



City of Madison

Proposed Extraterritorial Preliminary Plat

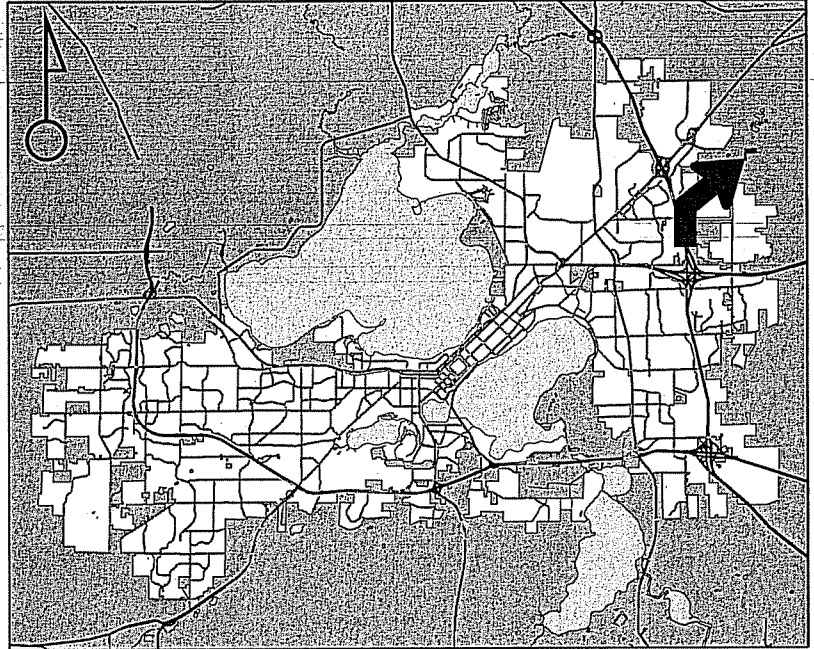
Project Name
Windswept

Location
3315 Nelson Road

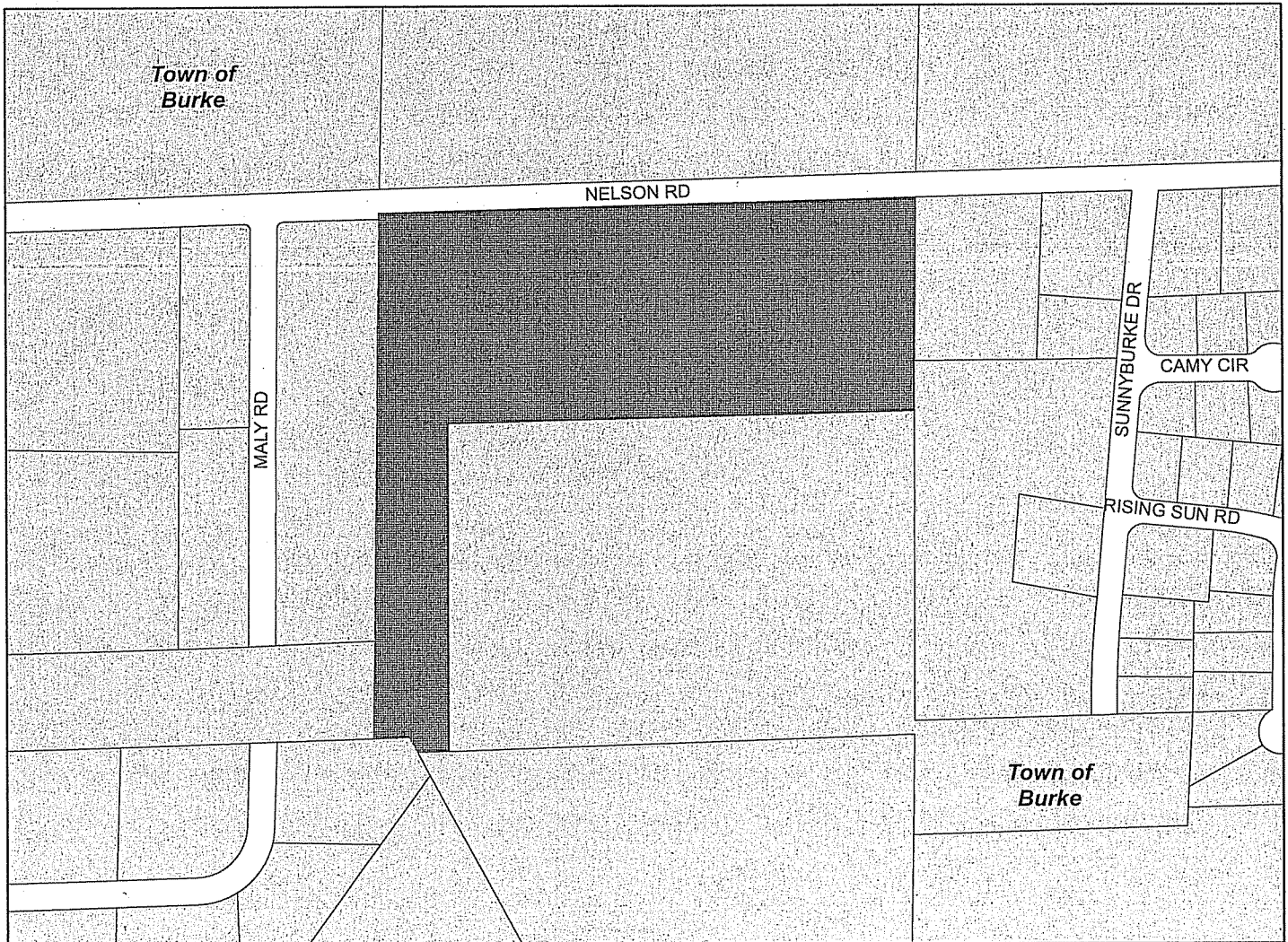
Applicant
James and Deborah Duckart/
Dan Birrenkott - Birrenkott Surveying

