



City of Madison

Proposed Certified Survey Map

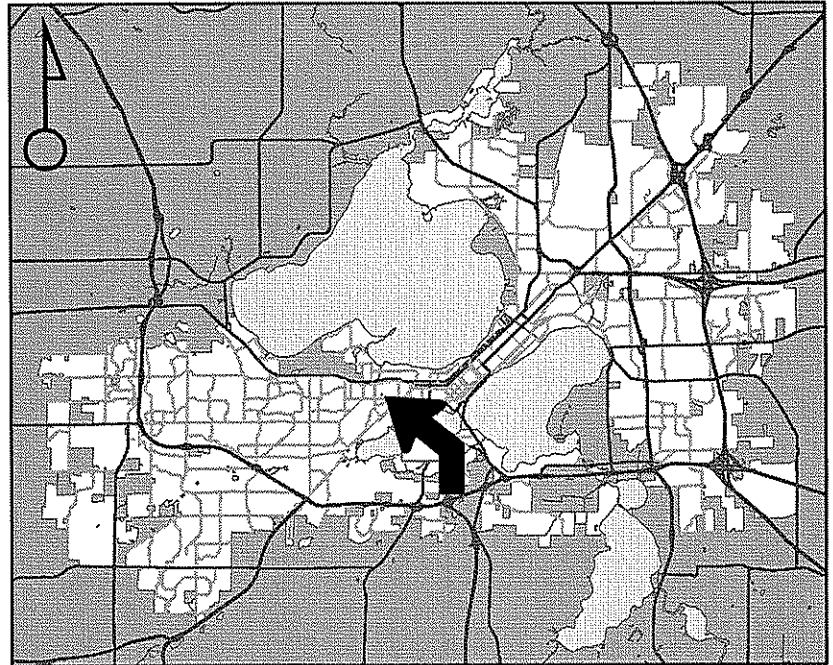
CSM Name
Blanchard CSM
 Location
2017 and 2021 Van Hise Avenue

Applicant
**Converse H. Blanchard/Michelle Burse -
 Burse Surveying and Engineering**

