

# CITY OF MADISON

# Proposed Plat

Plat Name: Owl Creek Subdivision

Location: 4949 Meinders Road

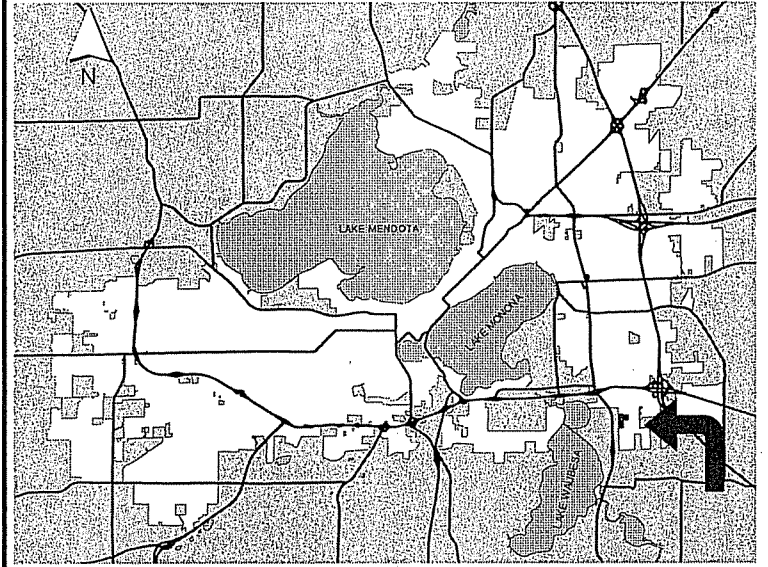
Applicant: Doug Nelson - The Nelson Group/  
Michael S. Marty - Burse Surveying &  
Engineering Inc

- Preliminary
- Final
- Within City
- Outside City

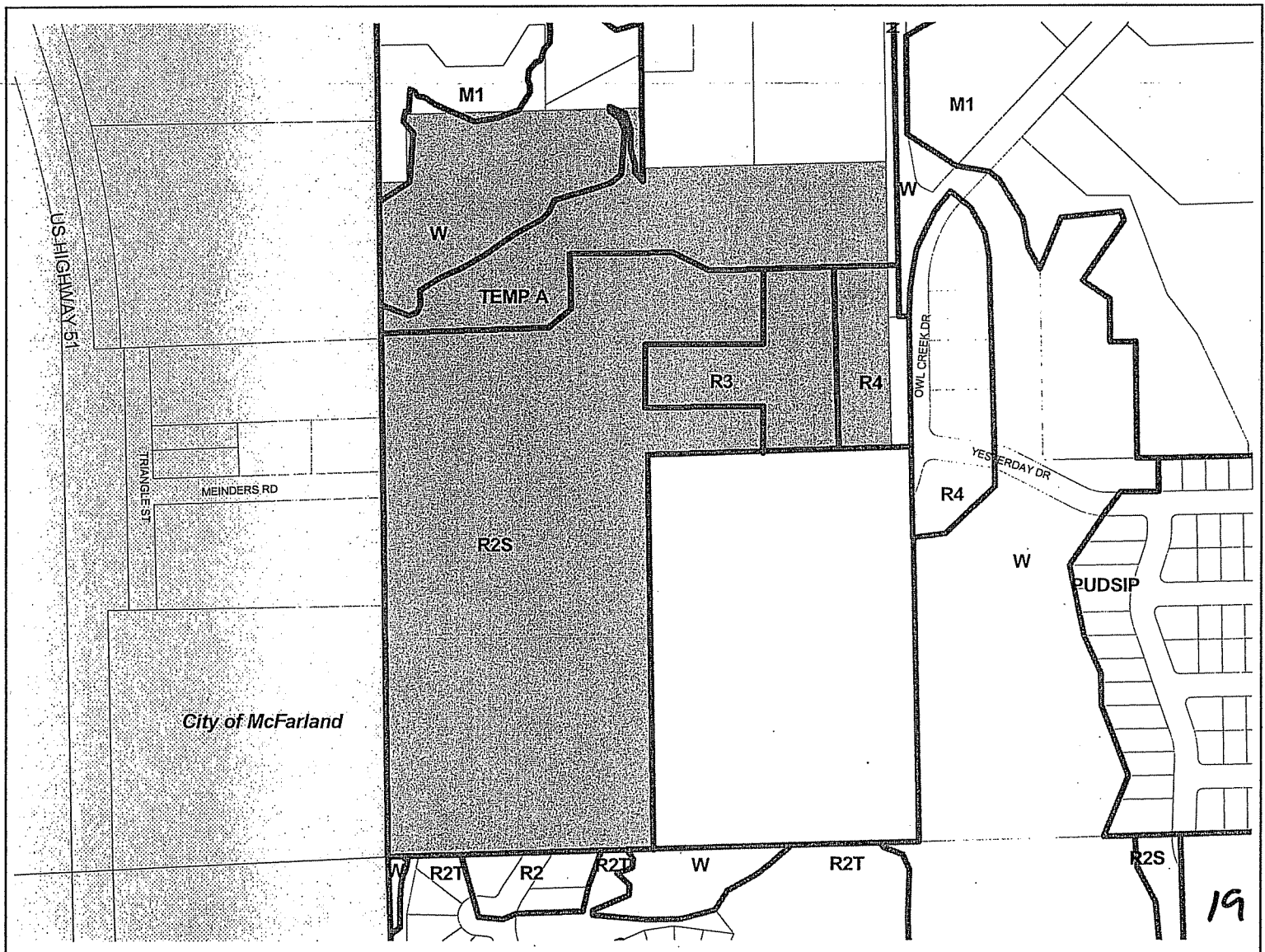
Public Hearing Dates:

