



CSM Name
Rice CSM

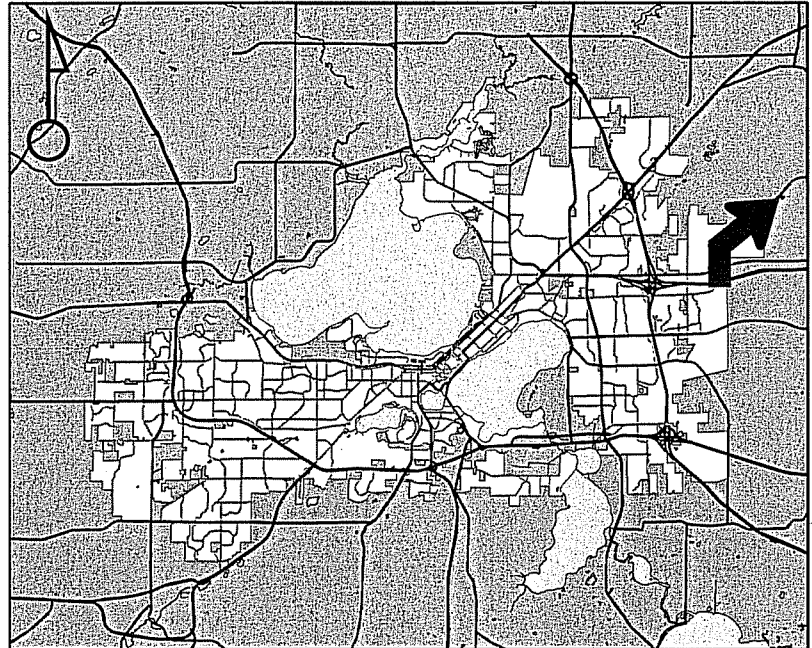
Location
2819 County Highway T

Applicant
Ricky A. Rice/Mark Pynnonen-
Birrenkott Surveying, Inc.