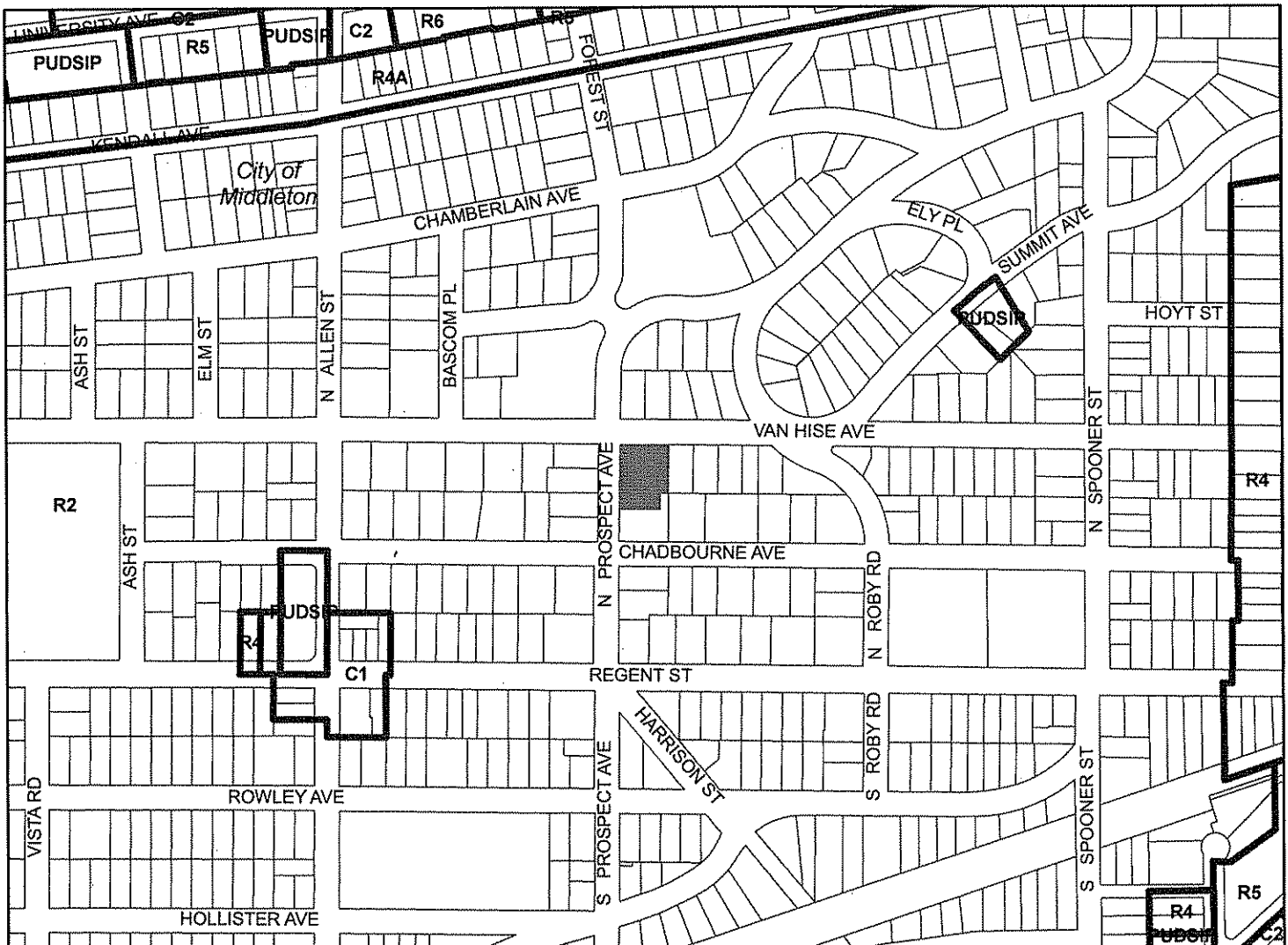
Within City Outside City

Proposed Use
**Divide Single-Family Parcel in University
 Heights Local Historic District into 2 Lots**

Public Hearing Date
 Plan Commission
04 May 2009
 Common Council
19 May 2009



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 20 April 2009





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: Converse H. Blanchard Representative, if any: Atty. Ronald M. Trachtenberg
 Street Address: P.O. Box 2038 City/State: Madison, WI Zip: 53701-2038
 Telephone: (608) 268-5575 Fax: (608) 257-2508 Email: rtrachtenberg@murphydesmond.com

Firm Preparing Survey: Burse Surveying & Engineering, Inc. Contact: Michelle Burse
 Street Address: 1400 E. Washington Ave. #158 City/State: Madison, WI Zip: 53703
 Telephone: (608) 250-9263 Fax: (608) 250-9266 Email: burse@chorus.net

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

3a. Project Information.

Parcel Address: 2017 & 2021 Van Hise Avenue in the City or Town of: Madison
 Tax Parcel Number(s): 0709/222-3007-7 & 0709/222-3008-5 School District: Madison
 Existing Zoning District(s): HIS-UH R2 Development Schedule: No specific
 Proposed Zoning District(s) (if any): No change 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	2	0	.42
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
TOTAL	2	0	.42

Describe the use of the lots and outlots on the survey
Lot 1: Existing house (s.f.)
Lot 2: New house (s.f.)

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.

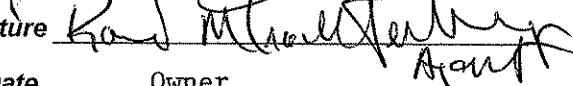
For Surveys Outside the Madison City Limits: A copy of the approval letters from both the town in which the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without it first having been approved 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): \$ 500 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 Converse H. Blanchard **Signature** 
Date 3/9/09 **Interest In Property On This Date** Owner

For Office Use Only	Date Rec'd: <u>3/18/09</u>	PC Date: <u>5/4/09</u>	Alder. District: <u>5</u>	Amount Paid: <u>\$ 500</u>
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SETBACK EXHIBIT

ALL OF LOTS 7 AND 8, AND PART OF LOTS 9 AND 10, BLOCK 24, UNIVERSITY HEIGHTS, AS RECORDED IN VOLUME 01 OF PLATS, ON PAGE 17, AS DOCUMENT NUMBER 197136, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

0 40 80 120



SCALE : ONE INCH = FORTY FEET

(E. N. A. S T E R L I N G A V E)

Y A N H I S E

A V E N U E

60' R/W WIDTH

30'

30'

GRID NORTH
BEARINGS ARE BASED ON THE
WISCONSIN COUNTY COORDINATE
SYSTEM DANE ZONE 83 1997

1

2 2

2 2

3 2

3 2

30'

30'

30'

30'