Plan Commission 20 June 2005

Common Council 05 July 2005



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

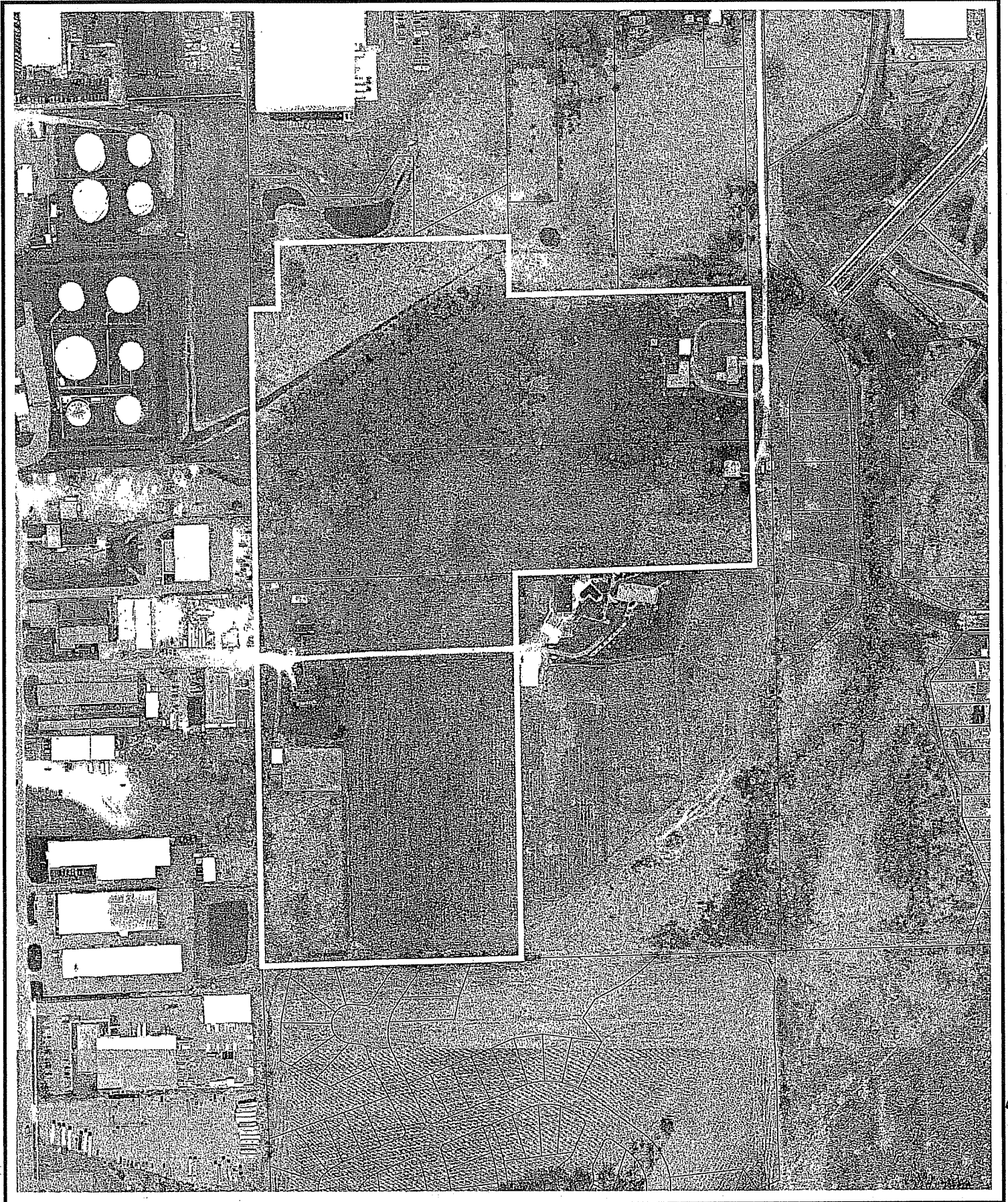


# 4949 Meinders Road

0 100 Feet



*Date of Aerial Photography - April 2003*





**Madison Plan 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

Date Stamp

**\*\* 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](http://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: OWL'S CREEK SUBDIVISION

**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: Nelson Group Development Corp. Representative, if any: Doug M. Nelson  
Street Address: 2134 Atwood Avenue City/State: Madison, WI Zip: 53714  
Telephone: (608) 244-4990 Fax: (608) 244-0205 Email: doug@thenelsongroup.org

Firm Preparing Survey: Burse Surveying and Engineering, Inc. Contact: Michael S. Marty  
Street Address: 1400 E. Washington Ave., Suite 158 City/State: Madison, WI Zip: 53703  
Telephone: (608) 250-9263 Fax: (608) 250-9266 Email: Burse@chorus.net

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

**3a. Project Information.**

Parcel Address: 4949 Meinders Road in the City or Town of: City of Madison  
Tax Parcel Number(s): 251-0710-274-0087-0; 251-0710-274-0092-9; 251-0710-274-0088-8 School District: Madison Metro  
Existing Zoning District(s): A Development Schedule: Summer 2005  
Proposed Zoning District(s) (if any): R2S, R3-2; R4-2 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	93		21.452
Retail/Office			
Industrial			
Public Parklands			5.771
Home's Association Tracts			
Other Outlots	3		4.592
<b>TOTAL</b>	<b>97</b>		<b>31.815</b>

Describe the use of the lots and outlots on the survey
Single & multi-family
Park
Stormwater management

OVER →

19

5. **Required Submittals:** Your application is required to include the following (check all that apply):

X **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 collated, 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.

X **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.

X **Legal Description of Property:** See attached description on 8 1/2 x 11 & disk

OR Check here if attached → X

**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 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.

X **Required Fee (from Section 1b on front):** \$ 3,595 Make all checks payable to "City Treasurer."

X **Completed application**

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

Applicant's Printed Name Douglas M. Nelson

Signature 

Date April 26, 2005

Interest In Property On This Date Owner

**For Office Use Only:** Aldermanic District: \_\_\_\_\_ PC Date: \_\_\_\_\_ Date Distributed: \_\_\_\_\_ Returned: \_\_\_\_\_

