



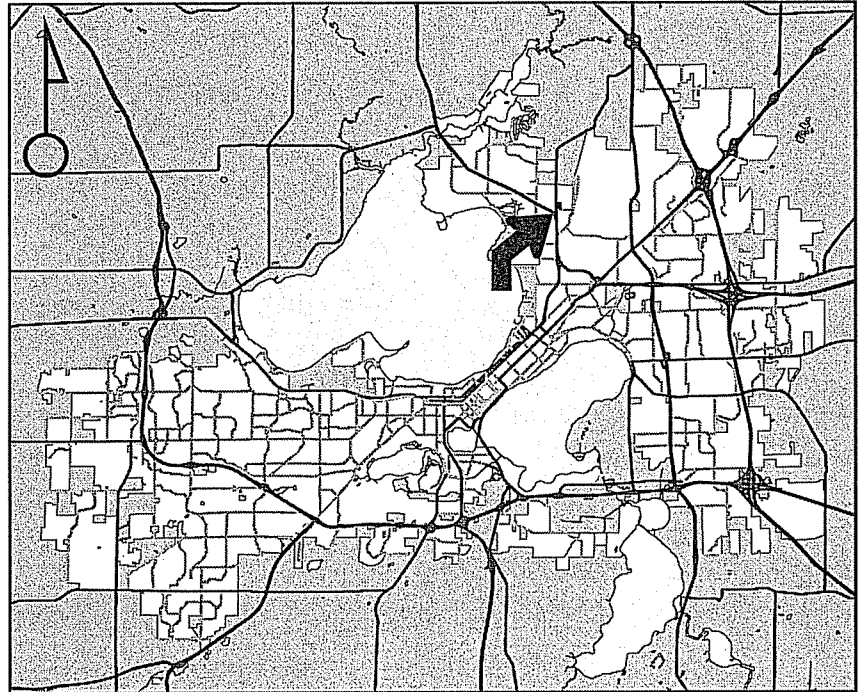
CSM Name
 Oak Park CSM
 Location
 3901 Packers Avenue

Applicant
 Joseph Wolf – Oak Park MHC, LLC/
 Alden Kaukl– Badger Surveying & Mapping

