



CSM Name
Wee CSM

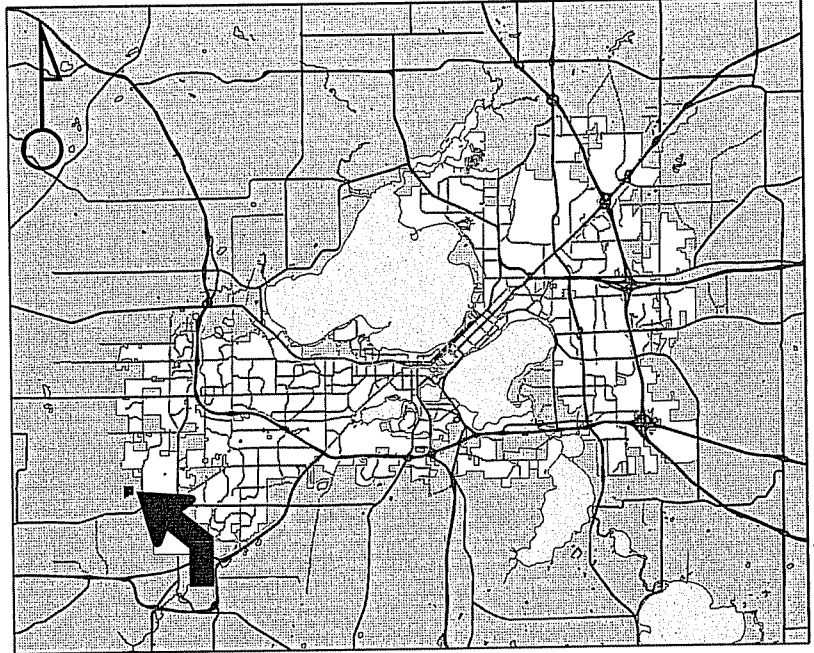
Location
3010 Shady Oak Lane

Applicant
Melissa Wee/
Harry Combs - Grenlie Land Surveying

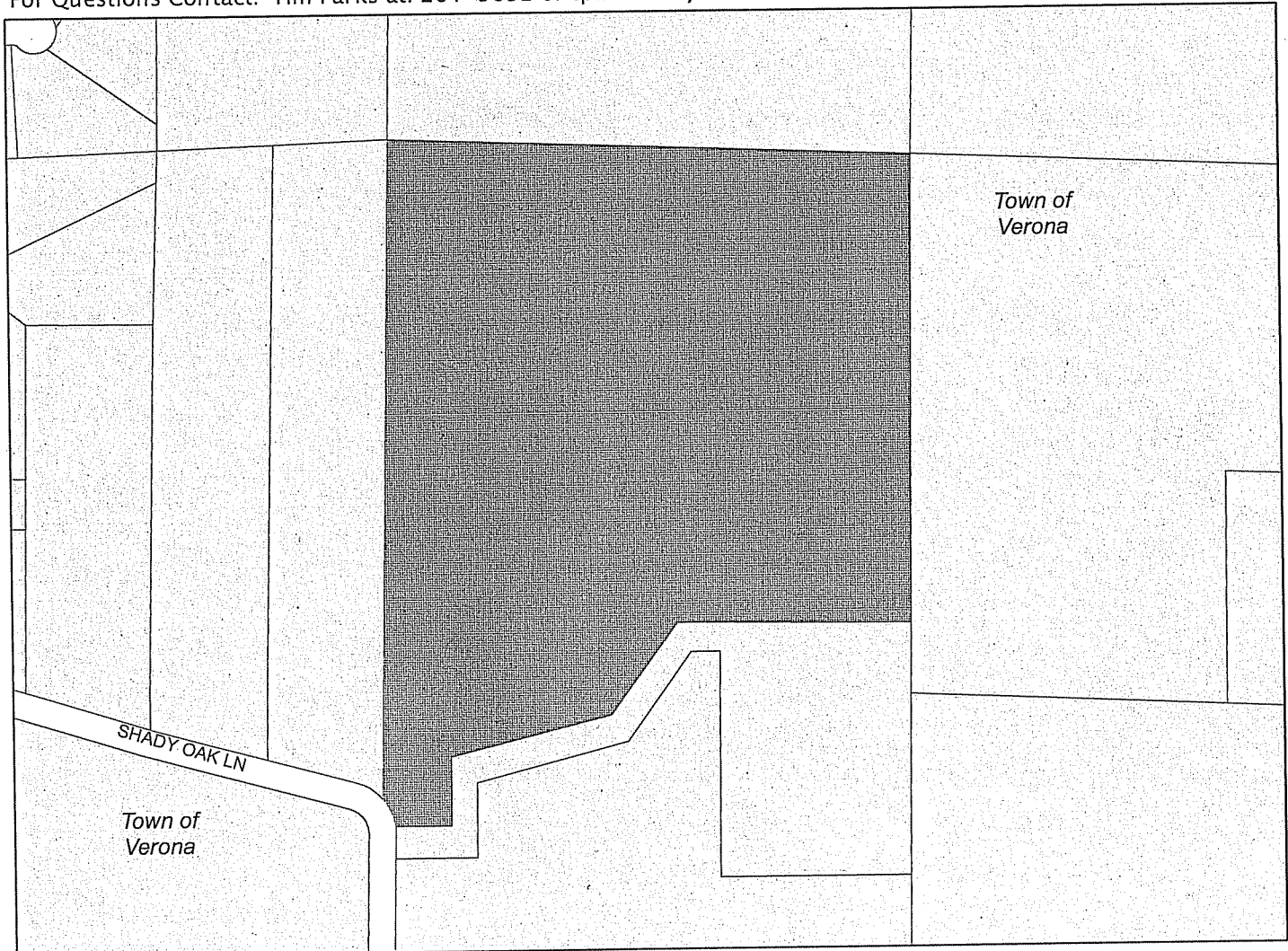
