



City of Madison

Proposed Certified Survey Map

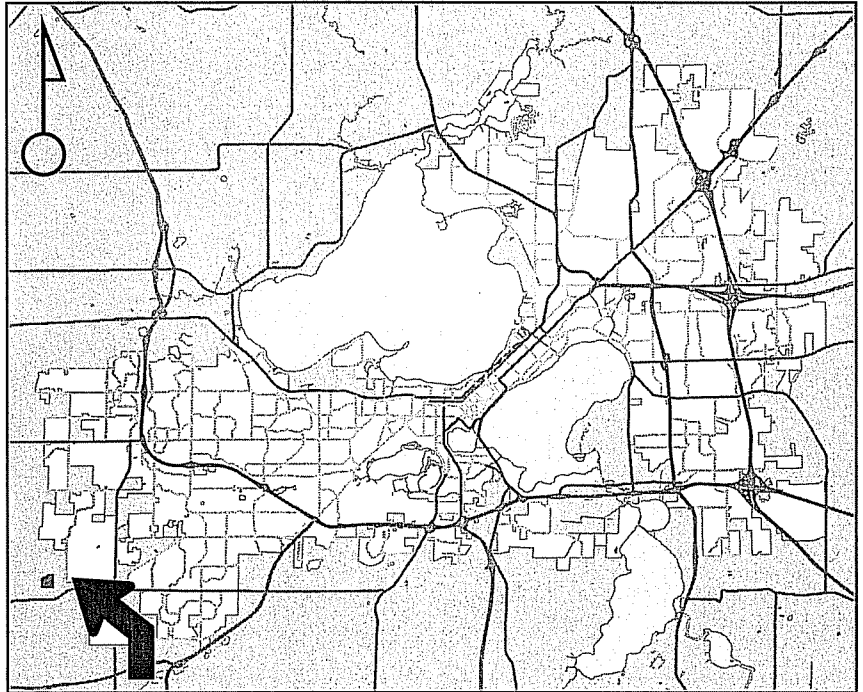
CSM Name
Shady Oak CSM
Location
3006 Shady Oak Lane

Applicant
Chuck Heath/
Harry Combs- Thom Grenlie Surveying

Within City Outside City

Proposed Use
1 Residential Lot & 1 Agricultural Lot

Public Hearing Date
Plan Commission
03 December 2007



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



Scale : 1" = 700'

City of Madison, Planning Division : RPJ : Date : 16 November 2007



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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. (Choose ONE)

Preliminary Subdivision Plat Final Subdivision Plat Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: CSM

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: CHUCK HEATH Representative, if any: _____
 Street Address: 3006 SHADY OAK LA, #2 City/State: VERONA, WI Zip: 53593
 Telephone: (608) 845-4500 Fax: () 845-4501 Email: _____

Firm Preparing Survey: THOM GRENLIE SURVEYING Contact: HARRY COMBS
 Street Address: 400 S. NINE MOUND RD City/State: VERONA, WI Zip: 53593
 Telephone: 845-6482 Fax: () 645-6454 Email: _____

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

3a. Project Information:

Parcel Address: 3006 SHADY OAK in the City of VERONA
 Tax Parcel Number(s): _____ School District: VERONA
 Existing Zoning District(s): A-1 EX Development Schedule: ASAP

Proposed Zoning District(s) (if any): RH-2 AND A-2 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: 9-30-07 (SCIBNER) Date of Approval by Town: 9-6-07

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	1		7.9
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use) <u>AG.</u>	<u>1</u>		32
TOTAL	<u>2</u>		39.9

Describe the use of the lots and outlots on the survey
<u>EXISTING HOUSE</u>
<u>CONTINUED AG.</u>

OVER → 7

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.

Report of Title and Supporting Documents: All plats and certified surveys submitted 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 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 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 Residential Preliminary Plats ONLY: If the proposed project will result in **ten 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 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 town and Dane County** approval.

