



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: Highlands Community

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: Leo A. and Carol K. Ziegler Representative, if any: Bob Zoelle, Vice President-Construction, United Financial Group, Inc.

Street Address: to Representative at: 660 W. Ridgeview Drive City/State: Appleton, WI Zip: 54911

Telephone: (920) 968-8104 Fax: (920) 731-1696 Email: BZoelle@Ufgroup.net

Firm Preparing Survey: Trio Engineering Contact: Josh Pudelko, President

Street Address: 17700 W. Capitol Drive City/State: Brookfield, WI Zip: 53045

Telephone: (262) 790-1480 Fax: (262) 790-1481 Email: JPudelko@Trioeng.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): 9601 Elderberry Road, Madison, WI

Tax Parcel Number(s): 0708-213-0097-1

Zoning District(s) of Proposed Lots: Agricultural (current); TR-U1 (proposed) School District: Middleton-Cross Plains

→ 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: NA Date of Approval by Town: NA

→ 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	6	0	22.6079
Retail/Office	1 *	0	5.642
Industrial	0	0	0
Other (state use): Road R-O-W	R-O-W	0	9.2915

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		2	2.5564
Outlots Maintained by a Private Group or Association		0	0
PROJECT TOTALS	7	2	40.10

* Present Use of Office Lot is Agricultural; Potential Future Use of Office Lot is Commercial/Employment with contemplated Residential use

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 Bob Zoelle, Vice President, United Financial Group, Inc.

Signature  (1)

Date March 5, 2013

Interest In Property On This Date Construction Manager of Buyer under pending purchase agreement

Effective May 21, 2012

Property Owner's consent letter is attached as an exhibit to this Application

Leo and Carol Ziegler
5031 Church Road
Middleton, WI 53562
(608)831-7853

January 29, 2013

Department of Planning & Community
& Economic Development
Madison Municipal Building, Suite LL-100
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

Re: 9601 Elderberry Road, Madison, WI
Tax Parcel #070821300971

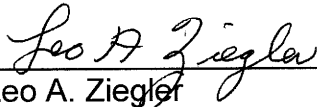
To Whom It May Concern:

Please accept this letter as our intent to join with United Financial Group, Inc. (construction manager for buyer) and/or MCS Investments, Inc., (buyer), in executing any and all applications for zoning changes, conditional use permits, building permits, sign permits or approvals, necessary or required for contemplated mixed use development of the above-referenced property to the extent our signature, as the legal owner of record, is required.

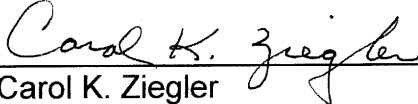
Please call any of the following if you have any questions.

Bob Zoelle	920-968-8104	bobzoelle@ufgroup.net
Ryan McMurtrie	920-968-8137	rmcmurtrie@ufgroup.net
Judy Husar	920-968-8105	jhusar@ufgroup.net

Sincerely,



Leo A. Ziegler



Carol K. Ziegler

cc: United Financial Group, Inc.