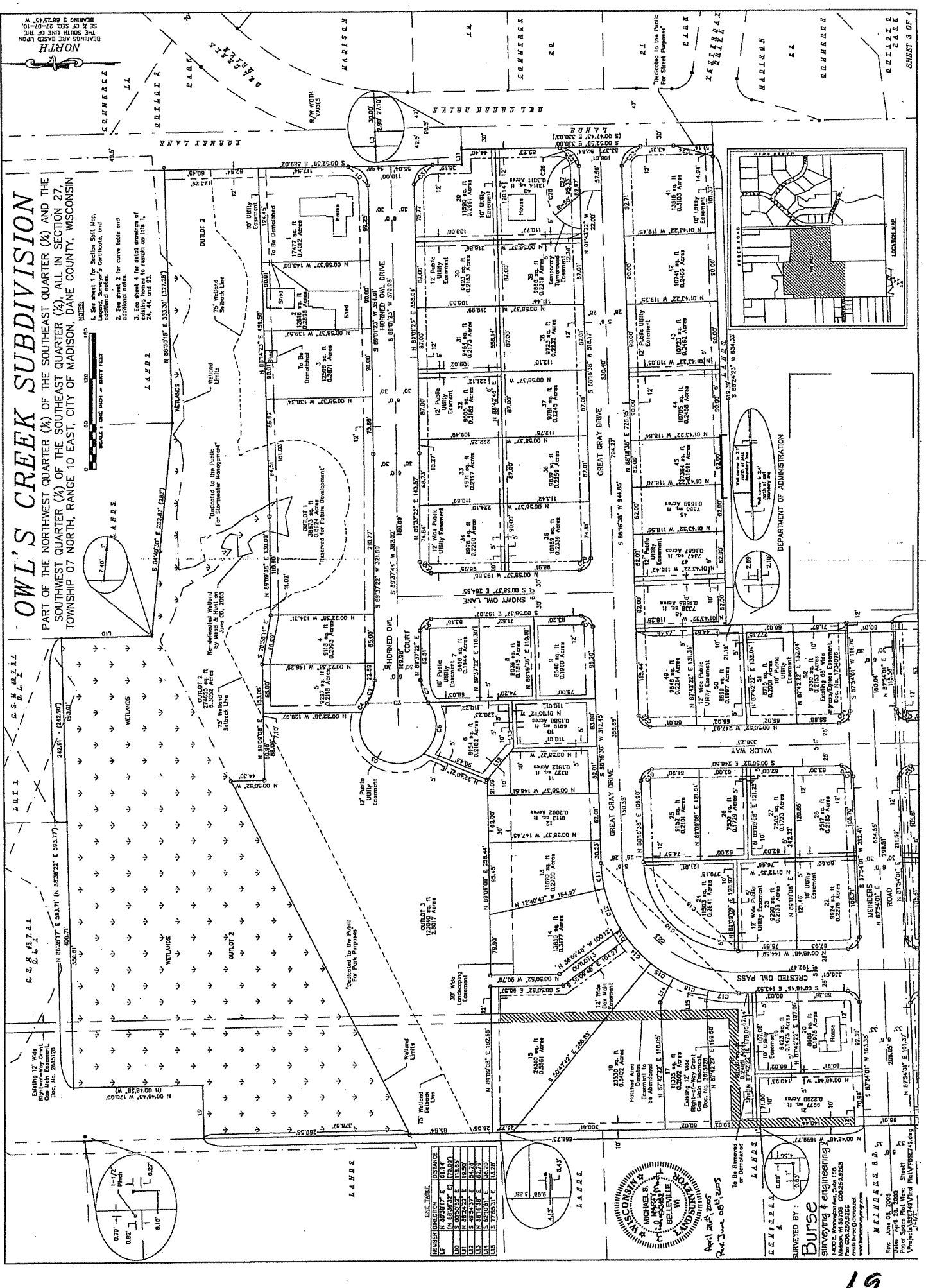
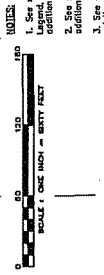
File Tracking Number: \_\_\_\_\_ Amount Paid: \$ \_\_\_\_\_ Receipt Number: \_\_\_\_\_



# OWL'S CREEK SUBDIVISION

PART OF THE NORTHWEST QUARTER (¼) OF THE SOUTHEAST QUARTER (¼) AND THE SOUTHWEST QUARTER (¼) OF THE SOUTHEAST QUARTER (¼), ALL IN SECTION 27, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DAINE COUNTY, WISCONSIN

- NOTES:**
1. See sheet 1 for Section Split Map, Legal, Surveyor's Certificate, and Original Plat.
  2. Size sheet 2 for curve table and additional notes.
  3. Size sheet 3 for detail coverage of existing houses to remain on lots 1, 2, 4, and 5A.



