



CSM Name
Pridham CSM

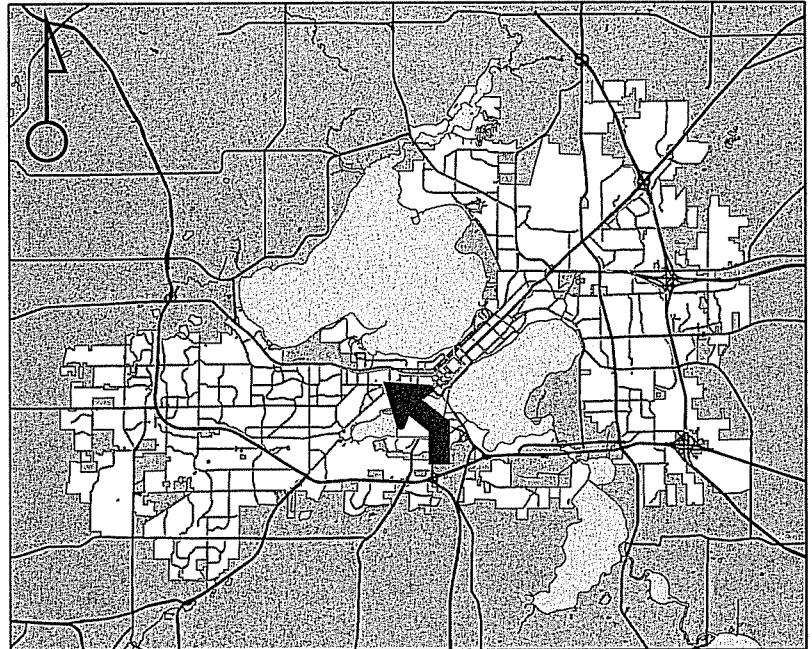
Location
2007 & 2011 Van Hise Avenue

Applicant
Walter and Karen Pridham/
Paul Spetz - Isthmus Surveying, LLC

Within City Outside City

Proposed Use
Revise configuration of 2 lots in the
University Heights local historic district

