



City of Madison

Proposed Extraterritorial Final Plat

Project Name
Windswept

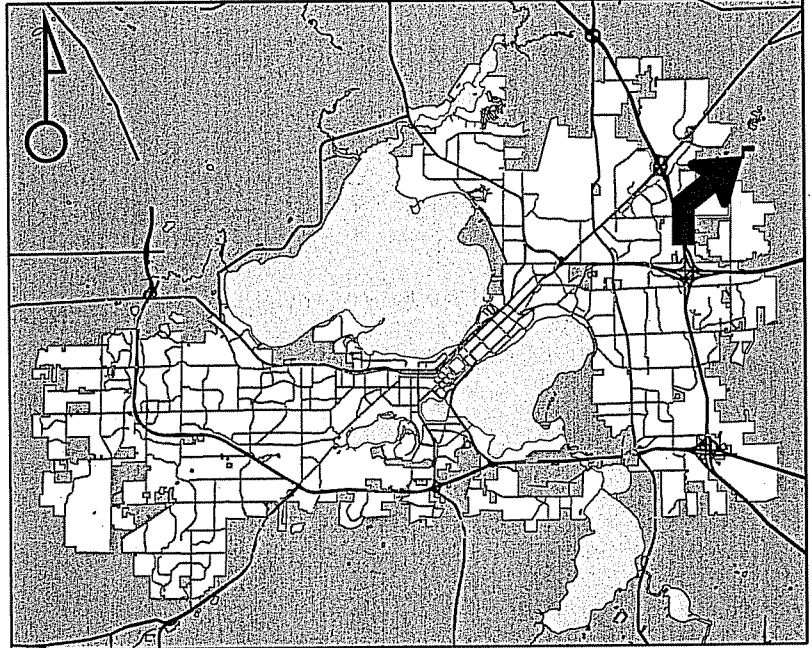
Location
3315 Nelson Road

Applicant
James and Deborah Duckart/
Dan Birrenkott – Birrenkott Surveying

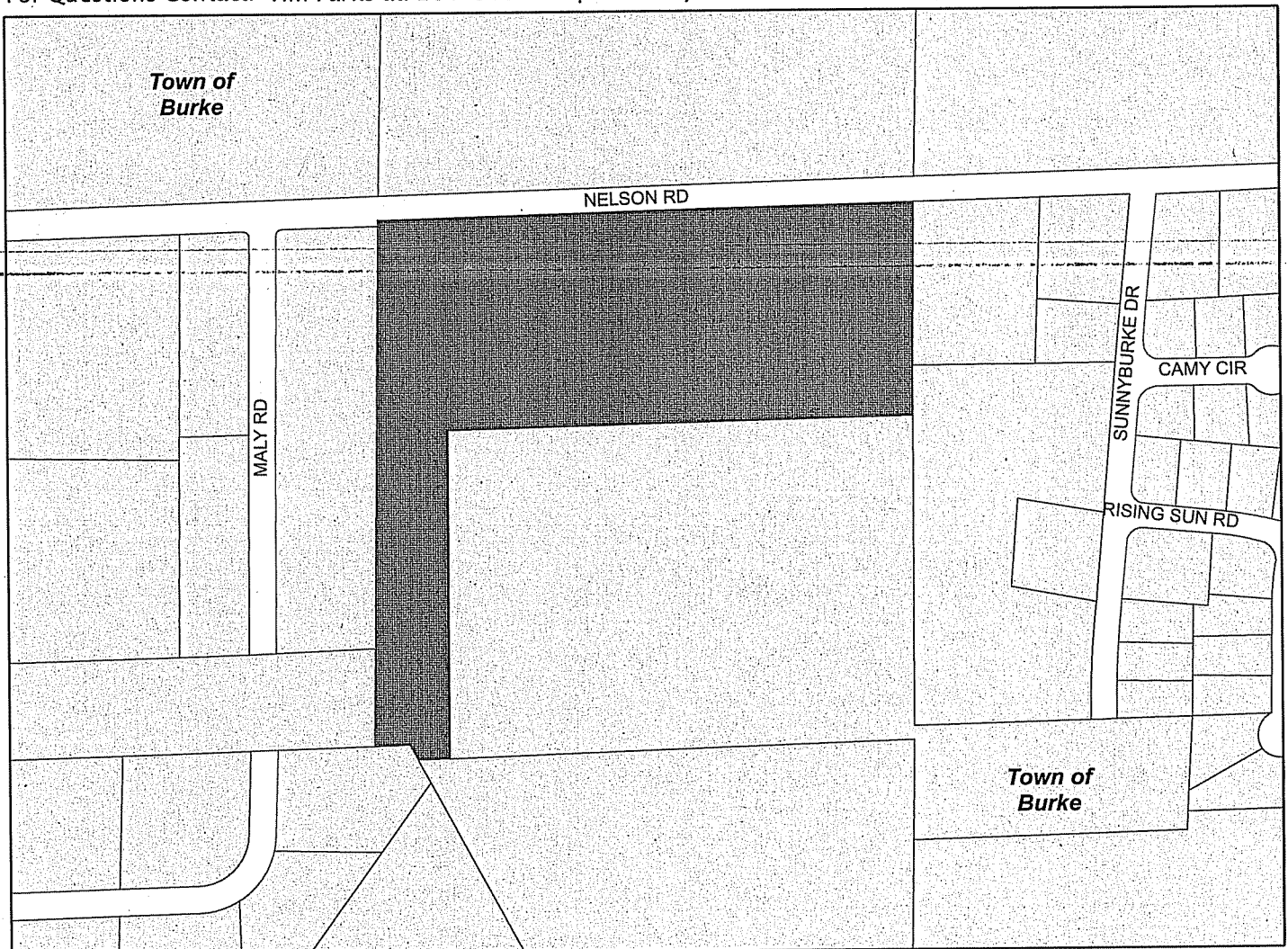
Proposed Use
Create 6 lots in the Town of Burke

