

CITY OF MADISON Proposed Certified Survey

Plat Name: HTM CSM

Location: 4002 Alvarez Avenue

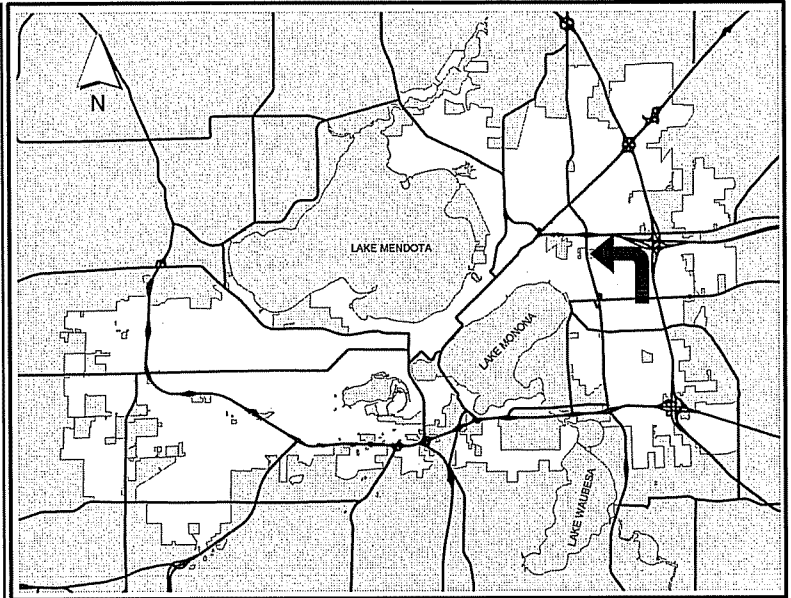
Applicant: Hung T Nguyen/AI Kauki -
Badger Surveying and Mapping

- Preliminary
- Final
- Lot Division
- Within City
- Outside City

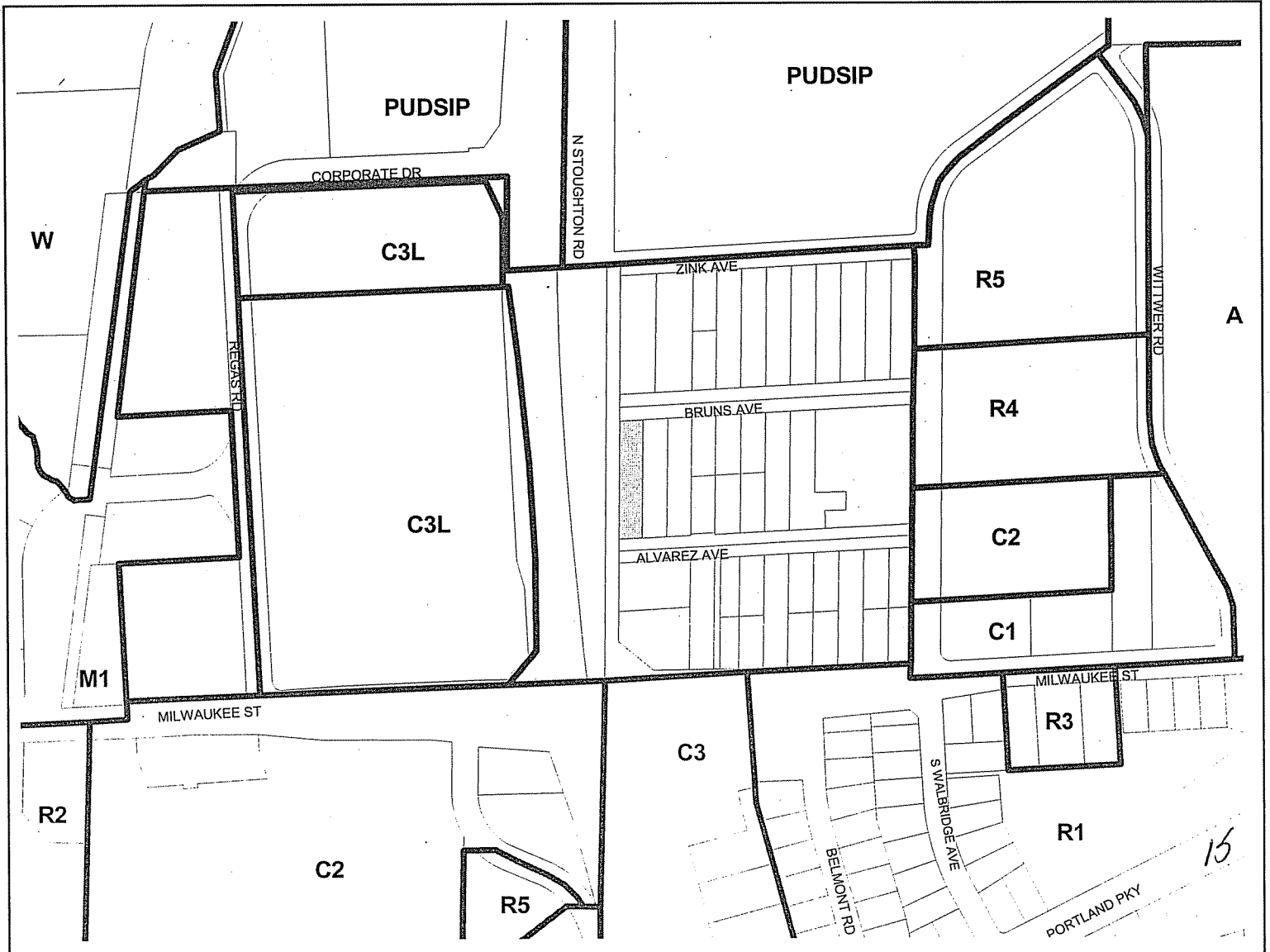
Public Hearing Dates:

Plan Commission 09 January 2006

Common Council _____



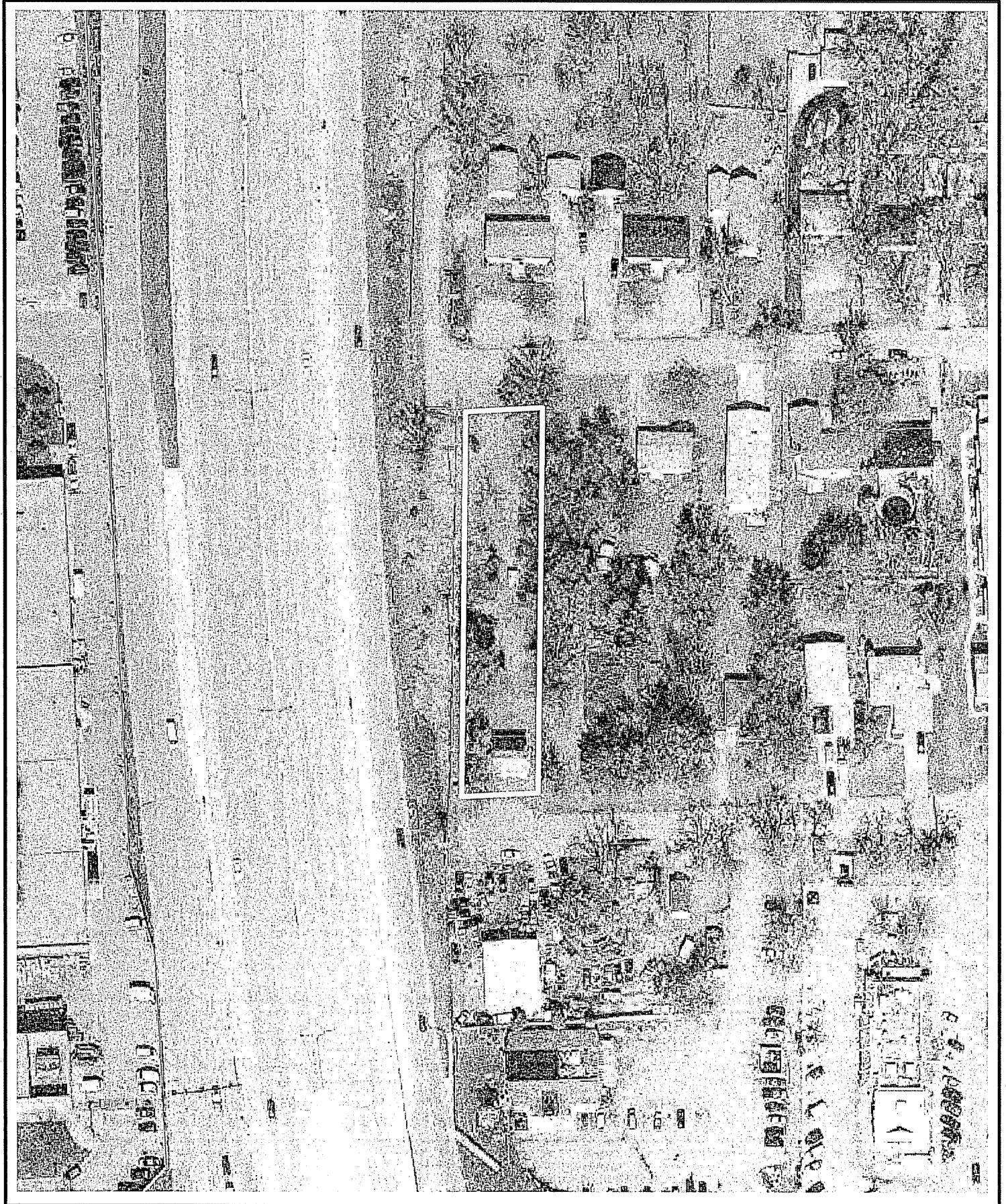
For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



