



# 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: 8TWEENTY PARK

### 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: JT Klein Company, Inc. Representative, if any: Jacob Klein  
Street Address: 906 Bear Claw Way City/State: Madison/WI Zip: 53717  
Telephone: (608) 203-5326 Fax: ( ) Email: Jacob@JTKlein.com  
Firm Preparing Survey: Burse Surveying and Engineering, Inc. Contact: Michelle L. Burse  
Street Address: 2801 International Lane, Suite 101 City/State: Madison/WI Zip: 53704  
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): see attached  
Tax Parcel Number(s): see attached  
Zoning District(s) of Proposed Lots: TR-C3 & TSS 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	5		.46
Retail/Office			
Industrial			
Other (state use):	1		.975

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
<b>PROJECT TOTALS</b>	<b>6</b>		<b>1.435</b>

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 colated, 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 required materials have been submitted:

Applicant's Printed Name Jacob T. Klein

Signature 

Date 10-5-15

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

Effective May 21, 2012

**Preliminary Plat of 8TWENTY PARK - Addresses & Parcel Numbers**

Property Addresses: 820 S. Park Street and 905 Delaplaine Court  
Tax Parcel Numbers: 251/0709-262-1827-7 and 251/0709-262-1815-2

Property Address: 909 Delaplaine Court  
Tax Parcel No. 251/0709-262-1816-0

Property Address: 911 Delaplaine Court  
Tax Parcel No. 251/0709-262-1817-8

Property Address: 825 S. Brooks Street  
Tax Parcel No. 251/0709-262-1818-6

Property Address: 827 S. Brooks Street  
Tax Parcel No. 251/0709-262-1819-4

Property Address: 829 S. Brooks Street  
Tax Parcel No. 251/0709-262-1820-1

Property Address: 831 S. Brooks Street  
Tax Parcel No. 251/0709-262-1821-9

Property Address: 930 Haywood Drive  
Tax Parcel No. 251/0709-262-1822-7

Property Address: 922 Haywood Drive  
Tax Parcel No. 251/0709-262-1823-5

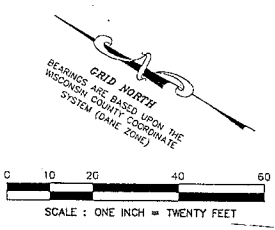
Property Address: 910 Haywood Drive  
Tax Parcel No. 251/0709-262-1825-1

**PRELIMINARY PLAT OF 8TWENTY LEGAL DESCRIPTION**

Lots 3 through 16, Block 2, Back Bay Subdivision, as recorded in Volume 2 of Plats on page 52, as Document Number 248744, Dane County Registry. Located in the Northwest Quarter of the Northwest Quarter of Section 26, Township 07 North, Range 09 East, City of Madison, Wisconsin, EXCLUDING the northeasterly 20.6 feet of Lots 3 through 5 conveyed for roadway purposes in Document Number 749969, Dane County Registry; more fully described as follows:

Commencing at the brass cap monument at the northwest corner of the Northwest Quarter of said Section 26;  
Thence South 00 degrees 17 minutes 30 seconds East along the west line of said Northwest Quarter, 741.30 feet;  
Thence North 89 degrees 42 minutes 30 seconds East, 586.26 feet to the east right of way line of South Brooks Street and the south right of way line of Delaplaine Court and to the **Point of Beginning**;  
Thence North 59 degrees 28 minutes 31 seconds East along the south right of way line of Delaplaine Court, 356.40 feet to the westerly right of way line of South Park Street;  
Thence South 30 degrees 27 minutes 37 seconds East along said westerly right of way line, 120.00 feet to the southeast line of aforementioned Lot 3, Block 2;  
Thence South 59 degrees 28 minutes 32 seconds West along said lot line, 99.57 feet to the east line of aforementioned Lot 6, Block 2;  
Thence South 30 degrees 46 minutes 21 seconds East along said lot line, 84.36 feet to the north right of way line of Haywood Drive;  
Thence South 59 degrees 33 minutes 04 seconds West along said north right of way line, 257.29 feet to the east right of way line of South Brooks Street;  
Thence North 30 degrees 27 minutes 37 seconds West along said east right of way line, 204.02 feet to the **Point of Beginning**.

