

# CITY OF MADISON

# Proposed Plat

Plat Name: Sara Investments CSM

Location: 4102-4110 Lien Road

Applicant: Sara Investments Real Estate LLC/  
Matt Reigel - Reigel Land Surveying, LLC

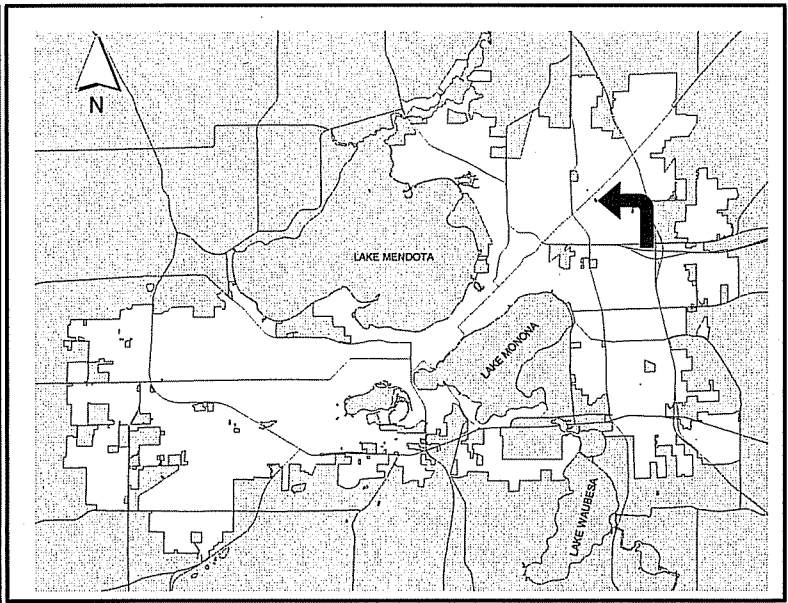
- |                                                  |                                                 |
|--------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> Preliminary  | <input checked="" type="checkbox"/> Within City |
| <input type="checkbox"/> Final                   | <input type="checkbox"/> Outside City           |
| <input checked="" type="checkbox"/> Lot Division |                                                 |

Proposed Use: 2 Commercial Lots

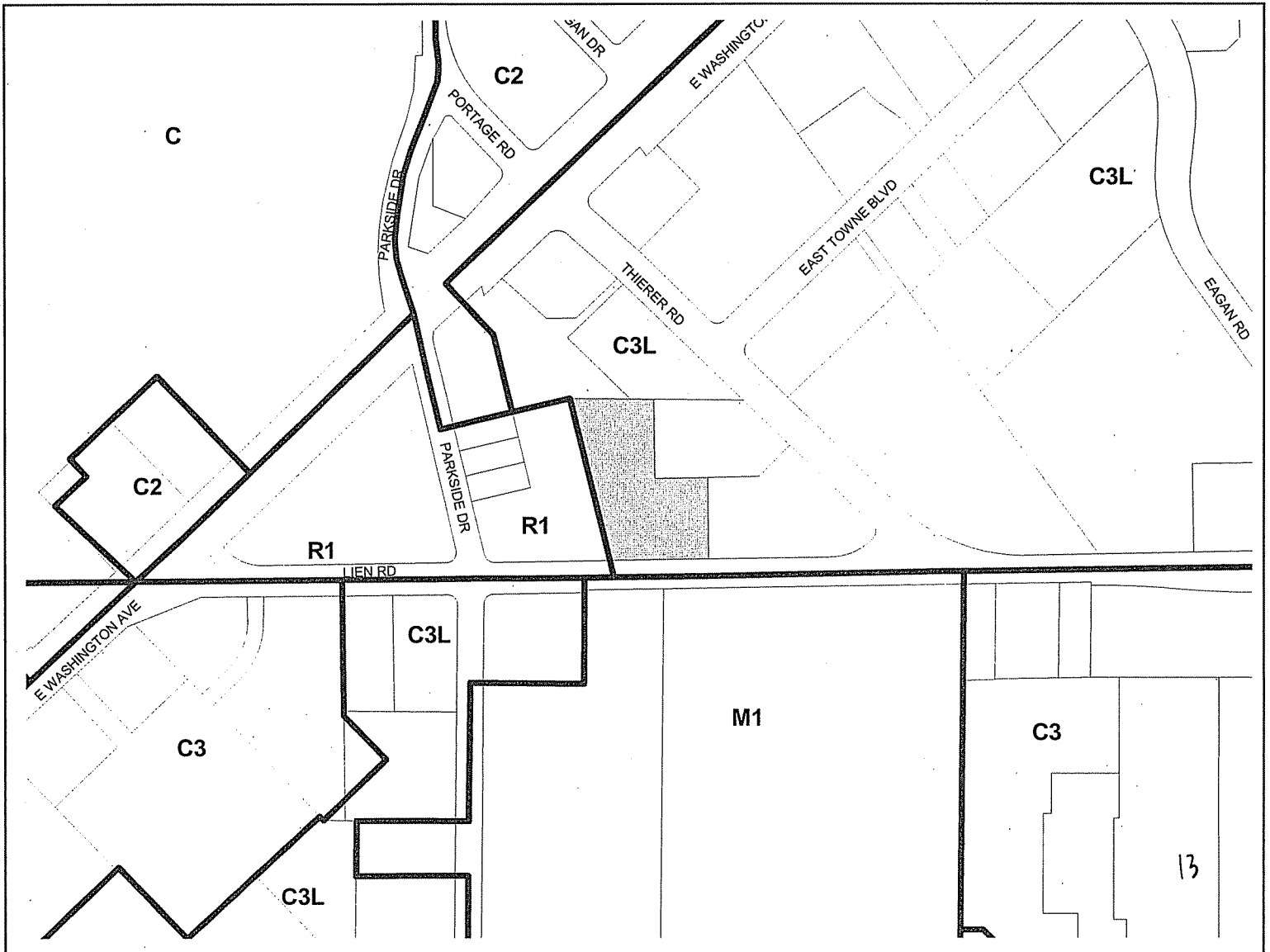
Public Hearing Dates:

Plan Commission 06 March 2006

Common Council 21 March 2006



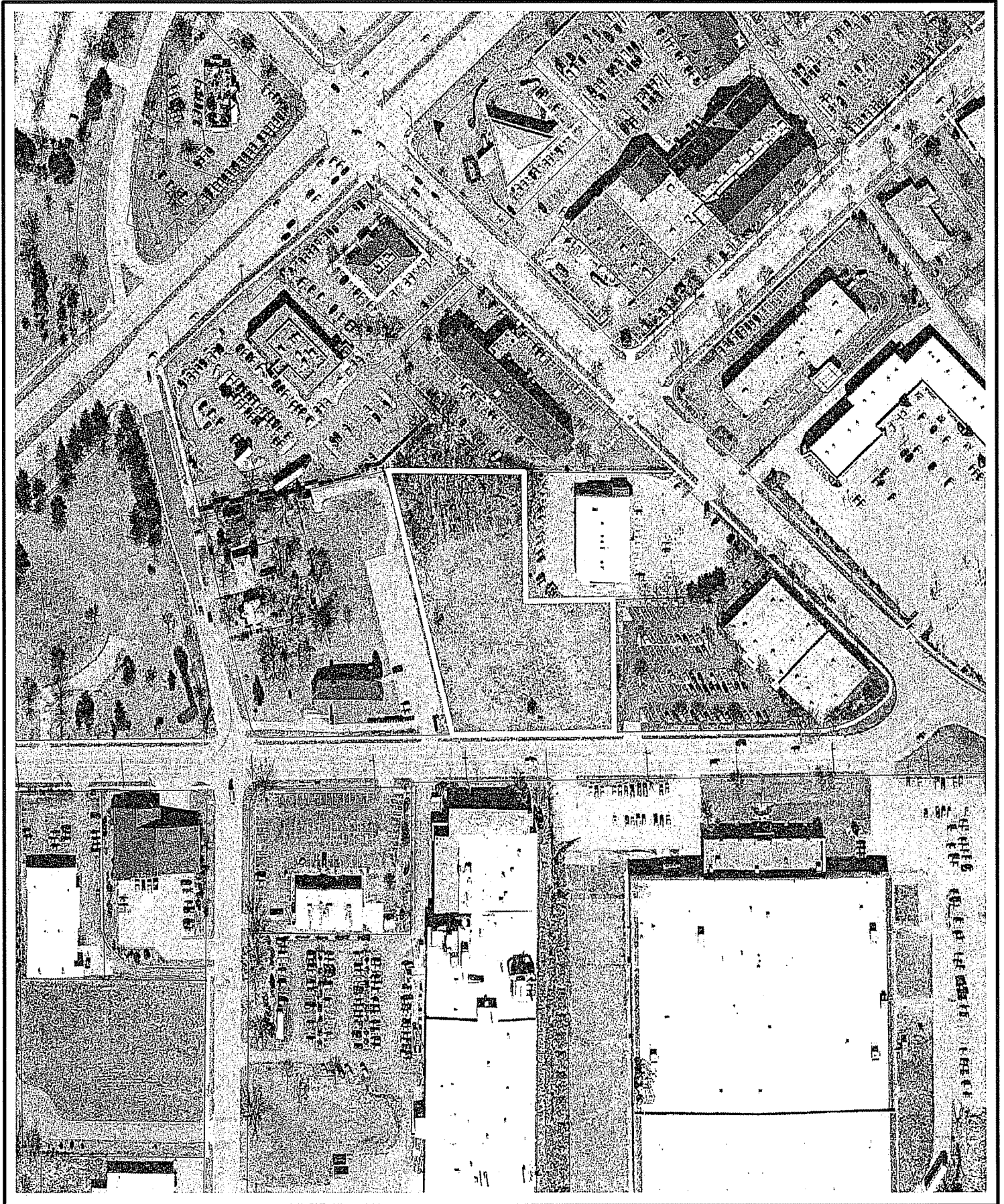
For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