Within City Outside City

Proposed Use
1 residential lot and 1 agricultural
lot in Town of Verona

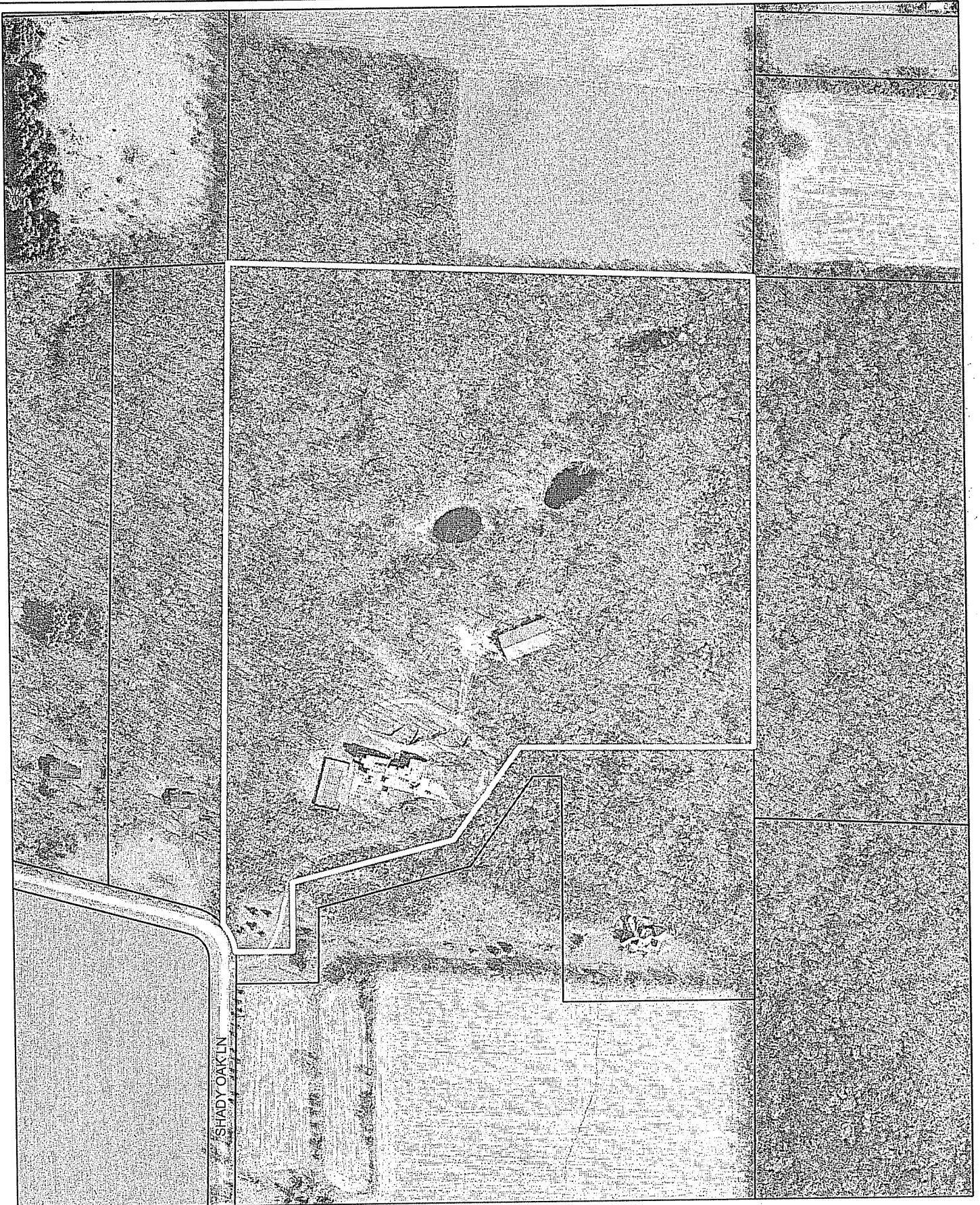
Public Hearing Date
Plan Commission
19 December 2011



