



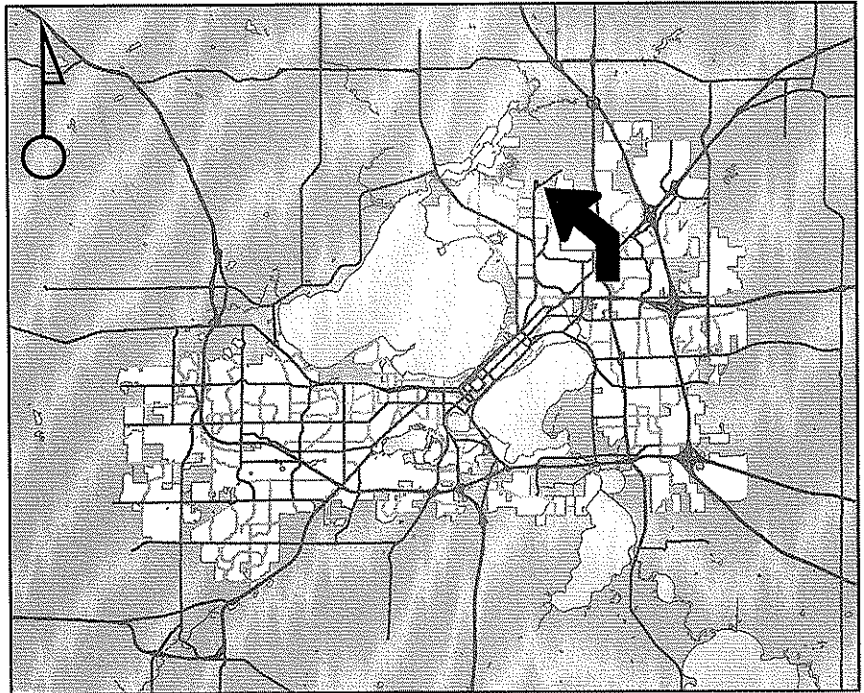
CSM Name
Dabs CSM

Location
5491 CTH CV

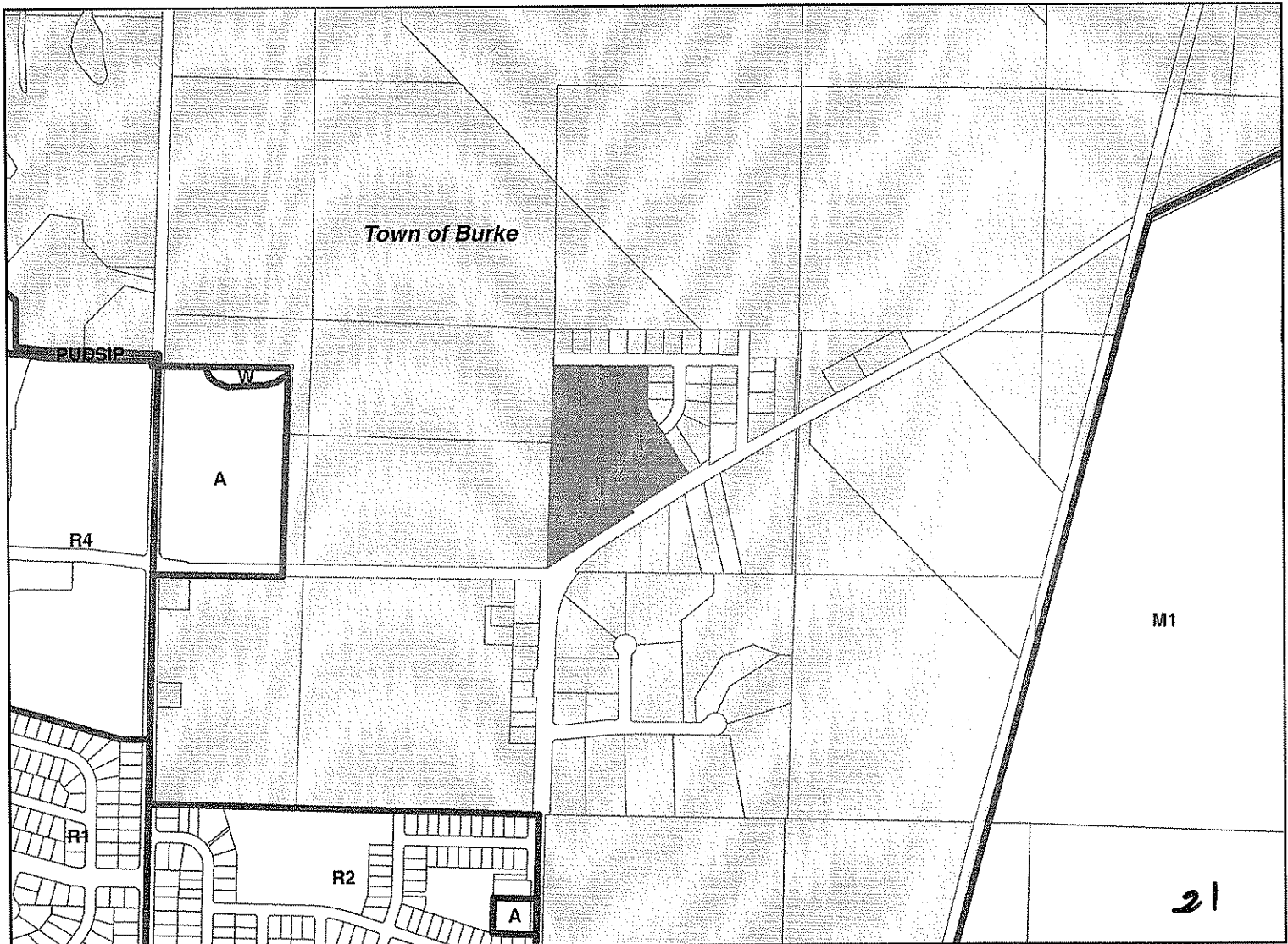
Applicant
**William Dabs – Mansion Realty/
Al Kaukl – Badger Surveying & Mapping**

