



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, 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.

1a. Application Type.

Preliminary Subdivision Plat Final Subdivision Plat Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: Eagle Trace

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: VH Aquisitions, LLC Representative, if any: Jeff Rosenberg

Street Address: 6801 South Towne Drive City/State: Madison, WI Zip: 53713

Telephone: (608) 226-3000 Fax: () Email: jrosenberg@veridianhomes.com

Firm Preparing Survey: D'Onofrio Kottke & Assoc. Contact: Brett Stoffregan

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

Telephone: (608) 833-7530 Fax: () Email: bstoffregan@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): 3955 Schewe Road

Tax Parcel Number(s): 038-0708-201/8241-0, 8741-5, 8800-3, 9000-9, 9501-3, 9550-4

Zoning District(s) of Proposed Lots: TR-C3 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 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	235		70.3
Retail/Office			
Industrial			
Other (state use):		1 future develop	0.1

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		6	18.4
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 Brett Stoffregan **Signature** 

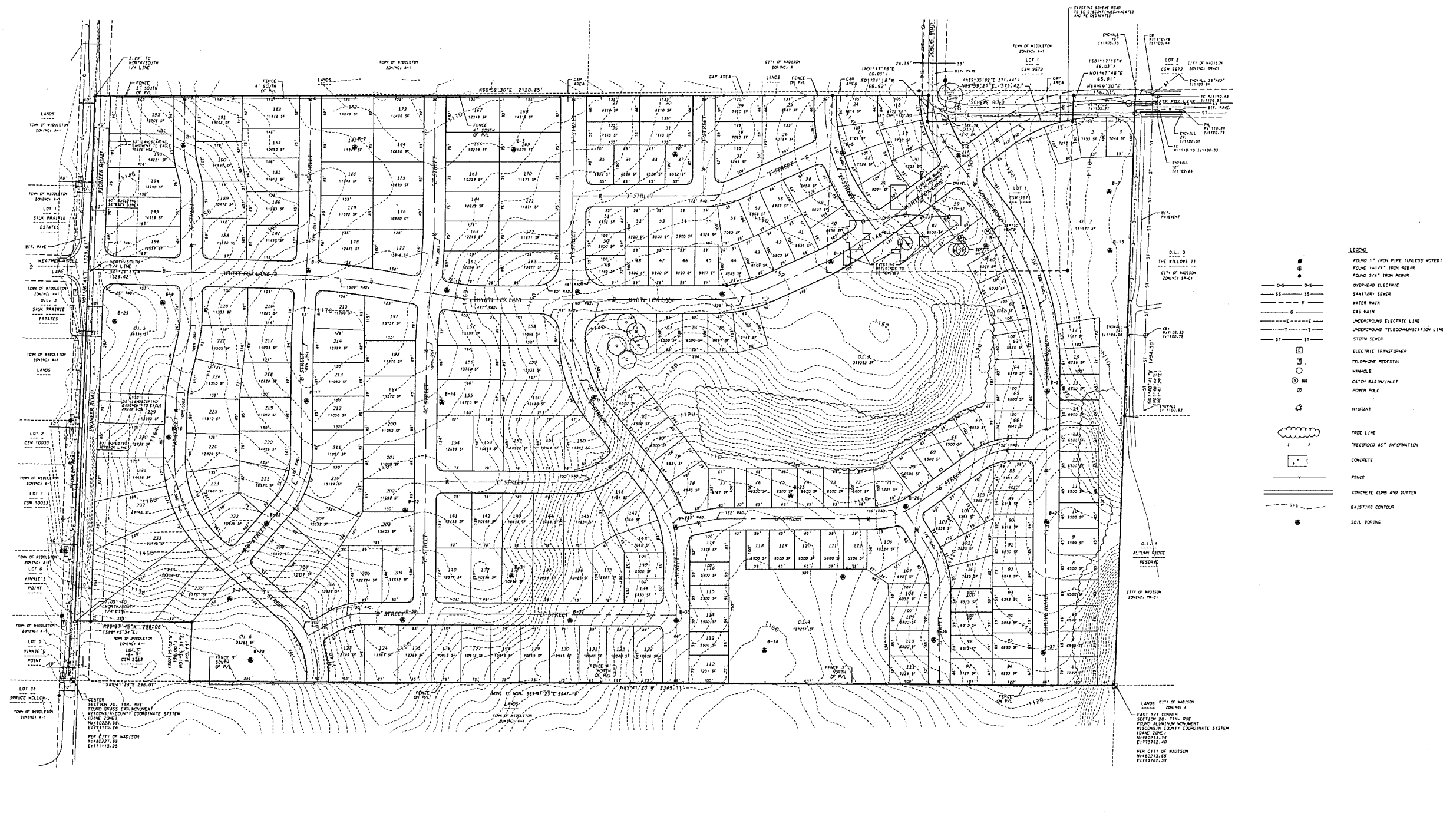
Date 11/7/17 **Interest In Property On This Date** Surveyor