Public Hearing Date
Plan Commission
09 June 2014
Common Council
17 June 2014

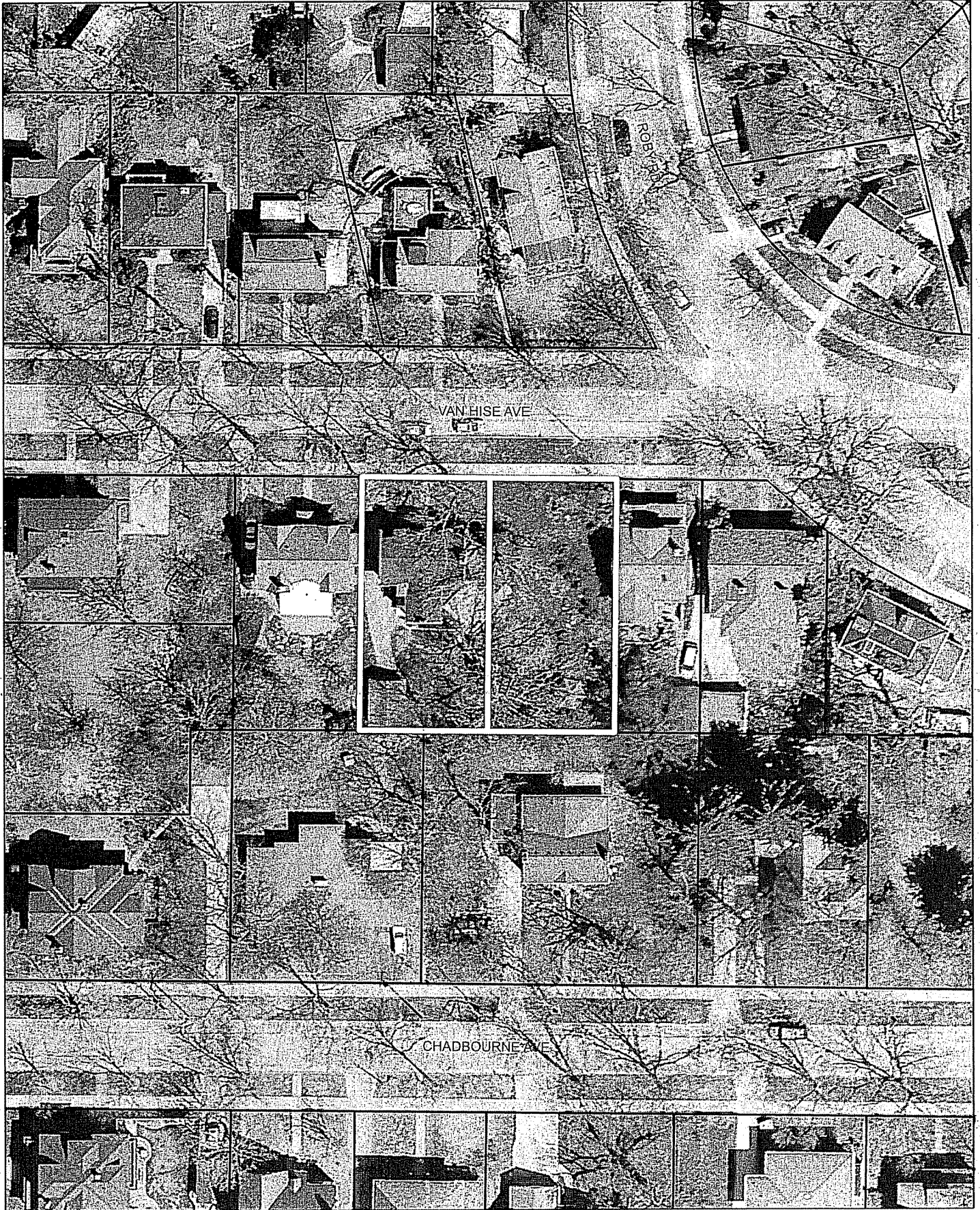


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 27 May 2014





**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 (MCO, 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.

CITY OF MADISON
8:25 a.m.
APR 23 2014

1a. Application Type.

Preliminary Subdivision Plat Final Subdivision Plat Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

Planning & Community
& Economic Development

1b. Review Fees. Make checks payable to "City Treasurer."

- 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: Pridham Revocable Trust Representative, if any: Walter & Karen Pridham
Street Address: 110 South Henry Street City/State: Madison WI Zip: 53703
Telephone: (608) 238-7536 Fax: () Email: _____

Firm Preparing Survey: Isthmus Surveying LLC Contact: Paul Spetz
Street Address: 450 N. Baldwin St. City/State: Madison WI Zip: 53703
Telephone: (608) 244-1090 Fax: () Email: isthmussurveying@sbcglobal.net

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

3a. Project Information.

Parcel Address: 2007 and 2011 VanHise Avenue in the City or Town of: Madison
Tax Parcel Number(s): 2510709-222-3004-3 / 2510709-222-3005-1 School District: Madison
Existing Zoning District(s): HIS-UH, TR-C2 Development Schedule: _____
Proposed Zoning District(s) (if any): No Zoning change 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: _____ Date of Approval by Town: _____

→ For an extraterritorial request to be processed, 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	2		0.33	Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Retail/Office				Outlots Maintained by a Private Group or Association			
Industrial							
Other (state use)							
PROJECT TOTAL	2		0.33				

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) & (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:

