



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: _____

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: Cherokee Park, Inc. Representative, if any: Dennis Tiziani
 Street Address: 5000 Sherman Avenue City/State: Madison, WI Zip: 53704
 Telephone: (608) 886-3649 Fax: () Email: dtiziani@cherokeecountryclub.net
 Firm Preparing Survey: Snyder & Associates Contact: Adam Gross, PLS
 Street Address: 5010 Voges Road City/State: Madison, WI Zip: 53718
 Telephone: (608) 838-0444 Fax: (608) 838-0445 Email: argross@snyder-associates.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) : 1507 Burning Wood Way

Tax Parcel Number(s): _____

Zoning District(s) of Proposed Lots: PD School District: Madison

→ 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 extraterritorial 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	4	0	2.03
Retail/Office			
Industrial			
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	4	0	2.03

OVER →

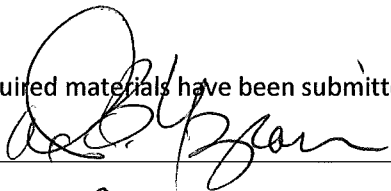
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5. **Required Submittals.** Your application is required to include the following (check all that apply):

- 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 **8-½ 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:**

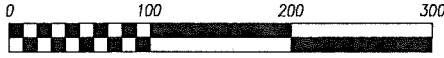
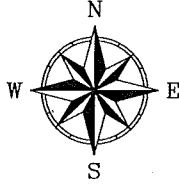
The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name CHENOVET PARK INC **Signature** 

Date 4-26-16 **Interest In Property On This Date** OWNER

CERTIFIED SURVEY MAP No.

BEING A DIVISION OF OUTLOT 3, CERTIFIED SURVEY MAP NUMBER 12879, AS RECORDED IN VOLUME 81 OF CERTIFIED SURVEY MAPS, ON PAGES 343-349, AS DOCUMENT NUMBER 4644449, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE: ONE INCH = ONE HUNDRED FEET
 TOTAL PLATTED AREA = 88,475 SQ. FT.
 (2.0310 ACRES)

NOTES:
 SEE SHEET 2 FOR LEGEND AND EXISTING EASEMENT INFORMATION
 SEE SHEET 3 AND 4 FOR PROPOSED EASEMENT INFORMATION

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF NE 1/4 OF SECTION 24, T8N, R9E, MEASURED AS BEARING S88°57'10"E

FOUND ALUMINUM MONUMENT AT THE MEANDOR CORNER FOR THE NORTH 1/4 CORNER OF SECTION 24, T8N, R9E, WCCS (DANE) MEASURED COORDS.
 N: 514,949.62 (514,949.60)
 E: 825,019.25 (825,019.24)

FOUND ALUMINUM MONUMENT AT THE NORTHEAST CORNER OF SECTION 24, T8N, R9E, WCCS (DANE) MEASURED COORDS.
 N: 514,913.12 (514,913.05)
 E: 827,016.26 (827,016.11)

