



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: _____

1b. Review Fees.

Make checks payable to "City Treasurer."

- For **Preliminary** and **Final Plats**, an application fee of \$200, plus \$35 per lot or outlot contained on the plat drawing.
- For **Certified Survey Maps**, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey.

2. Applicant Information.

Name of Property Owner: Duke Dykstra Representative, if any: _____
Street Address: 3009 University Avenue City/State: Madison, WI Zip: 53705
Telephone: () _____ Fax: () _____ Email: _____

Firm Preparing Survey: JSD Professional Services, Inc. Contact: Bill Dunlop
Street Address: 161 Horizon Drive, Suite 101 City/State: Verona, WI Zip: 53593
Telephone: (608) 848-5060 Fax: (608) 848-2255 Email: bill.dunlop@jsdinc.com

Check only ONE - ALL Correspondence on this application should be sent to: Property Owner Survey Firm

3a. Project Information.

Parcel Address: 3009 University Avenue in the City or Town of: City of Madison
Tax Parcel Number(s): 251/0709-212-0302-5 & 251/0709-212-0314-0 School District: Madison
Existing Zoning District(s): CC-T & TR-U1 Development Schedule: _____
Proposed Zoning District(s) (if any): _____ **Please provide a Legal Description on your CSM or plat.**

3b. For Surveys Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____

In order for an exterritorial request to be processed, a copy of the approval letters from both the town and Dane County must be submitted.

4. Survey Contents and Description.

Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres	Land Use	Lots	Outlot	Acres
Residential	2		1.3	Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Retail/Office							
Industrial				Outlots Maintained by a Private Group or Association			
Other (state use)							
PROJECT TOTAL	2		1.3				

OVER →

5. Required Submittals. Your application is required to include the following (check all that apply):

Surveys (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 it pertains to the proposed subdivision 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. **The requirement to include a letter of intent is not required for 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. The survey firm and property owner should refer to the Report of Title when preparing the plat or CSM.

For any plat or CSM creating common areas to be maintained by private association: Two 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.

Completed application and required fee (from Section 1b): Make all checks payable to "City Treasurer."

Electronic Application Submittal: All applicants are required to submit a copy of the completed application form, legal description 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. Applicants unable to provide the materials electronically should contact the Planning Division at 266-4635 for assistance.

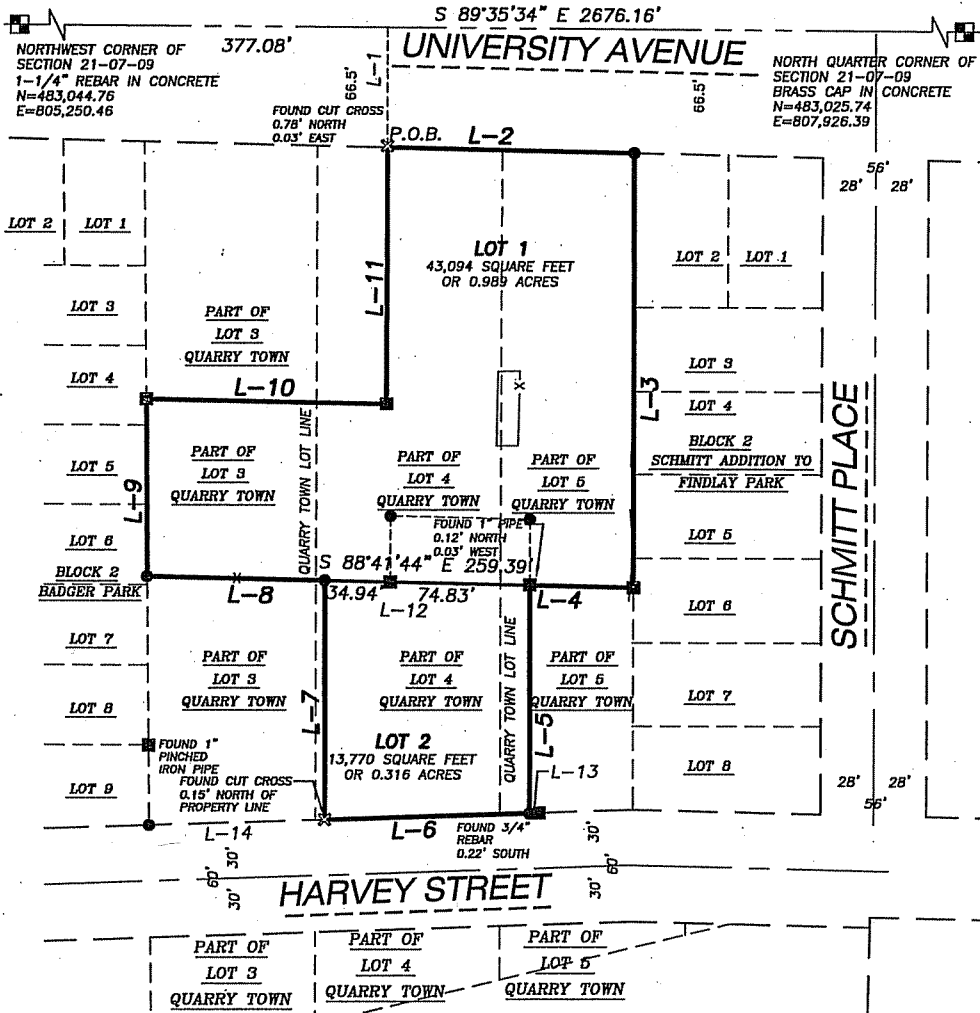
The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Bill Dunlop **Signature** 
Date 11/20/13 **Interest In Property On This Date** None

