



CSM Name
Duncan CSM

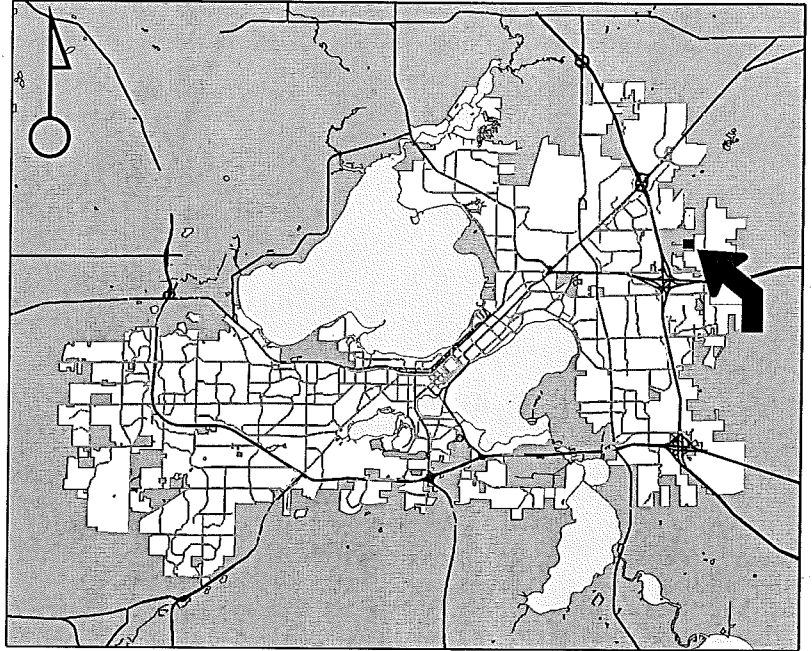
Location
4934 Felland Road

Applicant
Duncan and Lori Campbell/
Mark Pynnonen - Birrenkott Surveying

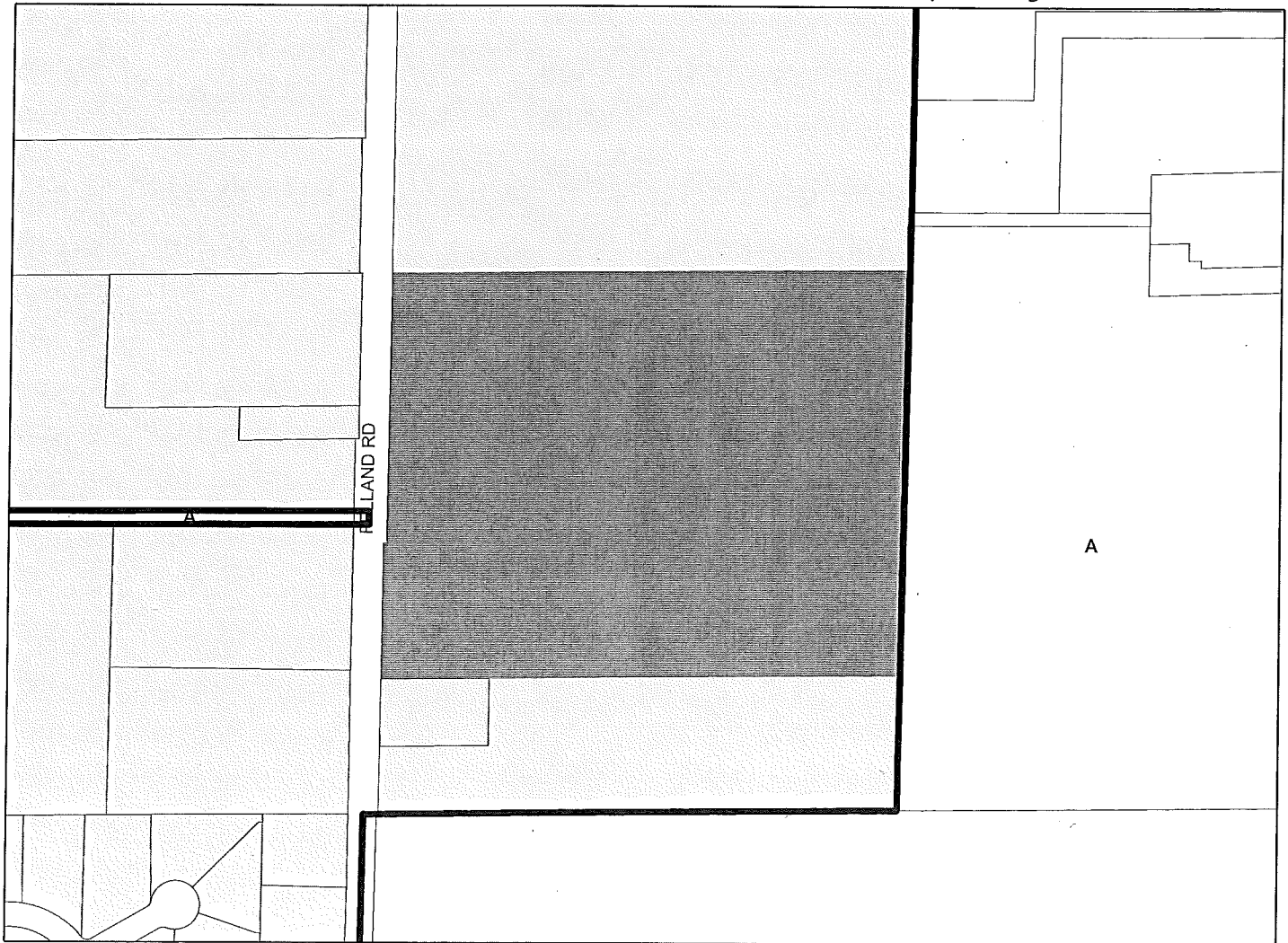
Within City Outside City

Proposed Use
Create 4 lots in the Town of Burke

Public Hearing Date
Plan Commission
16 December 2013
Common Council



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 : 11 December 2013





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: _____

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: Duncan and Lori Campbell Representative, if any: Matt Flemming

Street Address: 4934 Felland Road City/State: Madison, WI Zip: 53718

Telephone: (608) 3249-939 Fax: () Email: _____

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

Street Address: 1677 N. Bristol Street City/State: Sun Prairie, WI 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): 4934 Felland Road, Madison, WI 53718 (Town of Burke)

Tax Parcel Number(s): 0810-351-9061-8, 0810-351-9161-7, 0810-351-9000-1

Zoning District(s) of Proposed Lots: A-2(4) 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: September 24, 2013 Date of Approval by Town: July 10, 2013

→ 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		23.491
Retail/Office	1		5.733
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	4		29.224

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 Duncan Campbell Signature Duncan Campbell
Date 10-10-13 Interest In Property On This Date owner



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

October 14, 2013

Department of Planning and Community & Economic Development
Att: Tim Parks
Madison Municipal Building
215 Martin Luther King Jr. Blvd., Suite LL-100
Madison, WI 53703

RE: Four-lot Certified Survey Map
4934 Felland Road

Dear Mr. Parks:

Our client, Duncan Campbell, wishes to have a four-lot Certified Survey Map (CSM) prepared on his properties at 4934, 4930 and 4908 Felland Road in the Town of Burke (parcel numbers 0810-351-9000-1, 0810-351-9161-7, and 0810-351-9061-8). The property is included in the city of Madison's extra-territorial jurisdiction and requires the city's approval.

Mr. Campbell wishes to expand two lots – one for his business and the other for his residence -- and to create a third lot for a house to be built for a family member. Proposed Lot 1 of the CSM is his business, the Camp K-9 Pet Care Center, and Lot 2 is his residence. He is interested in creating proposed Lot 3 from a portion of his residence property for a residence for his daughter and son-in-law. He is also adding a portion of lands to the east side of proposed Lot 1 (97 feet) and proposed Lot 2 (130 feet) to square off the parcels and to create a buffer. The remainder of the lands to the east and south comprise proposed Lot 4.

He has petitioned Dane County to rezone from A-1 to A-2 the 97 feet added to the pet care property to make it consistent with the existing zoning. Since this land added to the pet care property will not be used for kennel purposes, the county has advised that the existing Conditional Use Permit (CUP) will not need to be amended; Mr. Campbell's attorney has also advised him not to revise the CUP. This rezone petition has been approved by both the Town of Burke and Dane County.

Respectfully submitted,

Mark A. Pynnonen
For Birrenkott Surveying, Inc.
Agent for Duncan Campbell

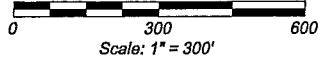
BIRRENKOTT SURVEYING



BIRRENKOTT SURVEYING INC.
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463

CERTIFIED SURVEY MAP

Lots 1 and 2, Certified Survey Map No. 8422, and part of the Southwest 1/4 of the Northeast 1/4, Section 35, T8N, R10E, Section 35, Town of Burke, Dane County, Wisconsin