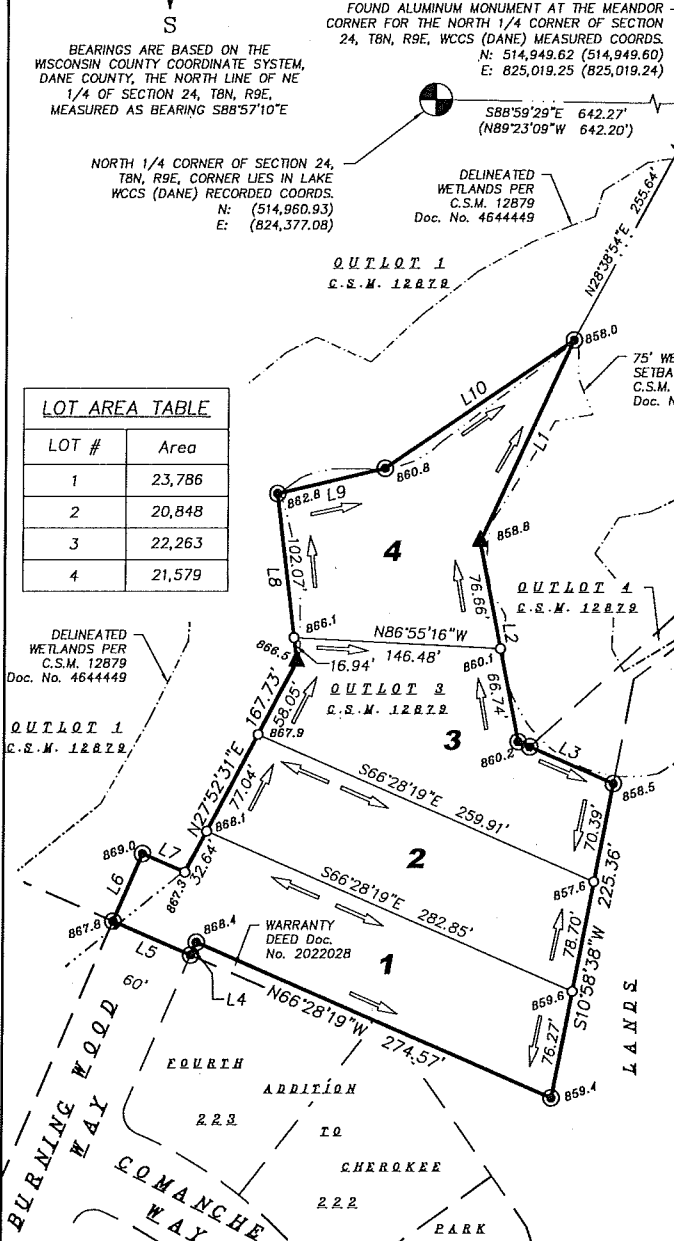
NORTH 1/4 CORNER OF SECTION 24, T8N, R9E, CORNER LIES IN LAKE WCCS (DANE) RECORDED COORDS.
 N: (514,960.93)
 E: (824,377.08)

DELINEATED WETLANDS PER C.S.M. 12879 Doc. No. 4644449


NORTH LINE OF THE NE 1/4 SECTION 24, T8N, R9E

LOT #	Area
1	23,786
2	20,848
3	22,263
4	21,579

NUMBER	DIRECTION	LENGTH
L1	S 24°50'45" W (S 24°48'16" W)	156.29' (156.14')
L2	S 11°03'45" E (S 10°59'53" E)	143.40' (143.36')
L3	S 66°26'49" E (S 66°27'32" E)	73.64' (73.76')
L4	S 23°53'24" W (N 23°32'28" E)	9.79' (10.00')
L5	N 66°37'11" W (S 66°27'32" E)	60.03' (60.00')
L6	N 23°31'19" E (N 23°32'28" E)	51.88' (51.92')
L7	S 66°25'12" E (S 66°27'32" E)	32.76' (32.74')
L8	N 6°49'25" W (N 6°54'05" W)	119.01' (119.00')
L9	N 76°52'42" E (N 76°50'34" E)	78.11' (78.10')
L10	N 55°56'17" E (N 55°58'00" E)	160.89' (160.85')



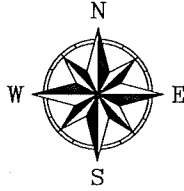
C.S.M. No. _____
 Doc. No. _____
 Vol. _____ Page _____

<p>OWNER/SUBDIVIDER: Cherokee Park Inc. 5000 N. Sherman Ave. Madison, WI 53704</p>	<p>SURVEYED BY: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com</p>	 <p>SNYDER & ASSOCIATES Engineers and Planners</p>	<p>FR: 116.0181.30 DATE: 04-22-16</p>	<p>REVISIONS: _____ _____</p>	<p>SHEET 1 OF 7</p>
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CERTIFIED SURVEY MAP No.

