



CSM Name
Maxwell CSM

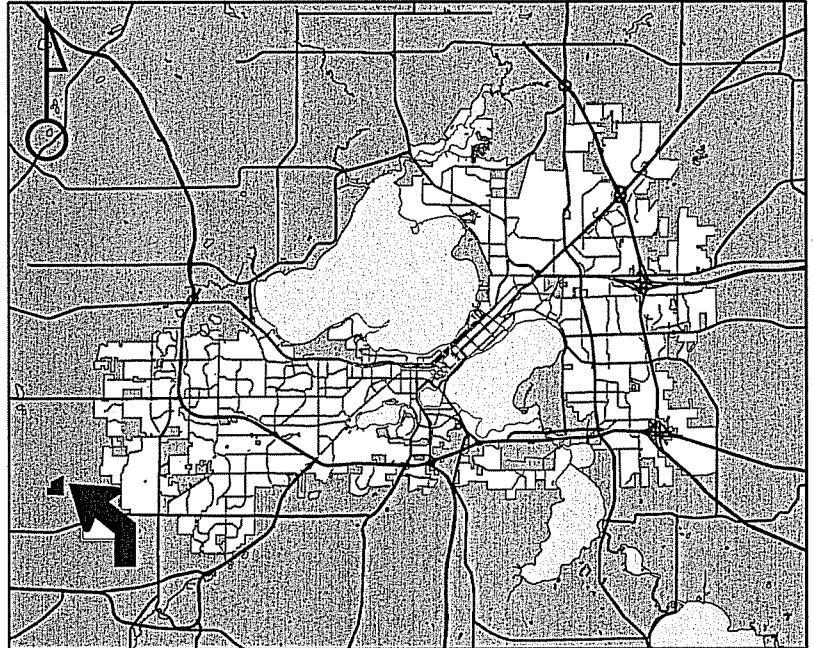
Location
7671-7713 Mid Town Road

Applicant
Maxwell Family, LLC/
Thom Grenlie

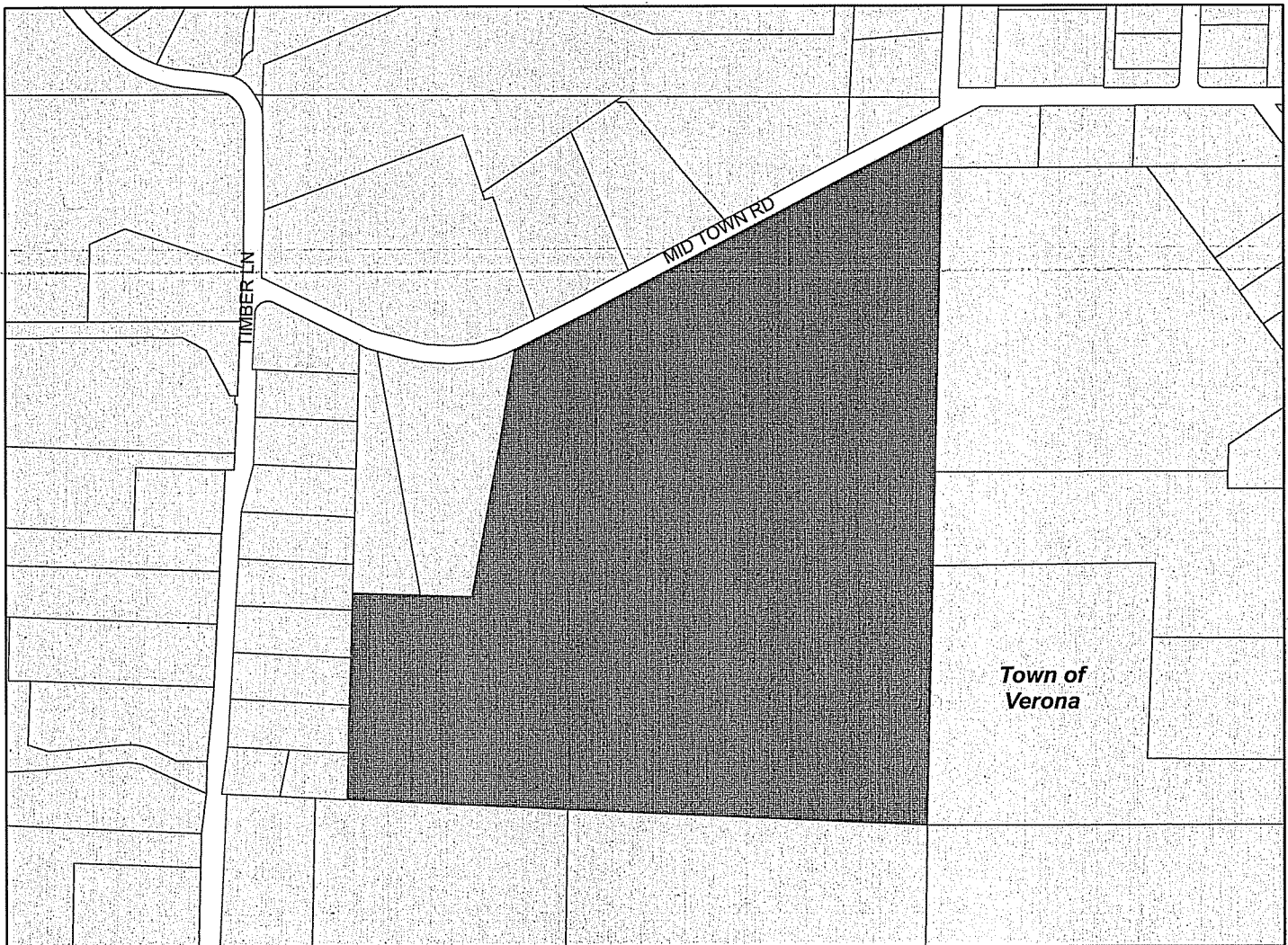
Within City Outside City

Proposed Use
Create 4 lots in the Town of Verona

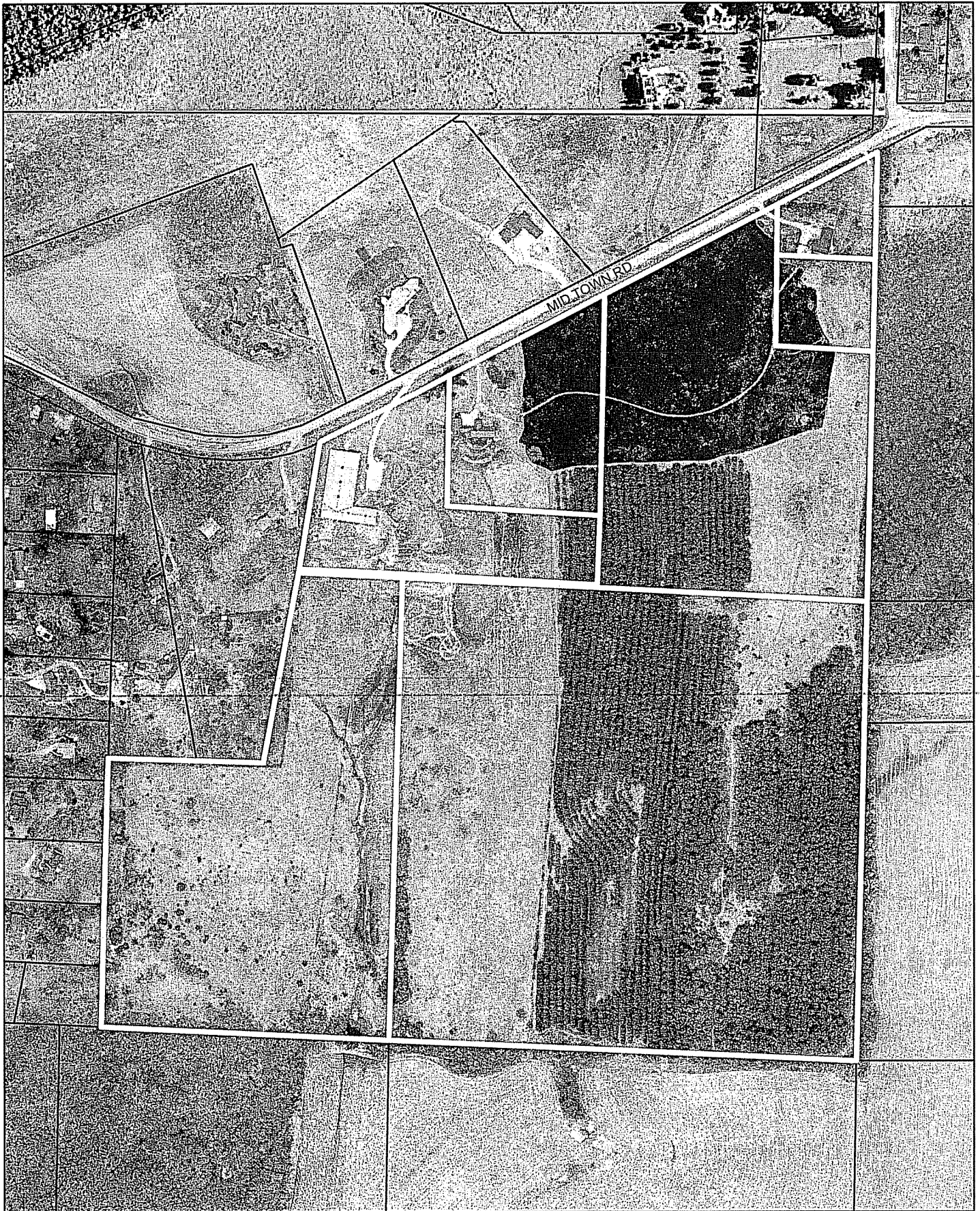
Public Hearing Date
Plan Commission
11 August 2014
Common Council
N/A



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



Scale : 1" = 600'





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

PD # 1050
155 391

**** 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: _____

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: Douglas Maxwell, Paul Maxwell Representative, if any: _____
 Street Address: 7711 Madison Rd City/State: Verona, WI Zip: 53593
 Telephone: (608) 332 3623 Fax: (None) Email: douglas.maxwell@gmail.com