LINE NUMBER	DIRECTION	DISTANCE
1	N 89°52'11" E	303.31'
2	S 89°52'11" W	303.31'
3	N 00°00'00" E	118.65'
4	S 00°00'00" W	118.65'
5	N 89°52'11" E	14.26'
6	S 89°52'11" W	14.26'
7	N 00°00'00" E	118.65'
8	S 00°00'00" W	118.65'
9	N 89°52'11" E	14.26'
10	S 89°52'11" W	14.26'

**Michael S. Burse**  
 Professional Engineer  
 License No. 100034  
 State of Wisconsin  
 Expires 10/15/2011

**Surveyed by:**  
 Michael S. Burse  
 Date: June 2005

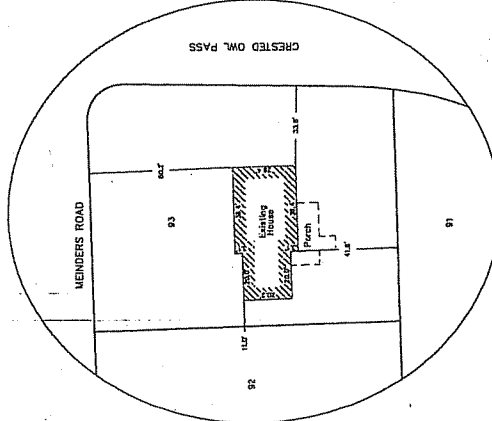
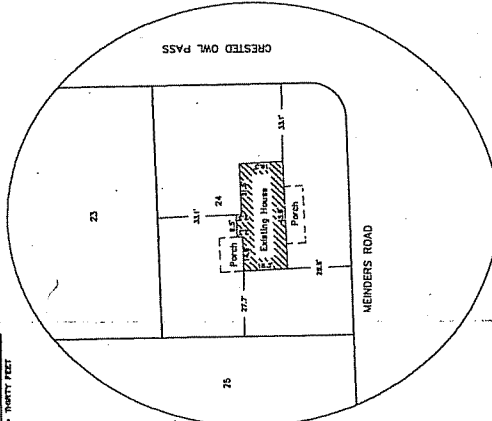
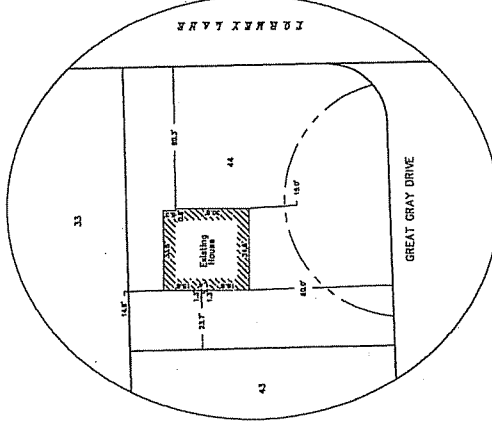
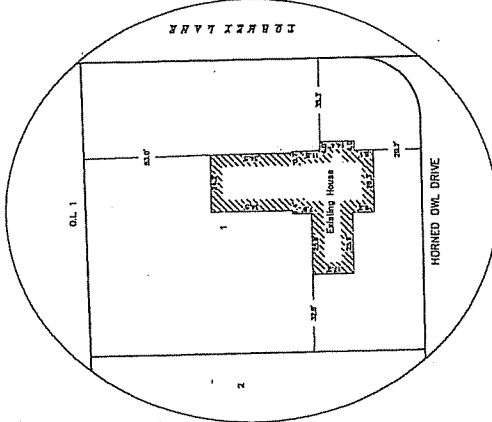
**Surveying & Engineering**  
 1400 S. Monona Ave. Suite 150  
 Madison, WI 53703  
 Phone: 608.253.2553  
 Fax: 608.253.2554  
 www.burseeng.com

June 20, 2005  
 Paper Series Plot View  
 PlotView:052749.dwg

# OWL'S CREEK SUBDIVISION

PART OF THE NORTHWEST QUARTER (¼) OF THE SOUTHEAST QUARTER (¼), AND THE SOUTHWEST QUARTER (¼) OF THE SOUTHEAST QUARTER (¼), ALL IN SECTION 27, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

SCALE: ONE INCH = THIRTY FEET



NORTH  
 BEARINGS ARE BASED UPON  
 THE SOUTH LINE OF THE  
 S.E. ¼ OF SEC. 27 OF T. 7 N.  
 S. 93° 23' 45" W.  
 49'

BUILDING DETAILS

**GENERAL OWNER'S CERTIFICATE**  
 I, the undersigned, do hereby certify that the subject to title of the  
 plat of the City of Madison, Wisconsin, does hereby certify that the  
 plat is correct and that the same is in accordance with the laws  
 of the State of Wisconsin, and that the same is in accordance with  
 the laws of the City of Madison, Wisconsin.