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'





**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. **\$500**

2. Applicant Information.

Name of Property Owner: MELISSA WEE Representative, if any: _____

Street Address: 3010 SHADY OAK LA. VERONA, WI City/State: VERONA, WI Zip: 53593

Telephone: () 575-5700 Fax: () 53593 Email: MELISSA@PANCAP.BIZ

Firm Preparing Survey: THOM GRENLIE Contact: HARRY

Street Address: 400 S. NINE MOUND RD City/State: VERONA, WI Zip: 53593

Telephone: () 845-6882 Fax: () 845-6854 Email: HCOMBS@TDS.NET

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

3a. Project Information.

Parcel Address: 3010 SHADY OAK LA in the City or Town of: VERONA

Tax Parcel Number(s): 0608-043-8503-7 School District: VERONA

Existing Zoning District(s): A-1 EX & RH-1 Development Schedule: ASAP

Proposed Zoning District(s) (if any): A-1 EX & RH-1 **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: 11-1-11 Date of Approval by Town: 10-4-11

In order for an extraterritorial 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	1		3.4	Outlots Dedicated to the Public (Parks, Stormwater, etc.)		-	
Retail/Office							
Industrial				Outlots Maintained by a Private Group or Association		-	
Other (state use) AC.	1		36.6				
PROJECT TOTAL	2		40.0				

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 Melissa Wee Signature Melissa Wee
Date 11-9-11 Interest In Property On This Date Co-owner

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

City of Madison Planning (CSM Application # 9319) Wee-Keryluk Letter of Intent

We request a CSM to separate our house from our 40 acres. There is an existing house and there will be no further development. This request is being made for refinancing and estate planning purposes.

Thank you for your consideration,

Melissa Wee and Ken Keryluk

575-5700 cell

848-2141 home

melissa@pancap.biz



THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051
 400 S NINE MOUND RD, VERONA, WISCONSIN 53593 PHONE: (608) 845-6882

SURVEYOR'S CERTIFICATE

State of Wisconsin)
 County of Dane) SS.

CERTIFIED SURVEY MAP

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land with the information provided.

Thom R. Grenlie, Registered Land Surveyor

REFER TO BUILDING SITE INFORMATION CONTAINED IN DANE COUNTY SDIL SURVEY.

PARCEL A (REVISED)

A PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, T6N, R8E, TOWN OF VERONA, DANE COUNTY, WI, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST ONE-QUARTER CORNER OF THE SAID SECTION 4; THENCE S88°20'34"E 1298.57 FEET; THENCE S00°28'59"W 1155.60 FEET; THENCE DUE WEST 575.17 FEET; THENCE S35°32'W 279.03 FEET; THENCE S75°28'W 412.90 FEET; THENCE S0°44'09"W 169.36 FEET; THENCE WEST 170.83 FEET; THENCE N00°49'09"E 1693.29 FEET TO THE POINT OF BEGINNING. CONTAINS 40.001 ACRES, AND SUBJECT TO SHADY OAK LANE.

OWNERS CERTIFICATE: AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE ABOVE LANDS TO BE SURVEYED, DIVIDED AND MAPPED. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY 75.17(1)(A), DANE COUNTY CODE OF ORDINANCES TO BE SUBMITTED TO THE DANE COUNTY ZONING & LAND REGULATION COMMITTEE FOR APPROVAL.