Public Hearing Date
Plan Commission
24 November 2014

Common Council
02 December 2014

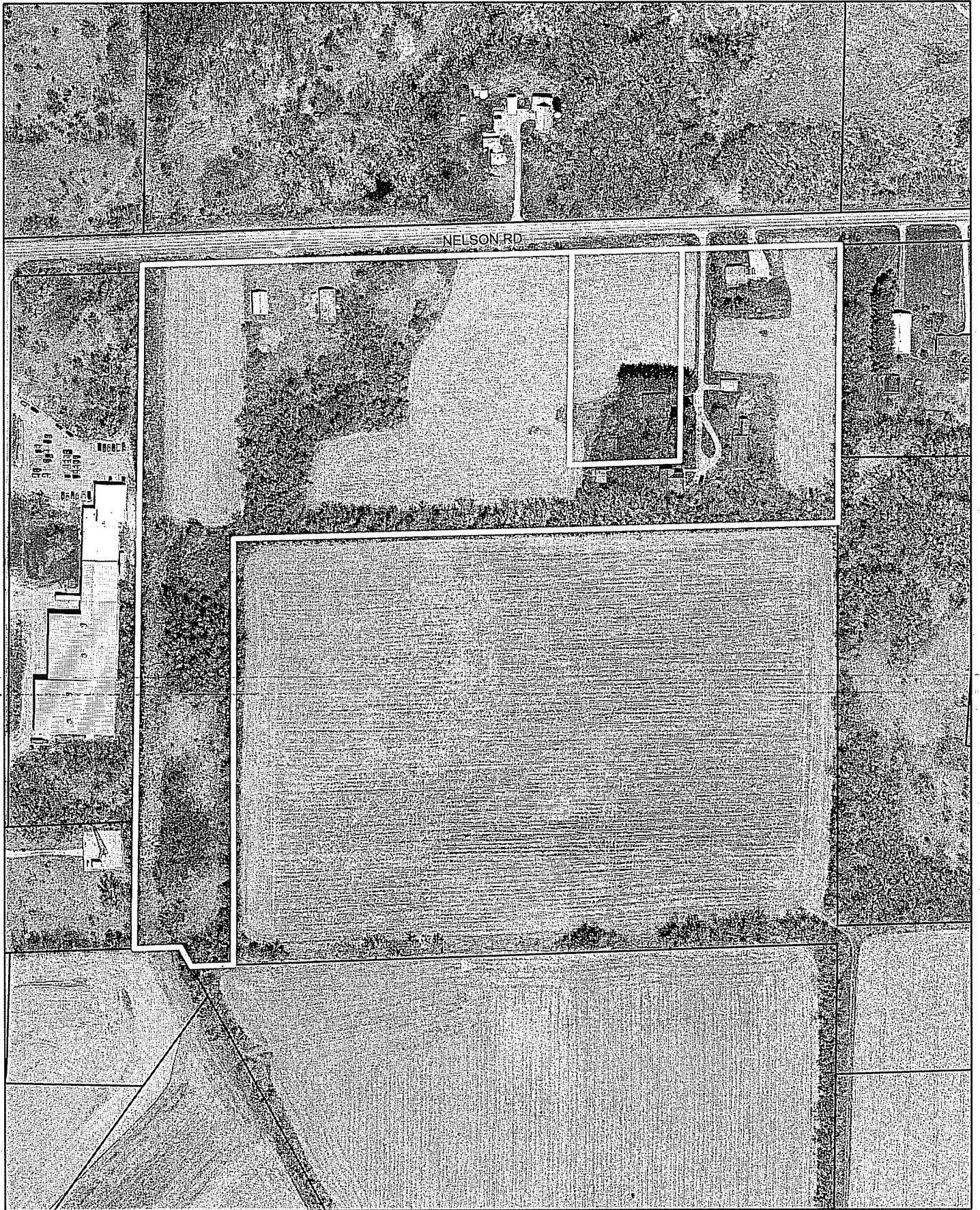


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 17 November 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 (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: Windswept

1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (I)

- 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: James & Deborah Duckart Representative, if any: _____
 Street Address: 2916 Pebble Vally Ct. City/State: Sun Prairie, WI Zip: 53590
 Telephone: (608) 837-7425 Fax: () Email: _____
 Firm Preparing Survey: Birrenkott Surveying, Inc. Contact: Dan Birrenkott
 Street Address: 1677 N. Bristol St City/State: Sun Prairie, WI Zip: 53590
 Telephone: (608) 837-7463 Fax: (608) 837-1081 Email: dbirrenkott@birrenkottsurveying.com

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

3a. Project Information.

Parcel Addresses (note town if located outside City): 3315 Nelson Road, Town of Burke
 Tax Parcel Number(s): 0810-243-8030-0 & 0810-243-8000-4
 Zoning District(s) of Proposed Lots: RH-1, R-1, R-1A, A-1 School District: Sun Prairie

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

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

Date of Approval by Dane County: March 26, 2014 Date of Approval by Town: May 21, 2014

→ For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	3		4.25
Retail/Office			
Industrial			
Other (state use):	3		14.37

Land Use	Lots	Outlots	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	6		18.62

OVER →

14

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

- Map Copies (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 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. **A letter of intent is not required for Subdivision 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.
- For any plat or CSM creating common areas to be maintained by private association:** Two (2) 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.