**DEPARTMENT OF ADMINISTRATION**  
 DANIEL J. HANSEN, Mayor  
 City of Madison, Wisconsin

**PLANNING COMMISSION**  
 I, the undersigned, do hereby certify that the subject to title of the  
 plat is correct and that the same is in accordance with the laws  
 of the State of Wisconsin, and that the same is in accordance with  
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**PLANNING COMMISSION**  
 I, the undersigned, do hereby certify that the subject to title of the  
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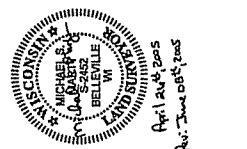
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SURVEYED FOR:  
 NELSON GROUP DEVELOPMENT CORP.  
 1400 L. Waterbury Ave. Ste. 150  
 Madison, WI 53705 608.250.9588  
 Fax: (608) 244-4005

SURVEYED BY:  
**Burns**  
 Surveying & Engineering Inc.  
 1400 L. Waterbury Ave. Ste. 150  
 Madison, WI 53705 608.250.9588  
 Fax: (608) 244-4005  
 www.burnseng.com

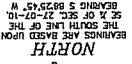
DEPARTMENT OF ADMINISTRATION  
 RECEIVING STAMP  
 REGISTER OF DEEDS

RECORDED FOR RECORDING THIS DAY OF \_\_\_\_\_ 2000, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and \_\_\_\_\_ P. of the \_\_\_\_\_ day of \_\_\_\_\_ in Volume \_\_\_\_\_ of Book \_\_\_\_\_ pages \_\_\_\_\_

JANE LESTER, Dane County  
 Register of Deeds

# OWL'S CREEK SUBDIVISION

PART OF THE NORTHWEST QUARTER (¼) OF THE SOUTHEAST QUARTER (¼) AND THE SOUTHWEST QUARTER (¼) OF THE SOUTHEAST QUARTER (¼), ALL IN SECTION 27, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



NUMBER	AREA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	VANISHING BEARING
01	0.0000	0.0000	0.0000	N 32°28'14" W	0.0000	N 32°28'14" W
02	0.0000	0.0000	0.0000	S 07°02'53" E	0.0000	S 07°02'53" E
03	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
04	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
05	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
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76	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
77	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
78	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
79	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
80	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
81	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
82	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
83	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
84	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
85	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
86	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
87	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
88	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
89	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
90	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
91	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
92	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
93	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
94	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
95	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
96	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
97	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
98	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
99	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E
100	0.0000	0.0000	0.0000	N 85°47'23" E	0.0000	N 85°47'23" E

