



CSM Name
Miller CSM

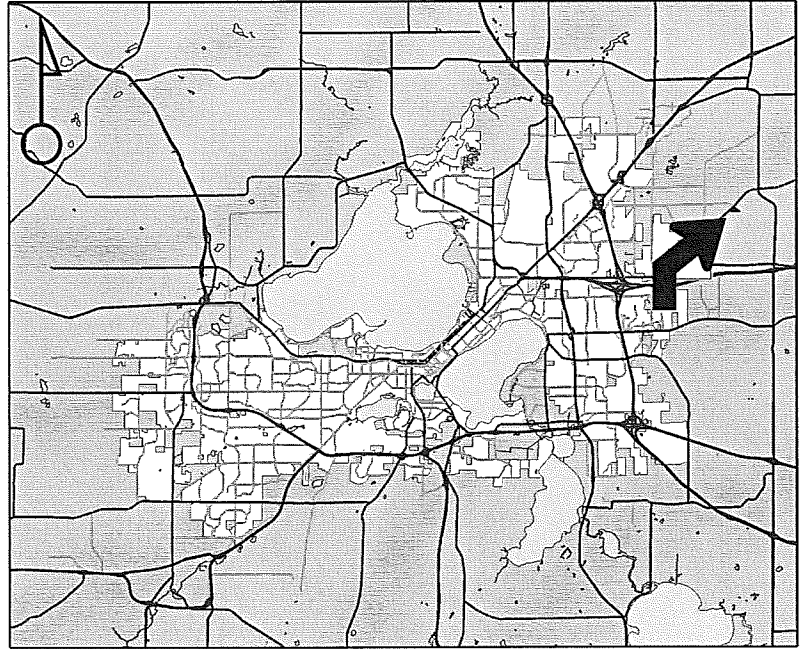
Location
2829 County Trunk Highway T

Applicant
Charles and Mary Sue Miller/
Chirs Casson - Birrenkott Surveying, Inc.

