



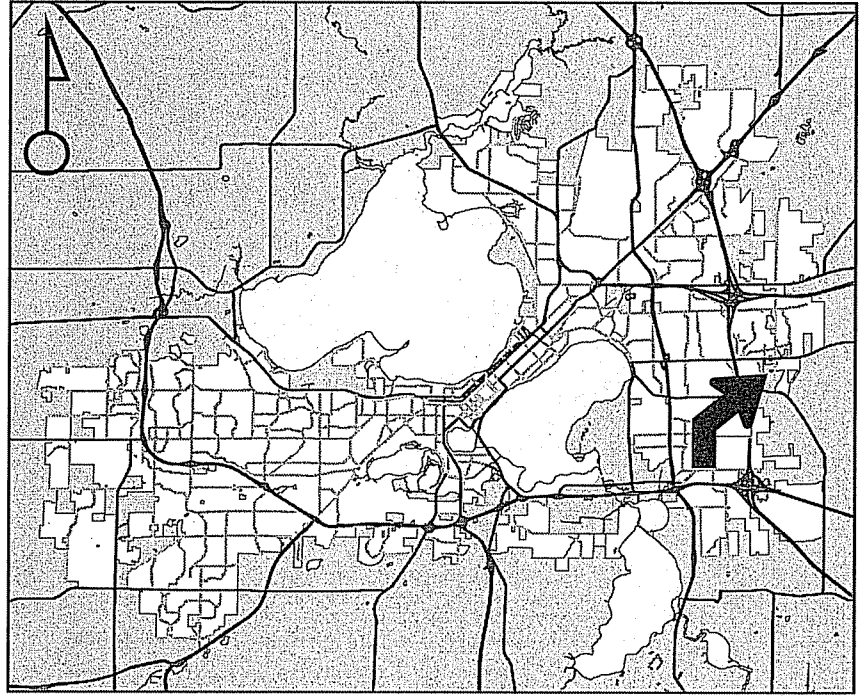
CSM Name  
**Ziegler CSM**  
 Location  
**4288 Venetian Lane**