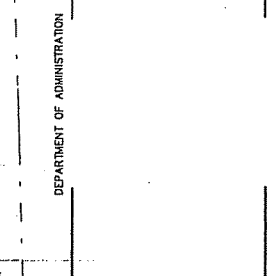
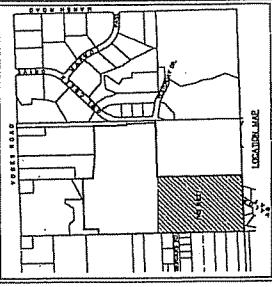
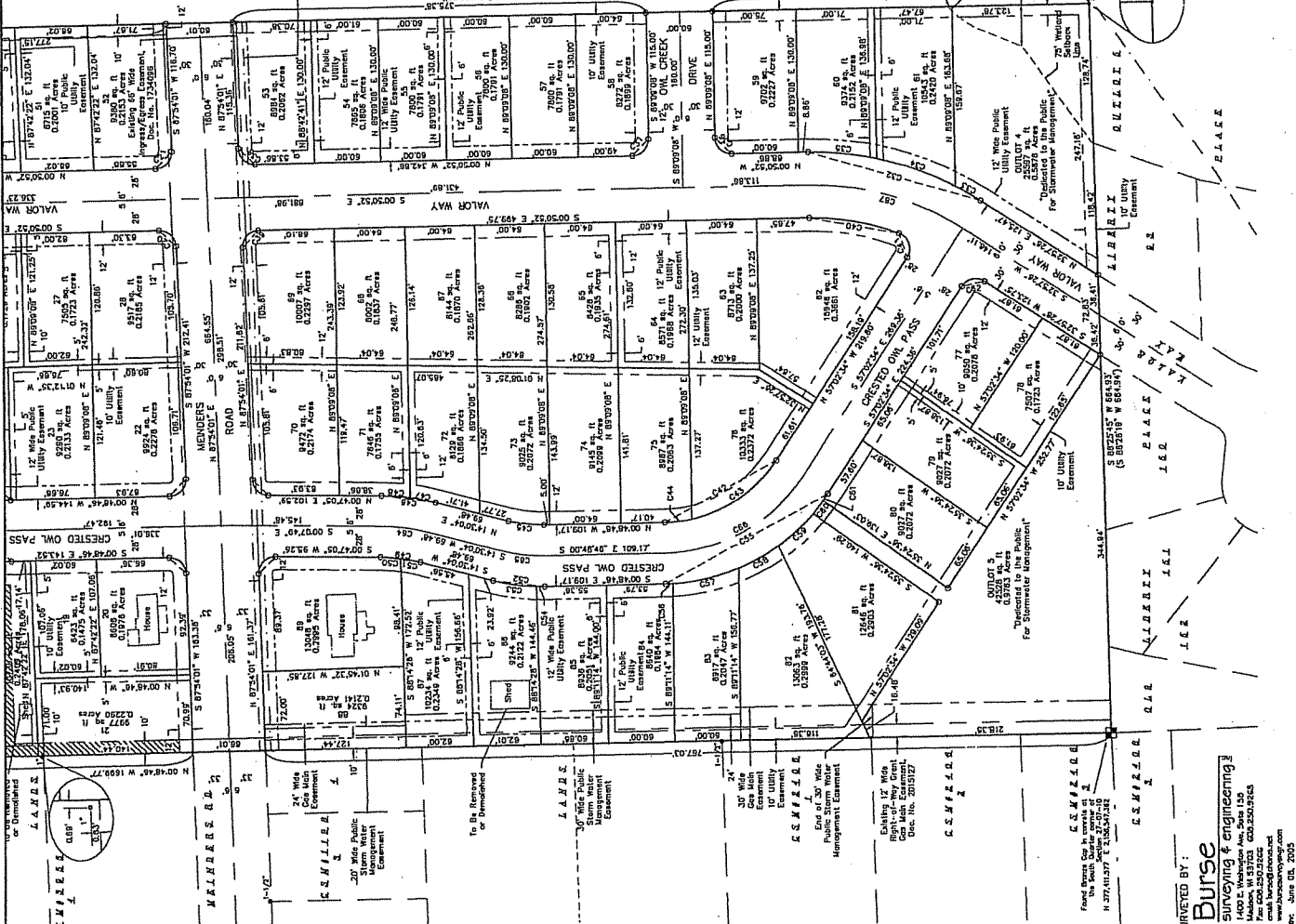
Excluding 10' Wide Right-of-Way Grant Encumbrance, Dec. No. 1788232

NOTE:

- See sheet 1 for Station Split Map.
- See sheet 3 for plat continuation and additional notes.
- See sheet 4 for detail drawings of 70' Wide Public Utility Encumbrance, and 24', 44' and 60'.