Proposed Use:
Create 6 lots in the Town of Burke

Public Hearing Date
Plan Commission
28 July 2014
Common Council
05 August 2014



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 : 17 July 2014

16





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: Windswept

1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (I)

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlet contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlet contained on the CSM.

2. Applicant Information.

Name of Property Owner: James & Deborah Duckart Representative, if any: _____

Street Address: 2916 Pebble Vally Ct. City/State: Sun Prairie, WI Zip: 53590

Telephone: (608) 837-7425 Fax: () Email: _____

Firm Preparing Survey: Birrenkott Surveying, Inc. Contact: Dan Birrenkott

Street Address: 1677 N. Bristol St City/State: Sun Prairie, WI Zip: 53590

Telephone: (608) 837-7463 Fax: (608) 837-1081 Email: dbirrenkott@birrenkottsurveying.com

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

3a. Project Information.

Parcel Addresses (note town if located outside City): 3315 Nelson Road, Town of Burke

Tax Parcel Number(s): 0810-243-8030-0 & 0810-243-8000-4

Zoning District(s) of Proposed Lots: RH-1, R-1, R-1A, A-1 School District: Sun Prairie

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

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

Date of Approval by Dane County: March 26, 2014 Date of Approval by Town: May 21, 2014

→ For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	3		4.25
Retail/Office			
Industrial			
Other (state use):	3		14.37

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	6		18.62

OVER →

5. Required Submittals. Your application is required to include the following (check all that apply):

- Map Copies (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 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. **A letter of intent is not required for Subdivision 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.
- For any plat or CSM creating common areas to be maintained by private association:** Two (2) 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.
- Electronic Application Submittal:** All applicants are required to submit a copy of this completed application form, 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.co. The transmittal shall include the name of the project and applicant.