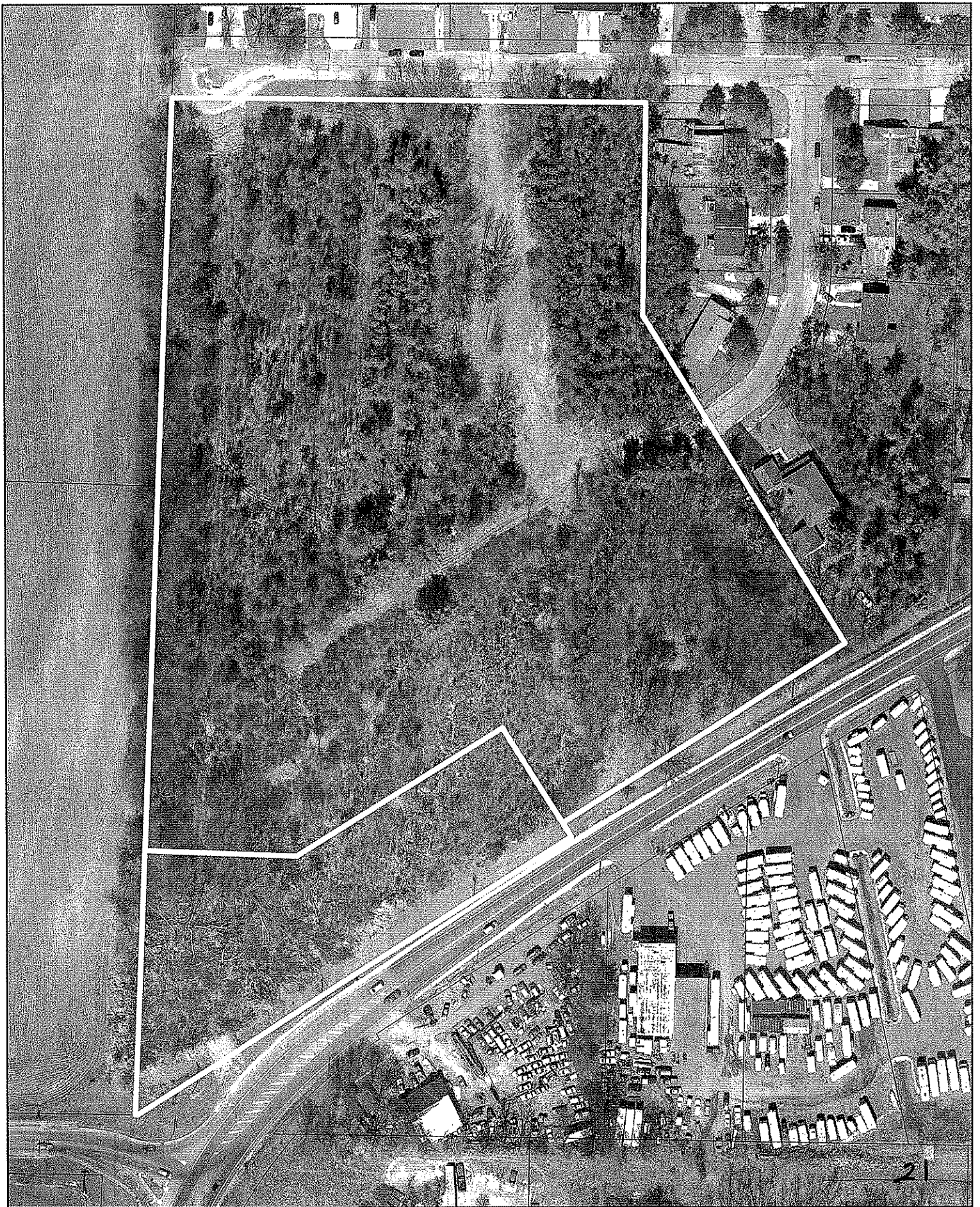
- Land Division
- Within City
- Outside City