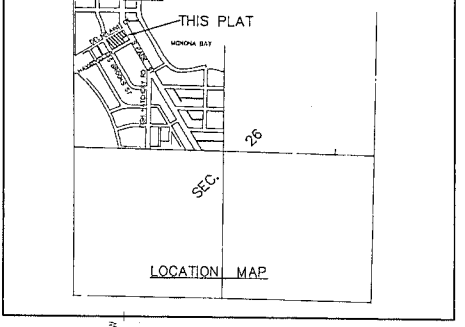
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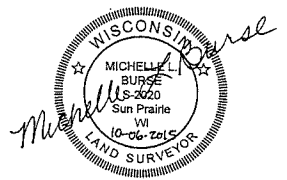
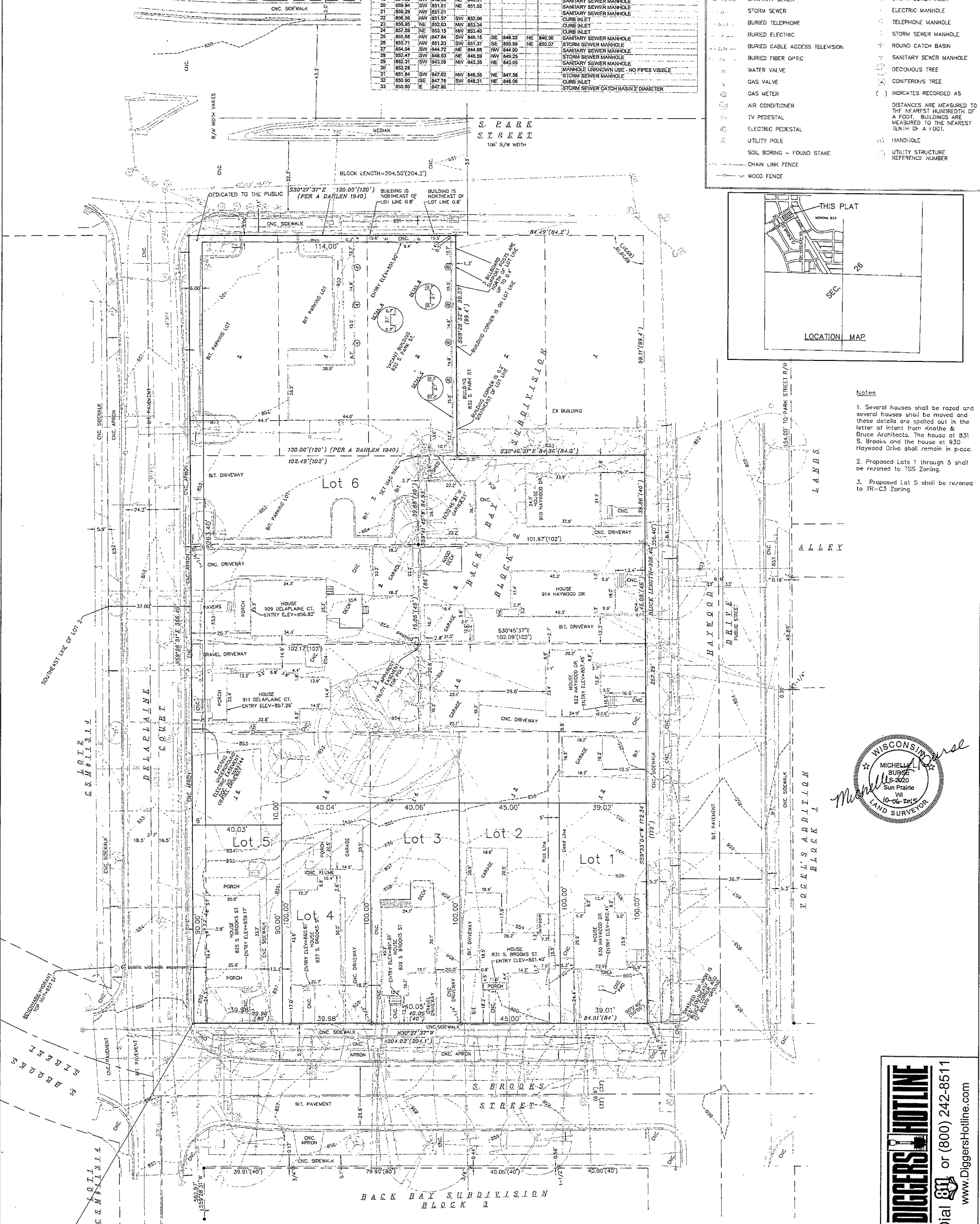
No.	SQUARE FEET	ACRES
1	3901.5	0.0896
2	4499.9	0.1033
3	4005.5	0.0920
4	4001.	0.0919
5	3600.6	0.0827
6	47462	0.9748