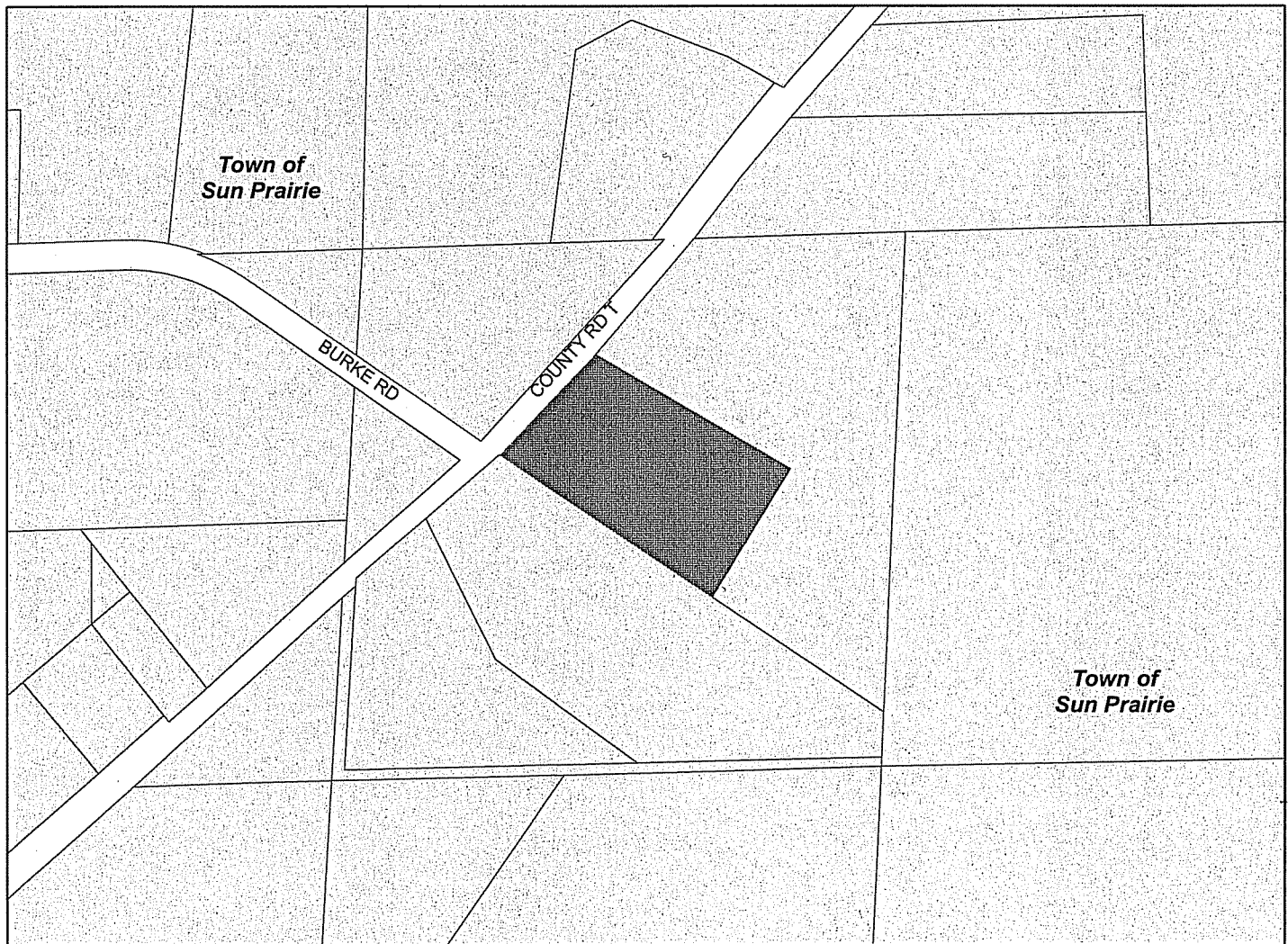
Within City Outside City

Proposed Use
Create 2 residential lots in
the Town of Sun Prairie

Public Hearing Date
Plan Commission
08 February 2016
Common Council
n/a

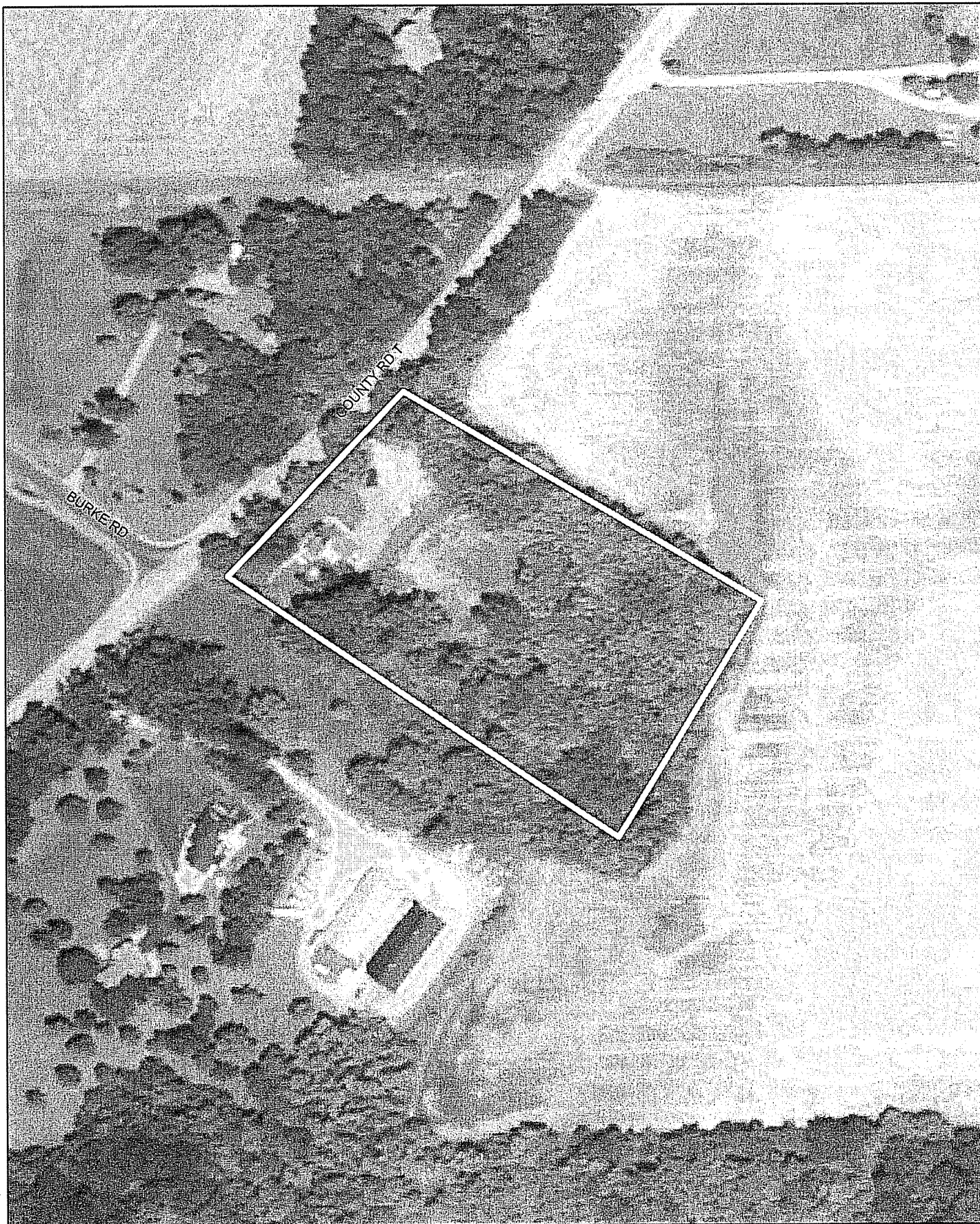


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 01 February 2016





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, of 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: LNDCSM-2015-00031

1b. Review Fees.

Make checks payable to "City Treasurer." **Note: New fees effective May 2012 (!)**

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

2. Applicant Information.

Name of Property Owner: Ricky A. Rice Representative, if any: _____

Street Address: 2725 County Highway T City/State: Sun Prairie, WI Zip: 53590

Telephone: (608) 837-8870 Fax: () Email: _____

Firm Preparing Survey: Birrenkott Surveying, Inc. Contact: Mark Pynnonen

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

Telephone: (608) 837-7463 Fax: (608) 837-1081 Email: mpynnonen@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): 2819 County Highway T

Tax Parcel Number(s): 0811-292-8420-5

Zoning District(s) of Proposed Lots: A-1(Ex) 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: October 26, 2015 Date of Approval by Town: July 20, 2015

→ 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	2		4.635
Retail/Office			
Industrial			
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	2		4.635

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.com. 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 Mark A. Pynnonen **Signature** Mark A. Pynnonen
Date November 23, 2015 **Interest In Property On This Date** Surveyor



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

November 23, 2015

City of Madison
Planning, Community and Economic Development
Att: Tim Parks
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Land Division for Ricky Rice
Sec. 29, Town of Sun Prairie

Dear Mr. Parks:

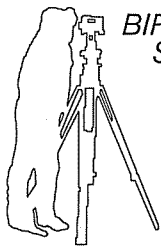
As agent for Ricky Rice, we wish to submit a Certified Survey Map to the city of Madison for its extraterritorial jurisdiction review.

The property (PIN 0811-292-8420-5) is located at 2819 County Highway T. The parcel is in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, T8N, R11E, Town of Sun Prairie, and contains 4.948 acres, of which 4.635 acres are being rezoned from A-1(Ex) to RH-1.

Mr. Rice wishes to have two residential lots. One will contain the existing house. He will build a single-family house on the other. Mr. Rice intends to live in one and use the other as a rental property.

