



CSM Name
McKy CSM

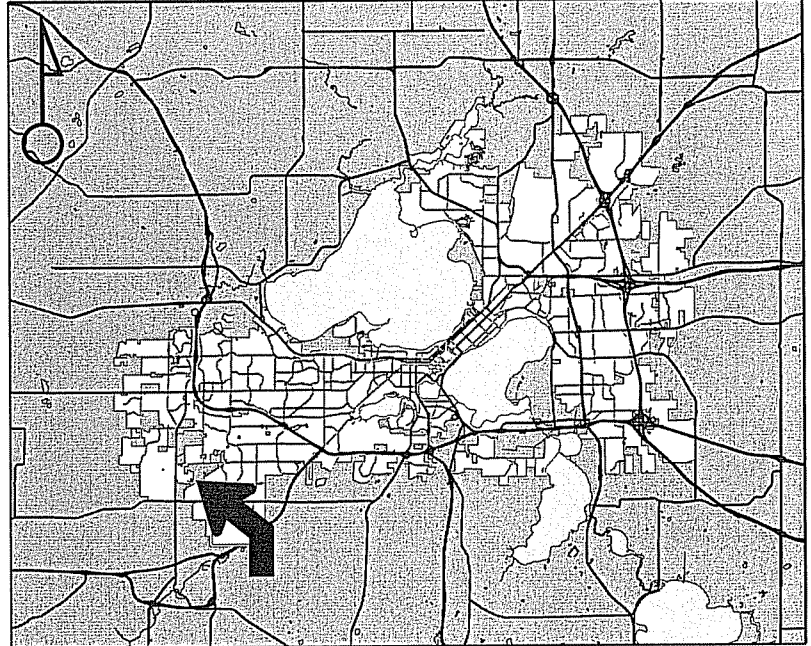
Location
2653 Jeffy Trail/2414 Trevor Way