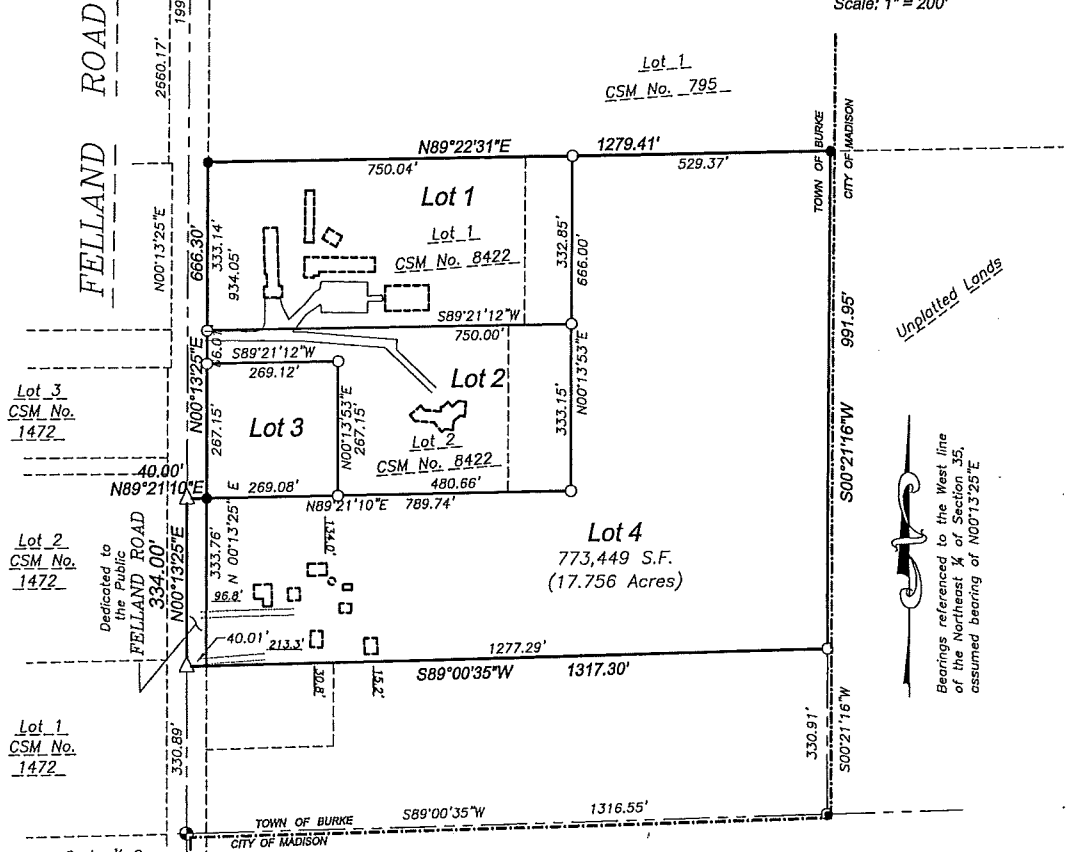
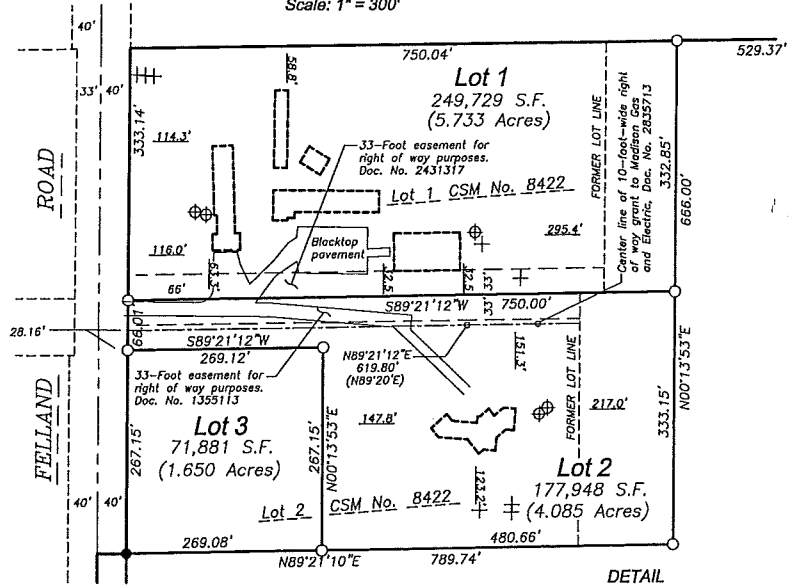


Notes: This Certified Survey Map subject to restrictions and conditions contained in the following documents:

- Restrictions - Doc. No. 1984397
- Private Sewage System Maintenance Agreements - Doc. Nos. 1996534, 2093187, 2346616, 2766861.
- Restrictions - Doc. No. 2253914 (replaces Doc. No. 1984397)
- Well and Water Agreement and Easement - Doc. No. 2569230
- Deed Restriction - Doc. No. 4497738 (replaces Doc. No. 2253914)