# 4102-4110 Lien Road

0 100 Feet

*Date of Aerial Photography - April 2000*





**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

Date Stamp

**\*\* 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](http://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: Lien Road Development Co. LLC Representative, if any: Sara Investment Real Estate LLC  
 Street Address: 1612 North High Point Road City/State: Middleton, WI Zip: 53562  
 Telephone: (608) 831-2212 Fax: (608) 831-2255 Email: eric@sarainvest.com

Firm Preparing Survey: Reigel Land Surveying, LLC Contact: Matt Reigel  
 Street Address: 7120 Park Shores Court City/State: Middleton, WI Zip: 53562  
 Telephone: (608) 712-6757 Fax: (608) 824-6404 Email: reigellandsurveying@charter.net

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

**3a. Project Information.**

Parcel Address: 4102-4110 Lien Road in the City or Town of: Madison  
 Tax Parcel Number(s): 081028406090 School District: Madison  
 Existing Zoning District(s): C3L Development Schedule: \_\_\_\_\_  
 Proposed Zoning District(s) (if any): \_\_\_\_\_ 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	2		2.2
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
<b>TOTAL</b>	2		2.2

Describe the use of the lots and outlots on the survey
LOT 1 IS CURRENTLY OCCUPIED BY AN EXISTING FUNERAL HOME AND
LOT 2 IS CURRENTLY OCCUPIED BY A SMALL RETAIL STRIP-CENTER.

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](mailto: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.