 Firm Preparing Survey: Thom R. Grenlie Contact: Thom R. Grenlie
 Street Address: 400 S. Nine Mound Rd City/State: Verona, WI Zip: 53593
 Telephone: (608) 845-6882 Fax: () Email: hc@combs.tds.net

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):
 Tax Parcel Number(s): 0608-061-9500-6 0608-061-8850-5 0608-061-8200-1
0608-061-9000-1 0608-061-8300-0 0608-061-8175-3
 Zoning District(s) of Proposed Lots: Verona Township Section 6, A3, R4-2 School District: Verona

→ 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: #10702 6/5/2014 Date of Approval by Town: #10702 6/5/2014

→ 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		10.4
Retail/Office			
Industrial			
Other (state use): Agriculture	2		80

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

OVER →

8

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.

HC

DOCK

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.

HC

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.

N/A

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.

DOCK

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.

DOCK²

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 Douglas P. Maxwell Signature Douglas P. Maxwell

Date 25 JUN 2014 Interest In Property On This Date _____

Effective May 21, 2012

Paul D. Maxwell

6-25-2014 8

Letter of Intent for rezoning #10702

23 June 2014

City of Madison Planning Division

RE: Letter of Intent for rezoning # 10702

Description of current and future use:

The Maxwell Family LLC land parcels: (7713 Midtown Rd., Verona, WI)

Parcel 602/0608-061-8200-1 (6.55 acres): current use Agricultural education, zoned A2, future use Agricultural education. This parcel will become part of **lot 1** (35.7 acres) for CSM, requested zoning, A3.

