



City of Madison

Proposed Certified Survey Map

CSM Name
Wood CSM

Location
1421 MacArthur Road

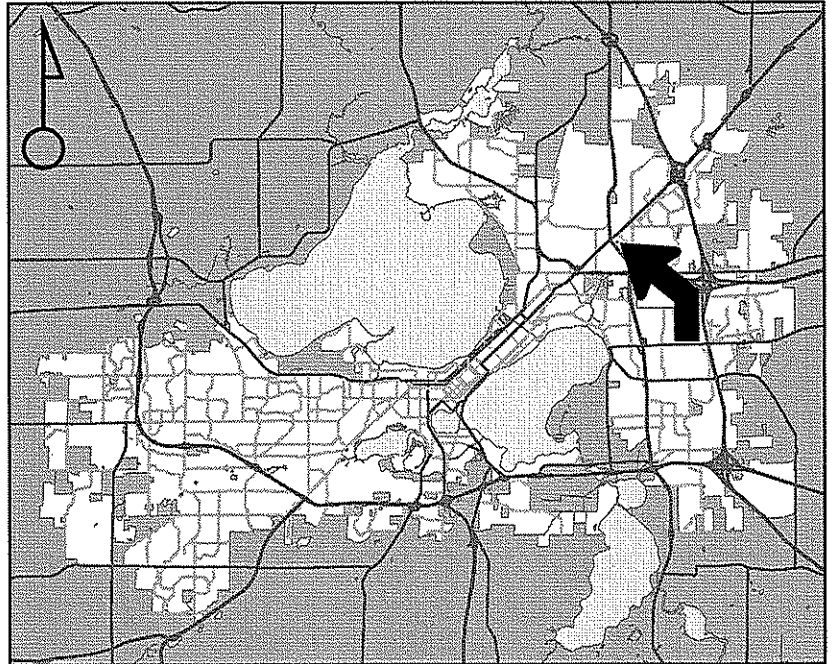
Applicant
Mark Tyler Wood/Paul Spetz -
Isthmus Surveying, LLC