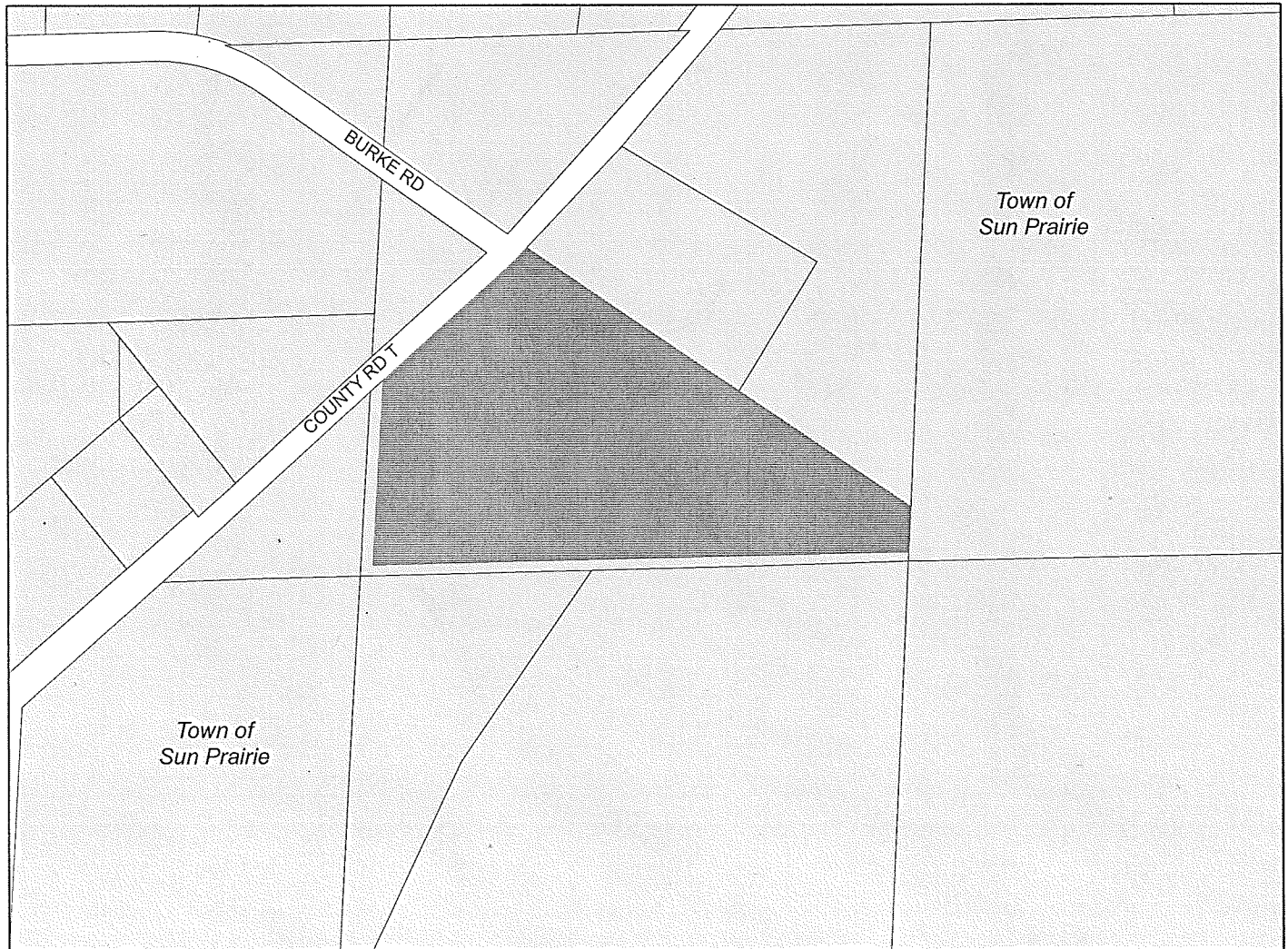
Within City Outside City

Proposed Use
Create 1 residential lot and 1
commercial lot in Town of Sun Prairie