Public Hearing Date
Plan Commission
18 August 2008



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







**Madison Planning Commission
SUBDIVISION APPLICATION**

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Date Stamp

**** Please read both pages of the application completely and fill in all required fields**
For your convenience, this application form may be completed online at www.cityofmadison.com.**

1a. Application Type. (Choose ONE)

- 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 and 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 map.

2. Applicant Information.

Name of Property Owner: MANSION REALTY, INC Representative, if any: William Dabs
 Street Address: 422 DWIGHT DRIVE City/State: MADISON WI Zip: 53704
 Telephone: (608) 241-1425 Fax: () Email: _____

Firm Preparing Survey: BADGER SURVEYING & MAPPING Contact: AL KANKA
 Street Address: 3602 ATWOOD AVE. Ste 2 City/State: MADISON, WI Zip: 53714
 Telephone: (608) 244-2010 Fax: (608) 244-6272 Email: BADGER.SURVEY@globaldialog.com

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

3a. Project Information.

Parcel Address: _____ In the City or Town of: BURKE
 Tax Parcel Number(s): 0910-191-8650-1 School District: _____
 Existing Zoning District(s): Lot 1 R-3A Lot 2 C-1 Development Schedule: Immediate
 Proposed Zoning District(s) (if any): SAME Provide a Legal Description of Site on Reverse Side

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

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

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

Is the subject site proposed for annexation? No Yes If YES, approximate timeframe: _____

4. Survey Contents and Description. Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	1		6.5 AC
Retail/Office	2		5.9 AC
Industrial			
Public Parklands			
Home's Association Tracts			
Other (state use)			
TOTAL			

Describe the use of the lots and outlots on the survey
Lot 1 - PROPOSED FOR RESIDENTIAL USES
Lot 2 - PROPOSED FOR COMMERCIAL USES

OVER →

⁽²⁾
NOTE - Copies of the Title Report were delivered to Jeff Ekola & Hexagon Title Co. 21

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) and (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed land 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" case file. In addition, an **8-1/2 X 11 inch reduction of each sheet** must also be submitted.

Report of Title and Supporting Documents: All plats and certified surveys submitted to the City of Madison for approval shall include a Report of Title satisfactory to the Real Estate Division as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of the City of Madison standard 60/30 year Report of Title shall be obtained from a local, reputable 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 owner or applicant must deliver a **third copy** of the Report of Title to the survey firm preparing the plat or CSM. The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.

Legal Description of Property: _____

OR Check here if attached →

For Residential Preliminary Plats ONLY: if the proposed project will result in **ten (10) or more dwelling units**, it is required to comply with the City's Inclusionary Zoning requirements under Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY ZONING DWELLING UNIT PLAN APPLICATION** explaining the project's conformance with these ordinance requirements shall be submitted with your application.

For Residential Surveys ONLY: The applicant shall include a certified copy of the accepted option or offer, including all terms of the purchase and any other information that may be deemed necessary by the Real Estate Division to assist them in determining Fair Market Value for the purpose of establishing park fees.

