



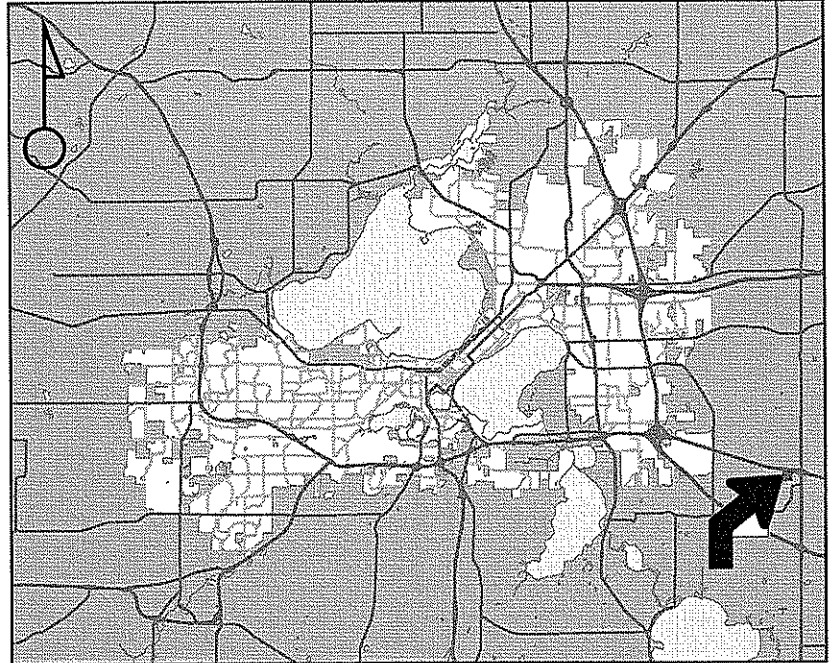
CSM Name
Skaar CSM I
Location
3287 Field View Lane

Applicant
Larry Skaar-Skaar Living Trust/
Dan Birrenkott-Birrenkott Surveying, Inc.