Applicant
Rick McKy - Badger Mill Creek, LLC/
Michael S. Marty - Vierbicher

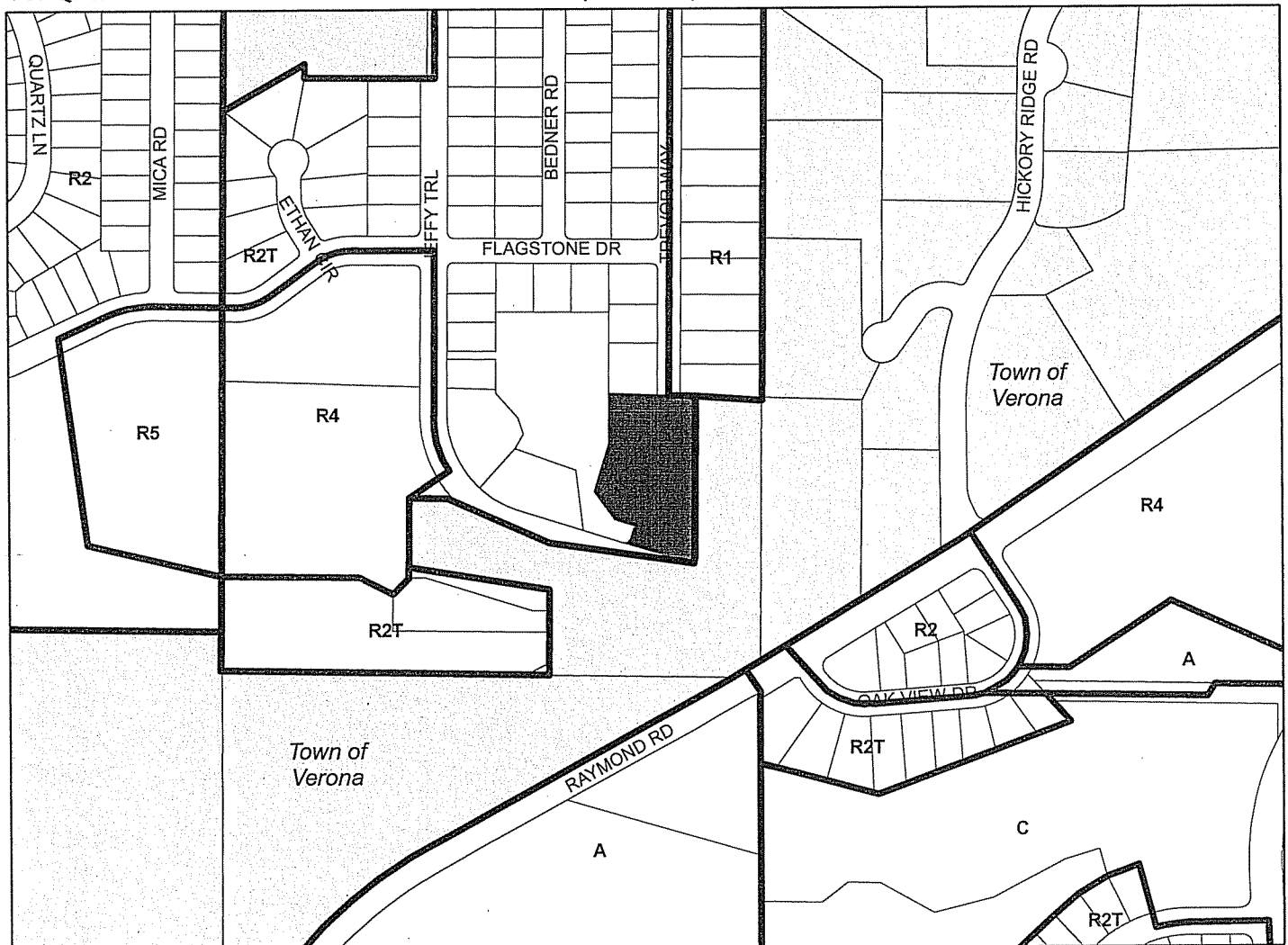
Within City Outside City

Proposed Use
Create 3 single-family residential lots
(including 2 deep residential lots) and
1 stormwater management outlot

Public Hearing Date
Plan Commission
29 August 2011
Common Council
06 September 2011

