

## City of Madison

## **Proposed Preliminary Plat**

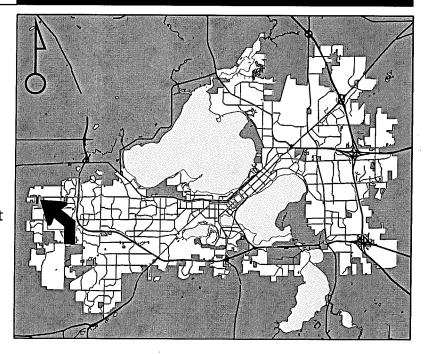
Project Name The Willows

Location 9803 Old Sauk Road

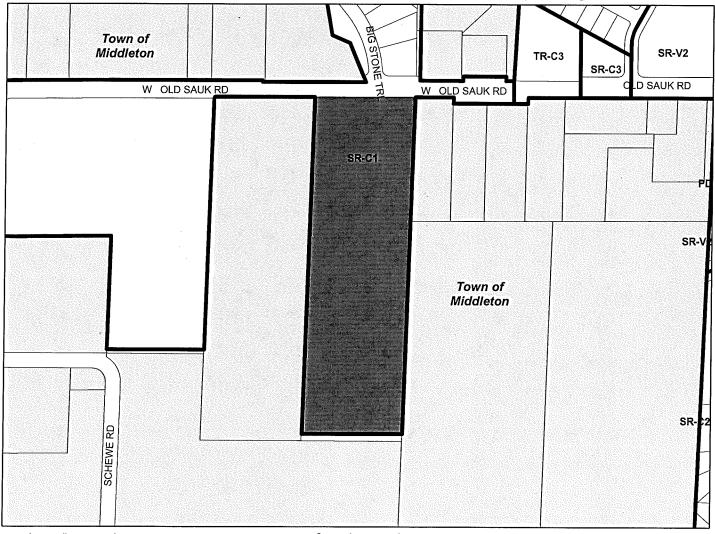
Applicant T.R. McKenzie, Inc./ Ron Guthrie – Mead & Hunt

Proposed Use Create 36 future single-family lots and 1 outlot for public stormwater management purposes

Public Hearing Date Plan Commission 26 January 2015 Common Council 03 February 2015



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: 20 January 2015



## 9803 Old Sauk Road



Date of Aerial Photography: Spring 2013



## **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 <a href="https://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	Туре.								
✓ Preliminary	Preliminary Subdivision Plat  Final Subdivision Plat Land Division/Certified Survey Map (CS							vey Map (CSI	
If a Plat, Proposed	d Subdivision Name:	The W	/illows						
1b. Review Fees	. Make checks paya	ble to "City	Treasurer." <b>N</b>	ote: New fees	effective	e May 2012	(!)		
• For <b>Preliminar</b>	y and/or Final Plats,	an applicat	tion fee of <b>\$25</b>	0, plus <b>\$50 pe</b>	r lot or o	utlot contai	ned on the	plat.	
• For Certified S	urvey Maps, an app	lication fee	of <b>\$250</b> plus <b>\$</b>	200 per lot an	d outlot	contained o	n the CSM.		
2. Applicant In	formation.								
Name of Property Ow	Representative	e, if any:	Jessie Cro	ooks, Alex	McKenzie				
	910 Hawks Ri			City/State:	Vero	na, Wl	7	zip: 53593	
Telephone: (608	848-0111	Fax: (608	8)848-6013		Email:	jessie@t	rmckenz	ie.com	
Firm Preparing Survey: Mead & Hunt					Contact: Ron Guthrie				
Street Address: 2440 Deming Way					Middle	eton, WI		z <sub>ip:</sub> 53562	
relephone: (608) 273-6380 Fax: ( ) Email: ron.guthri						ron.guthrie	∍@meadh	unt.com	
Check only ONE – A	LL Correspondence or	this applica	tion should be s	sent to: 🔽 i	Property (	Owner, <b>OR</b>	Survey	/ Firm	
3a. Project Info	rmation.								
Parcel Addresses (n	ote town if located ou	tside City) :	7353 V	V Old Sauk	Road	ł	ETTY OF 1	MADISON	
Tax Parcel Number(s): 038/0708-212-8500-3								7:20 q. Mi	
	Proposed Lots: 5R			S	chool Dis	trict: Mido	lleton, 1	9 2014	
	a Legal Description		∕l or plat. Not	e your develop	ment sc	hedule in yo	ur Letter of	Intent.	
3b. For Properti	es Located <i>Outsid</i>	e the Madi	ison City Lim	its in the City	's Extra	territorial J	pjadititi i	k Communit	
Date of Approval by				Date of App		Á	& Economic	S Developm	
→ For an exterrito	orial request to be so	cheduled, a	pproval letters	s from both the	e Town a	nd Dane Co	unty must b	e submitted.	
	ontents and Desc	•	•				•		
Land U		Outlots		Land	-	Lots	Outlot		
Residential	36	1	15.21	Outlots Dec		0	1	2.92	
Retail/Office			10.21	the Public (I Stormwater					
Industrial				Outlots Mai					
Other (state	use):			by a Private or Associati					
•				PROJECT TO					

5. F	Required Submittals. Your application is required to include the following (check all that apply):					
[	Map Copies (prepared by a Registered Land Surveyor):					
	• 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. 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.					
	<ul> <li>For <u>Final Plats</u>, 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.</li> </ul>					
	• For <u>Certified Survey Maps (CSM)</u> , <b>sixteen (16) copies</b> 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</u> and <u>folded</u> so as to fit within an 8 1/2" X 14" folder. An 8-½ X 11-inch reduction of each sheet shall also be submitted.					
E	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.					
E	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 <u>Outside</u> 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 Town and Dane County.					
	<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. Applicant Declarations:						
The signer attests that the application has been completed accurately and all required materials have been submitted:						
Applicant's Printed Name Jessie Crooks  Date 11/18/2014  Interest In Property On This Date Member						
Date 11/18/2014 Interest In Property On This Date Member						
Effecti	ve May 21, 2012					



November 18, 2014

T.R. McKenzie, Inc.

1910 Hawks Ridge Drive, Ste 322

Verona, WI 53593

RE Letter of Intent, The Willows Preliminary Plat-Phase 1

Our plan for The Willows plat is to divide the parcels into 81 single family lots and 2 out lots used for storm water detention. Phase 1 of the development will only be the 36 lots pictured on the preliminary plat we are submitting with this letter, formally known as the Murphy Property. The land currently has one house and one barn on it. Due to the location of the existing house it will be torn down to accommodate 7 lots.

We plan to begin road and site work in the spring of 2015 with buildable lots available in the summer/fall of 2015. Depending on market conditions and the rate of the sale of lots we plan to split the project into 2 or 3 phases.

Engineering is being done by Ron Guthrie of Mead and Hunt. The general contractor for all public improvements will be chose by a bid process with the assistance of Mead and Hunt. The contractor has not been selected as of this date.

T.R. McKenzie, Inc.

Jessie Crooks, Member