



CSM Name
Skaar AB CSM

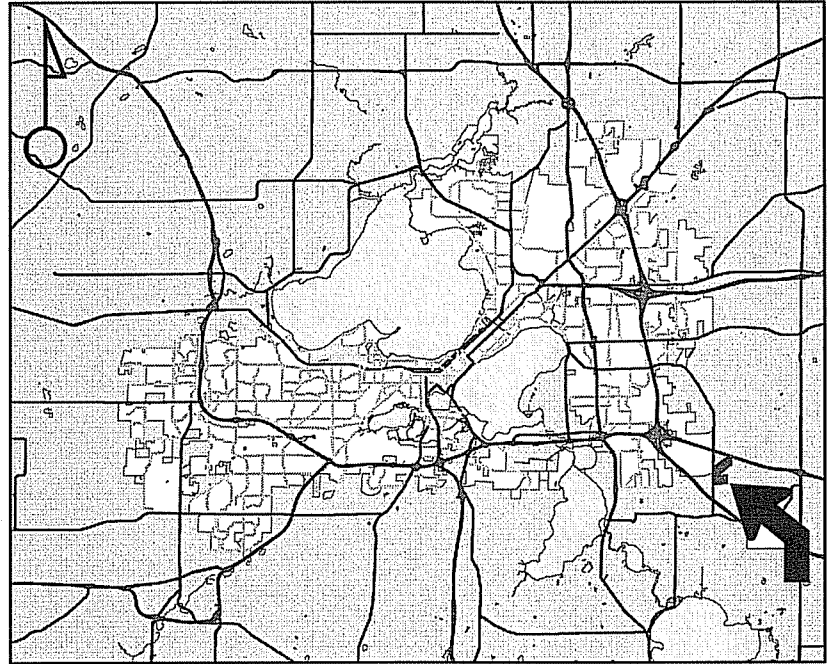
Location
3310 County Trunk Highway AB

Applicant
**Larry G. Skaar/
Dan Birrenkott – Birrenkott Surveying**

Within City Outside City

Proposed Use
**Create 1 lot in the Town of
Cottage Grove**

Public Hearing Date
Plan Commission
02 May 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 : 19 April 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

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, or 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."

- For **Preliminary** and **Final Plats**, an application fee of \$200, plus \$35 per lot or 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.

2. Applicant Information.

Name of Property Owner: LARRY G. SKAAR Representative, if any: DANIEL BIRRENKOTT

Street Address: 4374 SECRETARIAT COURT City/State: COTTAGE GROVE, WI Zip: 53527

Telephone: (608) 692-5510 Fax: () Email: _____

Firm Preparing Survey: BIRRENKOTT SURVEYING INC Contact: DAN BIRRENKOTT

Street Address: P.O. Box 237, 1677 N. BRISTOL ST. City/State: SUN PRAIRIE, WI Zip: 53590

Telephone: (608) 837-7463 Fax: (608) 837-1081 Email: BIRRENKOTT@SPWL.NET

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

3a. Project Information.

Parcel Address: 3310 COUNTY HIGHWAY "AB" in the City or Town of COTTAGE GROVE

Tax Parcel Number(s): 0711-312-9000-8 School District: McFARLAND

Existing Zoning District(s): A-1EX Development Schedule: _____

Proposed Zoning District(s) (if any): RH-1 **Please provide a Legal Description on your CSM or plat.**

3b. For Surveys Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: MARCH 8, 2011 Date of Approval by Town: _____

In order for an extraterritorial request to be processed, a copy of the approval letters from both the town and Dane County must be submitted.

4. Survey Contents and Description. Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres	Land Use	Lots	Outlot	Acres
Residential	1		2.299	Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Retail/Office				Outlots Maintained by a Private Group or Association			
Industrial							
Other (state use)							
PROJECT TOTAL	1		2.299				

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) & (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 **8-1/2 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. **The requirement to include a letter of intent is not required for 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. The survey firm and property owner should refer to the Report of Title when preparing the plat or CSM.

For any plat or CSM creating common areas to be maintained by private association: Two 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.

Completed application and required fee (from Section 1b): 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 transmittal shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at 266-4635 for assistance.

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

Applicant's Printed Name DANIEL BIRRENKOTT **Signature** 
Date 3-15-2011 **Interest In Property On This Date** SURVEYOR

For Office Use Only: Date Rec'd: _____ PC Date: _____ Alder. District: _____ Amount Paid: \$ _____



Letter of Intent

March 15, 2011

Re: 3310 County Highway "AB"
Section 31, Town of Cottage Grove

- Existing use – House and shed, used for residential purposes
- Existing uses of the neighborhood - surrounded by agricultural uses on West, East & North. Directly to the South lie residential lots.
- Proposed use - is to create one lot Certified Survey Map separate from farm and rezone to RH-1 to create a residential parcel.
- Parties involved – Larry Skaar and Birrenkott Surveying Inc.