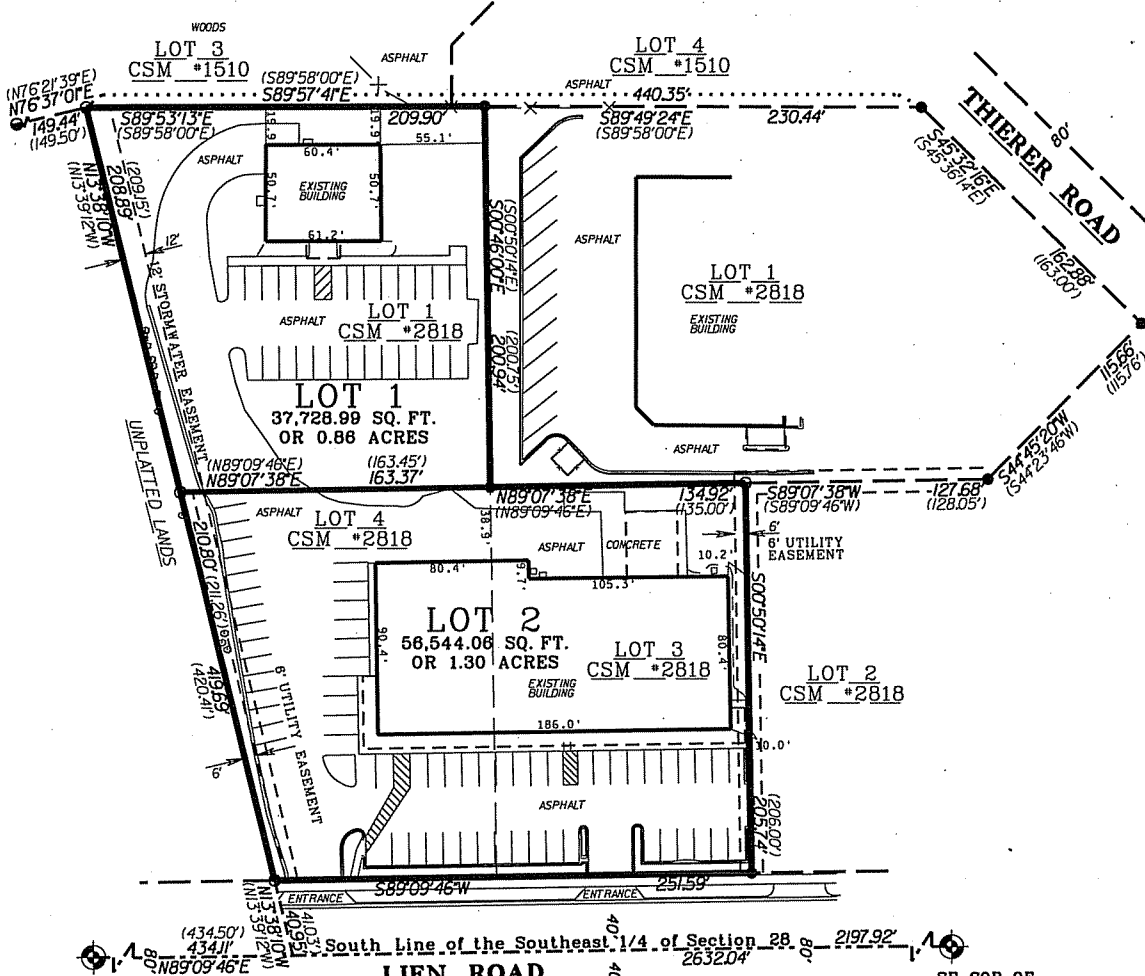
The signer attests that this application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name ERIL M. SCHWARTZ Signature   
Date 1-24-2006 Interest In Property On This Date PRESIDENT, SARA INVESTMENT REAL ESTATE

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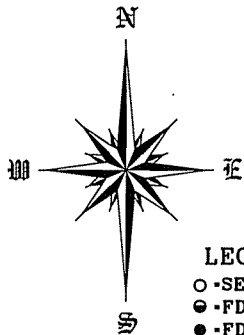


**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**LOTS 3, 4, AND A PART OF LOT 1 OF CERTIFIED SURVEY MAP**  
**NO. 2818 LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4**  
**OF SECTION 28, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON,**  
**DANE COUNTY, WISCONSIN**



S 1/4 OF SECTION 28  
 T08N-R10E  
 A BRASS CAP  
 S.P.C.  
 N:409,313.09  
 E:2,182,782.87

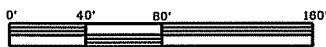
SE COR. OF SECTION 28  
 T08N-R10E  
 BOLT & SHINER



**LEGEND**

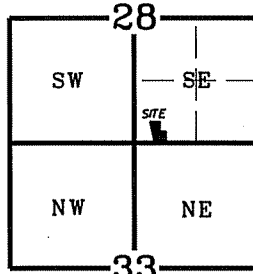
- - SET 3/4" X 24" REBAR
- - FD 1" IRON PIPE
- - FD 3/4" REBAR

Bearings are referenced to the South line of the SE 1/4 of Section 28 recorded to bear N89°09'46"E CSM NO. 2818.



**SCALE 1" = 80'**

**Section Location**



**T08N - R10E**

Prepared by:

**REIGEL LAND SURVEYING**

7120 Park Shores Court  
 Middleton, Wisconsin 53562  
 Voice: 608-712-6757

reigellandsurveying@charter.net  
 C:\Projects\1066\1066CSM.dgn

Owner/Developer  
 Lien Road Development Company, LLC  
 1612 N. High Point Rd  
 Suite 201  
 Middleton, WI 53562

Peter Ostlind I, LLC  
 533 West Main Street  
 Suite 302  
 Madison, WI 53703

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2006 at \_\_\_\_\_ o'clock \_\_\_\_\_ m and recorded in Volume \_\_\_\_\_ of Certified Survey Maps of Dane County, on pages \_\_\_\_\_

Document No. \_\_\_\_\_

Certified Survey Map No. \_\_\_\_\_

Volume \_\_\_\_\_ Page(s) \_\_\_\_\_

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