

# CITY OF MADISON

# Proposed Certified Survey

Plat Name: Johnson CSM

Location: 3034 Shady Oak Lane

Scott Johnson/

Applicant: Mike Ziehr -Calkins Engineering

Preliminary

Final

Land Division

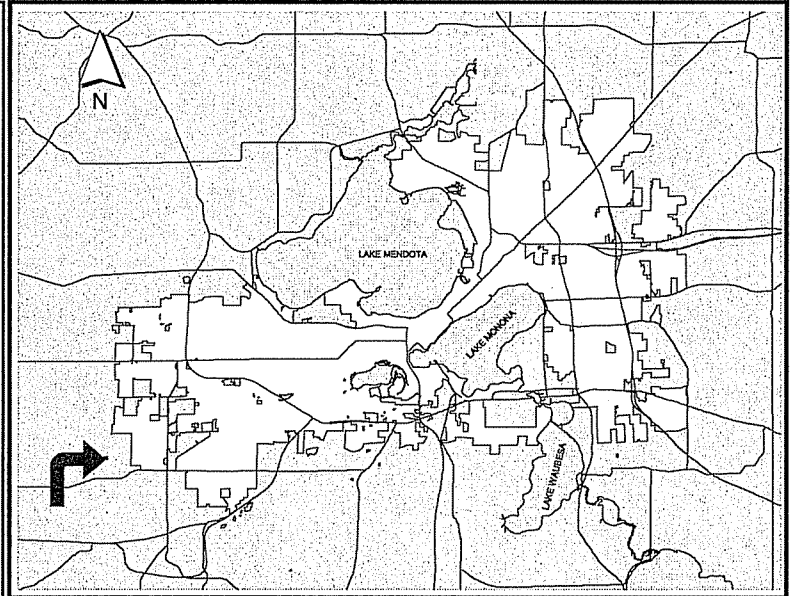
Within City

Outside City

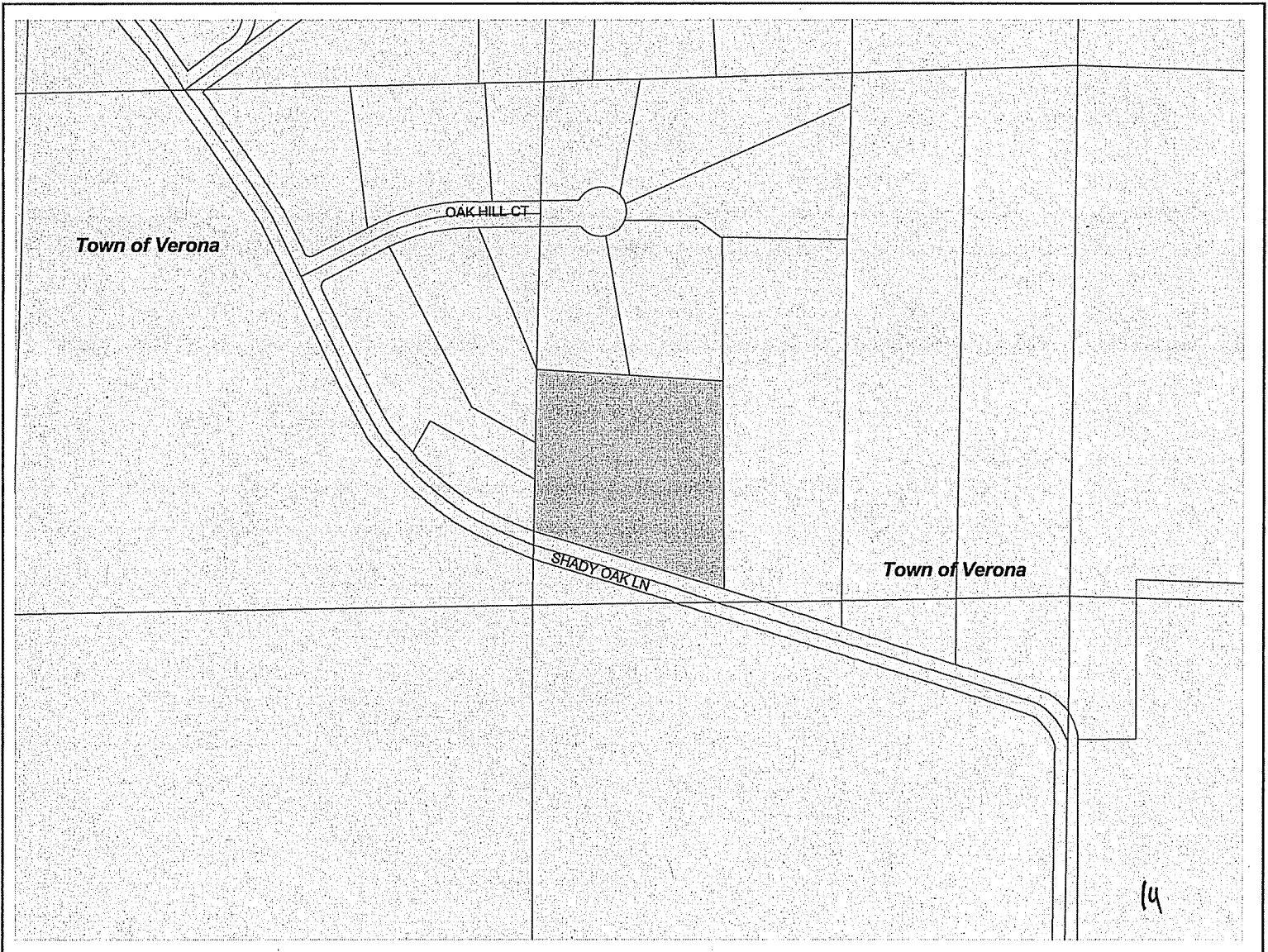
Public Hearing Dates:

Plan Commission 05 June 2006

Common Council \_\_\_\_\_



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

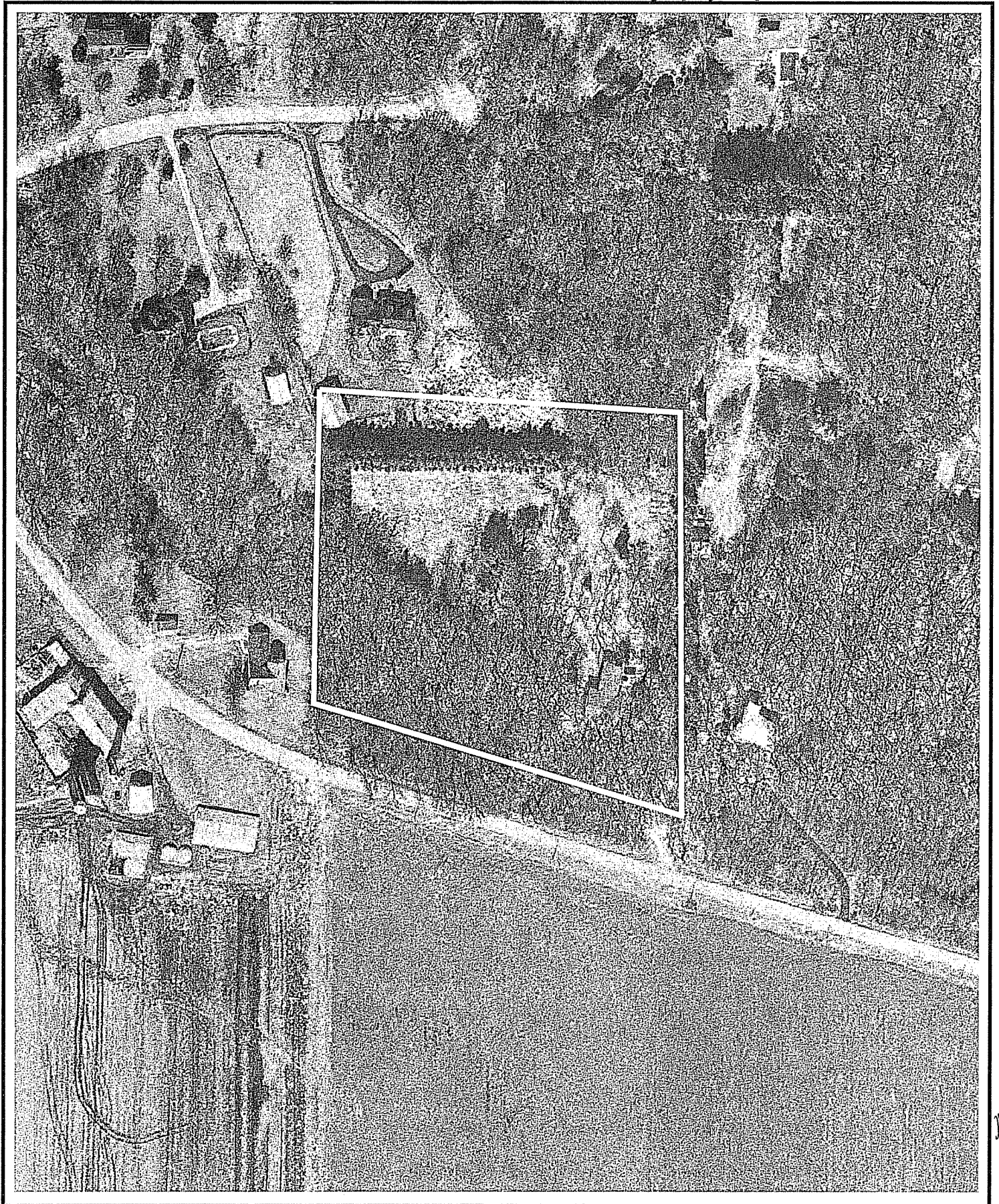


# 3034 Shady Oak Lane

100 0 100 Feet



*Date of Aerial Photography - April 2003*



31



**Madison PI 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: \_\_\_\_\_

**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: Scott Johnson Representative, if any: \_\_\_\_\_  
Street Address: 3034 Shady Oak Lane City/State: Verona, WI Zip: 53593  
Telephone: ( ) 212-0805 Fax: ( ) \_\_\_\_\_ Email: scottj@med-cal.net

Firm Preparing Survey: Calkins Engineering, LLC Contact: Mike Ziehr  
Street Address: 5010 Voges Road City/State: Madison, WI Zip: 53718  
Telephone: 838-0444 Fax: ( ) 838-0445 Email: \_\_\_\_\_

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

**3a. Project Information.**

Parcel Address: 3034 Shady Oak Lane in the City or Town of Verona  
Tax Parcel Number(s): 0608-054-8200-0 School District: Verona  
Existing Zoning District(s): RH-1 Development Schedule: Spring 2006  
Proposed Zoning District(s) (if any): \_\_\_\_\_ 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: April 17, 2006 Date of Approval by Town: April 10, 2006

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	2		5
Retail/Office			
Industrial			
Public Parklands			
Home's Association Tracts			
Other (state use)			
TOTAL			

Describe the use of the lots and outlots on the survey.

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 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.