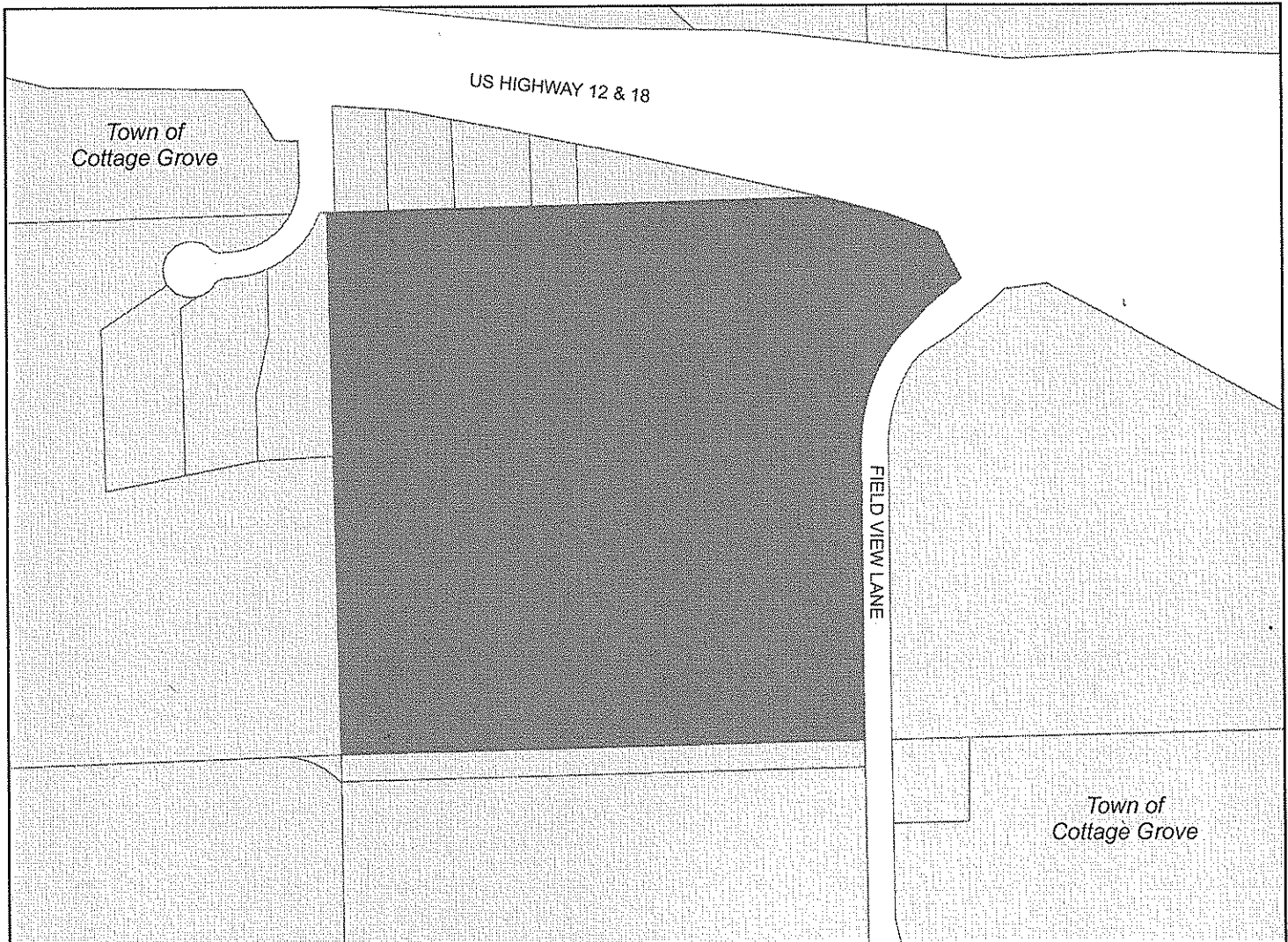
Within City Outside City

Proposed Use
1 Residential Lot

Public Hearing Date
Plan Commission
26 July 2010



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 : 13 July 2010





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

1a. Application Type. (Choose ONE)

- 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."

- 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: SKAAR LIVING TRUST Representative, if any: LARRY SKAAR
 Street Address: 3287 FIELD VIEW LANE City/State: COTTAGE GROVE, WI Zip: 53527
 Telephone: (608) 692-5510 Fax: () Email: _____

Firm Preparing Survey: BIRRENKOTT SURVEYING INC. Contact: DAN BIRRENKOTT
 Street Address: PO Box 237 City/State: SUN PRAIRIE, WI Zip: 53590
 Telephone: (608) 837-7463 Fax: (608) 837-1081 Email: BIRRENKOTT@SAWL.NET

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

3a. Project Information.

Parcel Address: 3287 FIELD VIEW LANE, ^{COTTAGE GROVE} WI, 53527 in the City or Town of: TOWN COTTAGE GROVE
 Tax Parcel Number(s): 0711-332-9700-0, 0711-332-9001-0 School District: STOUGHTON
 Existing Zoning District(s): A-1EX Development Schedule: _____
 Proposed Zoning District(s) (if any): R-1 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: MARCH 23, 2010 Date of Approval by Town: FEBRUARY 1, 2010
 In order for an exterritorial 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		0.935
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
TOTAL	1		0.935

Describe the use of the lots and outlots on the survey
CREATE ONE LOT CSM
AROUND EXISTING HOME ON FARM
(RESIDENTIAL 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 60/30 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.
- For Residential Preliminary Plats 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 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 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 it first having been approved by the **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 Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.
- Completed application and required Fee (from Section 1b on front):** \$ 350.00 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 e-mail 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 this application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name DANIEL V. BIRRENKOTT Signature [Handwritten Signature]
Date 5-28-2010 Interest In Property On This Date AGENT

For Office Use Only	Date Rec'd: _____	PC Date _____	Alder. District: _____	Amount Paid: \$ _____
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**BIRRENKOTT
SURVEYING, INC.**

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

Surveyed For:

Skaar Trust
Larry Skaar
3287 Field View Lane
Cottage Grove, WI 53527
608-839-4300

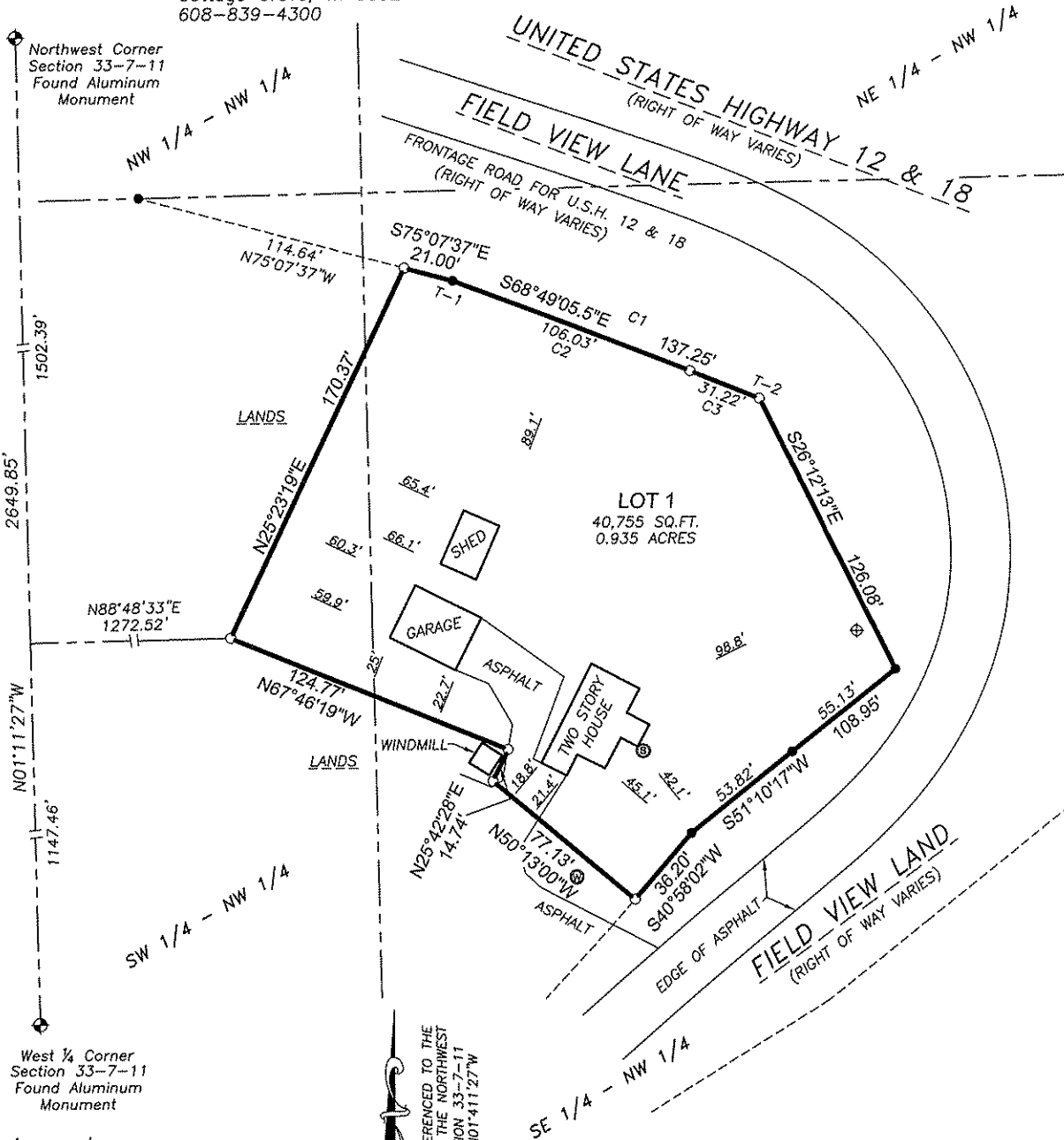
CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND
PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 33, T7N, R11E, TOWN OF COTTAGE GROVE, DANE
COUNTY, WISCONSIN