6. Applicant Declarations:

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

Applicant's Printed Name Anthony Kasper Signature Anthony Kasper
Date 5-28-14 Interest In Property On This Date Surveyor

Effective May 21, 2012



BIRRENKOTT SURVEYING, INC.
Land Surveying and Soil Testing

DANIEL V. BIRRENKOTT
Registered Land Surveyor • Certified Soil Tester

P.O. Box 237 • 1677 N. Bristol Street • Sun Prairie, WI 53590 • (608) 837.7463 • Fax (608) 837.1081 • www.birrenkottsurveying.com

May 28, 2014

City of Madison
215 Martin Luther King Jr. Blvd.,
Rm. LL100, Madison, WI 53718
Att: Planning

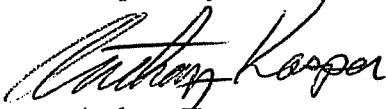
RE: Windswept plat

Our client, Deborah Duckart wishes to create a 6 lot plat on property in the Town of Burke. The property is currently zoned both A-1 and C-1; the property contains three existing Residences. 3311, 3313 and 3315 Nelson road. The proposed zonings are as follows. Residence No. 3311 will be zoned R-1, Residence No. 3313 will be zoned RH-1 and Residence No. 3315 will be zoned R-A. The lands South and East of residence No. 3311 will be zoned A-1. The West most 66 feet of the property will be zone A-1. The remainder of the property will keep its existing zoning. The property contains approximately 818,032 square feet, 18.78 acres Gross, (17.63 acres Net).

The property is in the East 1/2 of the Southwest 1/4 of Section 24, T8N, R10E, and is located south of Nelson Road. The Parcel No's are 014/08110-243-8000-4 and 014/08110-243-8000-4. The property is surrounded by agricultural, residential and commercial lands.

Per the City of Madison's request the property has been rezoned and a land division by Plat is being done in order to separate the existing homes and open lands from each other. Thereby making the sale of these properties much easier.

Respectfully submitted,


Anthony Kasper

BIRRENKOTT SURVEYING INC.
 BIRRENKOTT SURVEYING INC.
 1677 N. BRISTOL ST.
 P.O. BOX 277
 SUN PRAIRIE, WIS. 53590
 (608) 837-7463
 (608) 837-1081 (FAX)

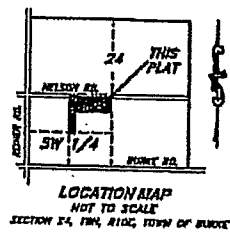
PREPARED FOR:
 James & Deborah Duckert
 2818 Middle Valley Ct.
 Sun Prairie, WI 53599
 (608) 837-7423

Legend
 ○ = FOUND 1" IRON PIPE
 □ = FOUND 3/4" IRON PIPE
 ▣ = SET 1/2" IRON PIPE
 ▲ = SET 7/8" IRON PIPE
 (*) = RECORDED INFORMATION
 ⊙ = SETTING MARK
 ⊖ = SETTING MARK
 --- = EXISTING FENCE
 --- = 5' ACCESS AND UTILITY EASEMENT
 --- = SEE NOTES FOR LIMITATIONS
 --- = ADJOINING OWNERS PROPERTY LINE
 --- = APPROXIMATE EDGE OF WOODS

Notes: 55 foot Access and Utility Easement for the use of Lots 2, 3 and 4.
 Lot 1 has rights to 55 foot Easement for Utility Purposes Only.
 Lots are currently serviced by Private Well and Septic.
 2 Flood Contours were generated per Access Data, NAVD 83.

