 ENCORE CONSTRUCTION, INC.  
 6840 SCHNEIDER ROAD  
 MIDDLETON, WI 53562



**SURVEYOR/ENGINEER:**  
**Burse**  
 surveying & engineering, inc.  
 1400 E. Washington Ave., Suite 156  
 Middleton, WI 53703 608.250.9263  
 Fax: 608.250.9266  
 email: mburse@bse-inc.net  
 www.bursesurveyeng.com