CURVE TABLE

CURVE	RADIUS	ARC	LENGTH	BEARING	DELTA
C1	3753.31'	137.25'	137.25'	S68°49'05.5"E	02°05'43"
C2	3753.31'	106.03'	106.03'	S69°03'23.5"E	01°37'07"
C3	3753.31'	31.22'	31.22'	S68°00'32"E	00°28'36"

TANGENT BEARINGS: T-1=S69°51'57"E, T-2=S67°46'14"E



Legend:

- = Found 3/4" Iron Rebar
- = 1"x24" Iron Pipe Set min.wt.=1.13#/in.ft.
- ⊙ = Well
- ⊗ = Septic Tank
- ⊕ = Septic Vent

SHEET 1 OF 2

J:\2009\CARLSON\090374
Office Map No. 090372



CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____

CERTIFIED SURVEY MAP

DATED: APRIL 26, 2010



**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, hereby 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 of the exterior boundaries of the land surveyed and division of that land, in accordance with the information provided.

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

Description:

Part of the Southwest 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4 of Section 33, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin more particularly described as follows: commencing at the West 1/4 corner of said Section 33; thence along the West line of the said Northwest 1/4 N01°11'27"W, 1147.46 feet; thence N88°48'33"E, 1272.52 feet to the point of beginning; thence N25°23'19"E, 170.37 feet to the Southwesterly right of way line of Field View Lane; thence along said Southwesterly right of way line S75°07'37"E, 21.00 feet to a point on a curve; thence continuing along said Southwesterly right of way line along a curve to the right having a radius of 3753.31 feet and a chord bearing and distance of S68°49'05.5"E, 137.25 feet; thence continuing along said Southwesterly right of way line S26°12'13"E, 126.08 feet to the Northwesterly right of way line of said Field View Lane; thence along said Northwesterly right of way line S51°10'17"W, 108.95 feet; thence continuing along said Northwesterly right of way line S40°58'02"W, 36.20 feet; thence N50°13'00"W, 77.13 feet; thence N25°42'28"E, 14.74 feet; thence N67°46'19"W, 124.77 feet to the point of beginning. The above described parcel contains 40,755 square feet or 0.935 acres.

Owners Certificate:

The Skaar Living Trust, as owner, does hereby certify that it has caused the lands described on this Certified Survey Map to be surveyed, divided, and mapped as shown on this Certified Survey Map. It also certifies that this Certified Survey Map is required by S75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval. This Certified Survey Map is required by the City of Madison as an approving authority.

Skaar Living Trust

Larry G. Skaar, Representative

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2010, the above named Larry G. Skaar, to me known to me to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

Printed name

My Commission Expires

Town of Cottage Grove Approval Certificate:

This Certified Survey Map is hereby acknowledged and accepted by the Town of Cottage Grove.

Kim Banigan, Clerk
Town of Cottage Grove

Dated

City of Madison Plan Commission Certificate:

Approved for recording per the Secretary of the city of Madison Plan Commission.

Mark A. Olinger, Secretary
City of Madison Plan Commission

Dated

Any future subdivision of this property may be subject to the review of the City of Madison using its extraterritorial jurisdiction.

Wetlands if present have not been delineated.

Refer to building site information contained in Dane County Soil Survey.

This survey is subject to any and all easements and agreements both recorded and unrecorded.

The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

This survey shows visible, above-ground improvements only.

No guarantee is made for below-ground structures.

Surveyed for:

Skaar Trust
Larry Skaar
3287 Field View Lane
Cottage Grove, WI 53527

Approved for recording per Dane County Zoning and Land Regulation Committee action of _____, 2010.