Applicant  
**William Ziegler/  
 Roger Schneeberger – Mead & Hunt**

Within City  Outside City

Proposed Use  
**2 Residential Lots**

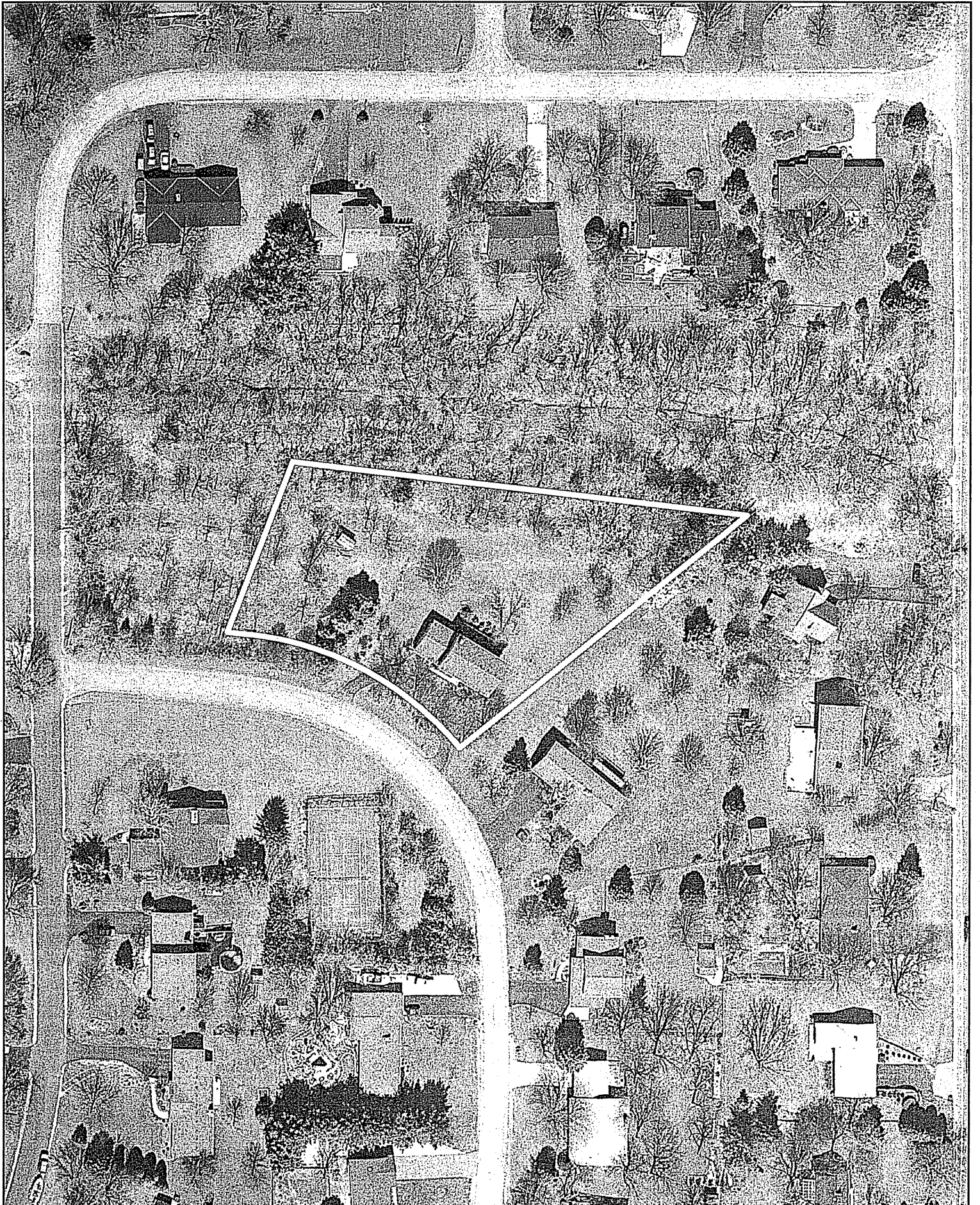
Public Hearing Date  
 Plan Commission  
**15 October 2007**



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



Scale : 1" = 400'





# 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](http://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. (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 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: William Ziegler Representative, if any: \_\_\_\_\_  
Street Address: 4288 Venetian Ln City/State: Madison Zip: WI  
Telephone: 608) 222-9287 Fax: ( ) Email: wziegler@charle.net

→ Firm Preparing Survey: Meador Hunt Contact: Roger Schmeberger  
Street Address: 1501 Watts Road Suite 101 City/State: Madison, WI Zip: 53719  
Telephone: 608-273-6380 Fax: ( ) Email: \_\_\_\_\_

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

### 3a. Project Information. Venetian

Parcel Address: 4288 Venetian Lane in the City or Town of: Bloomington Grove  
Tax Parcel Number(s): 07101146650-0 School District: Madison, WI  
Existing Zoning District(s): R-1 Development Schedule: \_\_\_\_\_  
Proposed Zoning District(s) (if any): N/A 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: \_\_\_\_\_

In order for an exterritorial 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	0	1.2
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
TOTAL	2	0	1.2

Describe the use of the lots and outlots on the survey

ADDITIONAL SINGLE-FAMILY LOT

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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.

**Report of Title and Supporting Documents:** All plats and certified surveys submitted 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 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.

**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 Residential Preliminary Plats ONLY:** If the proposed project will result in **ten 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 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 **town and Dane County** approval.