**BIRRENKOTT
SURVEYING, INC.**

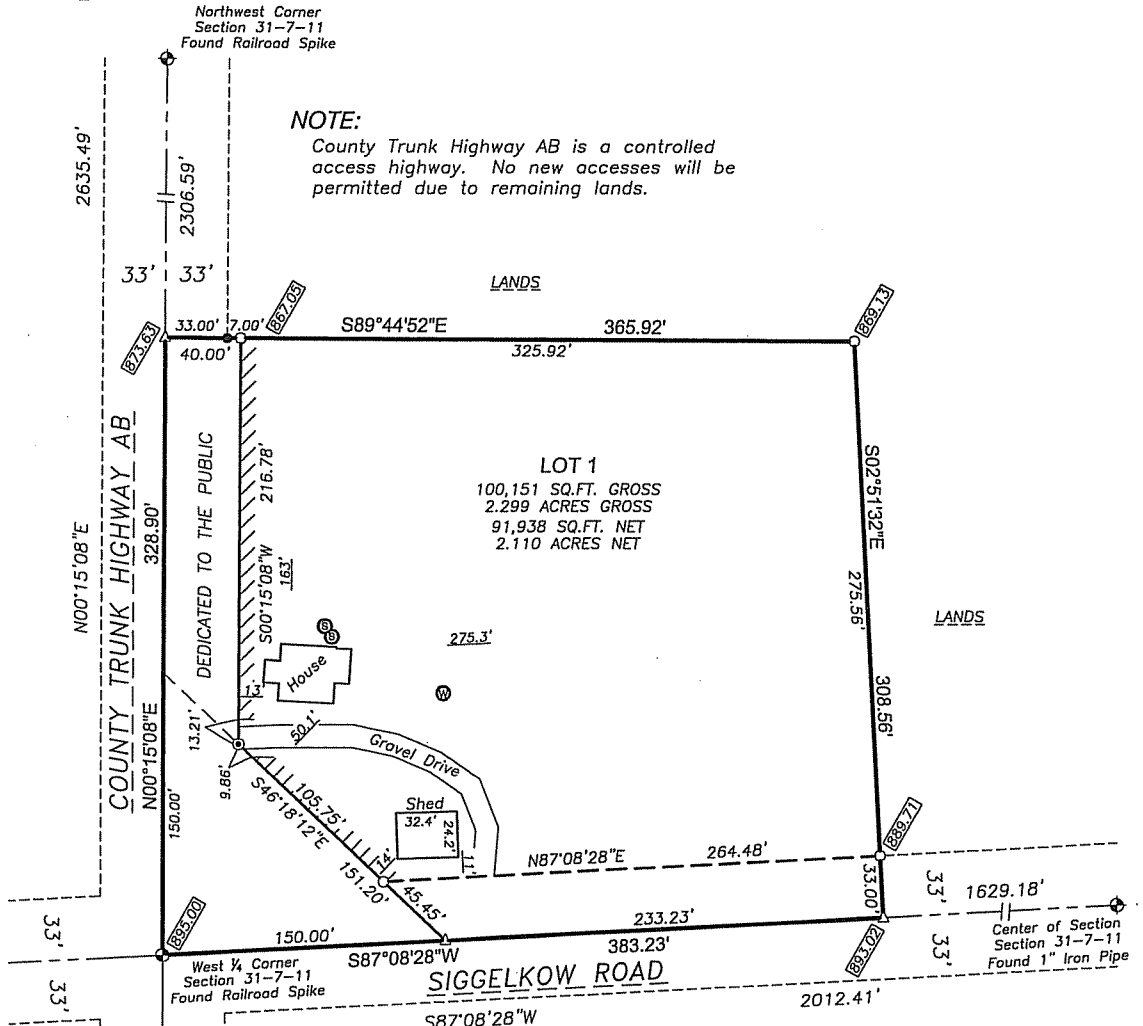
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

CERTIFIED SURVEY MAP
PART OF THE SOUTHWEST ¼ OF THE
NORTHWEST ¼ OF SECTION 31, T7N, R11E, TOWN
OF COTTAGE GROVE, DANE COUNTY, WISCONSIN

Northwest Corner
Section 31-7-11
Found Railroad Spike

NOTE:

County Trunk Highway AB is a controlled access highway. No new accesses will be permitted due to remaining lands.