**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.

**Legal Description of Property:** LOT 4, C.S.M. No. 1406, Town of Verona,  
Dane County, Wisconsin OR Check here if attached →

**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.

**Required Fee (from Section 1b on front):** \$ 500.00 Make all checks payable to "City Treasurer."

**Completed application**

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

Applicant's Printed Name Michael Ziehr Signature Michael J. Ziehr  
Date 4-26-2006 Interest In Property On This Date LAND SURVEYOR

For Office Use Only	Aldermanic District: _____	PC Date: _____	Date Distributed: _____	Returned: _____
File Tracking Number: _____	Amount Paid: \$ _____	Receipt Number: _____		



## Dane County Planning & Development

Room 116, City-County Building, Madison, Wisconsin 53703-3342

Land Division Review  
608/266-9086

April 17, 2006

**Calkins Engineering, LLC**  
5010 Voges Road  
Madison, Wisconsin 53718

**Re: CERTIFIED SURVEY MAP (Johnson)**  
**SE1/4 S5 T6N R8E**  
**Town of Verona**  
**Dane County**

**Gentlepeople:**

**The above-described certified survey map proposal is hereby conditionally approved as follows:**

- 1. The Town of Verona approval certificate is to be executed.**
- 2. The document is to be completed in accordance with S.236.34, Wisconsin Statutes.**
- 3. All owners of record are to be included in the owners certificate (County records indicate that Scott Johnson & Michelle Johnson are owners. Spouses signatures and middle initials are required to provide valid certificates.**
- 4. Each lot is to be a minimum of 2 net acres in area.**
- 5. Distances between existing structures and lot boundaries are to be specified.**
- 6. City of Madison approval is to be obtained (extraterritorial jurisdiction).**
- 7. Lots 1 & 2 of Certified Survey Map # 3419 are to be identified, as required.**

**Calkins Engineering, LLC**

**April 17, 2006**

**Page 2**

**When the above conditions have been fully satisfied, the original document may be submitted to which the Dane County approving signature will be affixed. Please contact the writer with questions regarding this matter.**

**Sincerely,**



**Norbert Scribner, Land Division Review**

**cc: Scott Johnson**

**Clerk, Town of Verona**

**City of Madison Planning Department (extraterritorial jurisdiction)**

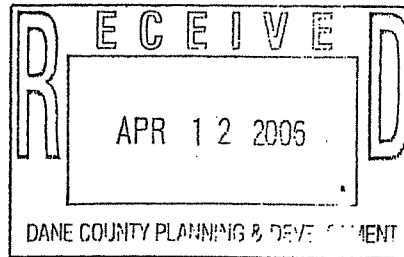
**Enclosure:**



335 N. Nine Mound Road • Verona, WI 53593-1035 • 845-7187 • Fax 845-7143

April 10, 2006

Mr. Norb Scribner  
Rm. 116 CCB  
210 M. L. King Jr. Blvd.  
Madison WI 53709



Dear Norb:

An FYI on the April town board meeting...

**Final Certified Survey Map #8303 – Peterson Buchman/Range Trail  
Approved**

**Preliminary Certified Survey Map #8461 Johnson Shady Oak Lane  
Approved**

**Preliminary Certified Survey Map #8482 Alberti etc/ Sunset Dr. Tabled**  
pending recommendation by the town plan commission

**Preliminary Certified Survey Map #8481 Currier**  
approved with the following conditions:

- 1.) no vehicular access be noted on lot 1
- 2.) joint access/driveway agreement be executed between lots 1 and 3 and filed with Dane Co. Register of Deeds
- 3.) that an additional 27 feet (for a total of 60') of road right of way be dedicated to the public for future road purposes
- 4.) due to additional road dedication that the lots be reconfigured to ensure that each lot area complies with the RH-1 zoning.

**Preliminary Plat Huntington Ridge - Mead and Hunt for Verona Enterprises LLC  
APPROVED**

With condition that a review of property be performed for historical artifacts and contingent on an easement for public sewer be obtained

Norb you will note the approval granted for 'preliminary' vs. 'final'. With the town's subdivision ordinance in place, town consideration and approval for final surveys/plats will come only if the above mentioned conditions have been met

Sincerely:

Rose M. Johnson  
Adm./Clerk/Treasurer  
Town of Verona

Cc: Calkins Engineering  
Mead and Hunt  
Grenlie Surveying



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TDD 608 266-4747  
FAX 608 266-8739  
PH 608 266-4635