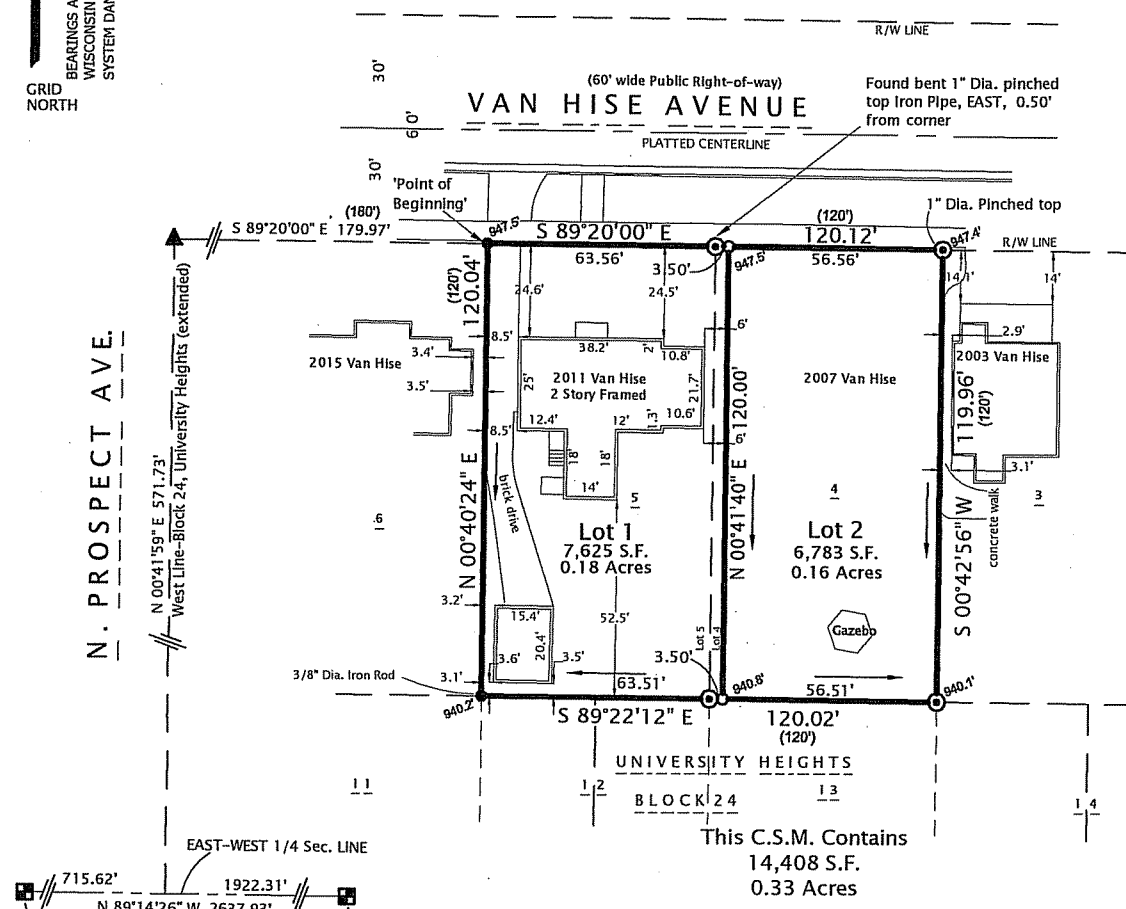
Applicant's Printed Name Paul Spetz Signature [Signature]
 Date 4/23/2014 Interest In Property On This Date Agent/Surveyor

For Office Use Only	Date Rec'd:	PC Date:	Alder, District:	Amount Paid: \$
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CERTIFIED SURVEY MAP

Lot Four (4) and Lot Five (5), Block Twenty-four (24), University Heights, as recorded in Vol. 01 of Plats, Page 17, Document No.197136, in the SW 1/4 of the NW 1/4 of Section 22, in T7N, R9E, City of Madison, Dane County, Wisconsin.

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE 83 (1987)
 GRID NORTH



N. PROSPECT AVE.

VAN HISE AVENUE

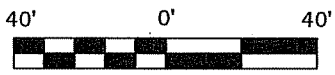
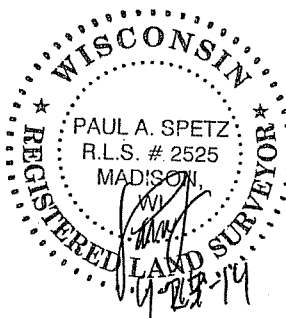
UNIVERSITY HEIGHTS

This C.S.M. Contains
 14,408 S.F.
 0.33 Acres

West 1/4 Corner
 Section 22, T7N, R9E
 Found City of Madison
 Brass Cap Monument
 N: 480,359.68
 E: 810,578.89

Center of Section 22, T7N, R9E
 Found City of Madison
 Brass Cap Monument
 N: 480,324.72
 E: 813,216.59
 Benchmark: Top of Cap published
 Elevation (NAVD 88)=877.47'

- LEGEND**
- ▲ MAG NAIL OR PK NAIL
 - 3/4" SOLID IRON ROD FOUND
 - ⊙ IRON PIPE FOUND
 - 3/4"x18" SOLID IRON ROD SET 1.50 Lbs./LINEAL FOOT.
 - () INDICATES RECORDED AS
- 950.0 LOT CORNER ELEVATION (NAVD '88)
 DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
 DRAINAGE PER APPROVED PLANS (SEE Pg. 2)
 UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
 ELEVATIONS ARE BASED ON NAVD 88 DATUM



MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGE _____

PREPARED FOR:
 PRIDHAM REVOCABLE TRUST
 110 SOUTH HENRY STREET
 MADISON, WI 53703

SURVEYED BY:
 ISTHMUS SURVEYING, LLC
 450 NORTH BALDWIN STREET
 MADISON, WI 53703
 (608) 244.1090
 www.isthmussurveying.com

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CERTIFIED SURVEY MAP

Lot Four (4) and Lot Five (5), Block Twenty-four (24), University Heights, as recorded in Vol. 01 of Plats, Page 17, Document No.197136, in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22, in T7N, R9E, City of Madison, Dane County, Wisconsin.