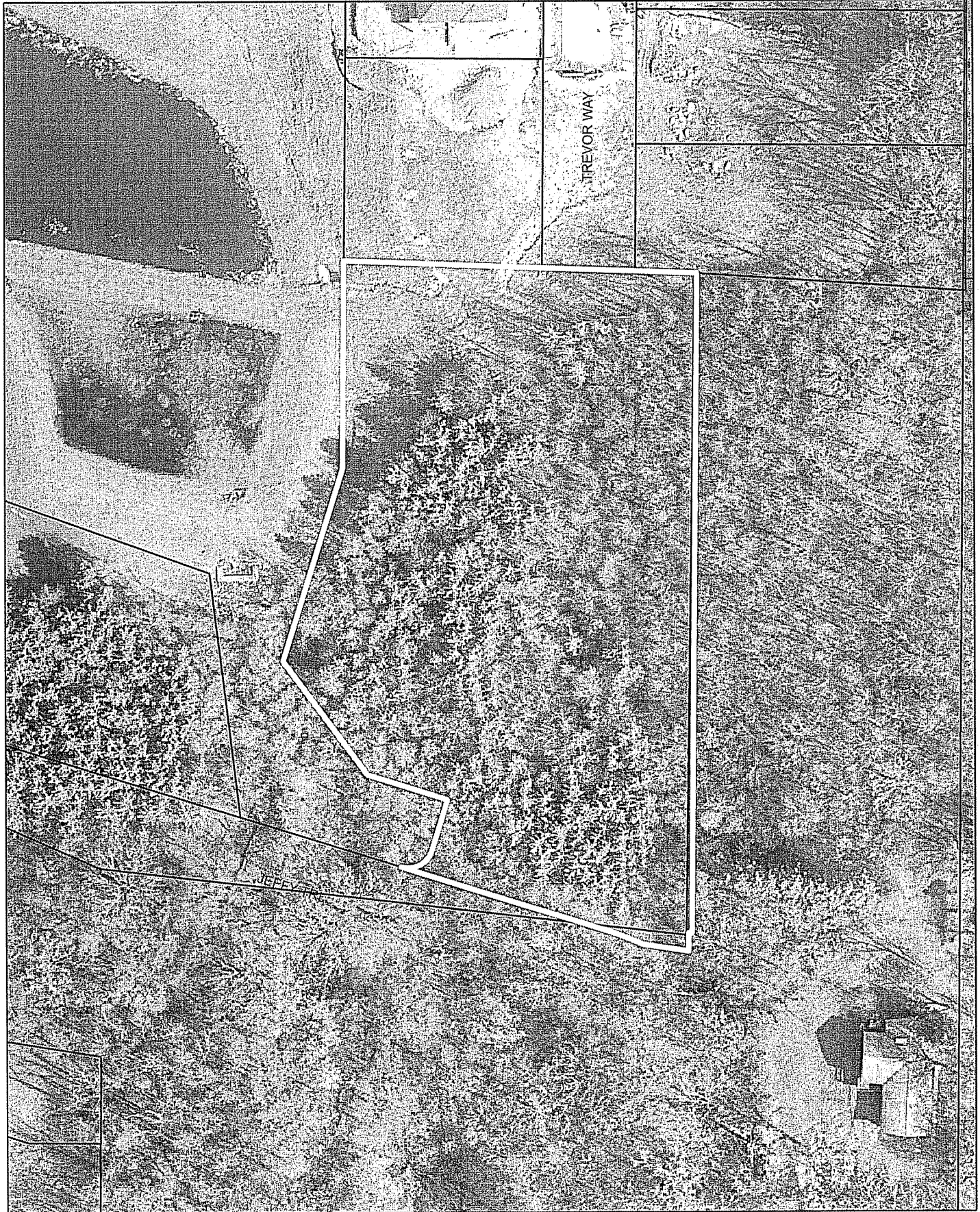


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 500'

City of Madison, Planning Division : RPJ : Date : 15 August 2011





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

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: Badger Mill Creek, LLC Representative, if any: Rick Mcky
 Street Address: 702 North High Point Road, Suite 100 City/State: Madison, WI Zip: 53717
 Telephone: (608) 345-1709 Fax: (608) 836-3744 Email: rmcky@starkhomes.com

Firm Preparing Survey: Vierbicher Contact: Michael S. Marty
 Street Address: 999 Fourier Drive, Suite 201 City/State: Madison, WI Zip: 53717
 Telephone: (608) 821-3955 Fax: (608) 826-0532 Email: mmar@vierbicher.com

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

3a. Project Information.

Parcel Address: OL 3, Second Add. to Hawk's Creek in the City or Town of: City of Madison
 Tax Parcel Number(s): 060803113137 School District: Madison
 Existing Zoning District(s): R4 Development Schedule: Fall 2011
 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 exterritorial 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	3	1	1.88
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
TOTAL			

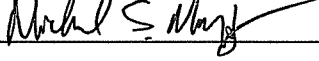
Describe the use of the lots and outlots on the survey
Single family residential & storm water management

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) 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.
- 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 Surveys Creating Residential Lots:** 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 it first having been approved by the **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 Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.
- Completed application and required Fee (from Section 1b on front):** \$ 800.00 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 e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Unit at 266-4635 for assistance.

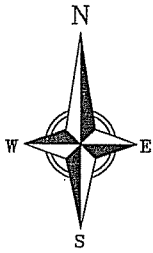
The signer attests that this application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Michael S. Marty **Signature** 
Date July 13, 2011 **Interest In Property On This Date** Surveyor

For Office Use Only	Date Rec'd: _____	PC Date _____	Alder. District: _____	Amount Paid: \$ _____
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CERTIFIED SURVEY MAP No.