60' R/W WIDTH

P R O S P E C T

A V E N U E

60' R/W WIDTH

C O V E R E D P O R C H

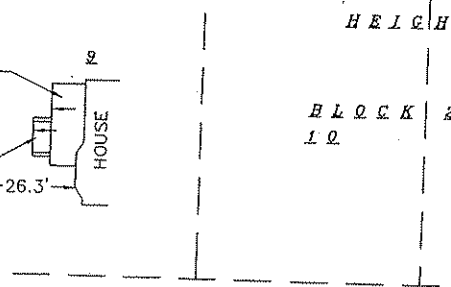
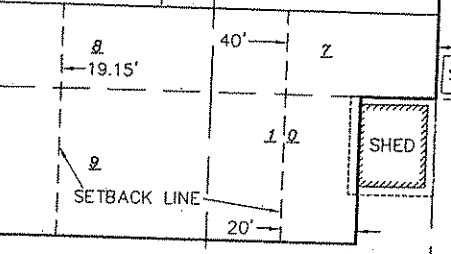
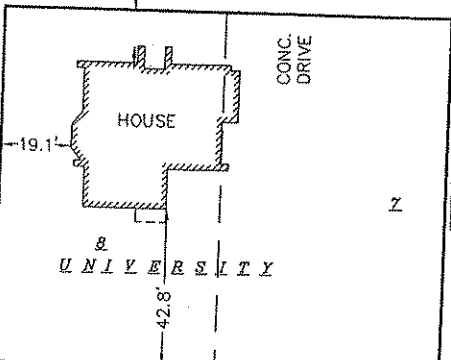
19.2'

14.3'

S T E P S

26.3'

H O U S E



C H A D B O U R N E

A V E N U E

PREPARED FOR :

Converse H. Blanchard
2021 Van Hise Avenue
Madison, WI 52726

PREPARED BY :

Burse

surveying & engineering ^{INC}

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263

Fax: 608.250.9266

email: burse@chorus.net

www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 03, 2009

Plot View: setbackexhibit

\\PROJECTS\BSE1272\dwg\BSE1272.DWG

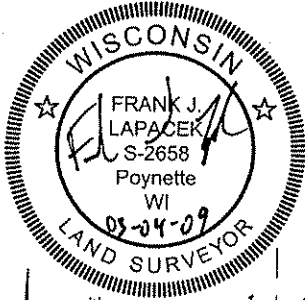
SHEET 1 OF 1

CERTIFIED SURVEY MAP No.

ALL OF LOTS 7 AND 8, AND PART OF LOTS 9 AND 10, BLOCK 24, UNIVERSITY HEIGHTS, AS RECORDED IN VOLUME 01 OF PLATS, ON PAGE 17, AS DOCUMENT NUMBER 197136, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = FORTY FEET



GRID NORTH BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE 83 1997

NOTES:

1. SEE SHEET 2 FOR DETAILS.
2. SEE SHEET 3 FOR NOTES AND LEGEND
3. The front yard set back (19.15') for Lot 2 of this CSM was derived per Sec. 28.08(1) (f) 1, MGO, as the average of the existing front yard setbacks of the houses located on each side of said Lot 2.

SURVEYED FOR :

Converse H. Blanchard and June M. Weisberger
2021 Van Hise Avenue
Madison, WI 52726

SURVEYED BY :

Burse

surveying & engineering, Inc.

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: burse@chorus.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

