



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: THE WILLOWS

1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (I)

- 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.

35 RESIDENTIAL
 1 OUTLOT
 36 * 50 = \$1800
 250
 \$2050

2. Applicant Information.

Name of Property Owner: T.R. MCKENZIE, INC. Representative, if any: ALEX MCKENZIE

Street Address: 1910 HAWKS RIDGE DR. City/State: VERONA, WI Zip: 53593

Telephone: (608) 848 0111 Fax: () Email: ALEX@TRMCKENZIE.COM

Firm Preparing Survey: MEAD & HUNT, INC. Contact: WILL KOTTLER / RON GUTHRIE

Street Address: 2440 DEMING WAY City/State: MIDDLETON, WI Zip: 53562

Telephone: (608) 273-6380 Fax: () Email: RON.GUTHRIE@MEADHUNT.COM

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): 9803 OLD SAUK ROAD

Tax Parcel Number(s): _____

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 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	35	1	15,214
Retail/Office	-		
Industrial	-		
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		1	2.638
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS		1	2.638

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 Jessie Crooks **Signature** Jessie Crooks
Date 3/3/15 **Interest In Property On This Date** owner/member

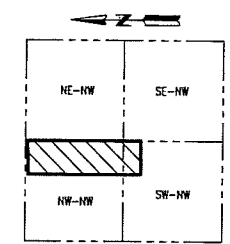
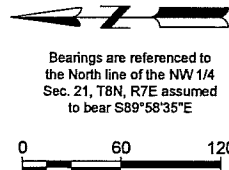
Effective May 21, 2012

OWNER/SUBDIVIDER
T.R. McKenzie, Inc.
1910 Hawks Ridge Dr #322
Verona, WI 53593

SURVEYOR/ENGINEER/PLANNER
Mead & Hunt
2440 Deming Way
Middleton, WI 53562

Final Plat The Willows

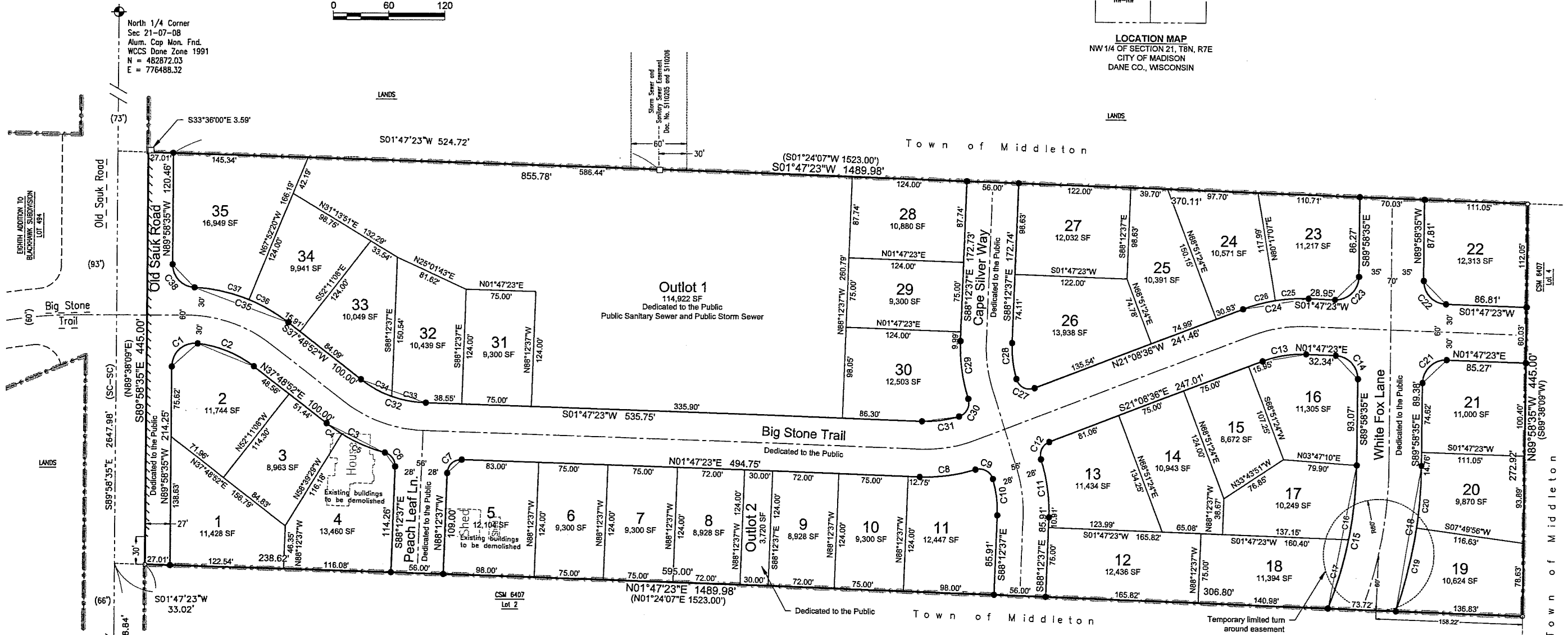
All of Lot 3 of CSM 6407 being part of the NW 1/4 of the NW 1/4 and part of the SW 1/4 of the NW 1/4 of Section 21, T07N, R08E, City of Madison, Dane County, Wisconsin