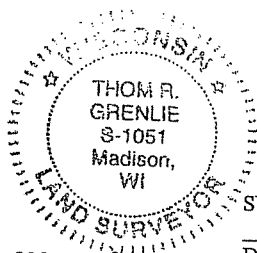
KENNETH KERYLUK

MELISSA WEE

NOTARY PUBLIC: PERSONALLY CAME BEFORE ME _____, 2011, THE ABOVE-NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT.

MY COMM. EXPIRES: _____

NOTARY PUBLIC, DANE COUNTY, WI



LEGEND

- Scale: 1 inch= 200 ft.
- iron stake found
- 1"x24" iron pipe set min. wt.=1.13#/ln ft.
- 1061.7 = ELEV.
- SURVEYED TG EH
- DRAWN HC
- APPROVED _____
- FIELD BOOK FILE _____
- DATE 11-8-11
- TAPE/FILE _____

PAGE 1 OF 3 PAGES

OFFICE MAP NO. 2516-T

SURVEYED FOR: WEE/KERYLUK 848-2141
 3010 SHADY OAK LANE, VERONA, WI 53593
 DESCRIPTION-LOCATION: PRT WEST 1/2, SW1/4, SECTION 4, T6N, R8E, TOWN OF VERONA, DANE COUNTY, WI

APPROVED FOR RECORDING PER _____ DANE COUNTY ZONING & LAND REG. COMM. _____ action of _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, _____ at _____ o'clock _____ m. and recorded in Volume _____ of Certified Survey Maps of Dane County on Page _____

Register of Deeds

DOCUMENT # _____
 CERTIFIED SURVEY MAP # _____ Vol. _____ Page _____

CERTIFIED SURVEY MAP

WCCS 97 Coords = Y = 464,372.88
X = 773,419.13

W 1/4 Cor. Sec. 4-6-8
(Fd. Alum. Mon.)

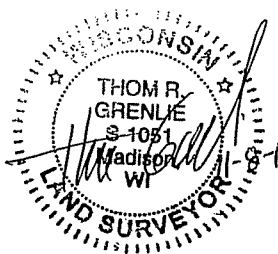
S 88°20'34"E
1298.57

1097.6

1061.7

LOT 2

ACRES = 36.586 GROSS
SQ. FT. = 1,593,704 GROSS
SQ. FT. = 1,592,727 NET



1155.60
S 00°28'59"W

N 0°44'09"E
2640.65
N 00°44'09"E
1893.29

1623.25



1107.3

S 65°58'00"E
341.91

S 49°09'05"E
86.86

S 72°03'
272.03

S 35°32'00"W
1317.2

1127.0

575.17
WEST

1043.7

LOT 1
ACRES = 3.414 NET
SQ. FT. = 148,724 NET

N 13°50'00"E
366.98

1092.5

S 75°28'W
98.41

1075.8

1047.9

150.00

170.85
WEST

1046.8

1065.4

1052.6

1084.1

412.90
S 76°28'00"W

1104.6

68.42

1065.4

1052.6

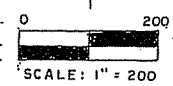
1046.8

EASEMENT LEGEND.

--- = 6 FT. PUBLIC DRAINAGE
EASEMENT DEDICATED
UNLESS NOTED.

33' PRIVATE ACCESS EASEMENT FOR
THE BENEFIT OF LOT 1

NORTH
NORTH REF. WEST LINE OF
THE SW 1/4, SEC. 4-6-8
IS ASSUMED NORTH FOR E



C-1 CURVE: RADIUS=133.00 ARC=73.76
LONG CHORD=72.82 N15°53'16"W
DELTA=31°46'30"

CERTIFIED SURVEY MAP

TOWN OF VERONA: APPROVED PER TOWN OF VERONA.

DATE: _____
AMY VOLKMANN, TOWN CLERK.

CITY OF MADISON: APPROVED PER CITY OF MADISON PLAN
COMMISSION ACTION OF _____, 2011

STEVEN R. COVER, SECRETARY MADISON PLAN COMM.

CITY OF MADISON NOTES:

A) ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.

B) ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A PUBLIC EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE CERTIFIED SURVEY MAP. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES WITH GREEN WAYS OR PUBLIC STREETS. NO STRUCTURES MAY BE CONSTRUCTED WITHIN SAID EASEMENT AND NO OTHER OBSTRUCTIONS TO DRAINAGE, INCLUDING LANDSCAPING ARE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.

NOTE: ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.