**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.

**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](mailto: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 Unit 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 William Ziegler Signature   
Date Aug 13, 2007 Interest In Property On This Date \_\_\_\_\_

For Office Use Only	Date Rec'd: _____	PC Date _____	Alder District: _____	Amount Paid: \$ _____
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# Dane County Planning & Development

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

Land Division Review  
608/266-9086

September 24, 2007

Mead & Hunt, Inc.  
6501 Watts Road, Suite # 101  
Madison, Wisconsin 53719-2700



**Re: CERTIFIED SURVEY MAP (Ziegler)**  
**SE1/4 S11 T7N R10E**  
**Town of Blooming Grove**  
**Dane County**

**Gentlepeople:**

The above-described certified survey map proposal (submitted for review on 08/07/07) is hereby conditionally approved (a full 42 days prior to the legal expiration date with this application) as follows:

1. The Town of Blooming Grove approval certificate is to be executed.
2. The City of Madison approval certificate is to be executed (extraterritorial jurisdiction).
3. The document is to be completed in accordance with S.236.34, Wisconsin Statutes.
4. All owners of record are to be included in the owners certificate (County records indicate that William A. Ziegler & Marcia J. Ziegler are owners). Spouses signatures and middle initials are required to provide valid certificates.
5. The required certificates are to be executed.
6. Each lot is to be a minimum of 20,000 net square feet in area.
7. The registered land surveyor signature is to be dated, as required.
8. Compliance with S.10.04(1)(b)3., Dane County Code of Ordinances is to be established.

**Mead & Hunt, Inc.**  
**September 24, 2007**  
**Page 2**

**9. Distances between existing structures and lot boundaries are to be specified.**

**When the above conditions have been fully satisfied, the original document may be submitted to which the Dane County approving signature will be affixed. Thank you for your anticipated patience and for your anticipated cooperation in this matter.**

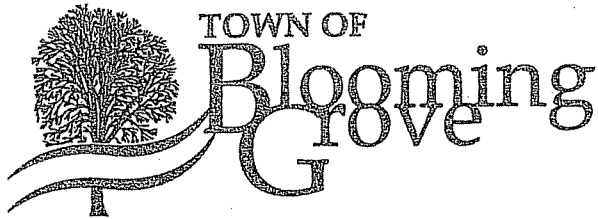
**Sincerely,**



**Norbert Scribner, Land Division Review**

**cc: William A. Ziegler**  
**Clerk, Town of Blooming Grove**  
**City of Madison Planning Department (extraterritorial jurisdiction)**

**Enclosure:**



1880 S. Stoughton Road Madison WI 53716  
Phone 608-223-1104 • Fax 608-223-1106  
www.blmgrove.com

August 15, 2007

DANE COUNTY ZONING  
ROOM 116, CITY-COUNTY BUILDING  
MADISON WI 53703-3342

At last night's Blooming Grove Town Board meeting, the Board approved the parcel split of William and Marcia Ziegler. The proposed land division is located in the SE ¼ of Section 11, T7N, R10E. The Ziegler's address is 4288 Venetian Lane here in Blooming Grove.

If there is anything else you require of the Town, please let me know.