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

Certified _____, 20__

Department of Administration



Mead & Hunt
Mead & Hunt, Inc.
6501 Watts Road
Madison, WI 53719
phone: 608-273-6380
meadhunt.com




Final Plat The Willows

All of Lot 3 of CSM 6407 being part of the NW 1/4 of the NW 1/4 and part of the SW 1/4 of the NW 1/4 of Section 21, T07N, R08E, City of Madison, Dane County, Wisconsin

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Certified _____, 20____

Department of Administration 

Corporate Owner's Certificate

STATE OF WISCONSIN)
COUNTY OF DANE) SS
T.R. McKenzie, Inc., a corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, does hereby certify that said corporation caused the land described on this plat of "THE WILLOWS" to be surveyed, divided, mapped, and dedicated as represented on this plat.

T.R. McKenzie, Inc., does further certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:
-Department of Administration
-Dane County Zoning and Natural Resource Committee
-City of Madison Common Council

IN WITNESS WHEREOF, the said T.R. McKenzie, Inc. has caused these presents to be signed by Mary Ann McKenzie, its president and countersigned by Jessie Crooks, its secretary, at _____ Wisconsin, on this _____ day of _____, 2015.

In presence of:

Mary Ann McKenzie, President

Jessie Crooks, Secretary

STATE OF WISCONSIN)
DANE COUNTY) SS

Personally came before me this _____ day of _____, 2015, Mary Anne McKenzie, President, and Jessie Crooks, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

My Commission Expires _____

Notary Public, Dane County, Wisconsin

City of Madison

COMMON COUNCIL RESOLUTION

I, Maribeth Witzel-Behl, being the duly elected, qualified, and acting City Clerk of the City of Madison, do hereby certify that this plat was approved by the City Council of the City of Madison, Dane County, Wisconsin, by resolution No. _____ adopted on this _____ day of _____, 2015, authorizing me to issue a certificate of approval of the final plat of THE WILLOWS, T.R. McKenzie, Inc., upon satisfaction of certain conditions, and I do hereby certify that all condition were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ day of _____, 2015.

Date

Maribeth Witzel-Behl, City Clerk
City of Madison, Wisconsin

Certificate of Register of Deeds

Received for recording this _____ day of _____, 2015, at _____ o'clock _____ m. and recorded in Volume _____ of plats on Page _____ and _____.