BEING A DIVISION OF OUTLOT 3, CERTIFIED SURVEY MAP NUMBER 12879, AS RECORDED IN VOLUME 81 OF CERTIFIED SURVEY MAPS, ON PAGES 343-349, AS DOCUMENT NUMBER 4644449, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE: ONE INCH = ONE HUNDRED FEET

EXISTING EASEMENT INFORMATION

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF NE 1/4 OF SECTION 24, T8N, R9E, MEASURED AS BEARING S88°57'10"E

FOUND ALUMINUM MONUMENT AT THE NORTHEAST CORNER OF SECTION 24, T8N, R9E, WCCS (DANE) MEASURED COORDS.
N: 514,913.12 (514,913.05)
E: 827,016.26 (827,016.11)

NORTH 1/4 CORNER OF SECTION 24, T8N, R9E, CORNER LIES IN LAKE WCCS (DANE) RECORDED COORDS.
N: (514,960.93)
E: (824,377.08)

FOUND ALUMINUM MONUMENT AT THE MEANDOR CORNER FOR THE NORTH 1/4 CORNER OF SECTION 24, T8N, R9E, WCCS (DANE) MEASURED COORDS.
N: 514,949.62 (514,949.60)
E: 825,019.25 (825,019.24)

OUTLOT 1
C.S.M. 12879

PUBLIC SANITARY SEWER, WATER MAIN, AND BIKE PATH EASEMENT Doc. No. 4644449

NOTES:
SEE SHEET 1 FOR MAP, LINE TABLE, AND LOT AREA TABLE
SEE SHEETS 3 AND 4 FOR PROPOSED EASEMENT INFORMATION

LEGEND

- 1" IRON PIPE (I.P.) FOUND (UNLESS OTHERWISE NOTED)
- ▲ SURVEY NAIL FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- 102.0 LOT CORNER ELEVATION
- ← DRAINAGE ARROWS. 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 THE 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.
- () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

OUTLOT 1
C.S.M. 12879

16' WIDE PUBLIC SIDEWALK EASEMENT
Doc. No. 4644449

6' WIDE PUBLIC UTILITY EASEMENT
Doc. No. 4644449

60'
BURNING WOOD WAY
WARRANTY DEED Doc. No. 2022028
FOURTH ADDITION
223
22
CHEROKEE
222
PARK

6'
LANDS
DECLARATION OF BUILDING RESTRICTION
Doc. No. 2050038

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

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Cherokee Park Inc.
5000 N. Sherman Ave.
Madison, WI 53704

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com



SNYDER & ASSOCIATES
Engineers and Planners

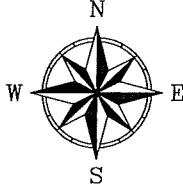
PL: 116.0181.30
DATE: 04-22-16

REVISIONS:

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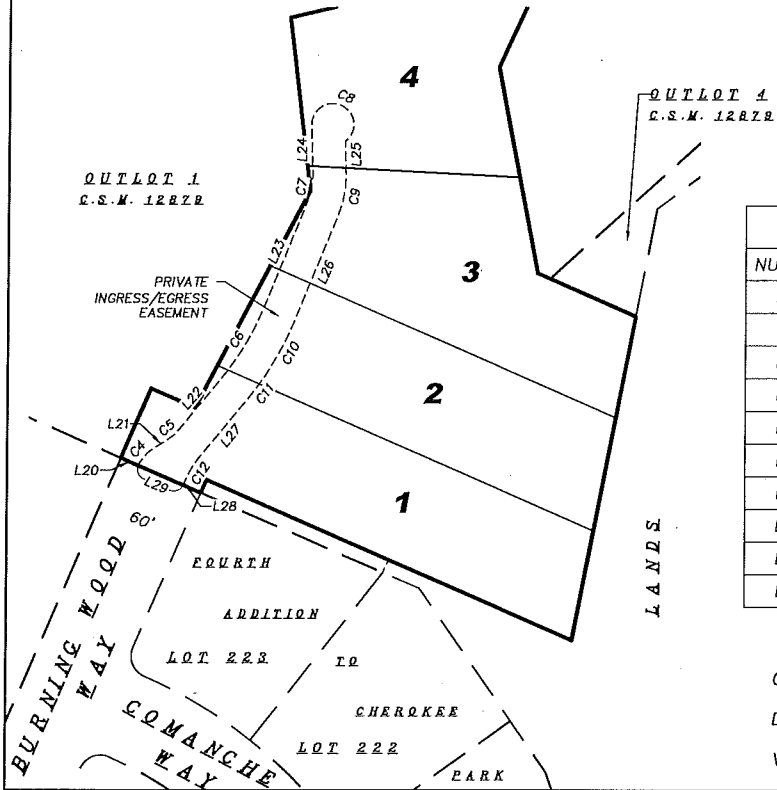
NOTES:
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SEE SHEET 2 FOR EXISTING EASEMENT INFORMATION
SEE SHEET 3 FOR PROPOSED EASEMENT INFORMATION CONTINUATION