Sincerely,

Michael J. Wolf  
Clerk/Treasurer/Administrator  
Town of Blooming Grove

RECEIVED

AUG 16 2007

DANE COUNTY PLANNING & DEVELOPMENT

26

CLIENT: WILLIAM ZIEGLER  
4288 VENETIAN LANE  
MADISON, WI 53704

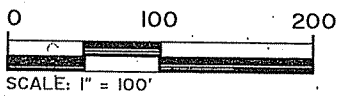
# CERTIFIED SURVEY MAP

NORTH REFERENCED TO  
THE NORTH LINE OF  
LOT 67 OF RAMBLING  
ACRES SUBDIVISION AS  
BEARING S84°00'00"E

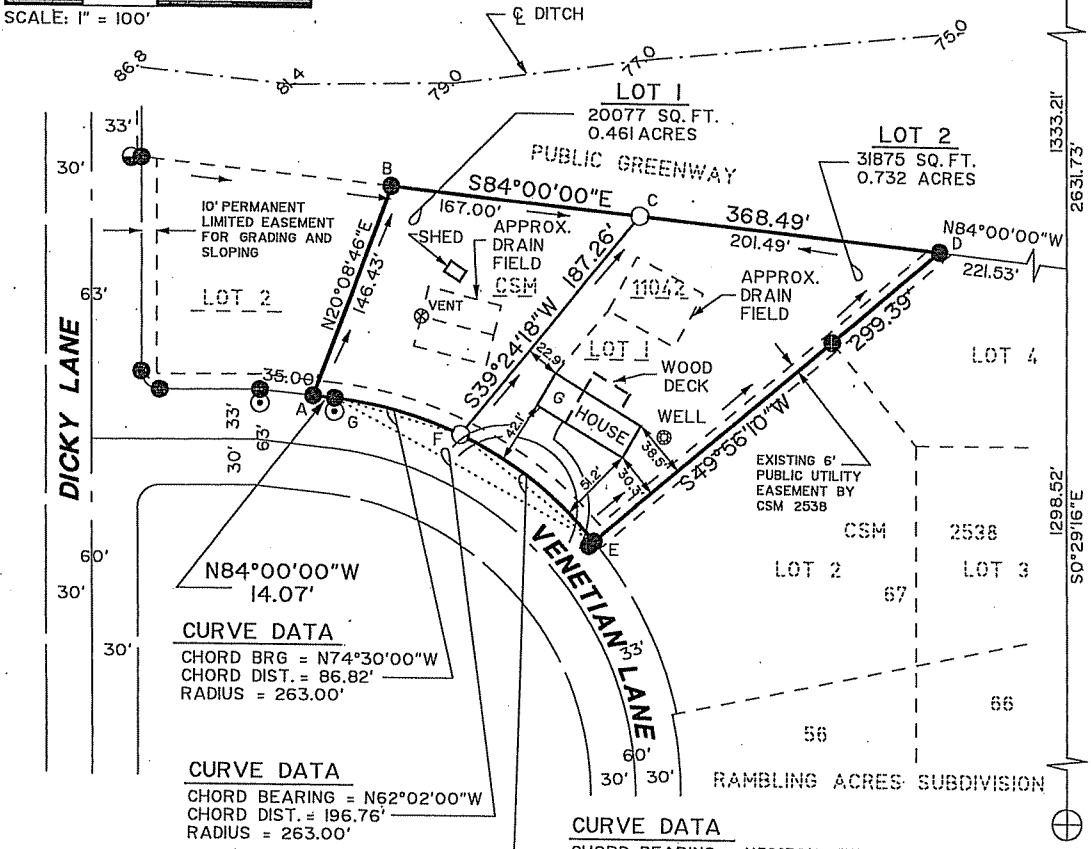
### LEGEND

- 1 1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 3/4" X 24" LONG REBAR WEIGHING 1.504 LBS/LIN. FT. SET
- 1" IRON PIPE FOUND
- ⊕ CITY OF MADISON CONCRETE MONUMENT W/BRASS CAP FOUND

LOT CORNERS	ELEVATIONS
A	103.3
B	92.3
C	87.0
D	93.1
E	108.7
F	103.4
G	103.5



E1/4 CORNER SECTION II T7N, R10E



NOTES: REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY

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 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 THE LOT OWNER.

ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6-FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12-FEET IN WIDTH ON THE PERIMETER OF THE SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS.

LOT LINE AND BUILDINGS TO BE A MINIMUM OF 4-FEET ELEVATION HIGHER THAN THE GREENWAY FLOWLINE.

WISCONSIN STATE PLANE COORDINATES AS PUBLISHED BY THE CITY OF MADISON  
NAD 1927  
N = 393,639.74  
E = 2,195,800.99

**MEAD & HUNT**

Mead & Hunt, Inc.  
6501 Watts Road, Suite 101  
Madison, Wisconsin 53719-2700  
Phone: 608-273-6380  
Fax: 608-273-6391

**WISCONSIN**  
ROGER D. SCHNEEBERGER  
S1096  
SURVEYOR  
WIS.  
Dwg. No. 10569  
Sheet 1 of 2  
Job No. 26023-00-07001

Document No. \_\_\_\_\_  
C.S.M. No. \_\_\_\_\_  
Volume \_\_\_\_\_ Page \_\_\_\_\_

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