STORM SEWER AND SANITARY SEWER ELEVATION TABLE									
NUMBER	R/W/TC	ELEVATION	ELEVATION	ELEVATION	ELEVATION	DESCRIPTION			
1	850.28	W	845.04	N	844.94	STORM SEWER MANHOLE			
2	850.15	SW	846.01	SE	846.17	STORM SEWER MANHOLE			
3	850.11	NW	841.00	SE	841.10	SANITARY SEWER MANHOLE			
4	850.52	SW	846.10	SE	845.99	STORM SEWER MANHOLE			
5	850.88	NW	845.39	NE	847.88	STORM SEWER MANHOLE			
6	850.00					CURB INLET			
7	850.00					CURB INLET WITH FILTER - UNABLE TO MEASURE DOWN			
8	850.02					CURB INLET WITH FILTER - UNABLE TO MEASURE DOWN			
9	850.07					CURB INLET WITH FILTER - UNABLE TO MEASURE DOWN			
10	850.09					CURB INLET WITH FILTER - UNABLE TO MEASURE DOWN			
11	851.00					CURB INLET			
12	851.00					CURB INLET			
13	851.09	NW	845.71	SW	845.71	SE	845.00	STORM SEWER MANHOLE	
14	850.78	NW	846.48	SW	845.28	SE	840.38	STORM SEWER MANHOLE	
15	851.15	N	846.58				STORM SEWER MANHOLE		
16	852.25	SW	845.85	SW	847.19	NE	845.83	SANITARY SEWER MANHOLE	
17	854.03	SW	846.55	NE	846.51	SANITARY SEWER MANHOLE			
18	856.94	SW	851.51	NE	851.50	SANITARY SEWER MANHOLE			
19	856.29	NW	851.01				SANITARY SEWER MANHOLE		
20	856.56	NW	851.57	SW	852.06	CURB INLET			
21	856.50	NE	850.53	NW	853.34	CURB INLET			
22	857.59	NE	853.15	NW	853.40	CURB INLET			
23	855.98	NW	847.84	SW	846.15	SE	848.22	SANITARY SEWER MANHOLE	
24	855.71	NW	851.23	SW	851.37	SE	850.60	STORM SEWER MANHOLE	
25	854.04	SW	844.72	NE	844.66	NW	844.00	SANITARY SEWER MANHOLE	
26	852.47	SW	848.63	NE	848.59	NW	849.29	STORM SEWER MANHOLE	
27	852.31	SW	843.08	NW	843.39	NE	843.05	SANITARY SEWER MANHOLE	
28	852.29						MANHOLE UNKNOWN USE - NO PIPES VISIBLE		
29	851.94	SW	847.62	NW	848.58	NE	847.58	STORM SEWER MANHOLE	
30	850.90	SE	847.78	SW	848.31	NE	848.06	CURB INLET	
31	850.80	E	847.86				STORM SEWER CATCH BASIN 2' DIAMETER		

LEGEND			
●	3/4" SOLID IRON ROD FOUND	○	IRON PIPE FOUND OUTSIDE DIAMETER NOTED
○	3/4" X 18" SOLID IRON RE-ROD	○	SET CUT X ON CONCRETE
○	OVERHEAD UTILITY WIRE	○	BURIED GAS LINE
○	WATER MAIN	○	SANITARY SEWER
○	BURIED ELECTRIC	○	BURIED CABLE ACCESS TELEVISION
○	BURIED FIBER OPTIC	○	WATER VALVE
○	AIR CONDITIONER	○	GAS METER
○	TV PEDESTAL	○	ELECTRIC PEDESTAL
○	UTILITY POLE	○	SOIL BORING - FOUND STAKE
○	CHAIN LINK FENCE	○	WOOD FENCE
○	GROUND LIGHT	○	TELEPHONE PEDESTAL
○	FIRE HYDRANT	○	STORM SEWER INLET
○	SIGN	○	ELECTRIC MANHOLE
○	GUY WIRE	○	TELEPHONE MANHOLE
○	MALBOX	○	STORM SEWER MANHOLE
○	STORM SEWER	○	ROUND CATCH BASIN
○	SANITARY SEWER MANHOLE	○	SANITARY SEWER MANHOLE
○	STORM SEWER	○	DECIDUOUS TREE
○	TELEPHONE	○	CONIFEROUS TREE
○	STORM SEWER MANHOLE	○	INDICATES RECORDED AS
○	ROUND CATCH BASIN	○	DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.
○	SANITARY SEWER MANHOLE	○	HANDHOLE
○	DECIDUOUS TREE	○	UTILITY STRUCTURE REFERENCE NUMBER
○	CONIFEROUS TREE		



- Notes
- Several houses shall be razed and several houses shall be moved and these details are spelled out in the letter of intent from Knaothe & Bruce Architects. The houses at 831 S. Brooks and the house at 930 Hayward Drive shall remain in place.
  - Proposed Lots 1 through 5 shall be rezoned to TSS Zoning.
  - Proposed Lot 5 shall be rezoned to TR-C3 Zoning.



OWNER/DEVELOPER:  
 JT Klein Company, Inc.  
 906 Bear Claw Way  
 Madison, WI 53717  
 (608) 203-5326

**PRELIMINARY PLAT OF 8TWENTY PARK**  
 PART OF LOTS 3, 4 AND 5 AND ALL OF LOTS 6 THROUGH 16, BLOCK 2, BACK BAY SUBDIVISION, AS RECORDED IN VOLUME 2 OF PLATS, ON PAGE 52, AS DOCUMENT NUMBER 248744, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR/ENGINEER:  
**Burse**  
 surveying & engineering inc.  
 2801 International Lane, Suite 101  
 Madison, WI 53704 608.250.9263  
 Fax: 608.250.9266  
 email: mburse@bse-inc.net  
 www.bursesurveyingengr.com

**DIGGERS HOTLINE**  
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 www.DiggersHotline.com