For Surveys Outside the Madison City Limits: A copy of the approval letters from **both** the town in which 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 the same request first having been approved by the town and 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 Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.

Required Fee (from Section 1b on front): \$ 500 Make all checks payable to "City Treasurer."

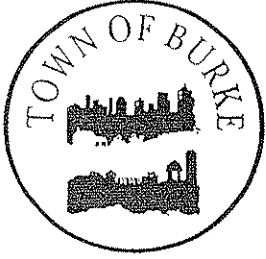
Completed application

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

Applicant's Printed Name AJ Kauki Signature Alden J. Kauki
Date 7/10/08 Interest In Property On This Date Owners Surveyor

For Office Use Only	Aldermanic District: _____	PG Date _____	Date Distributed _____	Returned _____
File Tracking Number _____	Amount Paid \$ _____	Receipt Number: _____		

Effective September 1, 2004



TOWN OF BURKE

5365 Reiner Road • Madison, WI 53718 • (608) 825-8420 • Fax (608) 825-8422

July 7, 2008

Badger Surveying and Mapping Service
3602 Atwood Avenue Suite #2
Madison, WI 53714

Re: Certified Survey Map (Taff)
NE ¼ S19 T8N R10E
Town of Burke
Dane County

Gentleman:

It was requested by J. Fuller, LLC and Mansion Realty Inc. that a copy of the minutes or a letter be generated regarding the approval the Certified Survey Map for the property owned by J. Fuller, LLC and Mansion Realty Inc. located in Section 19 in the town of Burke. The town board did conditionally approve the Certified Survey Map at their board meeting on July 2, 2008. The conditions are outlined in the draft of the minutes enclosed with this letter. If you have any questions or need any further clarification please do not hesitate to ask. Thank you for your time and have a good day.

Sincerely,

Chris M. Astrella
enclosure



Dane County Planning & Development

Room 116, City-County Building, Madison, Wisconsin 53703-3342

Land Division Review
608/266-9086

April 20, 2007

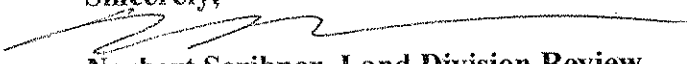
Badger Surveying & Mapping Service, LLC
3602 Atwood Avenue Suite # 2
Madison, Wisconsin 53714

Re: CERTIFIED SURVEY MAP (Taff)
NE1/4 S19 T8N R10E
Town of Burke
Dane County

Gentlepeople:

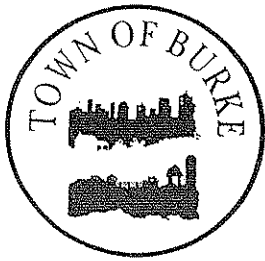
The above-described preliminary certified survey map proposal was conditionally approved on 11/01/06. If the application is being modified to include the dedication of the Larry Lane extension, as requested by the Town of Burke, a revised certified survey map proposal is to be submitted. Thank you for your cooperation in this matter.

Sincerely,


Norbert Scribner, Land Division Review

cc: James F. Taff
Mansion Realty, Inc.
Clerk, Town of Burke
City of Madison Planning Department (extraterritorial jurisdiction)
Dane County Highway Department

Enclosure:



TOWN OF BURKE

5365 Reiner Road • Madison, WI 53718 • (608) 825-8420 • Fax (608) 825-8422

April 9, 2007

Mr. Norb Scribner
Dane County Zoning
Room 116, City County Building
Madison, WI 53703

Dear Mr. Scribner,

At the Town Board meeting held on April 4, 2007 the Board accepted the recommendation from the Plan Commission for the CSM for Jim Taff at Wheeler and County CV contingent upon the following:

From the meeting minutes of the Plan Commission regarding the TAFF CSM:


Volkman distributed a copy of the letter received from the town attorney that recommended Madison review the matter before Burke due to the boundary agreement and the Cherokee Neighborhood plan. Volkman said that she spoke with Brad Murphy, who stated they needed town action in order to review it, so the matter is at a stand still.

Motion to approve CSM by Urban second by Stoflet contingent upon:

- 1.) Madison ETJ review for approval of the CSM as presented
- 2.) Zoning designations for Lot 1 and 2 need to be recommended and approved by Madison to comply with the Cherokee neighborhood plan and to comply with the boundary agreement requirements, and building will be restricted to Madison proposed uses
- 3.) Final CSM must designate Larry Lane continuing from East dead end line to the West boundary of the CSM to connect with Madison transportation plan for the area.