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): 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 Unit 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 HARRY COMBS Signature [Signature]
Date 10-23-07 Interest In Property On This Date Surveyor

For Office Use Only	Date Rec'd: _____	PC Date: _____	Alder District: _____	Amount Paid: \$ _____
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Dane County Planning & Development

Room 116, City-County Building, Madison, Wisconsin 53703-3342

Land Division Review
608/266-9086

TIM PARKS

August 30, 2007

Grenlie Surveyors
400 South Nine Mound Road
Verona, Wisconsin 53593

Re: CERTIFIED SURVEY MAP (Heath)
SW1/4 S4 T6N R8E
Town of Verona
Dane County

Gentlepeople:

DED 12-17-07

HE'S GONE TILL
OCT 30TH

Zoning Petition # 9732 has been approved by the Dane County Board of Supervisors. Accordingly, the above-described preliminary certified survey map proposal is hereby conditionally approved as follows:

1. Zoning Petition # 9732 is to become effective (one day following publication in the Wisconsin State Journal).
2. A Town of Verona approval certificate is to be included and executed.
3. A City of Madison approval certificate is to be included and executed (extraterritorial jurisdiction).
4. The document is to be completed in accordance with S.236.34, Wisconsin Statutes.
5. The document is to comply with S.236.20(3)(b), Wisconsin Statutes. Center of Section does not satisfy this requirement.
6. The legal description is to be reviewed with respect to mathematical consistency.
7. An owners certificate in accordance with S.236.21(2), Wisconsin Statutes is to be included.
8. The owners certificate is to include "we also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval."
9. All owners of record are to be included in the owners certificate (County records indicate that Charles V. Heath is an owner). Spouses signatures and middle initials are required to provide valid certificates.

Grenlie Surveyors
August 30, 2007
Page 2

10. The required certificates are to be executed.
11. Lot 1 is to be a minimum of 16 net acres in area.
12. Lot 2 is to be a minimum of 4 net acres in area.
13. The net lot area calculations are to be specified in square feet.
14. A notation is to be affixed to the document "refer to building site information contained in the Dane County Soil Survey."
15. All references to zoning are to be removed from the document.
16. The deed restriction, required with Zoning Petition # 9732, is to be of record.
17. Town of Verona approval of the amended Zoning Petition # 9732 is to be obtained and properly communicated to the Dane County Clerk.
18. As required by the Town of Verona 33' East of the Shady Oak lane right-of-way centerline is to be clearly designated "dedicated to the public."
19. The owners certificate is to include the term "dedicated."
20. The Town approval certificate is to include "the public highway right-of-way dedication designated herein is hereby acknowledged and accepted by the Town of Verona."
21. Distances between existing structures and lot boundaries are to be specified.
22. The approximate location of the existing on-site sewage disposal system is to be shown.

When the above conditions have been fully satisfied, the original document may be submitted to which the Dane County approving signature will be affixed. Please contact the writer with questions regarding this matter.

Sincerely,


Norbert Scribner, Land Division Review

cc: Charles V. Heath
Clerk, Town of Verona
City of Madison Planning Department

Enclosure:

DANE COUNTY ORDINANCE AMENDMENT NO: 9732

Amending Section 10.03 relating to Zoning Districts in the Town of Verona.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Verona be amended to include in the RH-2 Rural Homes and A-2 Agricultural district(s) following described land:

PETITION NUMBER: 9732

LOT 1 TO A-2

Part of the SW ¼ of the SW ¼ of Section 4, & the NW ¼ of the NW ¼ of Section 9; all in T6N, R8E, Town of Verona, Dane County, WI, described thusly: beginning at the Southwest Corner of Sec. 4; thence S0°09'34"W 33.3'; thence S88°24'37"E 1310'; thence N0°28'59"E 896'; thence West 470'; thence North 550'; thence West 70'; thence S35°35'32"W 280'; thence S75°28'W 400'; thence S0°44'09"W 170'; thence West 240'; thence S0°44'09"W 880' to point of beginning.