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Walter C. and Karen A. Pridham, Trustee(s) or Successor Trustee(s), of the Pridham Revocable Trust, owner of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Record Legal Description:

Lot Four (4), Block Twenty-four (24), University Heights, in the City of Madison, Dane County, Wisconsin.

Lot Five (5), Block Twenty-four (24), University Heights, in the City of Madison, Dane County, Wisconsin.

LOCATED IN THE FRACTIONAL SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 22, T7N, R9E, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

Measured Description as Surveyed (Wisconsin County Coordinate System-Dane Zone 83 1997 feet):

A parcel of land being Lots Four (4) and Five (5), Block Twenty-four (24), University Heights, as recorded in Vol. 01, Page 17, of Plats, as Document No. 197136, Located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the Section 22, T7N, R9E, in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West $\frac{1}{4}$ Corner of Section 22, T7N, R9E thence S 89°14'26" E, along the East West $\frac{1}{4}$ Section line, 715.62 feet; thence N 00°41'59" E, along the Westerly most platted boundary line of Block 24 extended, said line also being the easterly right-of-way line of N. Prospect Avenue, 571.73 feet; thence S 89°20'00" E, along the northerly platted line of said Block 24, said line also being the southerly platted right-of-way line of Van Hise Avenue (platted as Sterling Avenue), 179.97 feet to the Northwesterly corner of said Lot 5, Block 24, said point being the Point of Beginning of this description:

thence continue S 89°20'00" E, along the northerly platted boundary line of said Lots 4 and 5, Block 24, and southerly right-of-way line of Van Hise Avenue, 120.12 feet;

thence S 00°42'56" W, along the Easterly platted boundary line of said Lot 4, block 24, 119.96 feet;

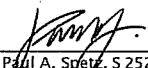
thence N 89°22'12" W, along the southerly platted boundary line of said Lots 4 and 5, Block 24, 120.02 feet;

thence N 00°40'24" E, along the westerly platted boundary line of said Lot 5, 120.04 feet to the point of beginning.

This Description contains 14,408 square feet, or 0.33 acres.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 23rd day of April, 2014.


Paul A. Spetz, S 2525



1. Arrows indicate the direction of surface drainage swale at Individual property lines. Said drainage swale shall be graded with the construction of each principal structure and said drainage swale maintained by the 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.

2. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.

3. No changes in the drainage patterns associated with development on any or all lots within this Certified Survey Map shall be allowed without prior approval of the City Engineer.

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

SURVEYED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

CERTIFIED SURVEY MAP

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OWNERS CERTIFICATE:

We, Walter C. and Karen A. Pridham, Trustee(s), or successor Trustee(s), of the Pridham Revocable Trust, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Map hereon. I further certify that this Certified Survey Map is required by Chapter 236.34 of the State Statutes and to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2014.

By: _____
Walter C. Pridham, Trustee Karen A. Pridham, Trustee

State of Wisconsin)
)ss
County of Dane)

Personally came before me this _____ day of _____, 2014, the above named Walter A. and Karen C. Pridham, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____
Notary Public, State of Wisconsin

CITY OF MADISON COMMON COUNCIL CERTIFICATE

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number, _____ File I.D. Number _____, adopted on the _____ day of _____, 2014, and that said resolution further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for Public use.

Dated this _____ day of _____, 2014.

Maribeth Witzel-Behl, City Clerk
Clerk of the City of Madison, Dane County Wisconsin

CITY OF MADISON PLAN COMMISSION CERTIFICATE

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

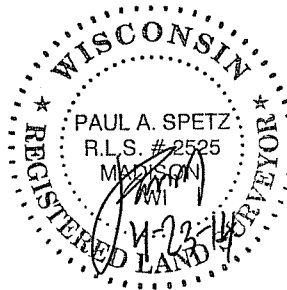
Signed: _____
Steven R. Cover, Secretary Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____, 2014, at _____ o'clock _____ m. and recorded in recorded in Volume _____ of Certified Survey Maps on pages _____.

Kristi Chlebowski, Dane County Register of Deeds

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____



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