OUTLOT 3, SECOND ADDITION TO HAWK'S CREEK AS RECORDED IN VOLUME 59-033A OF PLATS, ON PAGES 166-167, AS DOCUMENT NUMBER 4.313581, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ - NE ¼ OF SECTION 03, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

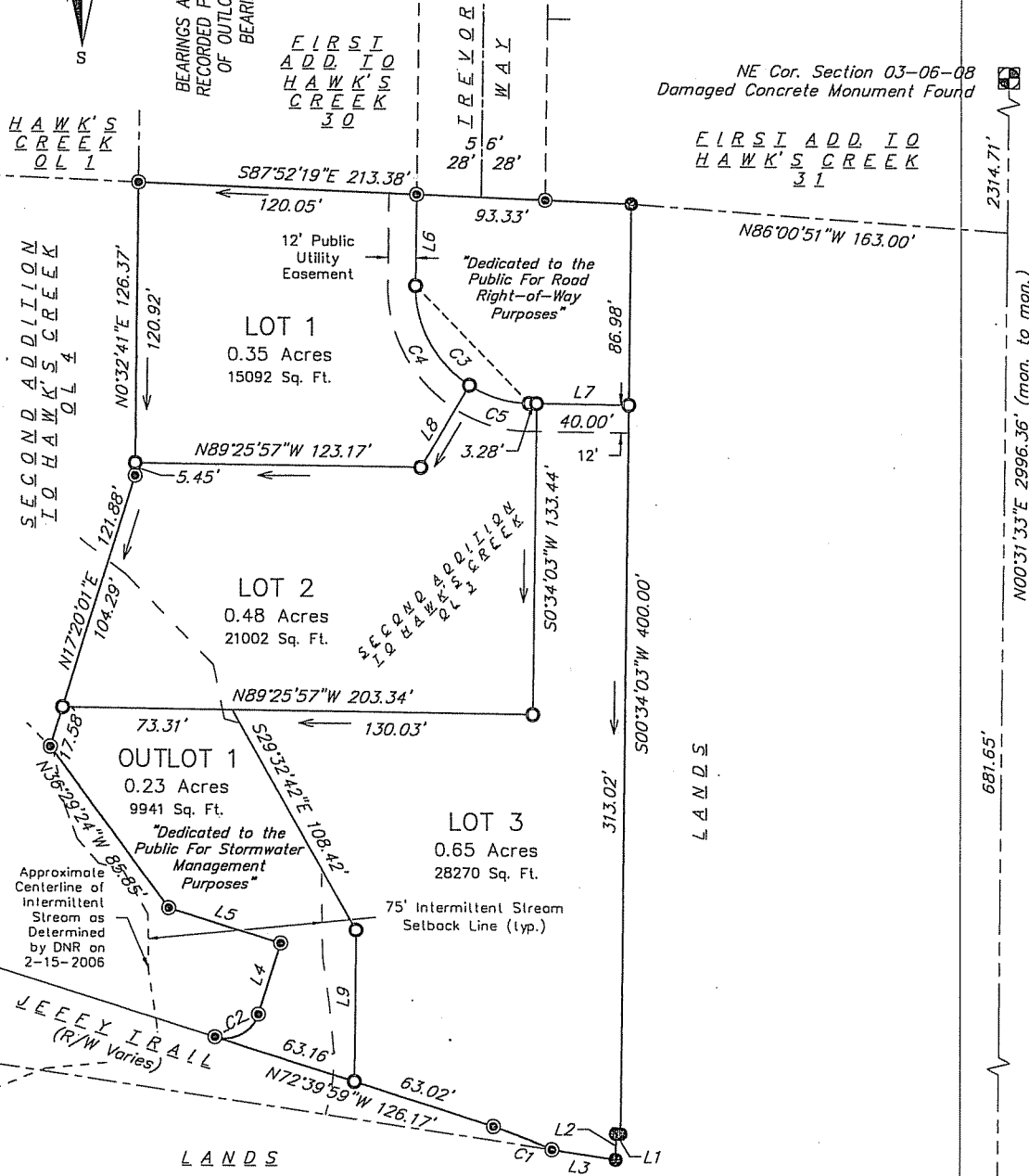


BEARINGS ARE BASED UPON THE RECORDED PLAT, THE NORTH LINE OF OUTLOT 3 RECORDED AS BEARING S87°52'19"E



NOTES:

1. See sheet 2 for legend, line table & curve table.
2. See sheets 3-5 for additional notes, description and certificates.