Kristi Chlebowski, Dane County Register of Deeds

Surveyor's Certificate

I, William F. Kottler, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of Wisconsin Statutes and the subdivision regulations of the City of Madison, Dane County, Wisconsin, and under direction of T.R. McKenzie, Inc. I have surveyed, divided and mapped THE WILLOWS; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in all of Lot 3 of Certified Survey Map 6407 being part of the NW 1/4 of the NW 1/4 and part of the SW 1/4 of the NW 1/4 of Section 21, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, containing 662,728 square feet (15.214 acres) and described as follows:

Commencing at the Northwest corner of said Section 21; thence along the North line of the Northwest 1/4 of said Section 21, S89°58'35"E, 878.84 feet to the Northwest corner of said Lot 3; thence S01°47'23"W, 33.02 feet to the South right of way of Old Sauk Road and the point of beginning; thence along said South right of way line, S89°58'35"E, 445.00 feet to the East line of said Lot 3; thence along said East line, S01°47'23"W, 1489.98 feet to the South line of said Lot 3; thence along said South line, N89°58'35"W, 445.00 feet to the West line of said Lot 3; thence along said West line, N01°47'23"E, 1489.98 feet to the South right of way line of Old Sauk Road and the point of beginning.

Dated this _____ day of _____, 2015.

William F. Kottler S-2348



Title Report Description of Property
First American Title Insurance Company
Subdivision Approval Report
30/60 Title Search
Order No: 2595662
Dated: October 31, 2014 at 7:00 o'clock A.M.

Parcel A:

Lot Three (3), Certified Survey Map No. 6407, recorded in the Office of the Register of Deeds for Dane County, Wisconsin on May 21, 1991 in Volume 31 of Certified Survey Maps, pages 120, 121 and 122, as Document No. 2263459, located in the City of Madison, Dane County, Wisconsin.

Parcel No. 251/0708-212-0102-0

Certificate of City Treasure

STATE OF WISCONSIN)
DANE COUNTY) SS

I, Dave Gawenda, being the duly elected, qualified and acting treasure of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____, 2015 on any of the land included in the plat of "The Willows".

(Date)

Dave Gawenda, Treasure
City of Madison, Wisconsin

Certificate of County Treasure

STATE OF WISCONSIN)
DANE COUNTY) SS

I, Adam Gallagher, being the duly elected, qualified and acting treasure of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of _____, 2015 affecting the lands included in this plat of "The Willows".

(Date)

Adam Gallagher, Treasure
Dane County, Wisconsin

NOTES

- Existing buildings and improvements to be demolished.
- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easements only if they do not impede the anticipated flow of water.
- The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- Lots and buildings within the subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- The temporary limited turn around easement shall expire when White Fox Lane is extended.
- No Vehicular Access to Lots 2 and 35 from Old Sauk Road.
- No Vehicular Access to Lot 1 from Old Sauk Road except for the western most 30' of the lot.
- Old Sauk Road will be reconstructed in the future as an arterial roadway expected to include a center median. The owner of Lot 1 acknowledges if a median is to be installed no break shall be constructed in the future median to provide westbound access to his/her lot.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- Utility easements set forth herein are for the use of public bodies and private public utilities having the right to serve this subdivision. No utility pole, pedestal or cable shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The unauthorized disturbance of a survey monument is a violation of s.236.32 of Wisconsin Statutes.