4002 Alvarez Avenue

0 100 Feet

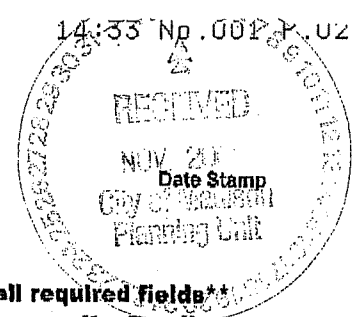
Date of Aerial Photography - April 2000



15



Madison Commission
SUBDIVISION APPLICATION
 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 ****
For your convenience, this application form may be completed online at www.cityofmadison.com.

1a. Application Type. (Choose ONE)

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

If a Plat, Proposed Subdivision Name: N.A.

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: HUNG T. NGUYEN Representative, if any: _____

Street Address: 2239 BRANSON ROAD City/State: OREGON, WI Zip: 53575

Telephone: (608) 345-1029 Fax: () Email: _____

Firm Preparing Survey: BADGER SURVEYING & MAPPING Contact: AI KAUKL

Street Address: 2702 INTERNATIONAL LANE SUITE 114 City/State: MADISON WI Zip: 53704

Telephone: (608) 244-2010 Fax: (608) 244-6272 Email: _____

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

3a. Project Information.

Parcel Address: 4002 ALVAREZ AVENUE in the City or Town of: Blooming Grove

Tax Parcel Number(s): 008-0710-04-4201-5 School District: Madison Public Schools

Existing Zoning District(s): R-3A RESIDENTIAL Development Schedule: Immediate

Proposed Zoning District(s) (if any): Same 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	2		0.43
Retail/Office			
Industrial			
Public Parklands			
Home's Association Tracts			
Other (state use)			
TOTAL			

Describe the use of the lots and outlots on the survey
Create 2 residential lots for Duplex development on each lot.

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 colated, 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 80/30 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.
- Legal Description of Property:** LOT 1, Block 2 CLYDE A. GALLAGHER GARDEN SUBD., TN of BLOOMING GEESE OR Check here if attached →
- For Residential Preliminary Plat 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 Residential Surveys ONLY:** 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 the same request first having been approved by the town and 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.
- Required Fee (from Section 1b on front):** \$ 500.00 Make all checks payable to "City Treasurer."
- Completed application**

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

Applicant's Printed Name Al Kauki Signature Al Kauki

Date 11/03/2005 Interest In Property On This Date Owner's Surveyor

For Office Use Only	Alderman/District: _____	PC Date: _____	Date Distributed: _____	Returned: _____
File Tracking Number: _____	Amount Paid \$ _____	Receipt Number: _____		

Effective September 1, 2004



Dane County Planning & Development

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

Land Division Review
608/266-9086

Tim PARKS

May 31, 2005

Badger Surveying & Mapping Service, LLC
2702 International Lane, Suite # 114
Madison, Wisconsin 53704

Re: **CERTIFIED SURVEY MAP (Nguyen)**
NE1/4 S4 T7N R10E
Town of Blooming Grove
Dane County

Gentlepeople:

Zoning Petition # 9181 has been approved by the Dane County Board of Supervisors. Accordingly, the above-described certified survey map proposal is hereby conditionally approved follows:

1. Zoning Petition # 9181 is to become effective (one day following publication in the Wisconsin State Journal).
2. A Town of Blooming Grove approval certificate is to be included and executed.
3. The document is to be completed in accordance with S.236.34, Wisconsin Statutes.
4. All owners of record are to be included in the owners certificate (County records indicate that Hung T. Nyugen is an owner). Spouses signatures and middle initials are required to provide valid certificates.
5. City of Madison approval is to be obtained (extraterritorial jurisdiction).
6. The required certificates are to be executed.
- ✓ 7. Each lot is to be a minimum of 8,000 net square feet in area.
- ✓ 8. The net lot area calculations are to be specified in square feet.
9. A notation is to be affixed to the document "The Dane County Board of Adjustment, at its meeting of 03/24/05, approved Application # 3357."

Badger Surveying & Mapping Service, LLC
May 31, 2005
Page 2

- 10. If lands are not being dedicated to the public with this certified survey map, the references to dedications are to be removed from the owners certificate and from the Town approval certificate.**

- 11. If lands are being dedicated to the public with this certified survey map, 33' North of the Alvarez Avenue right-of-way centerline is to be clearly designated "dedicated to the public."**

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 matter.