NE Cor. Section 03-06-08
Damaged Concrete Monument Found

FIRST ADDITION
HAWK'S CREEK
30

HAWK'S CREEK
Q L 1

SECOND ADDITION
TO HAWK'S CREEK
Q L 4

SECOND ADDITION
TO HAWK'S CREEK
Q L 1

Approximate Centerline of Intermittent Stream as Determined by DNR on 2-15-2006

JEFFY TRAIL
(R/W Varies)

LANDS

LANDS

E ¼ Cor. Section 03-06-08
Brass Capped Monument Found

vierbicher
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fouquier Drive, Suite 201 | Madison, Wisconsin 53717
Phone: (608) 824-0532 Fax: (608) 824-0530

FN: 33107394
DATE: 07/13/2011
Rev.
Drafted By: MMAR
Checked By: PKNU

SURVEYED FOR:
Badger Mill Creek, LLC
702 N. High Point Rd.
Suite 100
Madison, WI 53717

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

SHEET
1 OF 5

Drawing Name: M:\Badger Mill Creek\33107394_Hawk's Creek\Engineering\Civil3D\Badger Mill Creek_CSM-7.594.dwg

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CERTIFIED SURVEY MAP No.

OUTLOT 3, SECOND ADDITION TO HAWK'S CREEK AS RECORDED IN VOLUME 59-033A OF PLATS, ON PAGES 166-167, AS DOCUMENT NUMBER 4313581, DANE COUNTY REGISTRY, LOCATED IN THE SE ¼ - NE ¼ OF SECTION 03, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

- ⊙ FOUND 1-1/4" dia. IRON ROD
- FOUND 3/4" dia. IRON ROD
- SET 3/4" dia. x 24" SOLID IRON ROD, WT. 1.50 lbs./lin.ft.

() INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

1059.1 PROPERTY CORNER SPOT ELEVATION NAVD88 DATUM

← DRAINAGE ARROW (SEE NOTE #1 ON SHEET 3)

LINE TABLE

LINE NUMBER	LENGTH (FT.)	DIRECTION
L1	2.00'	N89°00'17"W
L2	11.00'	S0°31'33"W
L3	27.89'	N81°37'46"W
L4	32.20'	N17°20'01"E
L5	50.71'	N72°39'59"W
L6	39.54'	S0°32'41"W
L7	43.28'	S89°25'57"E
L8	41.08'	S30°48'48"W
L9	65.27'	S0°34'03"W

Curve Table

CURVE NUMBER	RADIUS (FT.)	DELTA	ARC LENGTH (FT.)	CHORD BEARING	CHORD LENGTH (FT.)	TANGENT BEARING (IN)
C1	216.00	7°16'11"	27.41	N69°01'52"W	27.39	N65°23'47"W
C2	15.00	90°00'00"	23.56	N62°20'01"E	21.21	S72°39'59"E
C3	50.00	89°58'38"	78.52	S44°26'38"E	70.70	
C4	50.00	58°30'00"	51.05	S28°42'19"E	48.86	
C5	50.00	31°28'38"	27.47	S73°41'38"E	27.12	

vierbicher
planners | engineers | advisors



REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fouler Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 824-0532 Fax: (608) 824-0530

FN: 33107394
DATE: 07/13/2011

Rev.
Drafted By: MMAR
Checked By: PKNJ

SURVEYED FOR:
Badger Mill Creek, LLC
702 N. High Point Rd.
Suite 100
Madison, WI 53717

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

SHEET
2 OF 5

Drawing Name: \\M\Badger Mill Creek\33107394_Hawk's Creek\Engineering\Civil3D\Badger Mill Creek_CSM-7394.dwg

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CERTIFIED SURVEY MAP NO _____

OUTLOT 3, SECOND ADDITION TO HAWK'S CREEK AS RECORDED IN VOLUME 59-033A OF PLATS, ON PAGES 166-167, AS DOCUMENT NUMBER 4313581, DANE COUNTY REGISTRY, LOCATED IN THE SE 1/4 - NE 1/4 OF SECTION 03, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor, No. 2452, hereby certify that under the direction and control of Badger Mill Creek, LLC, owner of said land, I have surveyed, divided and mapped the lands described and shown herein. I further certify that the map on Sheet one (1) is a correct representation of the exterior boundaries of the land surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the subdivision regulations of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates
By Michael S. Marty, P.L.S. 2452

Dated this ____ day of _____, 201 ____.