Parcel 602/0608-061-8300-0 (18.4 acres): current use Agricultural education, zoned A1 (ex), future use Agricultural education. This parcel will become part of **lot 1** (35.7 acres) for CSM, requested zoning, A3.

Parcel 602/0608-061-8850-5 (N/A acres): current use Agricultural education, zoned A1 (ex), future use Agricultural education. This parcel will become part of **lot 1** (35.7 acres) for CSM, requested zoning, A3.

Parcel 602/0608-061-9000-1 (16.1 acres): current use Agricultural, zoned A1 (ex), future use Agricultural. This parcel will become part of **lot 3** (42.2 acres) for CSM, requested zoning, A3.

Parcel 602/0608-061-9500-6 (40 acres): current use Agricultural education/Agriculture, zoned A1 (ex), future use Agricultural education/Agriculture. This parcel will become part of **lot 1** (35.7 acres) and **lot 3** (42.2 acres) for CSM, requested zoning, A3.

Future use: these parcels will be sold to Heartland Farm Sanctuary for use in an animal rescue service and agricultural education. A CUP #2276 is being reviewed by the Town of Verona for **lot 1**.

Director for Heartland Farm Sanctuary, Dana Barre, PO Box 45746, Madison, WI 53744-5746:

Email: Dana.Barre@HeartlandFarmSanctuary.org

Phone: 608-219-1172

Web site: <http://heartlandfarmsanctuary.org/contact-form/>

Douglas and Martha Maxwell parcel, zoned RH-2; no change in zoning, change in boundaries.

7711 Midtown Rd, Verona, WI

Request for boundary change for 602/0608-061-8175-3 to include part of Parcel 602/0608-061-8200-1 (zoned A2). The total acres for the **lot 2** for CSM will be 5.6 acres and the zoning will stay the same. The use will not change, home site for Douglas and Martha Maxwell.

Paul and Brenda Maxwell parcel, zoned A1(ex), proposed zoning, RH2, requested boundary change

7671 Midtown Rd, Verona, WI

Letter of Intent for rezoning #10702

Parcel 602/0608-061-8470-5 (1.74 acres) and 602/0608-061-8450-9 (1.75 acres) are part of home site for Paul and Brenda Maxwell. Proposed changes in boundary to lot 4 for CSM, 5.7 acres, additional land would be from parcel 602/0608-061-9000-1. Zoning request is from A1(ex) to RH-2. Current use is the home of Paul and Brenda Maxwell and the use would not change.



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)

CERTIFIED SURVEY MAP

SS. ALL OF CSM. NO. 4067 AND A PART OF THE NE, SE, SW AND NW 1/4'S
 OF THE NE1/4, ALL IN T6N, R8E, TOWN OF VERONA, DANE COUNTY, WI.

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
 of all exterior boundaries of the land surveyed and the division of that land with the information provided.

Thom R. Grenlie 6-13-14
 Thom R. Grenlie, Registered Land Surveyor

REFER TO BUILDING SITE INFORMATION CONTAINED IN DANE COUNTY SOIL SURVEY.