☒ Within City ☐ Outside City

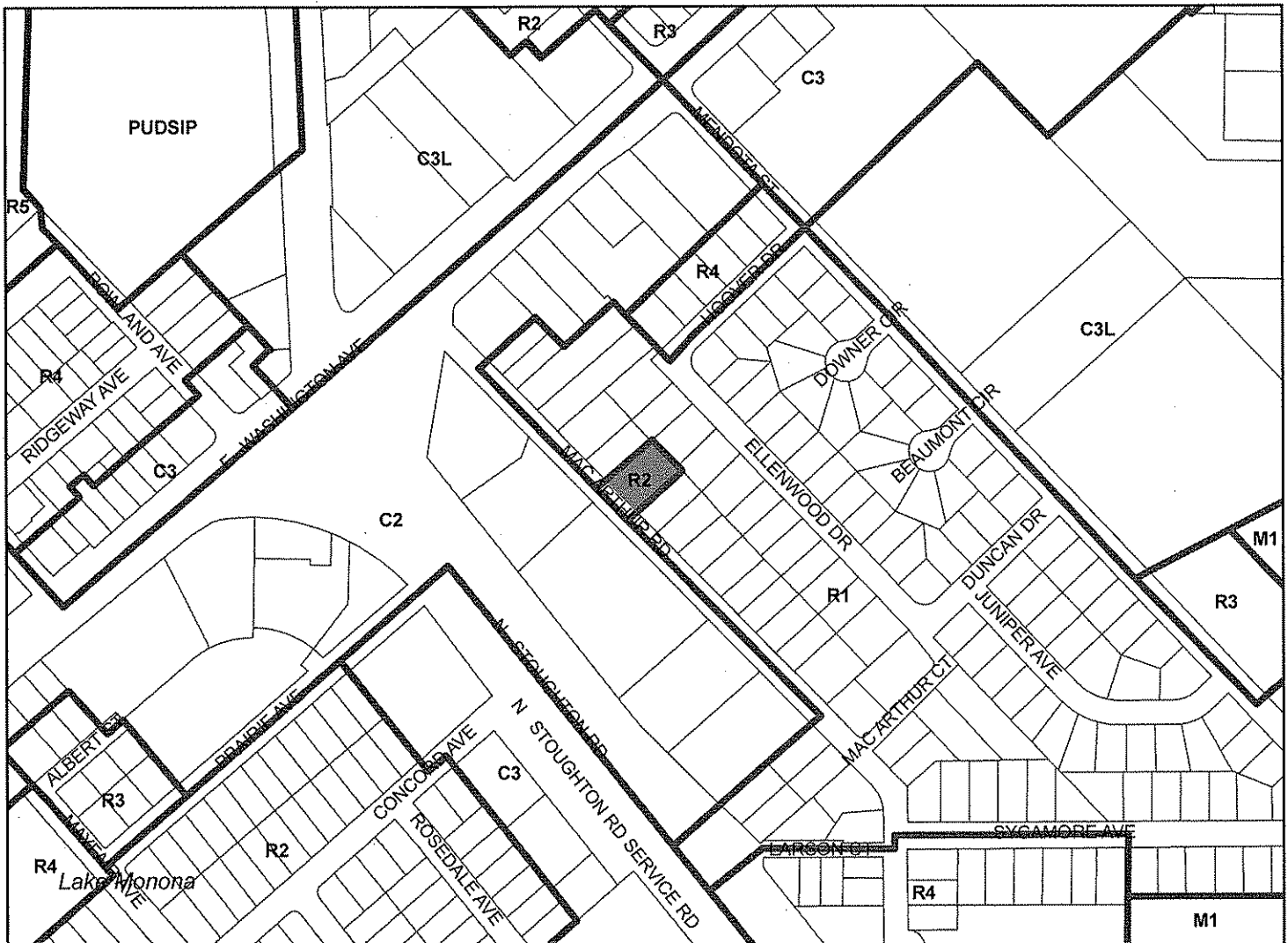
Proposed Use
2 Residential Lots

Public Hearing Date
Plan Commission
03 August 2009

Common Council
01 September 2009

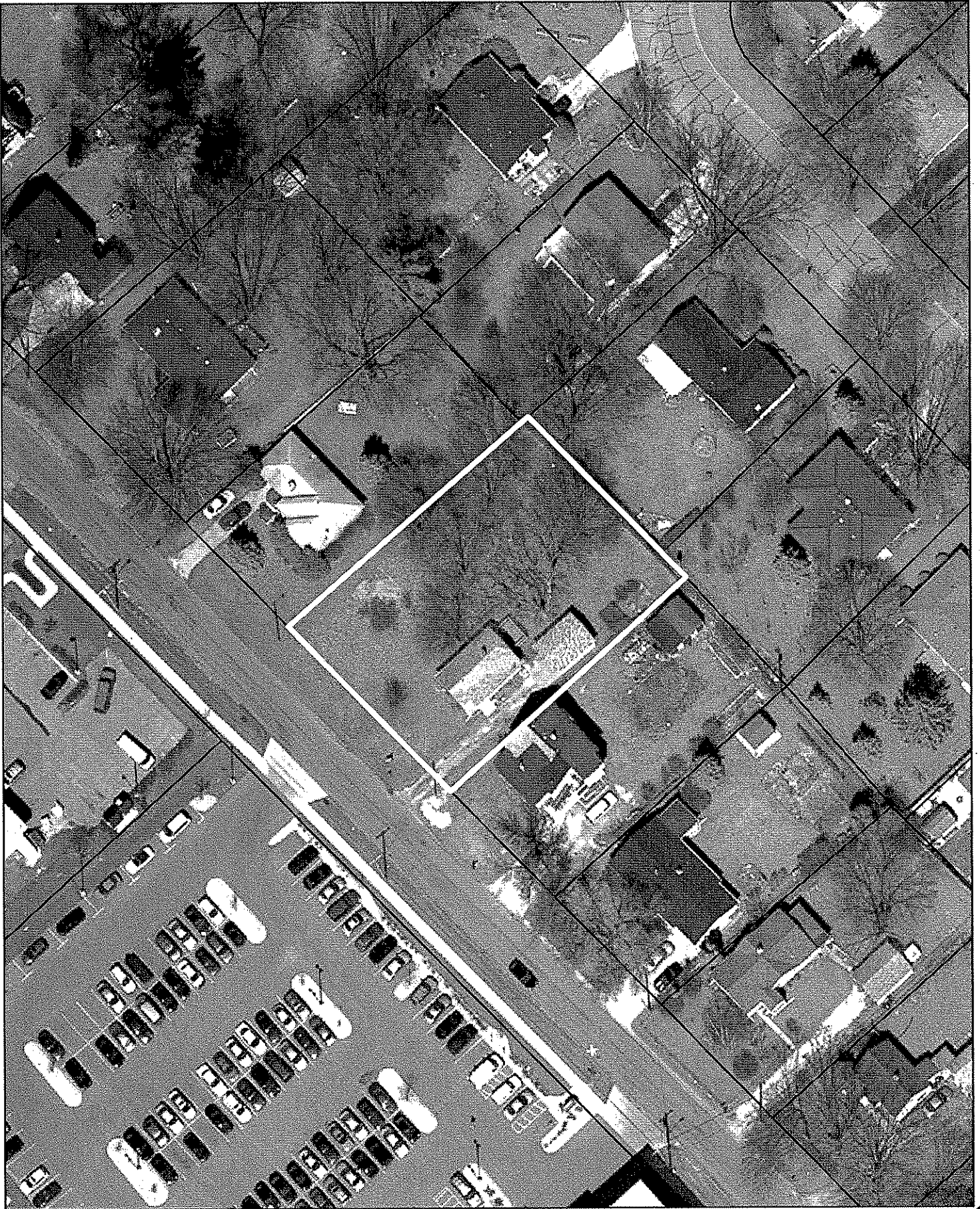


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 July 2009 9





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/planningplan.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: Mark Tyler Wood Representative, if any: Attorney Reed Peterson
Street Address: 2816 Pleasant View Road, Unit 202 City/State: Middleton, WI Zip: 53562
Telephone: (608) 212-2322 Attorney's # Fax: () Email: mt Tylerwood@gmail.com

Firm Preparing Survey: Isthmus Surveying LLC Contact: Paul Spetz
Street Address: 2146 Oakridge Avenue City/State: Madison, Wisconsin Zip: 53704
Telephone: (608) 244-1090 Fax: (608) 301-9833 Email: isthmussurveying@sbcglobal.net

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

3a. Project Information.

Parcel Address: 1421 Mac Arthur Road in the City or Town of: Madison
Tax Parcel Number(s): 081033204306 School District: Madison
Existing Zoning District(s): R1 Development Schedule: _____