January 31, 2006

Norb Scribner  
Dane County Register of Deeds  
Room 116, City County Building  
Madison, Wisconsin 53703

RE: Johnson 1994 Revocable Trust property CSM – SE quarter, Section 5, Town of Verona

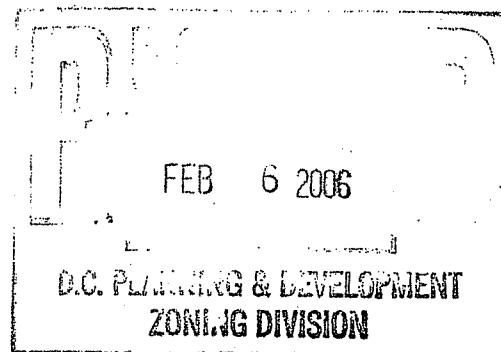
Dear Mr. Scribner;

This property is located within the City of Madison's extraterritorial plat jurisdiction. As a result, the applicant will be required to submit their request to the City of Madison for review as provided under the City's Subdivision Regulations (Section 16.23 MGO). No extraterritorial land division may be approved by the Madison Plan Commission without first having the approval of the town and Dane County.

If you or the applicants have any questions regarding this matter, please do not hesitate to contact my office at (608) 261-9632.

Sincerely,