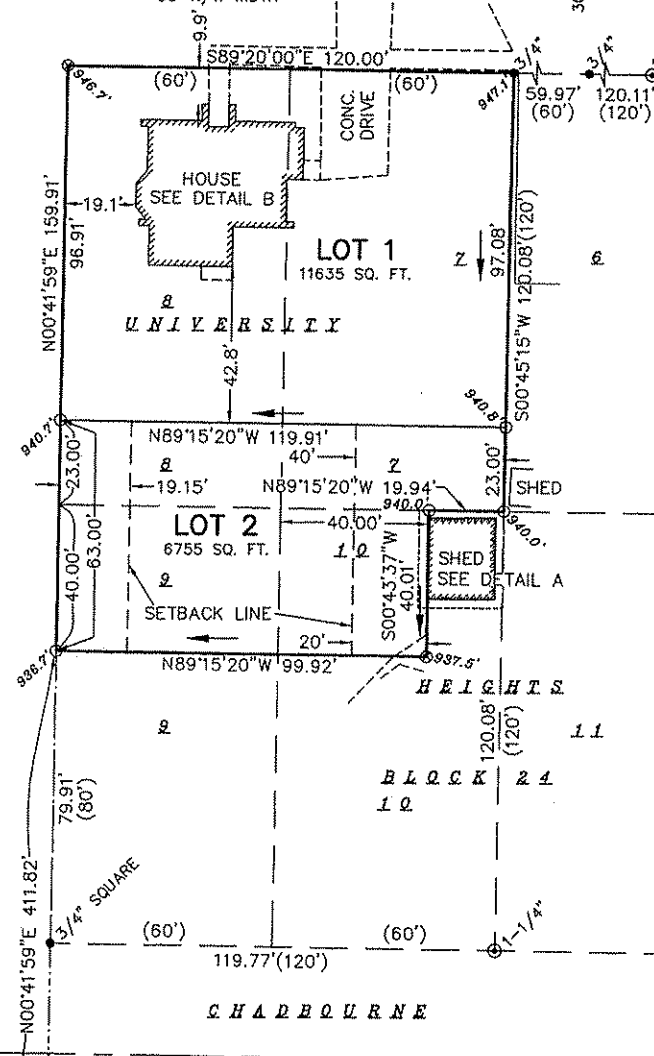
Date: March 04, 2009

Plot View: Sht1

PROJECTS\BSE1272\dwg\BSE1272.DWG

(E N A S T E R L I N G A V E)
V A N H I S E

A V E N U E
60' R/W WIDTH



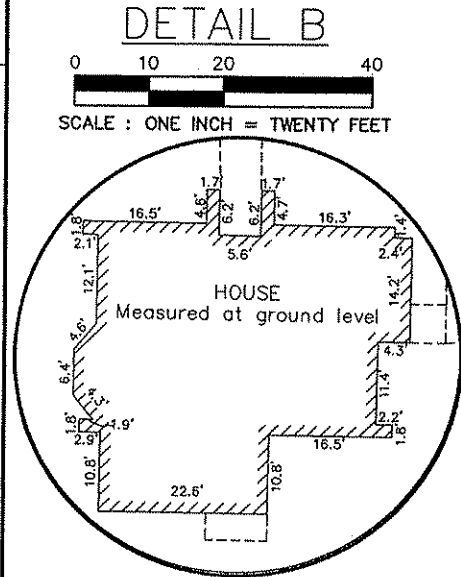
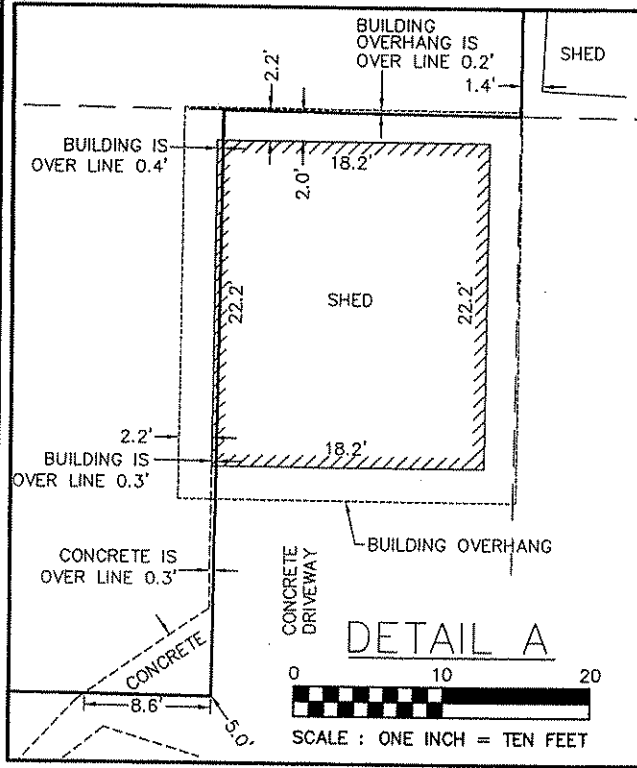
715.62' 1922.31'
MON TO MON S89°14'26"E 2637.93'

FOUND BRASS CAP MONUMENT AT THE WEST QUARTER CORNER OF SECTION 22-07-09 NAD83 COORDINATES
N: 480359.680
E: 810578.890

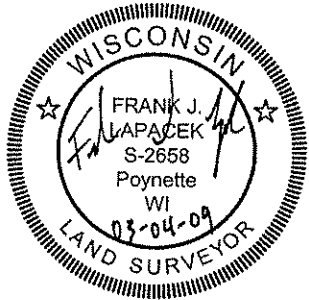
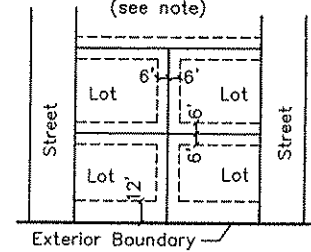
FOUND BRASS CAP MONUMENT AT THE CENTER OF SECTION 22-07-09 NAD83 COORDINATES
N: 480324.720
E: 813216.590

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TYPICAL DRAINAGE EASEMENTS:
(see note)



CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____ File I.D. Number _____, adopted on the ____ day of _____ 200__, 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 _____, 200__.