Within City Outside City

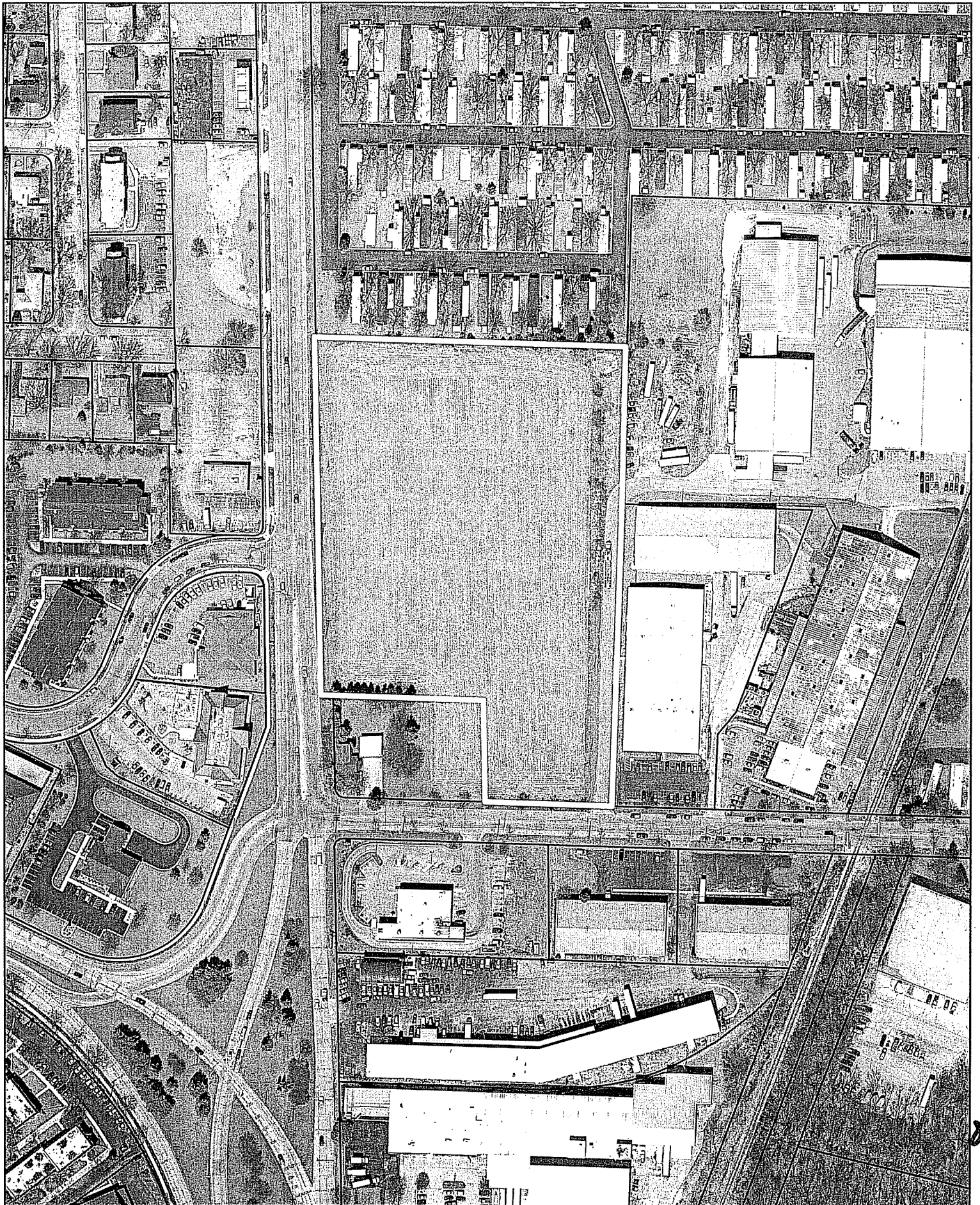
Proposed Use
 1 Agricultural Lot

Public Hearing Date
 Plan Commission
 03 December 2007



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







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

City of Madison

**** 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: Oak Park MHC, LLC Representative, if any: Joseph Wolf, President
 Street Address: 8833 Gross Point, Suite 310 City/State: Skokie, IL Zip: 60077
 Telephone: (847) 626-0400 Fax: () Email: jwolf@mgci.com

Firm Preparing Survey: Badger Survey & Mapping Service, LLC Contact: Alden Kauki
 Street Address: 3602 Atwood Avenue, Suite 2 City/State: Madison, WI Zip: 53714
 Telephone: (608) 244-2010 Fax: (608) 244-6272 Email: badgersurvey@globaldialog.com

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

3a. Project Information.

Parcel Address: 3901 Packers Avenue in the City or Town of: Madison
 Tax Parcel Number(s): 081030100995 School District: Madison
 Existing Zoning District(s): PCD (GDP) Development Schedule: Unknown
 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: N/A Date of Approval by Town: N/A

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			
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use) Agriculture	1		8.02
TOTAL			

Describe the use of the lots and outlots on the survey
Existing land use is agricultural. Future land use as proposed in the City of Madison Comprehensive Plan, January 2006 as "employment."

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):** \$ 350.00 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 David Schreiber for Oak Park MHC **Signature** *David K. Schreiber*
Date 10/10/07 **Interest In Property On This Date** Agent

For Office Use Only	Date Rec'd: _____	PC Date _____	Alder. District: _____	Amount Paid: \$ _____
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Effective February 14, 2005

Send correspondence to: David Schreiber
 c/o Schreiber/Anderson Associates, Inc.
 717 John Nolen Drive
 Madison, WI 53713
 dschreiber@saa-madison.com



October 10, 2007

Timothy M. Parks, Planner
Department of Planning and Development
City of Madison
215 Martin Luther King, Jr., Blvd., LL100
Madison, WI 53703

Landscape Architecture
Urban Design
Community Planning
Land Planning
Civil Engineering

Re: Oak Park MHC, LLC
3901 Packers Avenue, Madison, WI

Dear Mr. Parks:

Attached please find an application for a Certified Survey Map (CSM) land division. I am submitting this application on behalf of Oak Park MHC, LLC, the property owner. This application is for approval of a CSM for an 8.02 acre parcel located at the address above. The proposed CSM parcel is part of a larger parcel that includes the Oak Park Terrace Mobile Home Park that was recently sold by Optunities LLC to Oak Park MHC, LLC. The only purpose for this CSM is to allow this parcel to be conveyed back to Optunities LLC.