Please contact me if you need anything further. Thank you.

Sincerely,


Amy Volkman
Administrator/Clerk/Treasurer

Cc: Jim Taff
Brad Murphy

RECEIVED

APR 10 2007

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Dane County Planning & Development

Room 116, City-County Building, Madison, Wisconsin 53703-3342

Land Division Review
608/266-9086

November 1, 2006

Badger Surveying & Mapping Service, LLC
3602 Atwood Avenue, Suite # 2
Madison, Wisconsin 53714

Re: CERTIFIED SURVEY MAP (Mansion Realty, Inc.)
NE1/4 S19 T8N R10E
Town of Burke
Dane County

Gentlepeople:

The above-described preliminary certified survey map proposal is hereby conditionally approved as follows:

- ✓ 1. A Town of Burke approval certificate is to be included and executed.
- ✓ 2. A City of Madison approval certificate is to be included and executed (extraterritorial jurisdiction).
- ✓ 3. The document is to be completed in accordance with S.236.34, Wisconsin Statutes.
- ✓ 4. The document is to comply with S.236.20(3)(b), Wisconsin Statutes. Center of Section does not satisfy this requirement.
5. An owners certificate in accordance with S.236.21(2), Wisconsin Statutes is to be included.
6. The owners certificate is to include "we also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval."
7. All owners of record are to be included in the owners certificate (County records indicate that Mansion Realty, Inc., ~~_____~~ and Jay Fuller & Associates, LLC are owners). Spouses signatures and middle initials are required to provide valid certificates.
8. The required certificates are to be executed.
- ✓ 9. Lot boundaries and zoning district boundaries are to be coterminous.

To Be
Reviewed

Badger Surveying & Mapping Service, LLC

November 1, 2006

Page 2

- ✓ 10. The net lot area calculations are to be specified in square feet.
- ✓ 11. 50', North of the Highway CV right-of-way centerline is to be clearly designated "dedicated to the public."
- ✓ 12. The Town approval certificate is to include "the public highway right-of-way dedication designated herein is hereby acknowledged and accepted by the Town of Burke."
- ✓ 13. The owners certificate is to include the term "dedicated."
- ✓ 14. A notation is to be affixed to the document "County Trunk Highway CV is a controlled access highway pursuant to Chapter 79, Dane County Code of Ordinances."
15. The established access to Highway CV is to be shown and dimensioned.
16. The remaining Highway CV frontage is to be clearly designated "no vehicular access."
17. Larry Lane is to be shown as abutting this certified survey map.
- ✓ 18. All references to zoning are to be removed from the document.
- ✓ 19. The adjoining platted lots are to be identified, as required.
- ✓ 20. Lot 1, Certified Survey Map # 5429 is to be identified, as required.
21. The existing temporary cul-de-sacs are to be identified, as required.

When the above conditions have been fully satisfied, the original document may be submitted to which the Dane County approving signature will be affixed. Please contact the writer with questions regarding this matter.

Sincerely,


Norbert Scribner, Land Division Review

cc: Mansion Realty, Inc.
James F. Taff
Clerk, Town of Burke
City of Madison Planning Department (extraterritorial jurisdiction)
Dane County Highway Department

Enclosure:

21

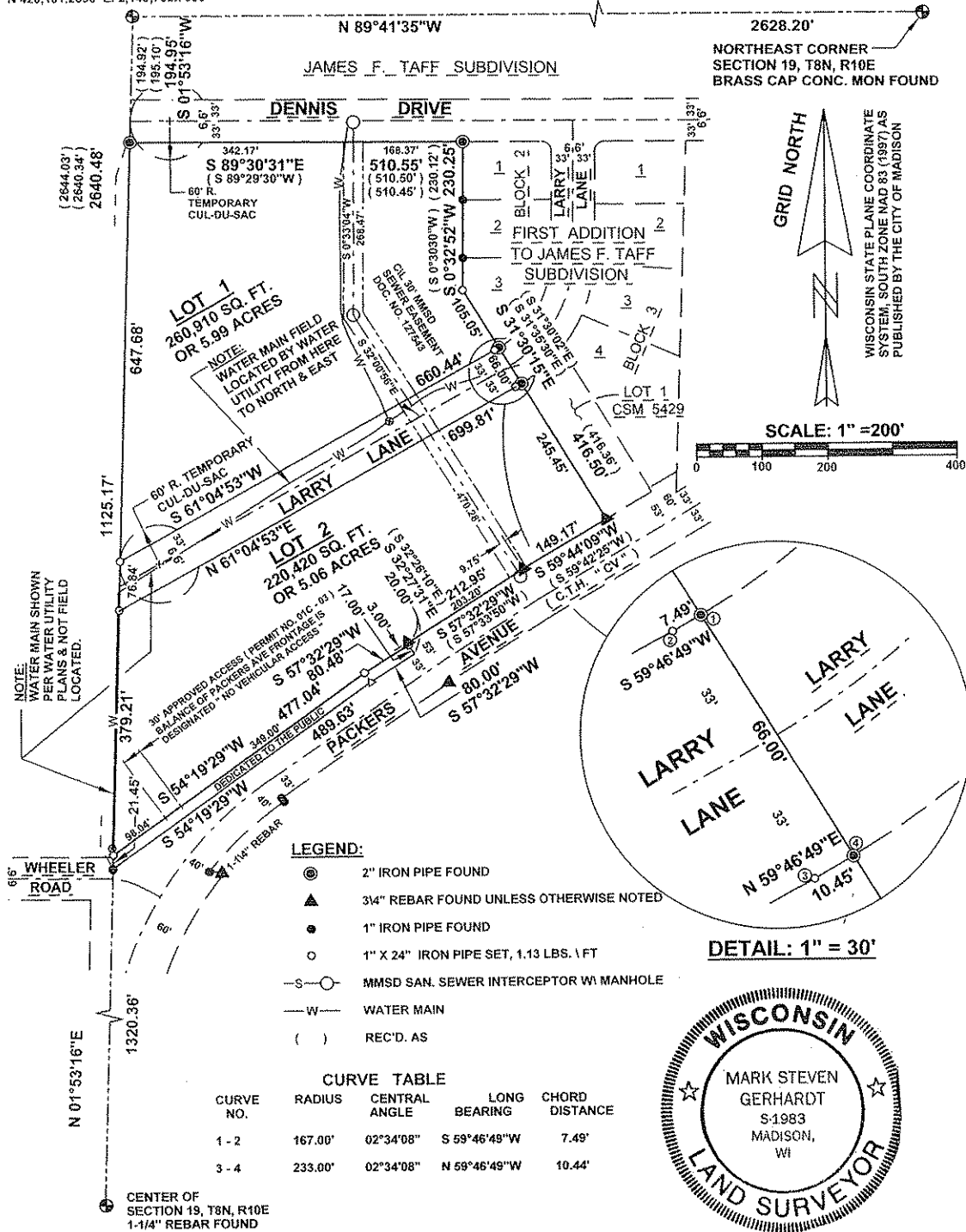
DANE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOT 2, CERTIFIED SURVEY MAP NO. 5429 AND OTHER LANDS, ALL LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 19 T8N, R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

NORTH 1/4 CORNER
SECTION 19, T8N, R10E
BRASS CAP CONC. MON. FOUND
WISCONSIN STATE PLANE
COORDINATES, SOUTH ZONE
N 420,101.2690 E. 2,140,702.7030