PROPOSED EASEMENT INFORMATION (CONTINUED)

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF NE 1/4 OF SECTION 24, T8N, R9E, MEASURED AS BEARING S88°57'10"E

EASEMENT CURVE DATA

NUMBER	CENTRAL ANGLE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING
C4	31°00'24"	16.51'	30.50'	16.30'	N 42°22'45" E
C5	18°15'39"	9.40'	29.50'	9.36'	N 48°45'08" E
C6	17°23'17"	57.05'	188.00'	56.84'	N 30°55'40" E
C7	23°53'09"	20.64'	49.50'	20.49'	N 10°17'27" E
C8	234°06'42"	59.25'	14.50'	25.83'	S 64°35'46" E
C9	23°53'09"	30.22'	72.50'	30.01'	S 10°17'27" W
C10	11°29'56"	42.35'	211.00'	42.27'	S 27°58'59" W
C11	5°53'21"	21.69'	211.00'	21.68'	S 36°40'38" W
C12	15°55'45"	17.79'	64.00'	17.74'	S 31°39'26" W



EASEMENT LINE TABLE

NUMBER	DIRECTION	LENGTH
L20	S 66°37'11" E	13.06'
L21	N 57°52'57" E	10.89'
L22	N 39°37'18" E	45.98'
L23	N 22°14'02" E	76.99'
L24	N 1°39'07" W	32.92'
L25	S 1°39'07" E	21.17'
L26	S 22°14'02" W	76.99'
L27	S 39°37'18" W	50.80'
L28	S 23°41'33" W	4.24'
L29	N 66°37'11" W	33.64'

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

<p>OWNER/SUBDIVIDER: Cherokee Park Inc. 5000 N. Sherman Ave. Madison, WI 53704</p>	<p>SURVEYED BY: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com</p>	<p>SNYDER & ASSOCIATES Engineers and Planners</p>	<p>FN: 116.0181.30 DATE: 04-22-16 REVISIONS:</p>	<p>SHEET 4 OF 7</p>
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NOTES:

- 1) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- 2) All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

SURVEYED FOR:
Cherokee Park Inc.
5000 N. Sherman Ave.
Madison, WI 53704

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com



SNYDER & ASSOCIATES
Engineers and Planners

FR: 116.0181.30
DATE: 04-22-16

REVISIONS:

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OWNER'S CERTIFICATE

_____ owner, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 of the State Statutes to be submitted to the City of Madison for approval. Witness the hand and seal of said owner(s) this _____ day of _____, 2016.

By: _____
Authorized Member

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2016, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

_____, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by its _____ its _____, and countersigned by _____, at Madison, Wisconsin, on this _____ day of _____, 20 _____.

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20 _____, and _____

_____ of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

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SNYDER & ASSOCIATES
Engineers and Planners

FN: 116.0181.30

DATE: 04-22-16

REVISIONS:

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CERTIFIED SURVEY MAP No. _____

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SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison and under the direction of Cherokee Park Inc., owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Being a division of Outlot 3, Certified Survey Map Number 12879, as recorded in Volume 81 of Certified Survey Maps, on pages 343-349, as Document Number 4644449, Dane County Registry, Located in the Northwest Quarter of the Northeast Quarter of Section 24, Township 8 North, Range 9 East, City of Madison, Dane County, Wisconsin. Containing 88,475 square feet or 2.0310 acres.

Dated this _____ day of _____, 20____.

Signed:

Adam R. Gross, P.L.S. No. 3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
argross@snyder-associates.com

CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 20____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said certified survey map to the City of Madison for public use.

Dated this _____ day of _____, 20____.

By: _____
City Clerk, City of Madison, Dane County Wisconsin

CITY OF MADISON APPROVAL

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____, at _____ o'clock _____m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski, Dane County Register of Deeds

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

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Madison, WI 53704

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SNYDER & ASSOCIATES
Engineers and Planners

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