Signed: _____
Michael S. Marty, PLS, No. 2452

DESCRIPTION:

Outlot 3, Second Addition to Hawk's Creek as recorded in Volume 59-033A of Plats, on Pages 166-167, as Document Number 4313581, Dane County Registry, located in the SE 1/4-NE 1/4 of Section 03, Township 06 North, Range 08 East, City of Madison, Dane County, Wisconsin.

Said parcel contains 82,002 square feet or 1.8825 acres more or less.

NOTES:

1. 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 depicted on sheet 1 are for property corners at ground level and shall be maintained by the lot owner. Elevations are based upon NAVD88 Datum.
2. All lots within this Certified Survey Map 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 shared 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 prior written approval of the City Engineer. In the event of a City of Madison Plan Commission and/or Common Council approved re-division 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.
3. All lots created within this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop.
4. Distances are ground and measured to the nearest hundredth of a foot (0.01')
5. Subject to Declaration of Conditions and Covenants recorded as Document Numbers 4322122, 4322123 and 4323669.
6. Note per the recorded plat of Second Addition to Hawk's Creek: The intra-block drainage easements shall be graded with the construction of each principal structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

Certified Survey Map No. _____
Document No. _____
Volume _____ Page _____

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CERTIFIED SURVEY MAP NO _____

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OWNER'S CERTIFICATE:

Badger Mill Creek, LLC, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on Sheet one (1). We further certify that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval or objection.

Dated this ___ day of _____, 201__.

Signed: _____
Rick Mcky,

STATE OF WISCONSIN)
) SS
COUNTY OF DANE)

Personally came before me this _____ day of _____, 201__, the above named Rick Mcky, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: _____ My commission expires / is permanent: _____

CONSENT OF MORTGAGEE:

AnchorBank, fsb, 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 dedication of the land described on this Certified Survey Map, and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said AnchorBank, fsb has caused these presents to be signed by _____, its _____, at Madison, Wisconsin, on this _____ day of _____, 201__.

Signed: _____
 , Authorized Representative

STATE OF WISCONSIN)
) SS
COUNTY OF DANE)

Personally came before me this _____ day of _____, 20____, _____, its _____, of the above named banking association, and acknowledged that he executed the foregoing instrument as such officer of the deed of said banking association.

Notary Public: _____ My commission expires / is permanent: _____

MADISON COMMON COUNCIL CERTIFICATE:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 201__; and that said enactment 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 _____, 201__.

Signed: _____
Maribeth Witzel-Behl, City Clerk, City of Madison
Dane County, Wisconsin

Certified Survey Map No. _____
Document No. _____
Volume _____ Page _____

CERTIFIED SURVEY MAP NO. _____

OUTLOT 3, SECOND ADDITION TO HAWK'S CREEK AS RECORDED IN VOLUME 59-033A OF
PLATS, ON PAGES 166-167, AS DOCUMENT NUMBER 4313581, DANE COUNTY REGISTRY,
LOCATED IN THE SE 1/4 - NE 1/4 OF SECTION 03, TOWNSHIP 06 NORTH, RANGE 08 EAST, CITY OF
MADISON, DANE COUNTY, WISCONSIN

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this _____ day of _____, 201__.

Signed: _____
Steven R. Cover, Secretary
Madison Plan Commission

REGISTER OF DEEDS CERTIFICATE:

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

Kristi Chlebowski, Dane County Register of Deeds

Certified Survey Map No. _____
Document No. _____
Volume _____ Page _____

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