LEGAL DESCRIPTION: A PART OF THE NE, SE, SW AND NW 1/4'S OF THE NE1/4 OF SECTION 6,
 INCLUDING ALL OF CSM NO. 4067, ALL IN T6N, R8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN,
 MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE E1/4 CORNER OF SAID SECTION 6; THENCE
 N87°21'39" W ALONG THE E-W 1/4 LINE 2104.35 FEET TO A FOUND IRON STAKE; THENCE N02°16'45" E
 758.12 FEET TO A FOUND IRON STAKE AT THE SW CORNER OF CSM NO. 3740; THENCE S88°38'47" E
 440.33 FEET TO A FOUND IRON STAKE; THENCE N06°20'42" E 983.46 FEET TO THE CENTERLINE (C/L)
 OF MID TOWN ROAD; THENCE N62°22'42" E ALONG SAID C/L 300.80 FEET; THENCE N63°13'21" E
 1482.61 FEET TO A POINT ON THE EAST LINE OF THE NE1/4; THENCE S01°27'41" W ALONG SAID
 LINE 2629.72 FEET TO THE POINT OF BEGINNING. SAID PARCEL SUBJECT TO MID TOWN ROAD RIGHT-
 OF-WAY DEDICATION AS SHOWN HEREON.

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 AND LAND REGULATION COMMITTEE FOR APPROVAL.

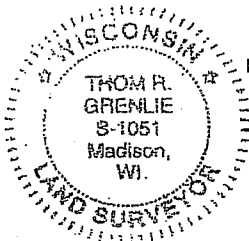
DOUGLAS P. MAXWELL
 MAXWELL FAMILY LLC

MARTHA D. MAXWELL
 MAXWELL FAMILY LLC

PAUL D. MAXWELL

BRENDA M. MAXWELL

NOTARY PUBLIC: PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____,
 2014, THE ABOVE-NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO
 EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.



MY COMM. EXPIRES _____

NOTARY PUBLIC

LEGEND

Scale: 1 inch = 300 ft.
 ● iron stake found
 ○ 1"x24" iron pipe set
 min. wt.=1.13#/ln ft.

SURVEYED HC/BC
 DRAWN HC
 APPROVED TRG
 FIELD BOOK FILE
 DATE 6-13-2014
 TAPE/FILE MAXWELL_ZAK

SHEET 1 OF 3 SHEETS

OFFICE MAP NO. 3814

332-3625
 SURVEYED FOR: DOUGLAS & PAUL MAXWELL & FAMILY LLC
7711 MID TOWN ROAD, VERONA, WI., 53593
 DESCRIPTION-LOCATION: A PART OF THE NE1/4, OF SECTION 6,
T6N, R8E, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