- Electronic Application Submittal:** All applicants are required to submit a copy of this completed application form, 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_cityof_adison.co. The transmittal shall include the name of the project and applicant.

6. Applicant Declarations:

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

Applicant's Printed Name Anthony Kasper Signature Anthony Kasper
Date 9-9-14 Interest In Property On This Date Surveyor

Effective May 21, 2012



BIRRENKOTT SURVEYING, INC.
Land Surveying and Soil Testing

DANIEL V. BIRRENKOTT
Registered Land Surveyor • Certified Soil Tester

P.O. Box 237 • 1677 N. Bristol Street • Sun Prairie, WI 53590 • (608) 837.7463 • Fax (608) 837.1081 • www.birrenkottsurveying.com

City of Madison
215 Martin Luther King Jr. Blvd.,
Rm. LL100, Madison, WI 53718
Att: Planning

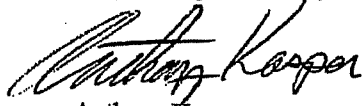
RE: Windswept plat

Our client, Deborah Duckart wishes to create a 6 lot plat on property in the Town of Burke. The property is currently zoned both A-1 and C-1; the property contains three existing Residences. 3311, 3313 and 3315 Nelson road. The proposed zonings are as follows. Residence No. 3311 will be zoned R-1, Residence No. 3313 will be zoned RH-1 and Residence No. 3315 will be zoned R-A. The lands South and East of residence No. 3311 will be zoned A-1. The West most 66 feet of the property will be zone A-1. The remainder of the property will keep its existing zoning. The property contains approximately 818,032 square feet, 18.78 acres Gross, (17.63 acres Net).

The property is in the East 1/2 of the Southwest 1/4 of Section 24, T8N, R10E, and is located south of Nelson Road. The Parcel No's are 014/08110-243-8000-4 and 014/08110-243-8000-4. The property is surrounded by agricultural, residential and commercial lands.

Per the City of Madison's request the property has been rezoned and a land division by Plat is being done in order to separate the existing homes and open lands from each other. Thereby making the sale of these properties much easier.

Respectfully submitted,


Anthony Kasper