As required, I have attached the following in application for the proposed CSM:

- 16 copies of a Certified Survey Map (CSM)
- 2 copies of a Report of Title and supporting documents
- Completed application form
- Required fee of \$350 made out to the City of Madison Treasurer (\$200 application fee plus \$150 fee per lot equals \$350)

Please note that the attached Report of Title is for the entire Oak Park parcel sold to Oak Park MHC, LLC, not just the 8.02 acre parcel. The proposed CSM is currently part of the larger parcel.

The parcel for which we are requesting approved as a CSM is included within the 1969 Plan approval for development of the Oak Park Terrace Mobile Home Community. The current zoning for property covered by the proposed CSM is PCD-GDP Manufactured Housing. The property proposed for division is currently undeveloped and is used for agricultural crops.

Schreiber/Anderson Associates, Inc.
717 John Nolen Drive
Madison, WI 53713
T 608.255.0800
F 608.255.7750
www.saa-madison.com

Timothy M. Parks, Planner
CSM Application
October 10, 2007

City staff has previously advised me to include, as part of this CSM application, the right-of-ways proposed in the earlier 1969 submittal. With this submittal for approval of a CSM, I am not including those right-of-ways. My reasoning for this is as follows:

1. There is no development plan being submitted for this parcel at the current time, just its division into a separate legal parcel. Until someone comes in with a development plan, the property is going to stay vacant. The City could require the dedication of the right-of-way at the time a development plan is submitted.
2. The parcel is zoned PCD-GDP Manufactured Housing, and there is no request being made to change this. To develop the parcel as additional manufactured housing lots, a new SIP would have to be submitted and the City could require the dedication of the right-of-way at that time as shown in the 1969 approved GDP Plan.
3. If someone wants to develop this parcel for something other than additional manufactured housing lots, they will have to get the parcel rezoned and get a development approval. At that time the City could require that right-of-ways be dedicated. A new development plan for this parcel that the City likes might not be compatible with the dedication of both of these right-of-ways or with the location the City is currently asking for. In 1969 the plans called for Browning Road to intersect Packers Avenue on the west side of Packers Avenue. So, to have a right-of-way dedicated today that does not line up with current streets and traffic medians does not make sense.
4. It is more practical to have the right-of-ways dedicated when the City actually knows where the streets will need to be, rather than having them dedicated now with no development plan for the parcel and having to possibly vacate the right-of-ways at some time in the future.
5. Dedicating the rights-of-way at this time will also reduce the owner's value because of the cost for future street vacation, uncertainty of approval, and the time required.
6. Dedication of the right-of-ways now would take over two acres off the tax roll and make it public property even though the streets are not going to be built any time soon or any guarantee that they would be part of future development.
7. The north/south right-of-way shown on the proposed CSM does not line up with any street on the south side of Darwin Road.
8. Current access to the two development parcels east of the proposed CSM are protected with an existing easement and do not require a dedicated right-of-way at this time.

Schreiber/Anderson Associates, Inc.

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Timothy M. Parks, Planner
CSM Application
October 10, 2007

9. If the City is concerned about doing something consistent with the 1969 PCD-GDP approval plan, a note could be put on the CSM indicating that any future development of this parcel may be subject to the dedication of right-of-ways to the City of Madison. This would give public notice that the City has not abandoned the requirement for right-of-way dedication on this parcel.

In conclusion, I will be happy to answer any questions you may have concerning the attached request. I can be reached at 608-255-0800. Thank you for your assistance in this matter.

Sincerely,



David R. Schreiber, President
Schreiber/Anderson Associates, Inc.

Attachments

cc: Joseph Wolf
Greg Raemisch
Bruce Raemisch
William Nelson
Larry Libman

Schreiber/Anderson Associates, Inc.