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

REGISTER OF DEEDS CERTIFICATE

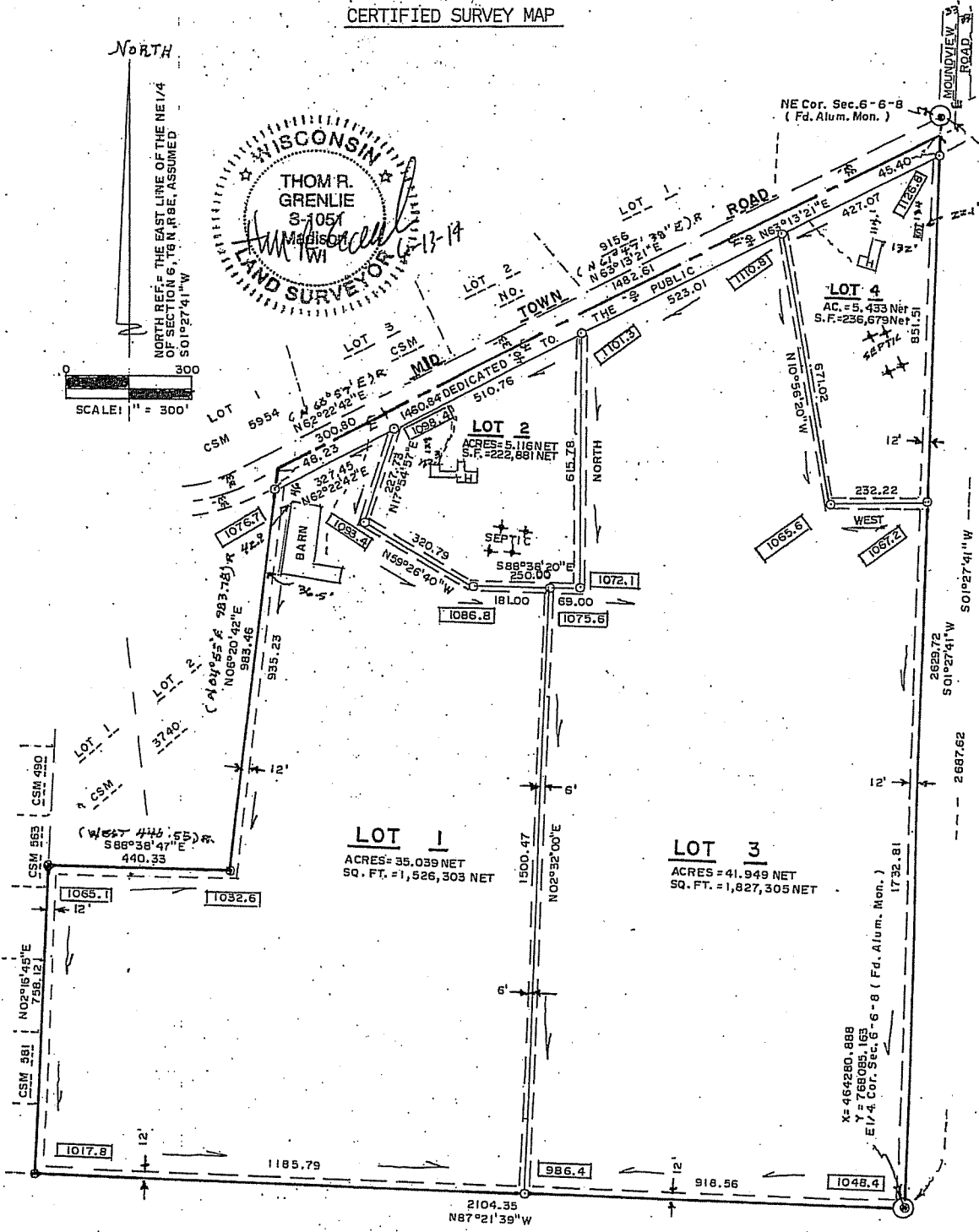
Received for recording this _____ day of _____
 _____ at _____ o'clock _____ m.
 and recorded in Volume _____ of Certified Survey
 Maps of Dane County on Page _____

Register of Deeds

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

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CERTIFIED SURVEY MAP



CERTIFIED SURVEY MAP

TOWN OF VERONA CERTIFICATE: APPROVED, PER THE TOWN BOARD OF THE TOWN OF VERONA, THE PUBLIC HIGHWAY RIGHT-OF-WAY DEDICATION DESIGNATED HEREIN IS HEREBY ACKNOWLEDGED AND ACCEPTED BY THE TOWN OF VERONA.

DATE: _____

JOHN WRIGHT, TOWN CLERK

CITY OF MADISON NOTES:

A) ARROWS INDICATE THE DIRECTION OF DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY LOT OWNER

B) ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A PUBLIC EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE CERTIFIED SURVEY MAP. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES WITH GREEN WAYS OR PUBLIC STREETS. NO STRUCTURES MAY BE CONSTRUCTED WITHIN SAID EASEMENT AND NO OTHER OBSTRUCTIONS TO DRAINAGE, INCLUDING LANDSCAPING ARE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.

NOTE: ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.

CITY OF MADISON PLAN COMMISSION CERTIFICATE:

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

DATE: _____

STEVEN R. COVER, SECRETARY, PLAN COMM.

MORTGAGEE CONSENT TO SURVEY: DOUGLAS P. MAXWELL AND MARTHA D. MAXWELL DOES HEREBY CONSENT TO THE SURVEYING, MAPPING, DIVIDING AND DEDICATION AS SHOWN HEREON.

DOUGLAS P. MAXWELL

MARTHA D. MAXWELL