LOT 1
100,151 SQ.FT. GROSS
2.299 ACRES GROSS
91,938 SQ.FT. NET
2.110 ACRES NET

NOTE:

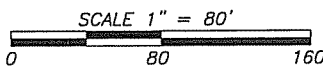
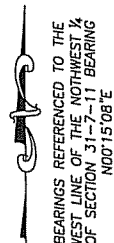
Elevations at lot corners are based on NAVD(88) Datum. Benchmark used is a GPS monument.
Designation: Cottage Grove S GPS
(Per NGS data sheet)

Legend:

- = Found 1" Iron Pipe
- ⊙ = Set Drag Tooth in Gravel
- = 1"x24" Iron Pipe Set min.wt.=1.13#/ln.ft.
- △ = Set MAG Nail
- ⊕ = Well
- ⊗ = Septic Tank
- 895.00 = Elevations at Lot Corners
- //// = No Vehicular Access

Surveyed For:

Larry Skaar
3287 Field View Lane
Cottage Grove, WI 53527
608-839-4300



SHEET 1 OF 2
J:\2009\CARLSON\090374
Office Map No. 100538

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____
DOCUMENT NO. _____

CERTIFIED SURVEY MAP

DATED: FEBRUARY 23, 2011



**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Description:

Part of the Southwest 1/4 of the Northwest 1/4 of Section 31, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin more particularly described as follows: beginning at the West 1/4 corner of said Section 31; thence along the West line of the said Northwest 1/4 N00°15'08"E, 328.90 feet; thence S89°44'52"E, 365.92 feet; thence S02°51'32"E, 308.56 feet to the South line of the said Northwest 1/4; thence along said South line S87°08'28"W, 383.23 feet to the said West 1/4 corner and the point of beginning. The above described parcel contains 100,151 square feet or 2.299 acres and is subject to a public road right of way for Siggelkow Road over the Southerly 33 feet thereof.

Owners Certificate:

As owner, Larry G. Skaar hereby certifies that I have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. I also certify that this Certified Survey Map is required by S75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval. This Certified Survey Map is required by the Town of Cottage Grove and the City of Madison as an approving authority.

Larry G. Skaar

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2011, the above named Larry G. Skaar, to me known to me to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public *Printed name* My Commission Expires _____

Consent of Mortgagee Certificate:

Bank of Sun Prairie, mortgagee of the land described hereon, 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 Owners Certificate of Larry G. Skaar

By _____ Date _____

Printed Name _____

Title _____

Any future subdivision of this property may be subject to the review of the City of Madison using its extraterritorial jurisdiction. Wetlands if present have not been delineated. Refer to building site information contained in Dane County Soil Survey. This survey is subject to any and all easements and agreements both recorded and unrecorded. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes. This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Surveyed for:
Skaar Trust
Larry Skaar
3287 Field View Lane
Cottage Grove, WI 53527

Surveyed: PFMC / TS
Drawn: PFMC
Checked: DVB
Approved: DVB
Field book: 328/9
File: J:\2009\Carlson\090374

Certified Survey Map No. _____

Volume _____, Page _____

Sheet 2 of 3
Office Map No. 100538CSM

Document No. _____

CERTIFIED SURVEY MAP

DATED: FEBRUARY 23, 2011



**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:

I, Daniel V. Birrenkott, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all of the exterior boundaries of the land surveyed and division of that land, in accordance with the information provided.

Daniel V Birrenkott, Registered Land Surveyor No. S-1531 I,

Town of Cottage Grove Approval Certificate:

This Certified Survey Map including any dedications herein is hereby acknowledged and accepted by the Town of Cottage Grove.

Kim Banigan, Clerk
Town of Cottage Grove

Dated

City of Madison Plan Commission Certificate:

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

Mark A. Olinger, Secretary
City of Madison Plan Commission

Dated

Any future subdivision of this property may be subject to the review of the City of Madison using its extraterritorial jurisdiction. Wetlands if present have not been delineated.

Refer to building site information contained in Dane County Soil Survey.

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This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Approved for recording per Dane County Zoning and Land Regulation Committee

action of _____, 2011 by _____
Authorized Representative

Surveyed for:
Skaar Trust
Larry Skaar
3287 Field View Lane
Cottage Grove, WI 53527

Register of Deeds Certificate:

Received for recording this ____ day of _____, 2011

Surveyed: PFMC / TS
Drawn: PFMC
Checked: DVB
Approved: DVB
Field book: 328/9
File: J:\2009\Carlson\090374

at _____ o'clock __ m and recorded in Volume _____ of Certified Survey Maps
of Dane County on Pages _____.