Public Hearing Date
Plan Commission
21 November 2011

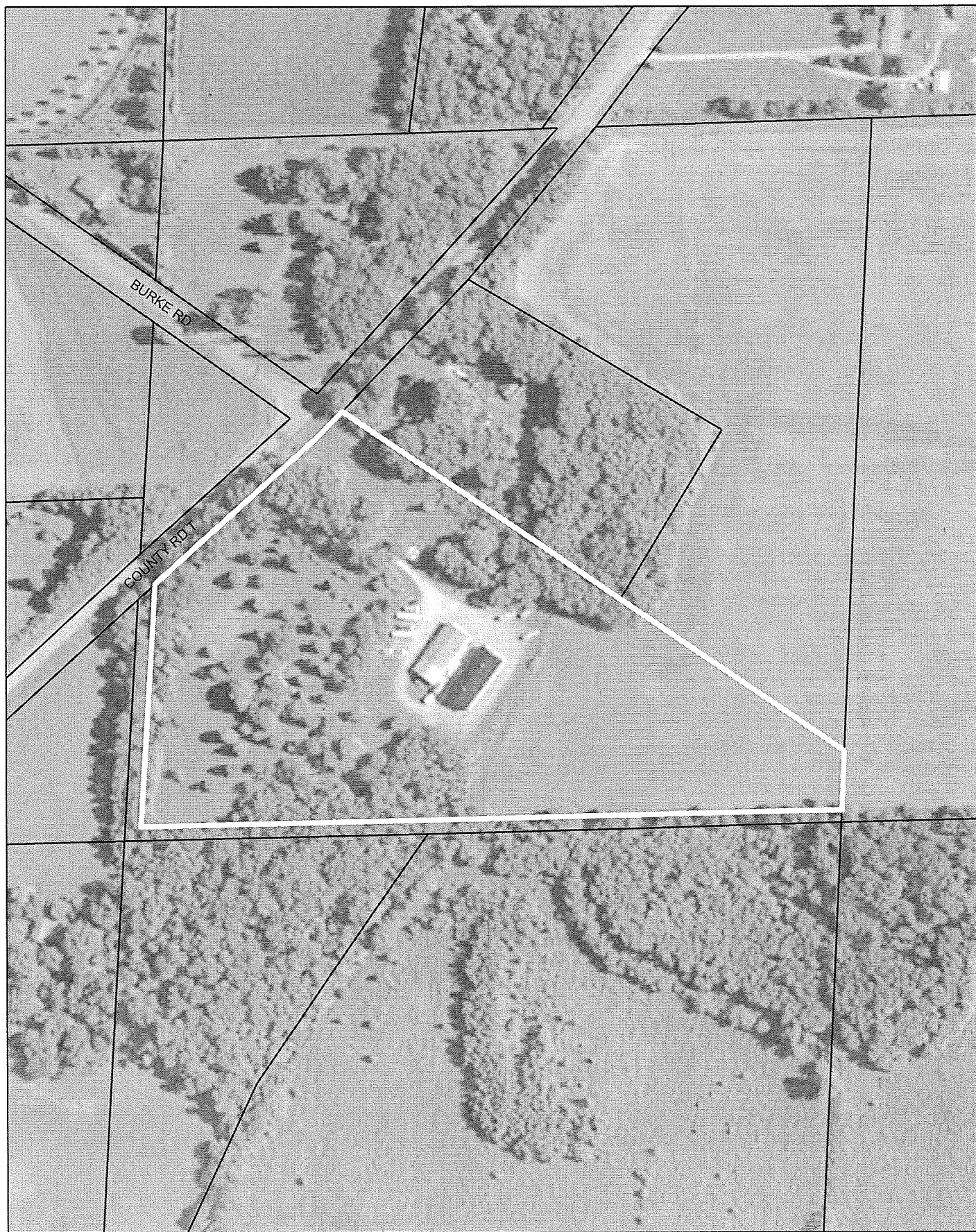


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 09 November 2011





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."

- For **Preliminary** and **Final Plats**, an application fee of \$200, plus \$35 per lot or 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.

2. Applicant Information.

Name of Property Owner: Charles E. and Mary Sue Miller Representative, if any: Monica Miller
 Street Address: 2829 County Highway T City/State: Sun Prairie, WI Zip: 53590
 Telephone: (608) 770-4812 Fax: () Email: monicamiller126@yahoo.com

Firm Preparing Survey: Birrenkott Surveying, Inc. Contact: Chris Casson
 Street Address: 1677 N. Bristol Street, P.O. Box 237 City/State: Sun Prairie, WI Zip: 53590
 Telephone: (608) 837-7463 Fax: (608) 837-1081 Email: birrenkott@spwl.net

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

3a. Project Information.

Parcel Address: 2829 County Highway T in the City or Town of: Town of Sun Prairie
 Tax Parcel Number(s): 0811-292-8200-1 School District: Sun Prairie
 Existing Zoning District(s): A-2(8) and C-2 Development Schedule: As soon as possible
 Proposed Zoning District(s) (if any): RH-2 **Please provide a Legal Description on your CSM or plat.**

3b. For Surveys Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: PENDING Date of Approval by Town: AUGUST 22, 2011

In order for an extraterritorial request to be processed, a copy of the approval letters from both the town and Dane County must be submitted.

4. Survey Contents and Description.

 Complete table as it pertains to the survey; do not complete gray areas.

| Land Use | Lots | Outlots | Acres | Land Use | Lots | Outlot | Acres |
|----------------------|----------|---------|--------------|---|------|--------|-------|
| Residential | 1 | | 5.00 | Outlots Dedicated to the Public (Parks, Stormwater, etc.) | | | |
| Retail/Office | | | | | | | |
| Industrial | | | | Outlots Maintained by a Private Group or Association | | | |
| Other (state use) | 1 | | 9.53 | | | | |
| PROJECT TOTAL | 2 | | 14.53 | | | | |

OVER →



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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) & (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. **The requirement to include a letter of intent is not required for 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. The survey firm and property owner should refer to the Report of Title when preparing the plat or CSM.
- For any plat or CSM creating common areas to be maintained by private association:** Two 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.
- Completed application and required fee (from Section 1b):** 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 transmittal shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at 266-4635 for assistance.