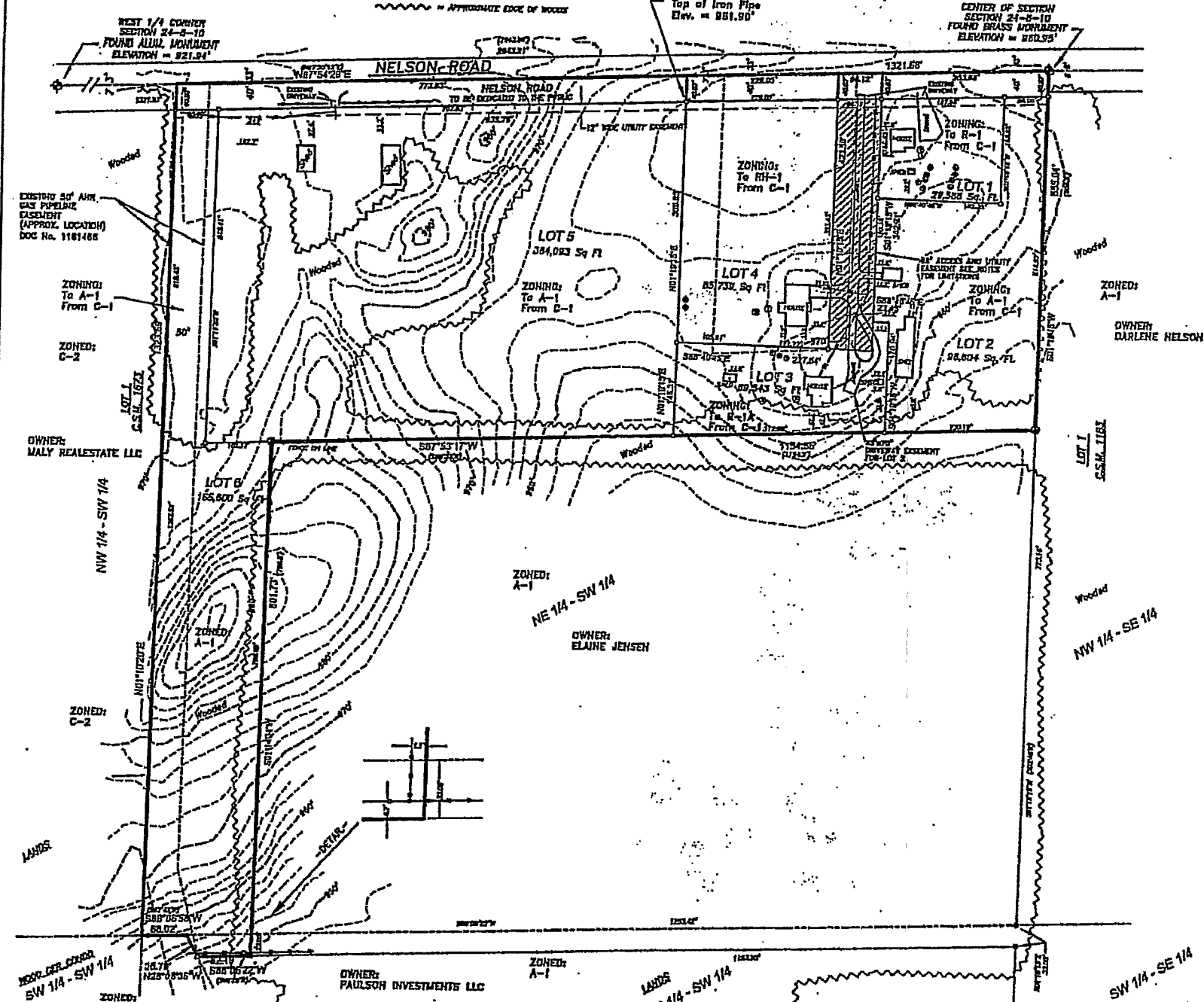
Land Use Statement:
 Lot 1: (R-1) One Existing single family home.
 Lot 2: (A-1) One Future single family home.
 Lot 3: (R-1A) One Existing single family home.
 Lot 4: (R-1) One Existing single family home.
 Lot 5: (A-1) One Future single family home.
 Lot 6: (A-1) One Future single family home.

Site Benchmarks Center of section monument and Property corner.
 CENTER OF SECTION SECTION 24-8-10 FOUND BRASS INSTRUMENT ELEVATION = 825.51'



PRELIMINARY PLAT WINDSWEPT

PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, T1N, R10E, TOWN OF BURKE, DADE COUNTY, WISCONSIN