Proposed Zoning District(s) (if any): R-2 for Lot 2 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			
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

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):** \$ 500.00 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 Paul A. Spetz, agent to owner

Signature 

Date June 7, 2009

Interest In Property On This Date Surveyor/manager of land division

For Office Use Only Date Rec'd: _____

PC Date: _____

Alder District: _____

Amount Paid: \$ _____

CERTIFIED SURVEY MAP

PART OF OUTLOT 89, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE NW 1/4
OF THE NW 1/4 OF SECTION 33, T8N, R10E, IN THE CITY OF MADISON,
DANE COUNTY, WISCONSIN



SCALE : ONE INCH = FORTY FEET

BEARINGS ARE REFERENCED TO THE
DANE COUNTY COORDINATE SYSTEM
THE NORTH LINE OF THE NW 1/4 OF
SECTION 33, ASSUMED TO BEAR
S 89°58'29" W, GRID NORTH

NORTHWEST 1/4 CORNER
SECTION 33, T8N, R10E
BRASS CAP MONUMENT

NORTH 1/4 CORNER
SECTION 33, T8N, R10E
BRASS CAP MONUMENT

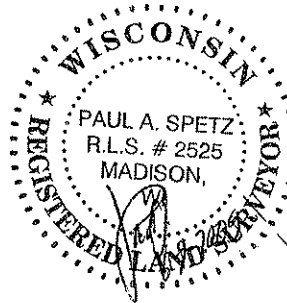
DANE CO. COORD. SYSTEM N: 499,724.79
MEASURED VALUE: E: 836,864.18