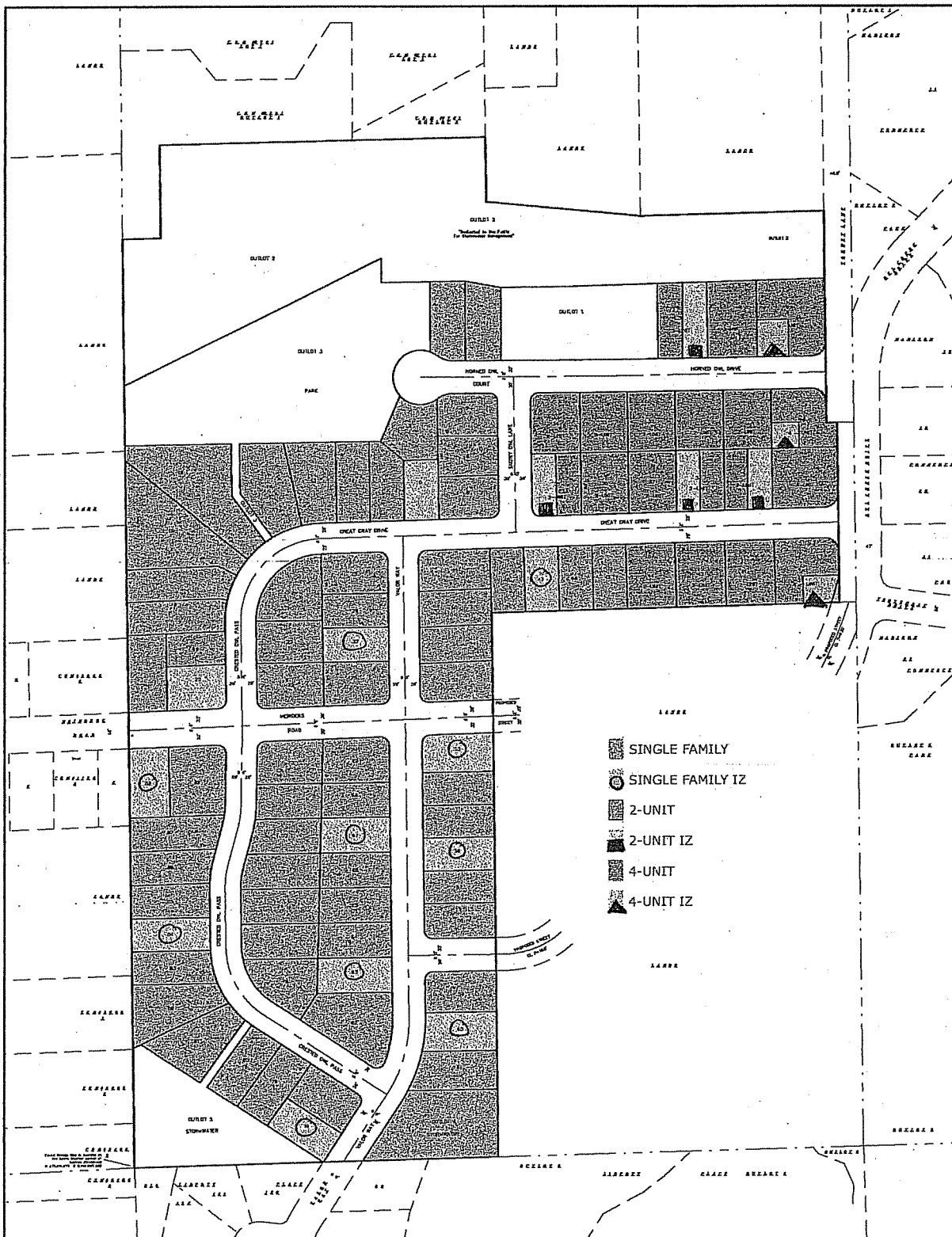
April 20th, 2005  
Plan: Truss 04-005



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Plan: April 04, 2005  
Sheet: 2 of 4  
Project: OWL'S CREEK SUBDIVISION





- SINGLE FAMILY
- SINGLE FAMILY IZ
- 2-UNIT
- 2-UNIT IZ
- 4-UNIT
- 4-UNIT IZ

**INCLUSIONARY ZONING OF OWL'S CREEK**

PART OF THE NORTHWEST QUARTER (¼) OF THE SOUTHEAST QUARTER (¼) AND THE SOUTHWEST QUARTER (¼) OF THE SOUTHEAST QUARTER (¼), ALL IN SECTION 27, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

DATE DEVELOPER  
 BY PLANNING  
 DATE APPROVED  
 DATE 11 14 2003  
 DATE 12 15 2003  
 DATE 01 27 2004  
 DATE 03 22 2004  
 PREPARED BY: [Name]  
 DRAWN BY: [Name]

Scale: 1" = 100' (approx.)

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