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

CITY OF MADISON APPROVAL

Approved for recording by the Secretary of the City of Madison Planning Commission.

Dated this ____ day of _____, 200__.

Mark A. Olinger, Secretary of Planning Commission.

SURVEYED BY :

Burse

surveying & engineering ^{LLC}

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: burse@chorus.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME ____ PAGES _____

Date: March 04, 2009

Plot View: Sht2

\\PROJECTS\BSE1272\dwg\BSE1272.DWG

SHEET 2 OF 4

CERTIFIED SURVEY MAP No. _____

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LEGEND

- SOLID IRON ROD FOUND SIZE NOTED
- SET 3/4"x18" SOLID IRON ROD WT. 1.50 lbs/ft
- ⊙ IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)
- ⊗ SET MAG NAIL

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

() INDICATES RECORDED AS

947.1' SPOT ELEVATION AT LOT CORNER

← 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.

NOTES:

- 1) Date of field work: 02-19-09
- 2) Total parcel area = 18390 square feet
- 3) All lots within this certified survey are subject to public easements 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 easements shall be 12-feet in width on the perimeter of the certified survey. 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. No obstructions to drainage including landscaping are permitted without the prior written approval of the City Engineer.
- 4) In the event of the City of Madison Plan Commission and/or Common Council approve 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.
- 5) Elevations are based upon NAVD88. The top of Brass Cap Monument at the Center of Section 22-07-09 has an elevation of 877.47' per Carl M. Sandsnes tie sheet dated Feb. 16, 2004.
- 6) Surveyor has been provided a copy of Title Report Number 1908431 dated February 6, 2009 from First American Title Insurance Company.

LEGAL DESCRIPTION:

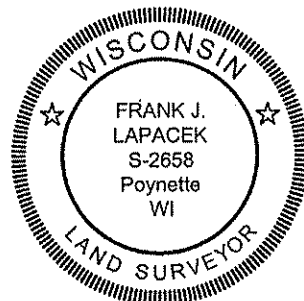
LOT 7, LOT 8, THE NORTH 40 FEET OF LOT 9 AND THE NORTH 40 FEET OF THE WEST 40 FEET OF LOT 10, BLOCK 24, UNIVERSITY HEIGHTS, AS RECORDED IN VOLUME 01 OF PLATS, ON PAGE 17, AS DOCUMENT NUMBER 197136, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Registered Land Surveyor No. 2658, hereby certify that I have surveyed, divided, mapped and dedicated the above described lands under the direction of Converse H. Blonchard, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 04th day of MARCH, 2009.

Signed: Frank J. Lapacek
Frank J. Lapacek, R.L.S. No. 2658




MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

Date: March 04, 2009
Plot View: Sht3
PROJECTS\BSE1272\dwg\BSE1272.DWG

SURVEYED BY :

Burse

surveying & engineering 

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SHEET 3 OF 4

CERTIFIED SURVEY MAP No. _____

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OWNER'S CERTIFICATE

Converse H. Blanchard, as owner, does hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on sheet 1. I also certify that this Certified Survey Map is required by s.236.34 to be submitted to the following for approval or objection.

City of Madison

WITNESS the hand and seal of said owners, this _____ day of _____, 200__.

Converse H. Blanchard

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 200__, the above named Converse H. Blanchard, 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

University of Wisconsin Credit Union duly organized and existing under and by virtue 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 University of Wisconsin Credit Union, has caused these presents to be signed by _____, its _____, at _____, Wisconsin, this _____ day of _____, 200__.

Authorized Representative

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 200__, _____, its _____ of the above named banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public: _____

My commission expires/is permanent: _____

SURVEYED BY :

Burse

surveying & engineering ^{INC.}

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: burse@chorus.net
www.bursesurveyengr.com

Office of the Register of Deeds
_____ County, Wisconsin
Received for Record
_____, 20__ at
_____ o'clock __M as
Document No. _____
In _____

Register of Deeds



MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____
Date: March 04, 2009
Plot View: Sht4
PROJECTS\BSE1272\dwg\BSE1272.DWG