For Office Use Only: Date Rec'd: _____ PC Date: _____ Alder. District: _____ Amount Paid: \$ _____

CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 3, 4 AND 5, QUARRY TOWN, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

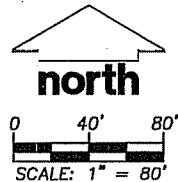


LEGEND

- GOVERNMENT CORNER
- CHISELED 'X' FOUND
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- EASEMENT LINE
- FENCE LINE
- BUILDING

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE NORTH LINE OF THE NORTHWEST QUARTER, BEARS S 89°35'34" E.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 05, 2013.
3. SEE SHEET 2 OF 5 FOR LINE TABLE AND ADDITIONAL NOTES. SEE SHEET 3 OF 5 FOR EASEMENTS AND BUILDINGS.



PREPARED BY:

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

PREPARED FOR:

DUKE DYKSTRA
 3009 UNIVERSITY AVENUE
 MADISON, WI 53705

PROJECT NO: 10-4352

FILE NO: B-249

FIELDBOOK/PG: 273/75

SHEET NO: 1 OF 5

SURVEYED BY: JH

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: HPU

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

J:\2010A\104352.dwg 104352-P-CSM.dwg

5-7

CERTIFIED SURVEY MAP NO. _____

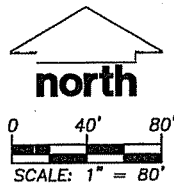
PART OF LOTS 3, 4 AND 5, QUARRY TOWN, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	S 00°00'22" W	64.60'	L-8	N 88°41'44" W	94.28'
L-2	S 88°41'11" E	132.27'	()	N 89°57'03" W	94.03'
()	S 89°57'03" E	132.27'	L-9	N 00°32'18" W	95.37'
L-3	S 00°03'10" E	233.70'	()	N 01°53'33" W	95.03'
()	S 01°16'55" E	233.54'	L-10	S 88°52'31" E	127.79'
L-4	N 88°41'44" W	55.34'	()	N 89°45'39" E	127.83'
()	N 89°57'03" W	55.13'	L-11	N 00°00'22" E	137.97'
L-5	S 00°02'42" E	122.46'	()	N 01°16'55" W	137.89'
()	S 01°16'55" E	122.58'	L-12	S 88°41'44" E	109.77'
L-6	S 88°08'51" W	109.78'	L-13	S 88°08'51" W	5.09'
()	S 86°51'05" W	109.64'	()	S 86°51'05" W	5.35'
L-7	N 00°03'13" W	128.51'	L-14	S 88°08'51" W	93.06'
()	N 01°25'42" W	128.70'	()	S 86°51'05" W	93.00'