DANE CO. COORD. SYSTEM N: 499,725.95
MEASURED VALUE: E: 839,495.81

LEGEND

- 3/4" SOLID IRON ROD FOUND
- IRON PIPE FOUND
- 3/4"x18" SOLID IRON ROD SET
1.13 LBS./LINEAL FOOT.
- () INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.
- 2450 LOT CORNER ELEVATION
- DRAINAGE ARROWS (SEE Pg. 2)
- UTILITY EASEMENTS AS HEREIN SET FORTH
ARE FOR THE USE OF PUBLIC BODIES AND
PRIVATE PUBLIC UTILITIES HAVING THE
RIGHT TO SERVE THE AREA.

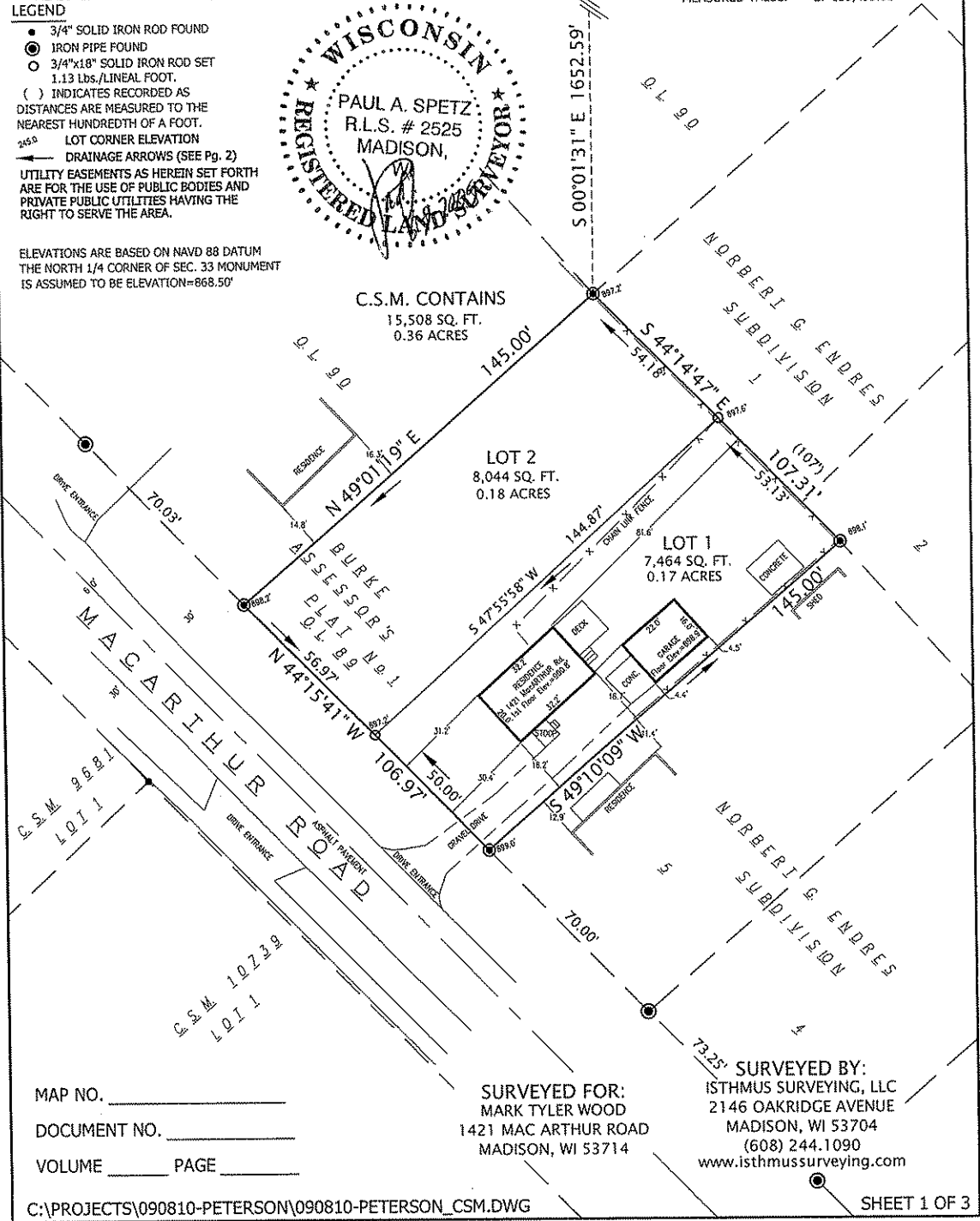
ELEVATIONS ARE BASED ON NAVD 88 DATUM
THE NORTH 1/4 CORNER OF SEC. 33 MONUMENT
IS ASSUMED TO BE ELEVATION=868.50'