AND

LOT 2 TO RH-2

Part of the SW ¼ of the SW ¼ of Section 4, T6N, R8E, Town of Verona, Dane County, WI, described as follows: Commencing at the West ¼ corner of Sec. 4; thence S0°44'09"W 1693.29 feet to the point of beginning; thence East 170.83'; thence N0°44'09"E 169.36'; thence N75°28'E 412.90'; thence N35°32'E 279.03'; thence East 575.17'; thence S0°28'59"W 166'; thence West 400'; thence S0°28'59"W 455'; thence West 70'; thence North 550'; thence West 70'; thence S35°32'W 280'; thence S75°28'W 400'; thence South 170'; thence West 240' thence North 66' to point of beginning.

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

DEED RESTRICTION REQUIRED

This amendment will be effective if within 90 days of its adoption by Dane County the owner or owners of the land record the following restriction(s) on said land:

1. *Deed restrict the A-2 parcel prohibiting residential development.*

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s) as well as the owners of land within 300 feet of the site. **Failure to record the restriction(s) will cause the rezone to be null and void. A copy of the recorded document shall be submitted to Dane County Zoning.**

The Dane County Board of Supervisors does ordain that this amendment, based upon Their findings, to be consistent with the provisions of Wisconsin State Statute 91.77 (1)(a),(b),(c).

G-6

PET. NO. 9732

CERTIFIED SURVEY REQUIRED

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. This amendment will become effective, if within 90 days of its approval by Dane County, a certified survey map that describes the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the survey will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**

(Revised 8-8-07)

CO. OF: TOWN OF VERONA - TOWN BOARD
MINUTES OF 9-4-07

truck driving off the edge of the road shall be repaired to a like new condition. AYE: Wagner, Enburg, Klein, Dreger and Combs. No: none Motion Carried.

Riverside Road #7241 – property owner request for variance, would be placed on October 2nd agenda for review.

Report of Plan Commission

FINAL Certified Survey Map #8764 R. Craine

Enburg noted Plan Commission had approved. Motion Enburg, second Klein to approve of final Certified Survey Map #8764 submitted by R. Craine. AYE: Wagner, Enburg, Klein, Dreger and Combs. NO: none Motion Carried. Clerk Comments: condition #3 of the preliminary certified survey map approval, "that a joint access/driveway agreement be executed between lots 2 & 3 prior to approval of the final certified survey map" Modifications to lot 2 (creation of 80' X 165.55' easement area) and a three lot easement document submitted to the Office of the Town Clerk on August 24, 2007 addresses access for lot 1 a 'clerk note' in August 22, 2007 correspondence. It is further noted that the applicant should provide the office of the Town Clerk with a copy of the executed and **recorded** easement agreement between lots 1, 2 and 3 prior to the issuance of access permits for lots 2 & 3. Driveway permit issued Oct 10, 1988 is for lot (1) access only. With regards to condition #4 of the preliminary certified survey approval, which was "that there is a deed restriction placed on lots 1, 2 & 3 noting "no future land divisions". This text is **not** noted anywhere on the final survey, however the aforementioned lots affected by this land use change are mapped in the town's comprehensive land use plan and policy #2 of the housing element – at a density of one (1) single family residence per two (2) acres. Any future divisions of these lands would require not only a petition to rezone and the filing of a certified survey map but also an application to amend the town's comprehensive plan and land use map.

Dane County Comprehensive Plan

No report from Plan Commission on the County Comprehensive Plan. Board members reviewed report on Dane County Comprehensive Plan.

Enburg noted that the Concept Plan for Brown property was tabled by the Plan Commission and discussion has occurred regarding the creation of a neighborhood plan. Enburg and Combs would meet to discuss this planning matter.

2008 Emergency Services Budgets

Brian Myrland director of Fitchrona EMS presented 2008 operating and capital budgets

Harry Barger acting Chief of the Verona Fire District presented 2008 operating and capital budgets

Dane County Ordinance Amendment #9732 – Heath

Motion Dreger second Enburg to approve resolution on approval of Dane County Ordinance Amendment #9732 – Heath. AYE: Wagner, Enburg, Klein, Dreger and Combs. NO: none Motion Carried.