PREPARED FOR:
MANSION REALTY, INC. &
JAY FULLER & ASSOCIATES, LLC
C/O WILLIAM DABBS
422 DWIGHT DRIVE
MADISON, WI 53704

PREPARED BY:
BADGER SURVEYING & MAPPING SERVICE, LLC
3602 ATWOOD AVENUE, SUITE 2
MADISON, WI 537014
(608) 244-2010



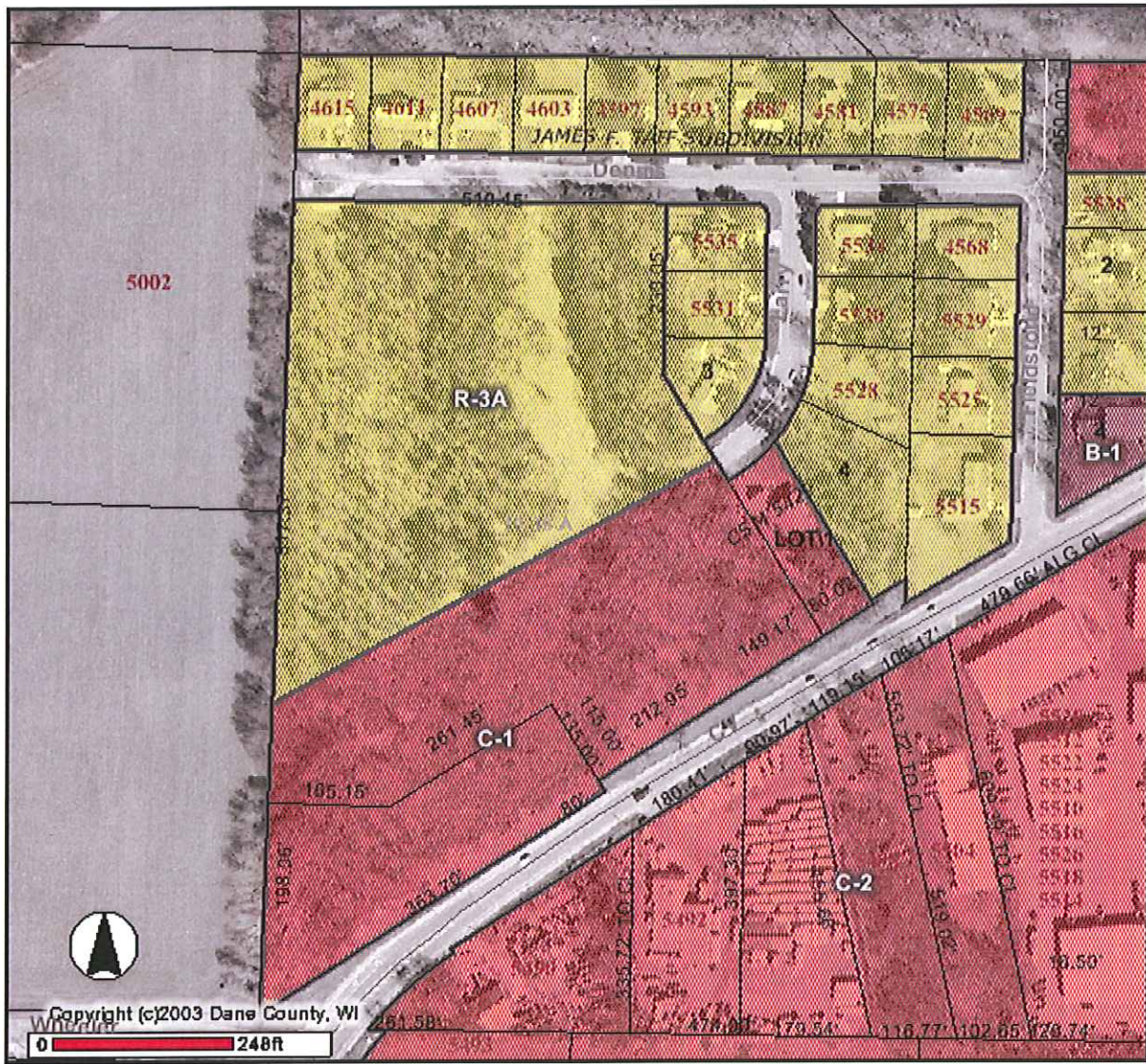
DOCUMENT NO. _____
VOLUME _____ PAGE _____
CERTIFIED SURVEY MAP NO. _____

JN 6G-159CS
PAGE 1 OF 3 PAGES

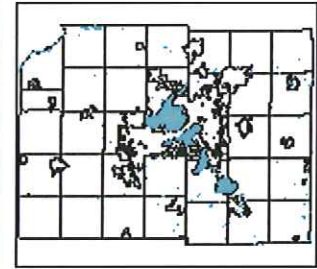
21

Dabbs/Taff zoning

[Print](#) [Close](#)



- Road Centerlines**
- Local Roads
 - County Highways
 - State Highways
 - Interstate
 - US Highways
 - On/Off Ramps
 - Parcels
 - Ownership Boundaries
 - Plat Text**
 - Acreage Text**
 - Hydrology (lines)
 - Lot Number Text**
 - Municipality Boundaries



DISCLAIMER
 This map was prepared using the Dane County DCiMap online geographic information system. All information is believed accurate but is NOT guaranteed to be without error. This map and its underlying data is intended to be used as a general index to land related information and is not intended for detailed, site-specific analysis. Dane County GIS datasets used to produce this map are copyrighted.