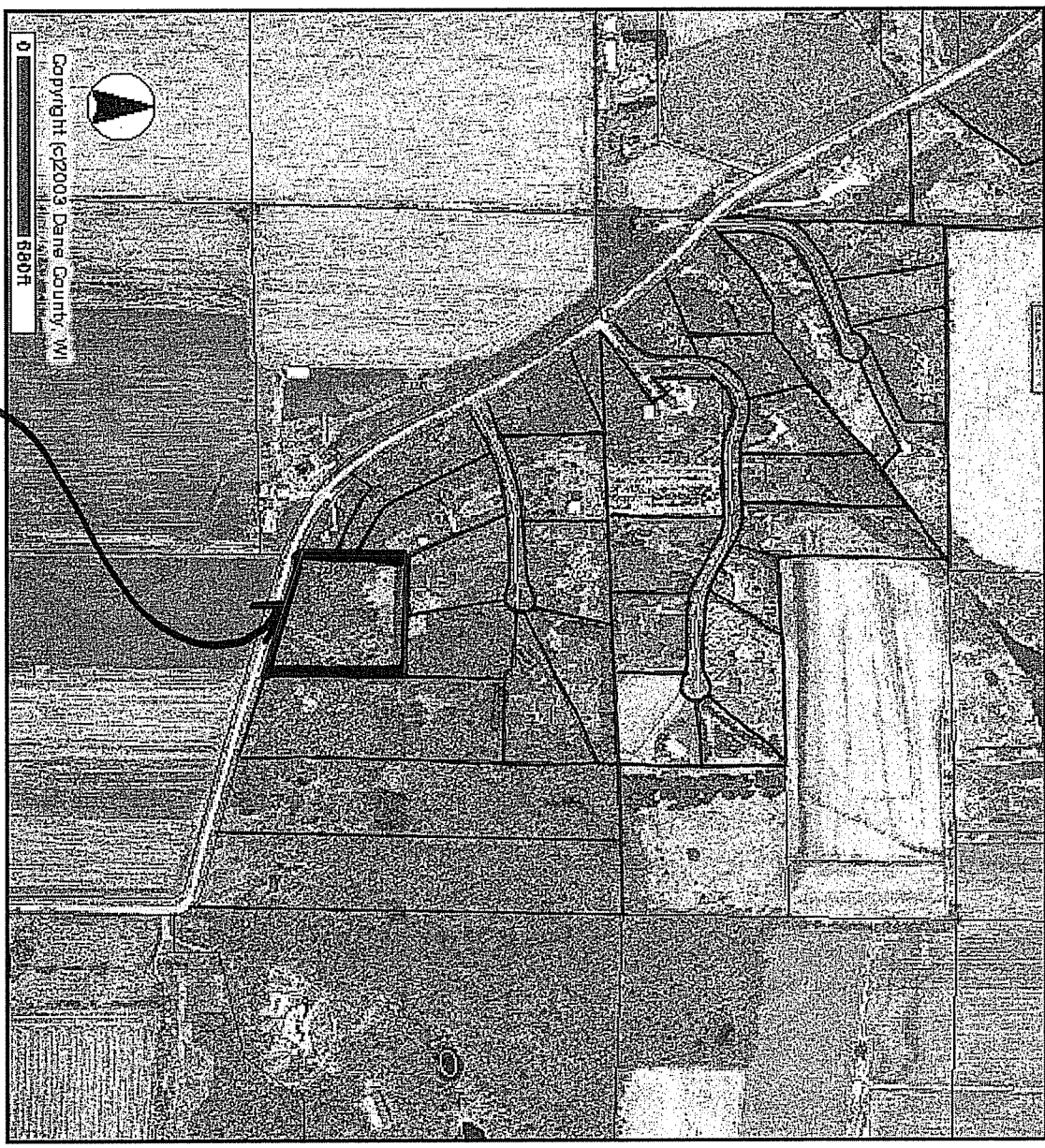
Timothy M. Parks  
Planner







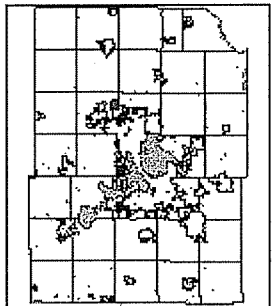
3034 Shady Oak Ln



SUBJECT SITE

Print Close

- 2004 Roads
- Local Roads
- County Highways
- State Highways
- Interstate
- US Highways
- On/Off Ramps
- Parcels
- Ownership Boundaries
- Hydrology (lines)
- Municipality Boundaries
- Hydrology (polygons)
- Open Water
- 2005 Orthos - 1 foot



DCI MAP

**DISCLAIMER**  
 This map was prepared using the Dane County DCI Map online geographic information system. All information is believed accurate but is NOT guaranteed to be without error. This map and its underlying data is intended to be used as a general index to land related information and is not intended for detailed, site-specific analysis. Dane County GIS datasets used to produce this map are copyrighted.