Dane County Ordinance Amendment #9714 – Bruce Co

Motion Enburg second Klein to approve resolution on approval of Dane County Ordinance Amendment #9714 – Bruce Co. Discussion followed on agreement for road maintenance and agreement would be placed on October agenda. AYE: Wagner, Enburg, Klein, Dreger and Combs. NO: none Motion Carried.

Board members review of Building Permits and Inspection Reports & Road Haul Permits for the month of August.

No action on RTA Resolution.

Town Ordinance – Animal Control

Dreger noted edits made to draft of revision to the animal control ordinance. Motion Klein second Dreger to approve of edits and refer ordinance to the town attorney for review and comment with a public hearing on the ordinance to be held 7:00 P.M. October 2nd. AYE: Wagner, Enburg, Klein, Dreger and Combs. NO: none Motion Carried.



THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051
 400 S NINE MOUND RD, VERONA, WISCONSIN 53593 PHONE: (608) 845-6882

SURVEYOR'S CERTIFICATE

State of Wisconsin)
 County of Dane) SS.

CERTIFIED SURVEY MAP

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes.

I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

[Signature]
 Thom R. Grenlie, Registered Land Surveyor

LEGAL DESCRIPTION:

PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, AND PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9; ALL IN T6N, R8E, TOWN OF VERONA, DANE CO, WI., MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF THE SAID SECTION 4; THENCE S00°44'09"W 1693.29 FEET TO THE POINT OF BEGINNING; THENCE S00°49'09"W 947.36 FEET TO THE SW COR. OF SEC. 4; THENCE S00°09'34"W 33.30 FEET; THENCE S88°24'37"E 1310.01 FEET; THENCE N00°28'59"E 1517.02 FEET; THENCE WEST 575.17 FEET; THENCE S35°32'W 279.03 FEET; THENCE S75°28'W 412.90 FEET; THENCE S00°44'09"W 169.36 FEET; THENCE WEST 170.83 FEET TO THE POINT OF BEGINNING. CONTAINS 40.041 ACRES AND SUBJECT TO SHADY OAK LANE.

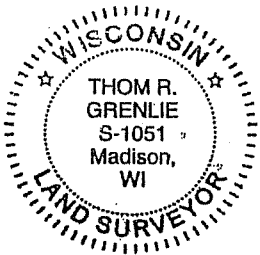
OWNERS CERTIFICATE: AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE ABOVE LANDS TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS SHOWN. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.75.17(1)(A), DANE COUNTY CODE OF ORDINANCES TO BE SUBMITTED TO THE DANE COUNTY ZONING & LAND REGULATION COMMITTEE FOR APPROVAL

CHARLES HEATH

NOTARY PUBLIC: PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2007, THE ABOVE-NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT.

my Comm. Exp.

NOTARY PUBLIC



LEGEND

Scale: 1 inch = 200 ft.

- iron stake found
- 1"x24" iron pipe set
- min. wt.=1.13#/ln ft.

SURVEYED RT III
 DRAWN HC
 APPROVED _____
 FIELD BOOK FILE _____
 DATE 10-12-07
 APE/FILE _____

PAGE 1 OF 3 PAGES

OFFICE MAP NO. 2516-D

SURVEYED FOR: CHUCK HEATH 848-4500
 3006 SHADY OAK LANE, VERONA, WI

DESCRIPTION-LOCATION: SEE ABOVE

APPROVED FOR RECORDING PER DANE COUNTY ZONING & LAND REG. COMM. action of _____

REGISTER OF DEEDS CERTIFICATE

N. SCRIBNER, AGENT

Received for recording this _____ day of _____, _____ at _____ o'clock _____ m. and recorded in Volume _____ of Certified Survey Maps of Dane County on Page _____