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE NORTH LINE OF THE NORTHWEST QUARTER, BEARS S 89°35'34" E.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 05, 2013.
3. 11' WIDE VEHICULAR AND PEDESTRIAN INGRESS/EGRESS EASEMENT, PER DOCUMENT No. 1233829.
4. 25' WIDE EMERGENCY FIRE LANE INGRESS/EGRESS EASEMENT, PER DOCUMENT No. _____



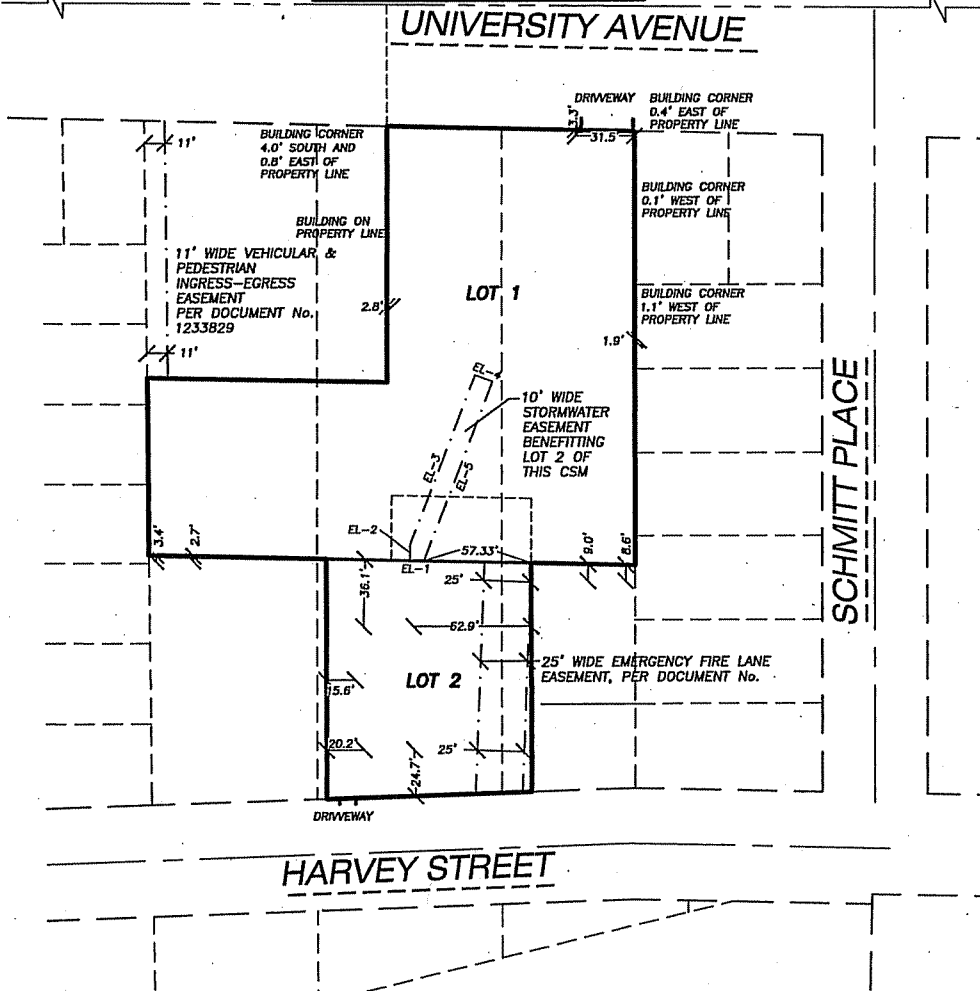
J:\2010A\104352.dwg 104352-P-CSM.dwg

PREPARED BY: JSD Professional Services, Inc. <small>• Engineers • Surveyors • Planners</small> 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: DUKE DYKSTRA 3009 UNIVERSITY AVENUE MADISON, WI 53705	PROJECT NO: 10-4352 FILE NO: B- FIELDBOOK/PG: 273/75 SHEET NO: 2 OF 5	SURVEYED BY: JH DRAWN BY: JK CHECKED BY: TJB APPROVED BY: HPJ	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
--	--	--	--	---

CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 3, 4 AND 5, QUARRY TOWN, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

EASEMENTS AND BUILDINGS



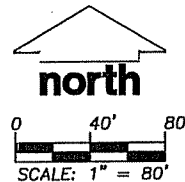
LEGEND

- GOVERNMENT CORNER
- CHISELED "X" FOUND
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- EASEMENT LINE
- FENCE LINE

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE NORTH LINE OF THE NORTHWEST QUARTER, BEARS S 89°35'34" E.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 05, 2013.