Sincerely,


Norbert Scribner, Land Division Review

cc: Hung T. Nguyen
Clerk, Town of Blooming Grove
City of Madison Planning Department
Wisconsin Department of Transportation

Enclosure:

Town of Blooming Grove

1880 S. Stoughton Road Madison WI 53716 * Phone 608-223-1104 * Fax 608-223-1106

August 8, 2005

To Whom it may Concern:

This letter is to certify that the Town of Blooming Grove has approved the CSM for the development on the property owned by Hung Nguyen at 4002 Alvarez Avenue. If you require anything else from the town, don't hesitate to call or write me at your earliest convenience. Thank you.

Regards,



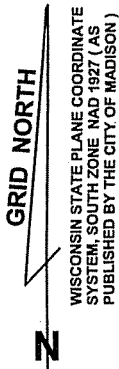
Michael J. Wolf
Clerk/Treasurer/Administrator
Town of Blooming Grove



Stock No. 26273

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOT 1, BLOCK 2, CLYDE A. GALLAGHER GARDEN SUBDIVISION LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 4, T7N, R10E, TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN.



SCALE: 1" = 60'

LEGEND:

- ⊙ 1" IRON PIPE FOUND
- 3/4" SOLID ROUND IRON STAKE FOUND
- 3/4" X 24" SOLID ROUND IRON STAKE SET, 1.50 LBS. / FT.
- () REC'D. AS

PREPARED FOR:

HUNG T. NGUYEN
2239 BRANSON ROAD
OREGON, WI 53575
(608) 345-1029

PREPARED BY:

BADGER SURVEYING & MAPPING SERVICE, LLC
2702 INTERNATIONAL LANE, SUITE 114
MADISON, WI 53704
(608) 244-2010

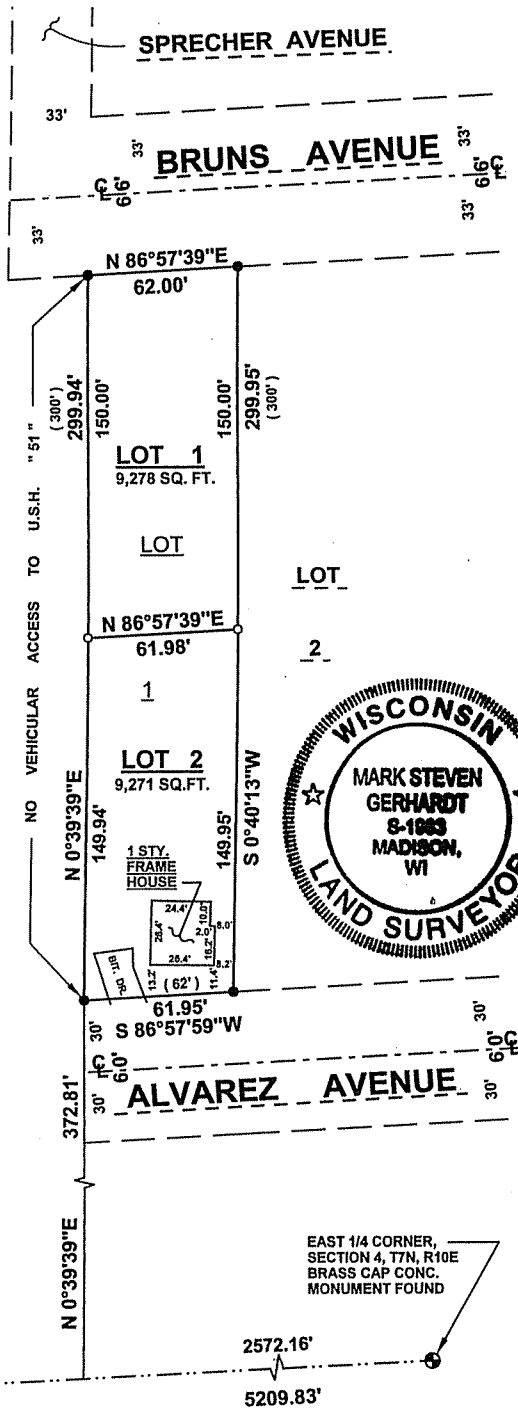
NOTE:

" THE DANE COUNTY BOARD OF ADJUSTMENT, AT ITS MEETING OF 3/24/05, APPROVED APPLICATION NO. 3352.

WEST 1/4 CORNER, SECTION 4, T7N, R10E
FOUND STEM OF MONUMENT IN CONC.
WISCONSIN STATE PLANE COORDINATES,
SOUTH ZONE N 400,975.598 E 2,180,054.889

EAST 1/4 CORNER,
SECTION 4, T7N, R10E
BRASS CAP CONC.
MONUMENT FOUND

U.S.H. " 51 " (N. STOUGHTON ROAD)



DOCUMENT NO. _____

VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP NO. _____

JN. 3G - 65CS

PAGE 1 OF 3 PAGES

15