Kristi Chlebowski, Register of Deeds

Document No. _____

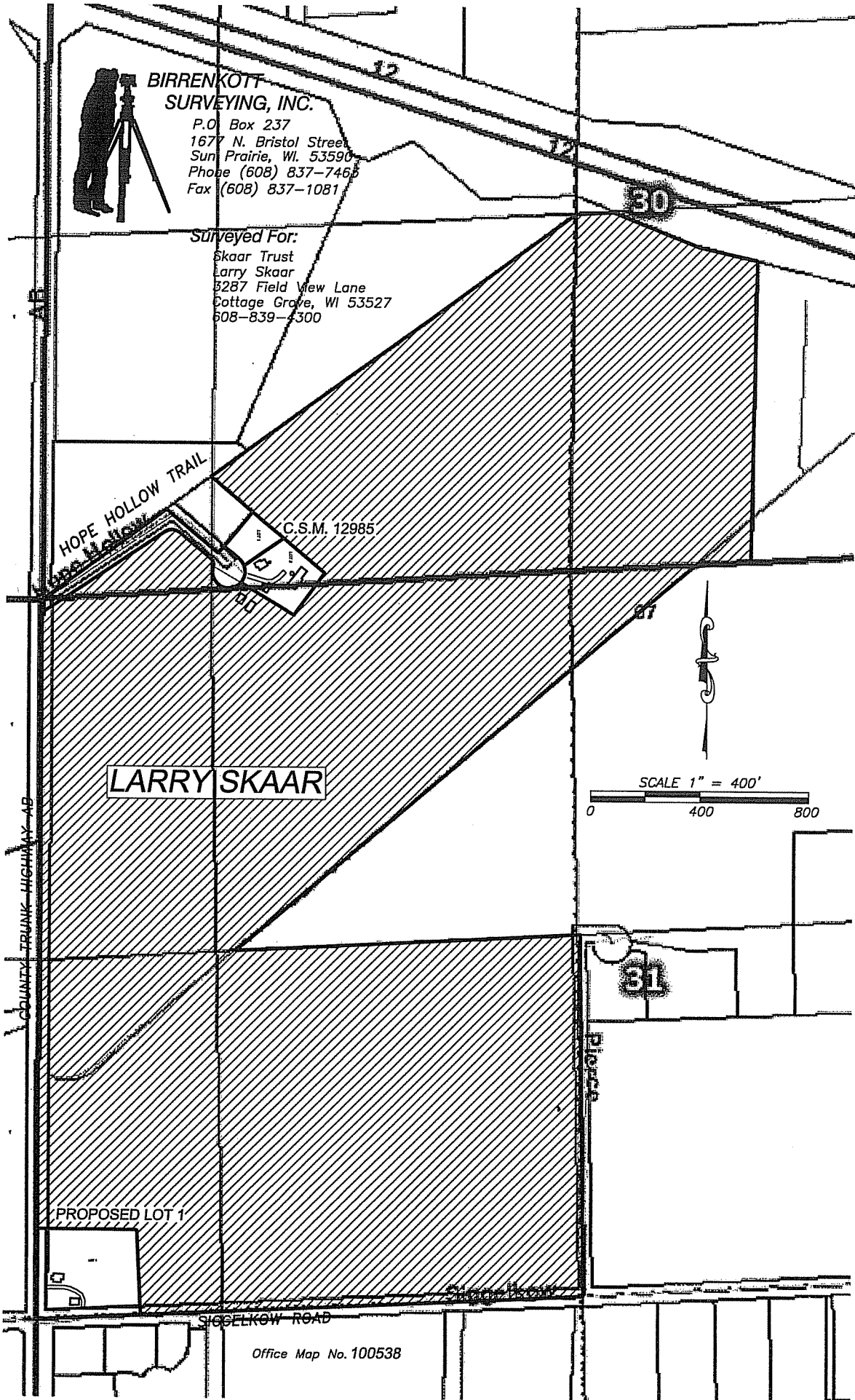
Sheet 3 of 3
Office Map No. 100538CSM

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



**BIRRENKOTT
SURVEYING, INC.**
 P.O. Box 237
 1677 N. Bristol Street
 Sun Prairie, WI. 53590
 Phone (608) 837-7468
 Fax (608) 837-1081

Surveyed For:
 Skaar Trust
 Larry Skaar
 5287 Field View Lane
 Cottage Grove, WI 53527
 608-839-4300



Office Map No. 100538