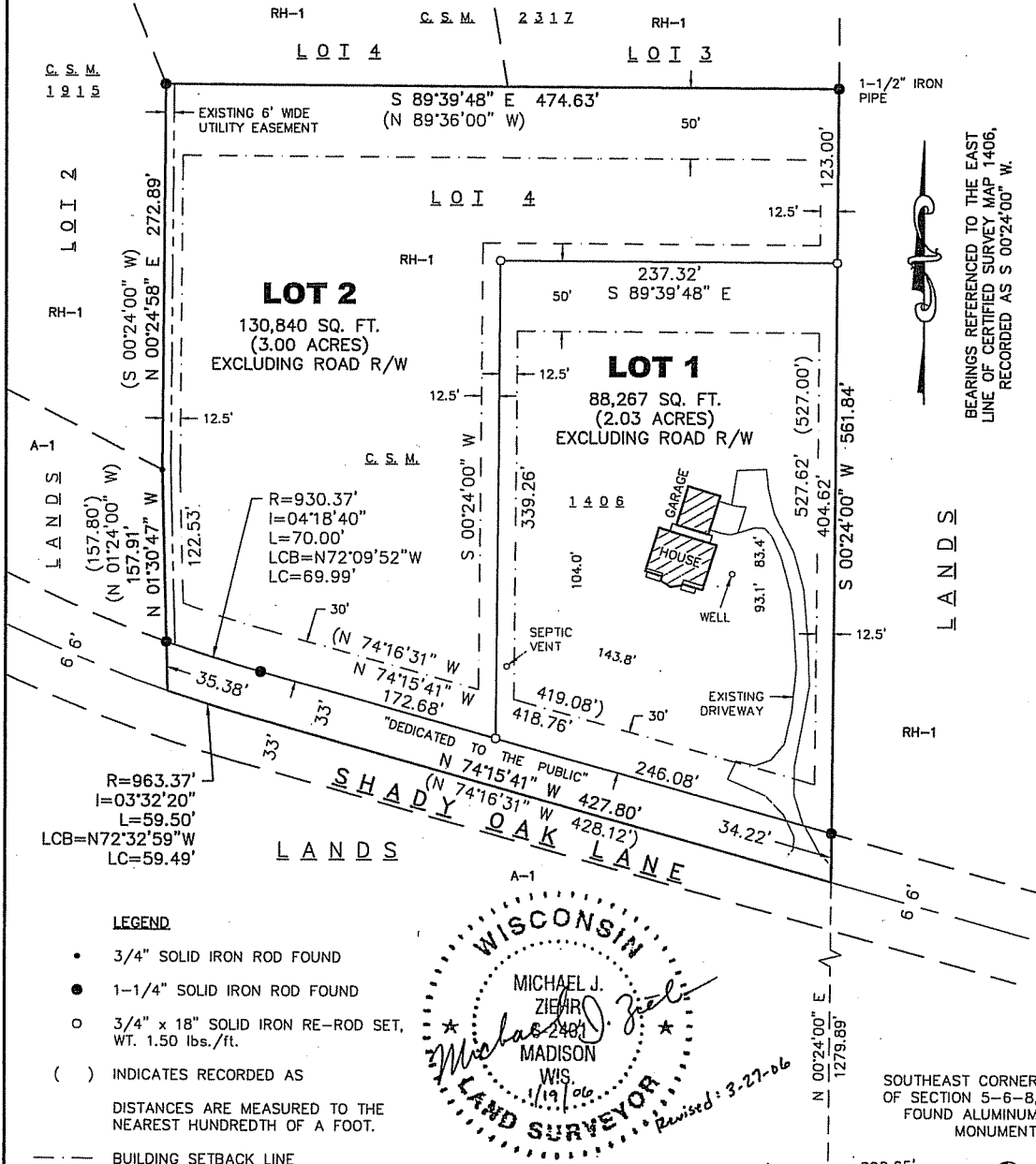
# CERTIFIED SURVEY MAP

BEING A DIVISION OF LOT 4, CERTIFIED SURVEY MAP No. 1406, AS RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS, ON PAGES 76-78, AS DOCUMENT No. 1393352, DANE COUNTY REGISTRY AND LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 5, T 6 N, R 8 E, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

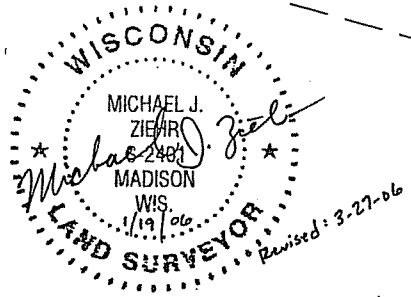


SCALE : ONE INCH = ONE HUNDRED FEET

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



BEARINGS REFERENCED TO THE EAST LINE OF CERTIFIED SURVEY MAP 1406, RECORDED AS S 00°24'00" W.



SOUTH 1/4 CORNER OF SECTION 5-6-B, FOUND ALUMINUM MONUMENT  
 1779.52' N 88°12'11" E 2672.17'  
 892.65' N 00°24'00" E 1279.89'

MAP NO. \_\_\_\_\_  
 DOCUMENT NO. \_\_\_\_\_  
 VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

**SURVEYED FOR:**  
 SCOTT JOHNSON  
 3034 SHADY OAK LANE  
 VERONA, WI 53593

**SURVEYED BY:**  
 CALKINS ENGINEERING, LLC  
 5010 VOGES ROAD  
 MADISON, WI 53718  
 (608) 838-0444