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

Applicant's Printed Name _____ Monica Miller _____ **Signature** Monica Miller
Date _____ August 30, 2011 _____ **Interest In Property On This Date** family member

| |
|---|
| For Office Use Only: Date Rec'd: _____ PC Date: _____ Alder. District: _____ Amount Paid: \$ _____ |
|---|

Effective July 20, 2010

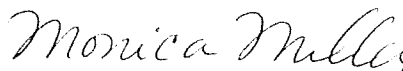
To whom it may concern,

We would like to request splitting parcel #08112982001 (14.9 acres).
Hwy 2829 Hwy T
Sun Prairie, WI. 53590

- A. The current property, zoned A2(8), is used for a residential home. A small part of the parcel, zoned C2, is used for storage and work place for the family concession's business.
- B. Neighboring properties are zoned mostly residential zonings.
- C. Reasons for splitting parcel #08112982001:
 - 1. The split would be made for a residential home to be built on.
 - 2. This would allow us to take on a family business, using the outbuildings that already exist for the business.
 - 3. The existing parcel owners are reaching retirement age. A land split will allow them to separate themselves from the family business financially.

We have already met with the Town of Sun Prairie in regards to our proposal. On Monday, June 20, 2011 our proposal was passed at the Town of Sun Prairie Plan Commission Meeting.

Thank you,



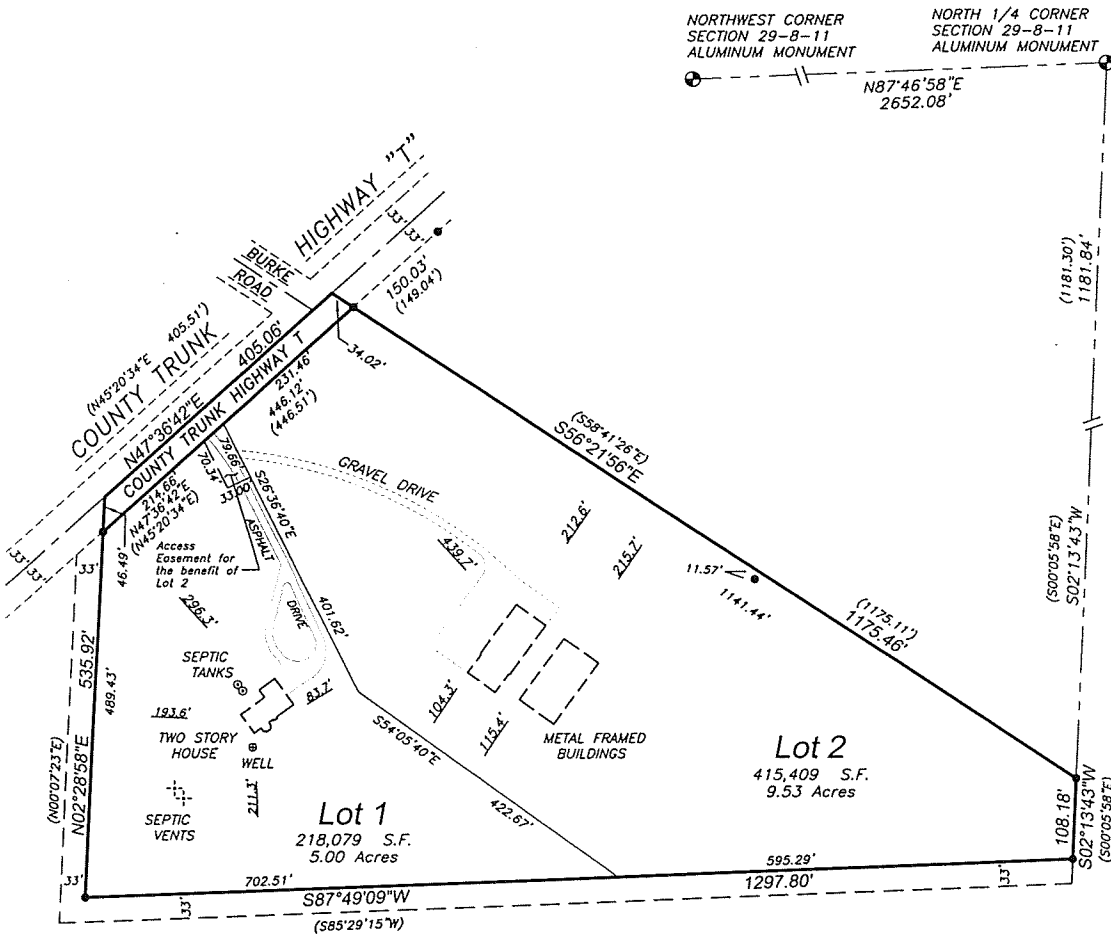
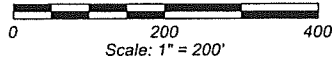
Doug and Monica Miller
1792 Frawley Dr.
Sun Prairie, WI. 53590