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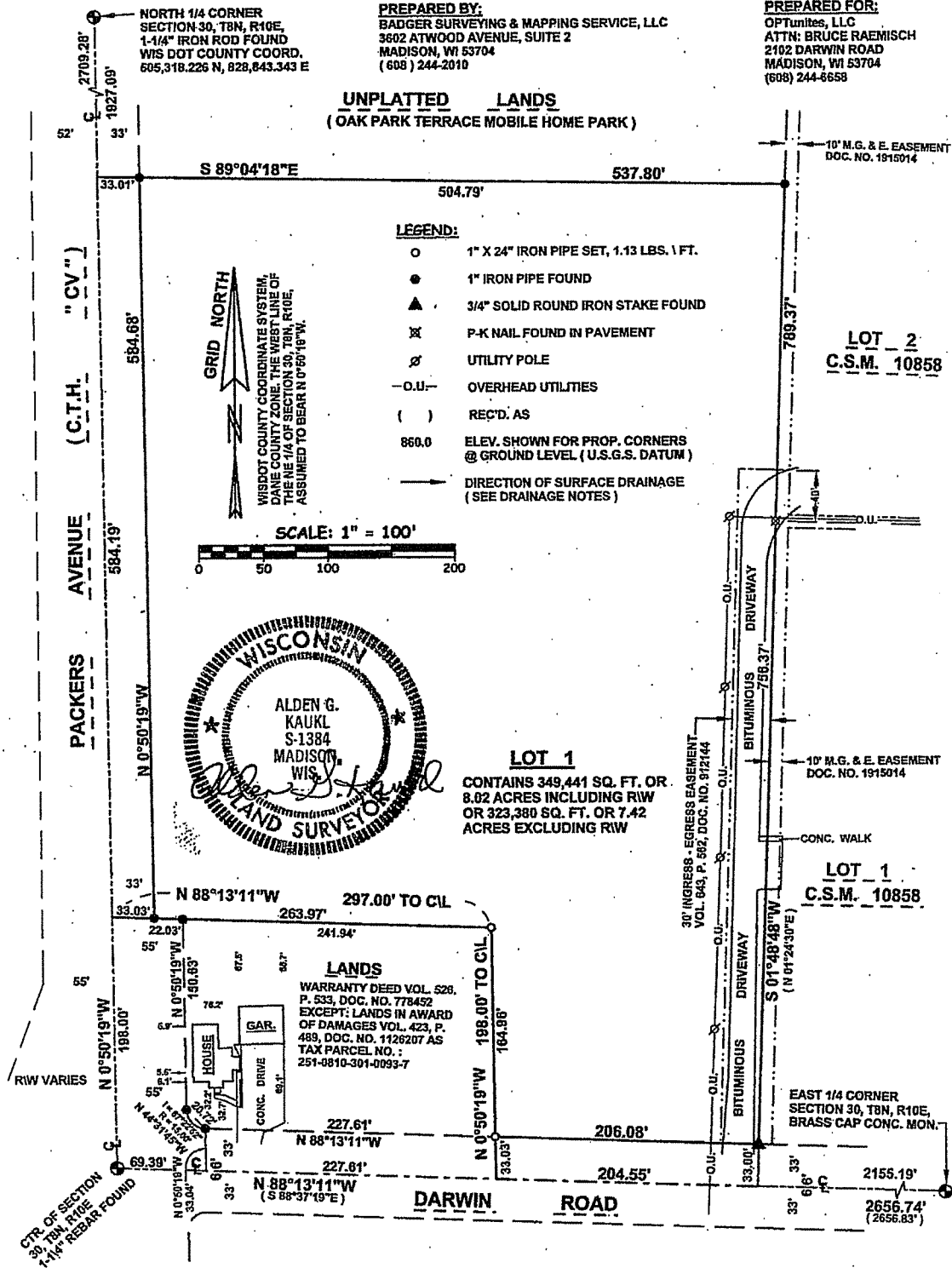
CSM DRAF II

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 30, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