Register of Deeds

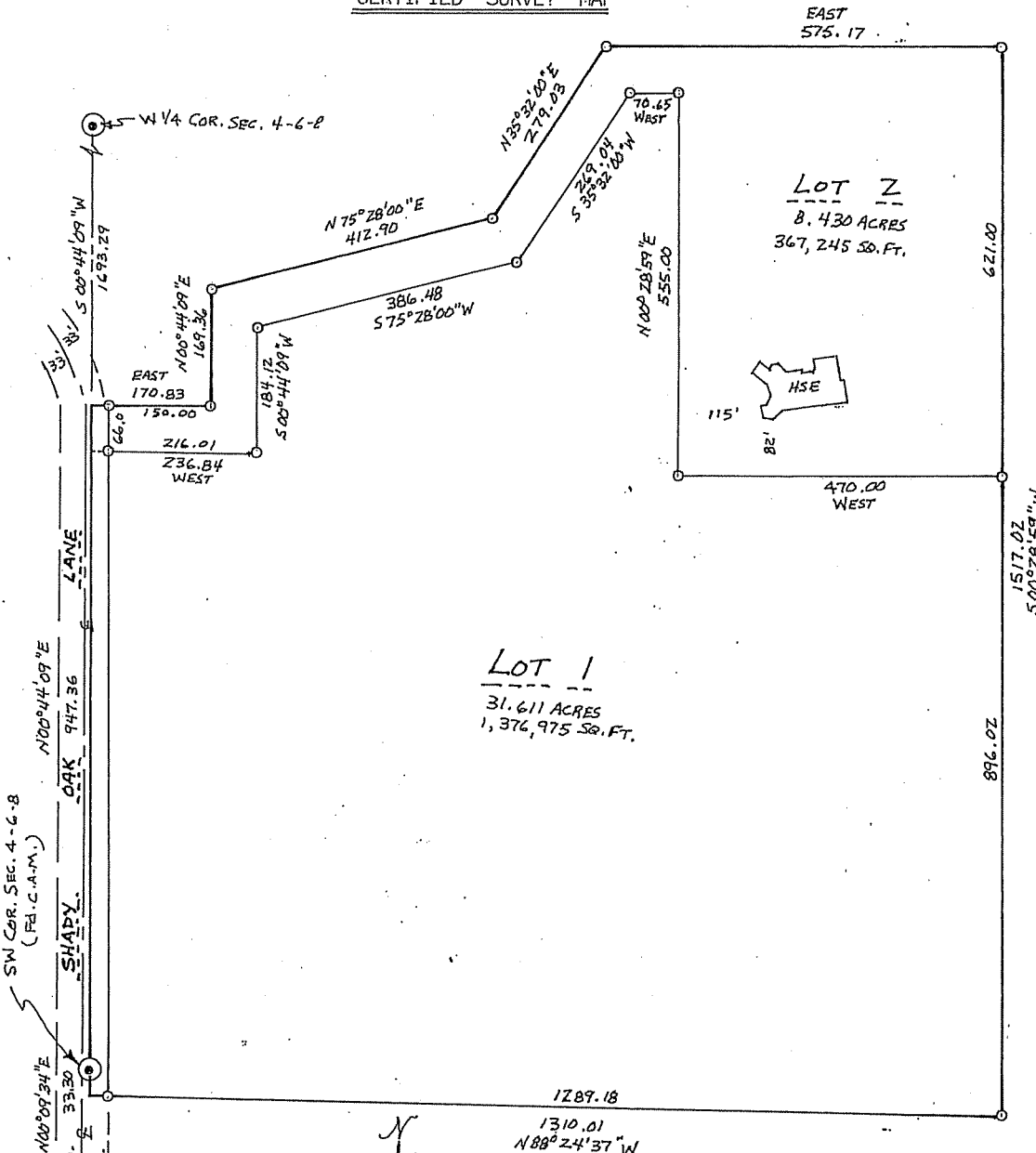
DOCUMENT # _____
 CERTIFIED SURVEY MAP # _____ Vol. _____ Page _____

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Stock No. 26273

CERTIFIED SURVEY MAP



Handwritten signature: Jim R. Coak
 10-22-07

NORTH REF: WEST LINE OF THE SW 1/4 SEC. 4-C-8 IS ASSUMED N00°44'09"E