**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



NORTHWEST CORNER SECTION 29-8-11 ALUMINUM MONUMENT
N87°46'58"E
2652.08'

NORTH 1/4 CORNER SECTION 29-8-11 ALUMINUM MONUMENT

Legend:

- = Iron stake found
- = 1"x24" iron pipe set min.wt.=1.13#/in.ft.

() = Recorded as data

Dated: July 7, 2011
Surveyed: PFMC
Drawn: PFMC/MAP
Checked:
Approved: DVB
Field book: 272 / 1
Comp. File:

BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 29-8-11 ASSUMED TO BEAR N87°46'58"E

Prepared For:
DOUG AND MONICA MILLER
1792 FRAWLEY DRIVE
SUN PRAIRIE, WIS. 53590
770-4812

Office Map No. 110314

CERTIFIED SURVEY MAP

Dated: SEPTEMBER 6, 2011



**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 Northeast 1/4 of the Northwest 1/4 of Section 29, T 8 N, R 11 E, Town of Sun Prairie, Dane County, Wisconsin, described as follows: Commencing at the North 1/4 corner of said Section 29; thence S02°13'43"W, 1181.84 feet (recorded as S00°05'58"E, 1181.30 feet) to the point of beginning; thence continuing S02°13'43"W (recorded as S0°05'58"E), 108.18 feet; thence S87°49'09"W (recorded as S85°29'15"W), 1297.80 feet; thence N02°28'58"E (recorded as N00°07'23"E), 535.92 feet to the center line of County Trunk Highway T; thence N47°36'42"E, 405.06 feet (recorded as N45°20'34"E, 405.51 feet) along said center line; thence S56°21'56"E, 1175.46 feet (recorded as S58°41'26"E, 1175.11 feet) to the point of beginning; Containing 647,533 square feet, or 14.86 acres..

Owners Certificate:

As owners we 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 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.

Charles E. Miller, Jr. _____

Mary Sue Miller _____

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2011, the above named owners, 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 Sun Prairie Approval Certificate:

This Certified Survey Map, including the public highway dedication designated herein, is hereby acknowledged and accepted by the Town of Sun Prairie, Dane County, Wisconsin.

Jo Ann Ramsfield, Town Clerk _____

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 _____

Notes:

Wetlands if present have not been delineated.
This survey is subject to any and all easements and agreements both recorded and unrecorded.
Refer to building site information contained in the Dane County Soil Survey.

As owners of the lots of this Certified Survey Map, we hereby stipulate that we and our heirs or assigns will not object to any legally permitted uses that occur on the adjoining property.

Surveyed For:

Doug and Monical Miller
1792 Frawley Drive
Sun Prairie, WI 53590
770-4812

Approved for recording per Dane County Zoning and Land Regulation Committee action of _____, 2011.

Authorized Representative _____

Printed name _____

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2011

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

of Dane County on Pages _____.

Kristi Chlebowski, Register of Deeds

Surveyed: T.A.S.
Drawn: P.F.M.C./MAP
Checked: M.A.P./D.V.B.
Approved: D.V.B.
Field book:
Comp File: J:\2010\CARLSON\

Document No. _____

Sheet 2 of 2
Office Map No.: 110314CSM

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