Respectfully submitted,

Mark A. Pynnonen
Birrenkott Surveying, Inc.
Agent for Ricky Rice

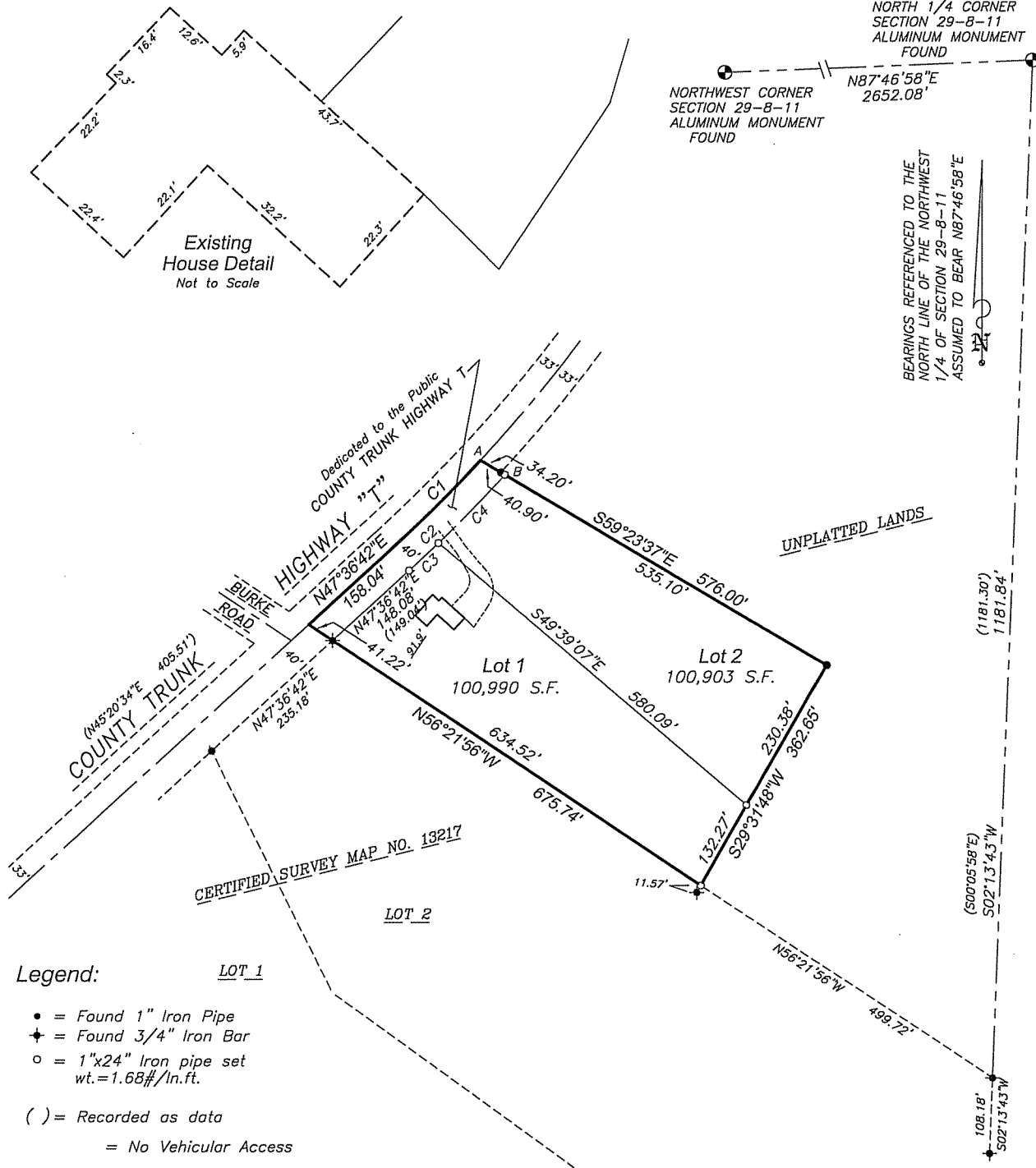
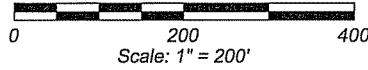


**BIRRENKOTT
SURVEYING, INC.**

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 Northeast 1/4 of the Northwest 1/4 of Section 29,
T 8 N, R 11 E, Town of Sun Prairie, Dane County, Wisconsin



Legend:

- = Found 1" Iron Pipe
- ⊕ = Found 3/4" Iron Bar
- = 1"x24" Iron pipe set wt.=1.68#/In.ft.
- () = Recorded as data
- = No Vehicular Access

CURVE	RADIUS	ARC	DELTA	BEARING	CHORD
C1	2155.83'	181.67'	4°49'42"	N45°11'51"E	181.62'
C2	2195.83'	193.67'	5°03'12"	N45°05'06"E	193.61'
C3	2195.83'	57.58'	1°30'08"	N46°51'38"E	57.58'
C4	2195.83'	136.09'	3°33'04"	N44°20'02"E	136.07'

TANGENT BEARING A = N42°47'00"E
TANGENT BEARING A = N42°33'30"E



CERTIFIED SURVEY MAP DATED: October 30, 2015

**Birrenkott
Surveying, Inc.**

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

Owners Certificate:

As owner, I hereby certify that I have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I 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 and that this Certified Survey Map is required by the City of Madison as an approving authority.

Ricky A. Rice

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2015, the above-named Ricky A. Rice, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin.

My Commission Expires

Printed name

Consent of Mortgagee:

Bank of Sun Prairie, mortgagee of the lands described hereon, 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 owners certificate hereon.

Bank of Sun Prairie

By: _____ Its: _____

(printed name)

State of Wisconsin)
County of Dane) ss

Personally came before me this _____ day of _____, 2015, the above-named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, State of Wisconsin

My commission expires _____

Printed name

Surveyed For:
Ricky Rice
2725 County Highway T
Sun Prairie, WI 53590
575-4177
Surveyed: TAS
Drawn: MAP
Checked: MAP/DVB
Approved: DVB
Field book: 355-33
Tape/File: J:\2011\Carlson\110314