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL-1	N 88°41'44" W	7.53'
EL-2	N 01°18'16" E	8.69'
EL-3	N 20°48'51" E	97.47'
EL-4	S 69°11'09" E	10.00'
EL-5	S 20°48'43" W	103.14'



PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:

DUKE DYKSTRA
3009 UNIVERSITY AVENUE
MADISON, WI 53705

PROJECT NO: 10-4352

FILE NO: B-249

FIELDBOOK/PG: 273/75

SHEET NO: 3 OF 5

SURVEYED BY: JH

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: HPJ

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 3, 4 AND 5, QUARRY TOWN, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF LOTS 3, 4 AND 5, QUARRY TOWN, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, AFORESAID; THENCE SOUTH 89 DEGREES 35 MINUTES 34 SECONDS EAST ALONG SAID NORTH LINE, 377.08 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 22 SECONDS WEST, 64.60 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE AND THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 41 MINUTES 11 SECONDS EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, 132.27 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 10 SECONDS EAST, 233.70 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 44 SECONDS WEST, 55.34 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 42 SECONDS EAST, 122.46 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HARVEY STREET; THENCE SOUTH 88 DEGREES 08 MINUTES 51 SECONDS WEST ALONG SAID RIGHT-OF-WAY, 109.78 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 13 SECONDS WEST, 128.51 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 44 SECONDS WEST, 94.28 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 18 SECONDS WEST, 95.37 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 31 SECONDS EAST, 127.79 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 22 SECONDS EAST, 137.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 56,864 SQUARE FEET OR 1.305 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-2594, DO HEREBY CERTIFY THAT BY DIRECTION OF DUKE DYKSTRA, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE _____

CORPORATE OWNER'S CERTIFICATE

SHOREWOOD HOUSE, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID SHOREWOOD HOUSE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 201____.

SHOREWOOD HOUSE, LLC

BY: _____
DUKE DYKSTRA, MANAGING MEMBER

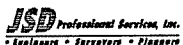
STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201____,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED SHOREWOOD HOUSE, LLC,
TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES _____

PREPARED BY:



161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:

DUKE DYKSTRA
3009 UNIVERSITY AVENUE
MADISON, WI 53705

PROJECT NO: 10-4352

FILE NO: B-249

FIELDBOOK/PG: 273/75

SHEET NO: 4 OF 5

SURVEYED BY: JH

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: HPJ

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

J:\2010A\104-352.dwg 104-352-P-CSM.dwg

CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 3, 4 AND 5, QUARRY TOWN, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

***** BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF SHOREWOOD HOUSE, LLC, OWNER.

WITNESS THE HAND AND SEAL OF ***** BANK, MORTGAGEE, THIS _____ DAY OF _____, 201____.

_____, VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201____,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED ***** BANK, TO
ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

CITY OF MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER RES-**-***** ADOPTED ON THE _____ DAY OF _____, 2013, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND/OR RIGHTS CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS _____ DAY OF _____, 2013.

MARIBETH WITZEL-BEHL, CITY CLERK
CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

BY: STEVEN R. COVER,
SECRETARY PLAN COMMISSION

DATE _____

OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____

20 ____ AT _____ O'CLOCK ____ M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____

REGISTER OF DEEDS

PREPARED BY:

JSD Professional Services, Inc.

• Engineers • Surveyors • Planners

161 HORIZON DRIVE, SUITE 101

VERONA, WISCONSIN 53593

PHONE: (608)848-5060

PREPARED FOR:

DUKE DYKSTRA

3009 UNIVERSITY AVENUE

MADISON, WI 53705

PROJECT NO: 10-4352

FILE NO: B-249

FB/PG: 273/75

SHEET NO: 5 OF 5

SURVEYED BY: JH

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: HPJ