Authorized Representative

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2010

Surveyed: PFMC / TS
Drawn: PFMC
Checked:
Approved: DVB
Field book: 322/66-67
File: J:\2009\Carlson\090374

at _____ o'clock ___ m and recorded in Volume _____ of Certified Survey Maps of

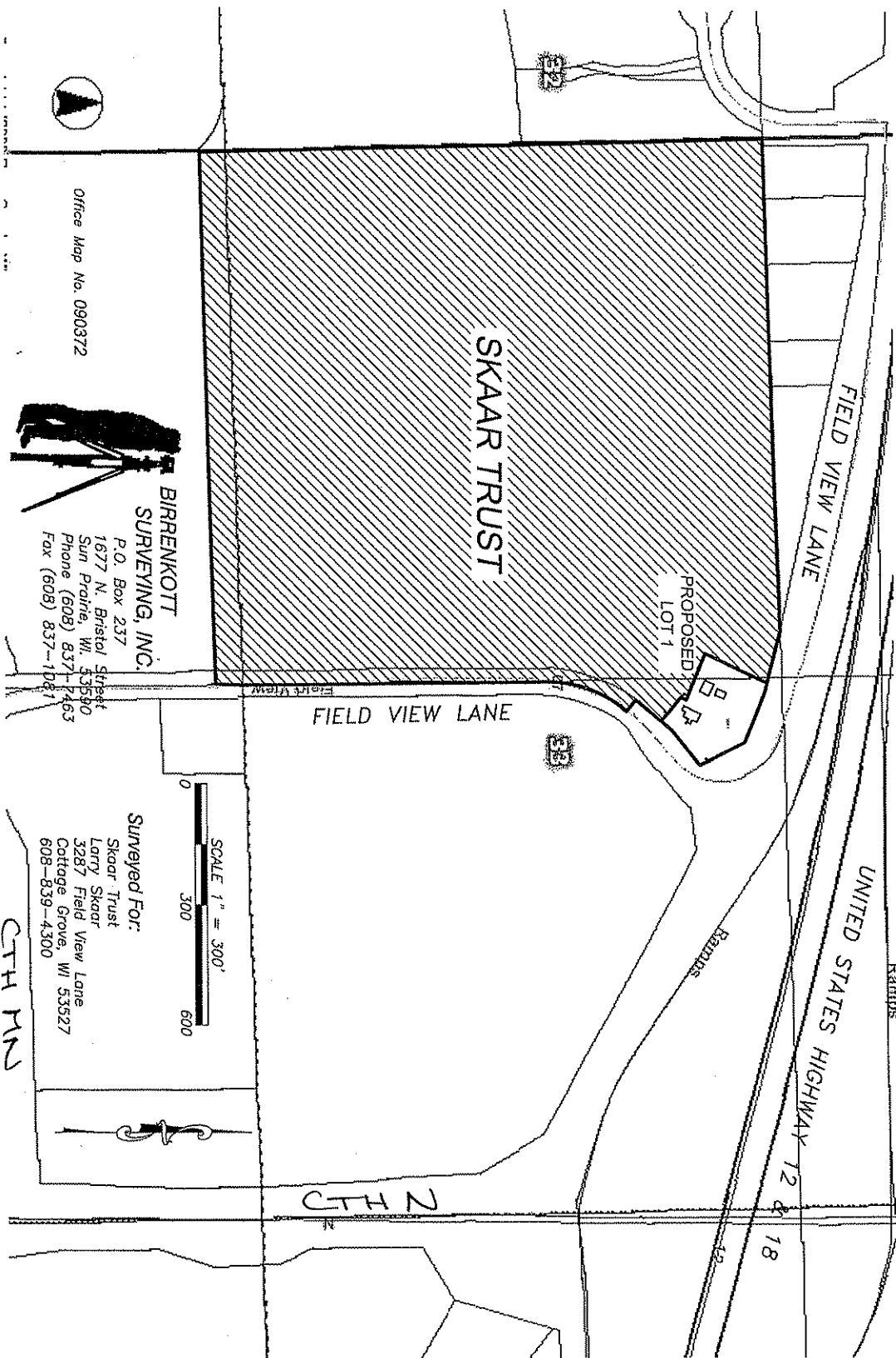
Dane County on Pages _____.

Kristi Chlebowski, Register of Deeds

Document No. _____

Sheet 3 of 3
Office Map No. 090372CSM

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



Office Map No. 090372



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CTH MN

CTH N