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT BEARING IN	TANGENT BEARING OUT
C1	41.91'	25.00'	96.04	37.17'	N41° 57' 19"W	N06° 03' 57"E	N89° 58' 35"W
C2	66.49'	120.00'	31.75	65.65'	N21° 56' 25"E	N37° 48' 52"E	N06° 03' 57"E
C3	71.26'	180.00'	22.68	70.79'	N26° 28' 24"E	N15° 07' 55"E	N37° 48' 52"E
C4	20.33'	180.00'	6.47	20.32'	N34° 34' 42"E	N31° 20' 31"E	N37° 48' 52"E
C5	50.83'	180.00'	16.21	50.76'	N23° 14' 13"E	N15° 07' 55"E	N31° 20' 31"E
C6	20.07'	15.00'	76.66	18.61'	N53° 27' 39"E	S88° 12' 37"E	N15° 07' 55"E
C7	23.56'	15.00'	90.00	21.21'	N43° 12' 37"W	N01° 47' 23"E	N88° 12' 37"W
C8	60.84'	180.00'	19.37	60.55'	N07° 53' 34"W	N17° 34' 32"W	N01° 47' 23"E
C9	23.76'	15.00'	90.77	21.35'	N27° 48' 28"E	N73° 11' 28"E	N17° 34' 32"W
C10	39.60'	122.00'	18.60	39.43'	N82° 29' 26"E	S88° 12' 37"E	N73° 11' 28"E
C11	63.44'	178.00'	20.42	63.10'	S81° 34' 48"W	S71° 22' 14"W	N88° 12' 37"W
C12	22.90'	15.00'	87.49	20.74'	N64° 53' 11"W	N21° 08' 36"W	S71° 22' 14"W
C13	48.03'	120.00'	22.93	47.71'	N09° 40' 36"W	N01° 47' 23"E	N21° 08' 36"W
C14	38.50'	25.00'	88.23	34.81'	N45° 54' 24"E	S89° 58' 35"E	N01° 47' 23"E
C15	158.40'	421.00'	21.56	157.47'	S79° 11' 51"E	S68° 25' 06"E	S89° 58' 35"E
C16	80.83'	421.00'	11.00	80.70'	S84° 28' 35"E	S78° 58' 35"E	S89° 58' 35"E
C17	77.58'	421.00'	10.56	77.47'	S73° 41' 50"E	S68° 25' 05"E	S78° 58' 35"E
C18	159.77'	491.00'	18.64	159.07'	S80° 39' 15"E	S71° 19' 56"E	S89° 58' 35"E
C19	92.86'	491.00'	10.84	92.72'	N76° 45' 00"W	N82° 10' 04"W	N71° 19' 56"W
C20	66.92'	491.00'	7.81	66.87'	N86° 04' 19"W	N89° 58' 35"W	N82° 10' 04"W
C21	40.04'	25.00'	91.77	35.90'	S44° 05' 36"E	S89° 58' 35"E	S01° 47' 23"W
C22	38.50'	25.00'	88.23	34.81'	S45° 54' 24"W	N89° 58' 35"W	S01° 47' 23"W
C23	40.04'	25.00'	91.77	35.90'	S44° 05' 36"E	S01° 47' 23"W	S89° 58' 35"E
C24	72.05'	180.00'	22.93	71.57'	N09° 40' 36"W	N01° 47' 23"E	N21° 08' 36"W
C25	36.14'	180.00'	11.50	36.08'	S03° 57' 45"E	S09° 42' 53"E	S01° 47' 23"W
C26	35.90'	180.00'	11.43	35.84'	S15° 25' 44"E	S21° 08' 36"E	S09° 42' 53"E
C27	24.75'	15.00'	94.54	22.04'	S26° 07' 32"W	S73° 23' 39"W	S21° 08' 36"E
C28	39.17'	122.00'	18.40	39.00'	S82° 35' 31"W	N88° 12' 37"W	S73° 23' 39"W
C29	63.24'	178.00'	20.36	62.91'	N81° 36' 40"E	N71° 25' 56"E	S88° 12' 37"E
C30	23.83'	15.00'	91.03	21.40'	S63° 03' 09"E	S17° 32' 14"E	N71° 25' 56"E
C31	40.48'	120.00'	19.33	40.29'	S07° 52' 25"E	S01° 47' 23"W	S17° 32' 14"E
C32	75.45'	120.00'	36.02	74.21'	S19° 48' 07"W	S37° 48' 52"W	S01° 47' 23"W
C33	37.03'	120.00'	17.68	36.89'	S10° 37' 50"W	S19° 28' 17"W	S01° 47' 23"W
C34	38.42'	120.00'	18.34	38.25'	S28° 38' 34"W	S37° 48' 52"W	S19° 28' 17"W
C35	109.94'	180.00'	34.99	108.24'	N20° 19' 01"E	N37° 48' 52"E	N02° 49' 11"E
C36	49.28'	180.00'	15.69	49.13'	S29° 58' 16"W	S22° 07' 40"W	S37° 48' 52"W
C37	60.66'	180.00'	19.31	60.37'	S12° 28' 25"W	S02° 49' 11"W	S22° 07' 40"W
C38	38.05'	25.00'	87.20	34.48'	S46° 25' 18"W	N89° 58' 35"W	S02° 49' 11"W

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