PREPARED BY:
BADGER SURVEYING & MAPPING SERVICE, LLC
3602 ATWOOD AVENUE, SUITE 2
MADISON, WI 53704
(608) 244-2010

PREPARED FOR:
OPTumites, LLC
ATTN: BRUCE RAEMISCH
2102 DARWIN ROAD
MADISON, WI 53704
(608) 244-6658



DOCUMENT NO. _____

VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP NO. _____

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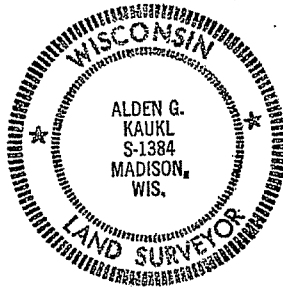
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DANE COUNTY CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE:

I, ALDEN G. KAUKL, WISCONSIN LAND SURVEYOR, 1384, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 30, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 30; THENCE S 0°50'19"E, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 30, 1927.09 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 89°04'18"E, 537.80 FEET; THENCE S 01°48'48"W, ALONG THE WEST LINE OF C.S.M. NO. 10858, 789.87 FEET; THENCE N 88°13'11"W, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 30, 204.55 FEET; THENCE N 0°50'19"E, ALONG THE EAST LINE OF LANDS DESCRIBED IN A WARRANTY DEED RECORDED IN VOL. 526, PAGE 533, AS DOCUMENT NO. 778452 OF THE DANE COUNTY REGISTRY, 198.00 FEET; THENCE 88°13'11"W, ALONG THE NORTH LINE OF THE AFOREMENTIONED LANDS, 297.00 FEET; THENCE N 0°50'19"W, ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 30, 584.19 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. I ALSO CERTIFY THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE LAND DIVISION THEREOF MADE AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34, WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATE: AUGUST 7, 2007



Alden G. Kaukl
ALDEN G. KAUKL
WISCONSIN LAND SURVEYOR, 1384

CORPORATE OWNER'S CERTIFICATE:

OAK PARK MHC, LLC, A WISCONSIN LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. IT ALSO CERTIFIES THAT THIS CERTIFIED SURVEY IS REQUIRED BY SECTIONS 236.10 AND 236.12, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL OR OBJECTION.

OAK PARK MHC, LLC
A WISCONSIN LIMITED LIABILITY COMPANY

BY: OAK PARK MANAGER, LLC
A DELEWARE LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: _____
JOSEPH I. WOLF, PRESIDENT

STATE OF WISCONSIN) SS COUNTY OF DANE)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2007, THE ABOVE NAMED OFFICER OF THE ABOVE COMPANY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID COMPANY BY ITS AUTHORITY.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC,

DOCUMENT NO. _____

VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP NO. _____

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PAGE 2 OF 4 PAGES

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DANE COUNTY CERTIFIED SURVEY MAP NO. _____

CONSENT OF CORPORATE MORTGAGEE:

GENERAL ELECTRIC CAPITAL CORPORATION, A DELAWARE CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF DELAWARE, MORTGAGEE OF THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP AND HEREBY CONSENTS TO THE FOREGOING OWNER'S CERTIFICATE.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICER LISTED BELOW AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 2007.

**GENERAL ELECTRIC CAPITAL CORPORATION
A DELEWARE CORPORATION**

BY: _____
DAVID R. MARTINDALE, MANAGING DIRECTOR

**STATE OF WISCONSIN) SS
COUNTY OF DANE)**

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2007, THE ABOVE NAMED OFFICER OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION BY ITS AUTHORITY.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC,



DOCUMENT NO. _____

VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP NO. _____

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DANE COUNTY CERTIFIED SURVEY MAP NO. _____

DRAINAGE 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 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.
- 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 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 THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.

MADISON COMMON COUNCIL CERTIFICATE:

" RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER RES-_____, FILE ID NUMBER _____, ADOPTED ON THE _____ DAY OF _____, 2007, 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 _____, 2007.

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

CITY OF MADISON APPROVAL CERTIFICATE:

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

BY: _____
MARK A. OLINGER
SECRETARY, CITY OF MADISON PLAN COMMISSION

DATE: _____

REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 200____ AT _____ O'CLOCK _____ M. AND
RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES _____,
_____ AND _____.

KRISTI CHLEBOWSKI,
DANE COUNTY REGISTER OF DEEDS



DOCUMENT NO. _____

VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP NO. _____

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