Effective May 21, 2012

PRELIMINARY PLAT

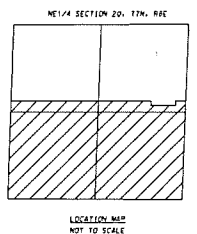
EAGLE TRACE

LOCATED IN ALL 1/4'S OF THE NE 1/4 OF SECTION 20, T7N, R8E,
 CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

●	FOUND 1" IRON PIPE (UNLESS NOTED)
○	FOUND 1-1/2" IRON REBAR
○	FOUND 3/4" IRON REBAR
—	OVERHEAD ELECTRIC
—	SANITARY SEWER
—	RATER MAIN
—	GIS MAIN
—	UNDERGROUND ELECTRIC LINE
—	UNDERGROUND TELECOMMUNICATION LINE
—	STORM SEWER
□	ELECTRIC TRANSFORMER
□	TELEPHONE PEDESTAL
○	MANHOLE
○	CATCH BASIN/INLET
○	POWER POLE
○	HYDRANT
—	TREE LINE
—	"RECORDED AS" INFORMATION
—	CONCRETE
—	CONCRETE CURB AND GUTTER
—	EXISTING CONTOUR
—	SOIL BORING



LEGAL DESCRIPTION
 The South 1/2 of the Northeast 1/4 and the South 1/2 of the North 1/2 of the Northeast 1/4 of Section 20, Town 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin.
 Including Lot 1, Certified Survey Map No. 7871, recorded in Vol. 43 of Certified Survey Maps, page 55, as M249394, in the City of Madison, Dane County, Wisconsin.
 EXCEPT right-of-way dedicated by Certified Survey Map No. 7871, EXCEPT Certified Survey Map No. 2319

SUBDIVISION
 BY BUNOPIO ROTHE & ASSOCIATES, LLC
 6801 South Town Square
 Madison, WI 53712
PLANNED
 Townships & Axxis
 120 E. LAWRENCE ST.
 MADISON, WI 53715

SURVEYOR'S CERTIFICATE
 I, Brett T. Stetson, Professional Land Surveyor 3-2742, hereby certify that this preliminary plat is a true representation of all the adjacent existing land divisions and of the boundaries of the preliminary plat, and features and that I have fully complied with the City of Madison Subdivision Ordinance.
 Dated this 17th day of November, 2017.
 Brett T. Stetson, Professional Land Surveyor 3-2742



- NOTES**
- All streets are dedicated to the public.
 - All intersection radii are 15' unless noted.
 - Proposed Zoning: TR-C3. Existing Zoning: A.
 - UTILITIES DEDICATIONS:**
 - Dedicated to the Public for Stormwater Management and Drainage purposes.
 - Public Stormwater Management and Drainage purposes.
 - Dedicated to the Public for Park purposes.
 - Dedicated to the Public for Stormwater Management and Drainage purposes.
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 - Dedicated to the Public for Stormwater Management and Drainage purposes.



DATE: 11-7-17
 REVISED:

FR: 17-07-114
 Sheet Number:
 1 of 1