Surveyor's Certificate
 I, David M. Birrenkott, Registered Land Surveyor No. 1531, hereby certify that in full compliance with the provisions of Chapter 235 Wisconsin Statutes, and the rules of the Wisconsin Board of Surveyors, I have surveyed, divided and mapped WINDSWEPT, and that such plat correctly represents all accurate bearings and distances of the lines and boundaries of the land surveyed, a part of the East 1/2 of the Southwest 1/4 of Section 24, T1N, R10E, Town of Burke, Dade County, Wisconsin being more particularly described as follows: Commencing at the West 1/4 corner of said Section 24, T1N, R10E, SW 1/4, (recorded as 10730172, 1311.83 feet along the North line of said Section 24, T1N, R10E, SW 1/4 to the point of beginning; thence continuing along said North line Southward 1/4 to the point of beginning; thence continuing along said North line North 89°18'15"W, 332.24 feet thence S02°48'W, 332.24 feet along the East line of said Southwest 1/4 and the West line of Lot 1 Certified Survey Map No. 1182, thence S89°23'17"W, 1154.25 feet to the Center of said Section 24, T1N, R10E, SW 1/4, (recorded as 10730172, 1311.83 feet) along the North line of a parcel described in Document No. 833312, Vol. 857, Pp. 522, said Document, thence S89°23'17"W, 1154.25 feet to the point of beginning; thence S01°18'10"W, 821.73 feet (recorded as 784203 feet) along the West line of said Section 24, T1N, R10E, SW 1/4, (recorded as 10730172, 1311.83 feet) to a point on the 1/4, 1/4 line thence N01°12'02"E, 1322.58 feet to the point of beginning. Containing 618,032 square feet, 18.78 acres less, 17.83 acres less.

Owner's Certificate
 As owner, we hereby certify that we have caused the land described on this plat to be surveyed, divided and dedicated as represented on this plat. We also certify that this plat is required by s.236.10 or s.236.12 in the subdivision in the following for approval or objection:
 Town of Burke
 City of Madison
 Department of Administration
 Dade County Zoning and Land Regulation Committee

James S. Duckert Deborah M. Duckert

Town of Burke Certificate
 I, Ernest Ayers, Clerk of the Town of Burke, Wisconsin, do hereby certify that the plat known as WINDSWEPT, which has been duly filed for the approval of the Town of Burke, Wisconsin, is in compliance with the provisions of Chapter 235, Wisconsin Statutes, and the rules of the Wisconsin Board of Surveyors, and that the same is hereby approved and the same shall be recorded as provided by Chapter 235, Wisconsin Statutes. I hereby certify that the above is a true and correct copy of a resolution adopted by the Town Board of the Town of Burke, Dade County, Wisconsin, on this ___ day of _____, 2014.

City of Madison Certificate
 I, Marbeth Hirsch-Bell, Clerk of the City of Madison, Wisconsin, do hereby certify that the plat known as WINDSWEPT located in the Town of Burke was approved by Resolution No. ___ of the City of Madison on this ___ day of _____, 2014, and further resolve that the conditions of said approval were fulfilled on ___ day of _____, 2014.

Dade County Zoning and Land Regulation Certificate
 This plat known as WINDSWEPT is hereby approved by the Dade County Zoning and Land Regulation Committee this ___ day of _____, 2014.

Patrick Wiles, Chairperson
 Dade County Zoning and Land Regulation Committee

County Treasurer's Certificate
 I, Adam Dolgopier, being the duly elected, qualified and acting treasurer for the County of Dade, do hereby certify that the records in my office show no unrecorded tax sales and no unpaid taxes or special assessments on or of this ___ day of _____, 2014, affecting any of the lands included in this plat of WINDSWEPT.

Adam Dolgopier, Treasurer
 Dade County

Town Treasurer's Certificate
 I, Ernest Ayers, being the duly elected, qualified and acting treasurer for the Town of Burke, do hereby certify that the records in my office show no unrecorded tax sales and no unpaid taxes or special assessments on or of this ___ day of _____, 2014, affecting any of the lands included in this plat of WINDSWEPT.

Ernest Ayers, Treasurer
 Town of Burke

Register of Deeds Certificate
 I, Kristi Chlebowski, Register of Deeds for Dade County, Wisconsin, do hereby certify that the plat known as WINDSWEPT located in the Town of Burke was approved by Resolution No. ___ of the City of Madison on this ___ day of _____, 2014, and further resolve that the conditions of said approval were fulfilled on ___ day of _____, 2014.

Kristi Chlebowski, Register of Deeds
 Dade County

There are no objections to this plat with respect to Sec. 236.13, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat. as provided by s. 236.12, Wis. Stat.

Certified _____, 2014

Department of Administration

April 3, 2014
 OFFICE MAP NO. 120246