C.S.M. CONTAINS
15,508 SQ. FT.
0.36 ACRES

LOT 2
8,044 SQ. FT.
0.18 ACRES

LOT 1
7,464 SQ. FT.
0.17 ACRES



MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

SURVEYED FOR:
MARK TYLER WOOD
1421 MAC ARTHUR ROAD
MADISON, WI 53714

SURVEYED BY:
ISTHMUS SURVEYING, LLC
2146 OAKRIDGE AVENUE
MADISON, WI 53704
(608) 244.1090
www.isthmussurveying.com

CERTIFIED SURVEY MAP

PART OF OUTLOT 89, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE NW 1/4
OF THE NW 1/4 OF SECTION 33, T8N, R10E, IN THE CITY OF MADISON,
DANE COUNTY, WISCONSIN

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 said drainage swale 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 lot owner.
2. 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.
NOTE: 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 subdivisions.
3. 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.

CITY OF MADISON COMMON COUNCIL CERTIFICATE

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 _____, 20____, and that said resolution further provided for the acceptance of those lands and rights dedicated by said Certified Survey Map to the City of Madison for Public use.

Dated this _____ day of _____, 2009.

Clerk of the City of Madison, Dane County Wisconsin

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

Signed: _____
Mark A. Olinger, Secretary Plan Commission

OWNER'S CERTIFICATE

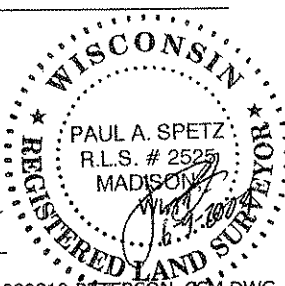
I, Mark Tyler Wood, as owner, hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. I further certify that this Certified Survey Map is required by S.236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2009.

By: _____
Mark Tyler Wood

State of Wisconsin)
)ss
County of Dane)

Personally came before me this _____ day of _____, 2009, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____ Notary Public, State of Wisconsin



MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP

PART OF OUTLOT 89, BURKE ASSESSOR'S PLAT No. 1, LOCATED IN THE NW 1/4
OF THE NW 1/4 OF SECTION 33, T8N, R10E, IN THE CITY OF MADISON,
DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify:
that under the direction of Mark Tyler Wood, owner of said land, I have surveyed, divided,
mapped and dedicated the following described parcel of land:

LEGAL DESCRIPTION:

The Northwest 107 feet of the Southwest 145 feet of Outlot Eighty-nine (89), Burke Assessor's
Plat #1, in the City of Madison, Dane County, Wisconsin.

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 Land Division Ordinance
of the City of Madison in surveying, dividing, mapping and dedicating the same.

Dated this 9th day of June, 2009.

Signed: [Signature]
Paul A. Spetz, R.L.S. S-2525

CONSENT OF MORTGAGEE

Monona State Bank, of Monona, Wisconsin, 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 Monona State Bank has caused these
presents to be signed by _____, its _____,
and countersigned by _____, its _____, at
Monona, Wisconsin. This _____ day of _____, 2009.

Monona State Bank By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2009,

_____ the _____
of the above named banking association, to me known to be the persons who executed
the foregoing instrument, 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



MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

Office of the Register of Deeds
Dane County, Wisconsin

Received for Recording _____
200____, at _____ o'clock _____ m.
and recorded in Volume _____
of _____ on Page _____
Document Number _____