North 1/4 Corner Section 35-B-10 Found Brass Cap Monument

Center 1/4 Corner Section 35-8-10 Found Brass Cap Monument



- Legend**
- = Found 1-1/4" Iron Pipe
 - ⊙ = Found 3/4" Iron Bar
 - = Set 1"x24" Iron Pipe Min. Wght. 1.13 Lbs/ft
 - △ = Set Mag Nail
 - + = Septic Vent
 - ⊕ = Septic Tank
 - = Municipal Boundary

Bearings referenced to the West line of the Northeast 1/4 of Section 35, assumed bearing of N00°13'25"E

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CERTIFIED SURVEY MAP

DATED: October 11, 2013

**Birrenkott
Surveying, Inc.**

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

Consent of Mortgagee Certificate

Great Wisconsin Credit Union, mortgagee of the land described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the land described hereon, and does hereby consent to the certificate of Duncan and Lori Campbell, owners.

Dated _____, 2013

Name:
Title:

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2013, the above-named _____, to me known to be the person who executed the above and foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____

Printed name

Consent of Mortgagee Certificate

Summit Credit Union, mortgagee of the land described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the land described hereon, and does hereby consent to the certificate of Duncan and Lori Campbell, owners.

Dated _____, 2013

Name:
Title:

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2013, the above-named _____, to me known to be the person who executed the above and foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____

Printed name

Consent of Mortgagee Certificate

U.S. Bank, N.A., mortgagee of the land described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the land described hereon, and does hereby consent to the certificate of Duncan and Lori Campbell, owners.

Dated _____, 2013

Name:
Title:

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2013, the above-named _____, to me known to be the person who executed the above and foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____

Printed name

Surveyed: TAS
Drawn: TRK
Checked:
Approved: DVB
Field book:
Tape/File: J:\2011\CARLSON

Document No. _____

Sheet 2 of 3
Office Map No.: 130218

Certified Survey Map No. _____, Volume _____, Page _____



CERTIFIED SURVEY MAP

DATED: October 11, 2013

Birrenkott Surveying, Inc.

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

Surveyor's Certificate:

I, Daniel V. Birrenkott, herby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Daniel V. Birrenkott, Registered Land Surveyor No. S-1531

Description:

Lots 1 and 2, Certified Survey Map No. 8422, and part of the Southwest ¼ of the Northeast ¼, Section 35, T8N, R10E, Section 35, Town of Burke, Dane County, Wisconsin, described as follows: Commencing at the North ¼ Corner of said Section 35; thence S00°13'25"W, 1995.28 feet along the West line of said Northeast ¼ to the point of beginning; thence N89°21'10"E, 40.00 feet to the East right-of-way line of Felland Road; thence N00°13'25"E, 666.30 feet along said right-of-way line to the North line of said Southwest ¼ of the Northeast ¼; thence N89°22'31"E, 1279.41 feet along said North line to the East line of said Southwest ¼ of the Northeast ¼; thence S00°21'16"W, 991.95 feet along said East line; thence S89°00'35"W, 1317.30 feet to the West line of said Northeast ¼; thence N00°13'25"E, 334.00 feet along said West line to the point of beginning; Containing 1,286,362 square feet, or 29.531 acres.

Owners Certificate:

We, Duncan R. Campbell and Lori A. Campbell, as owners, hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. We also certify that this Certified Survey Map is required by 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval. We also certify that this Certified Survey Map is required to be submitted to the City of Madison as an approving authority.

Duncan R. Campbell

Lori A. Campbell

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2013, the above-named Duncan R. Campbell and Lori A. Campbell, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____

Printed name

Town of Burke Certificate:

Resolved that this Certified Survey Map and public highway right of way dedicated herein is hereby acknowledged and accepted by the Town of Burke.

Dated _____

Brenda Ayers, Clerk, Town of Burke

City of Madison Certificate:

Approved for recording per Secretary, City of Madison Plan Commission action of _____, 2013.

Dated _____

Steven R. Cover, Secretary
City of Madison Plan Commission

Surveyed For:

Duncan and Lori Campbell
4934 Felland Road
Madison, WI 53718
249-3939

Approved for recording, per Dane County Zoning and Land Regulation Committee action, dated _____, 2013.

Daniel Everson, Authorized Representative

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2013 at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey Maps of Dane County on Pages _____.

Surveyed: T.A.S.
Drawn: M.A.P.
Checked: M.A.P./D.V.B.
Approved: D.V.B.
Field book: 338/42
Tape/File: J:\2013\Carlson

Kristi Chlebowski, Register of Deeds

Document No. _____

Sheet 3 of 3
Office Map No.: 130218

Certified Survey Map No: _____, Volume _____, Page _____