



City of Madison

Proposed Certified Survey Map

CSM Name
Barnes CSM

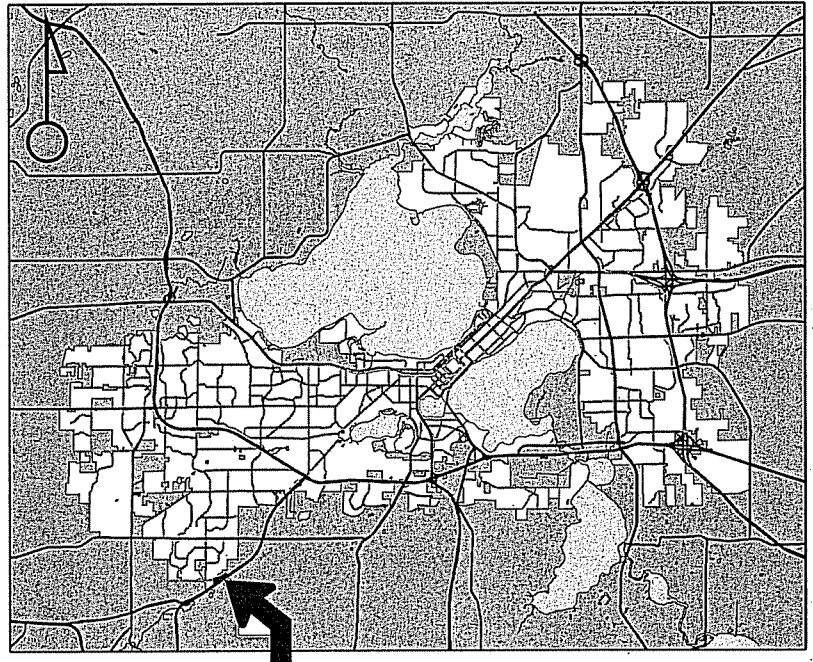
Location
6433 Nesbitt Road

Applicant
Mark L. Barnes & Perri Liebl/
Timothy J. Moore - Moore Surveying, LLC

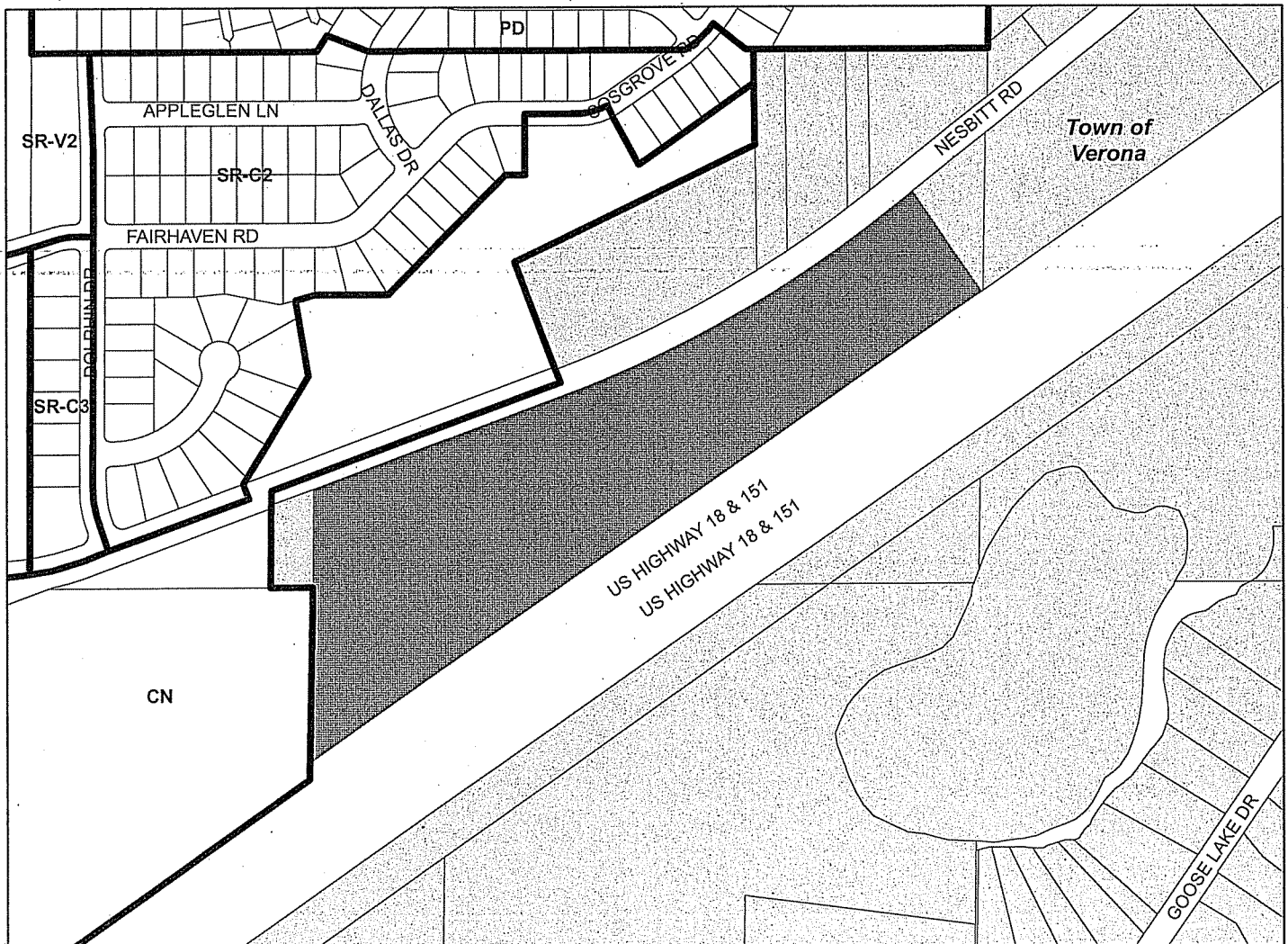
Within City Outside City

Proposed Use
Create 2 lots in the Town of Verona

Public Hearing Date
Plan Commission
09 June 2014
Common Council
N/A

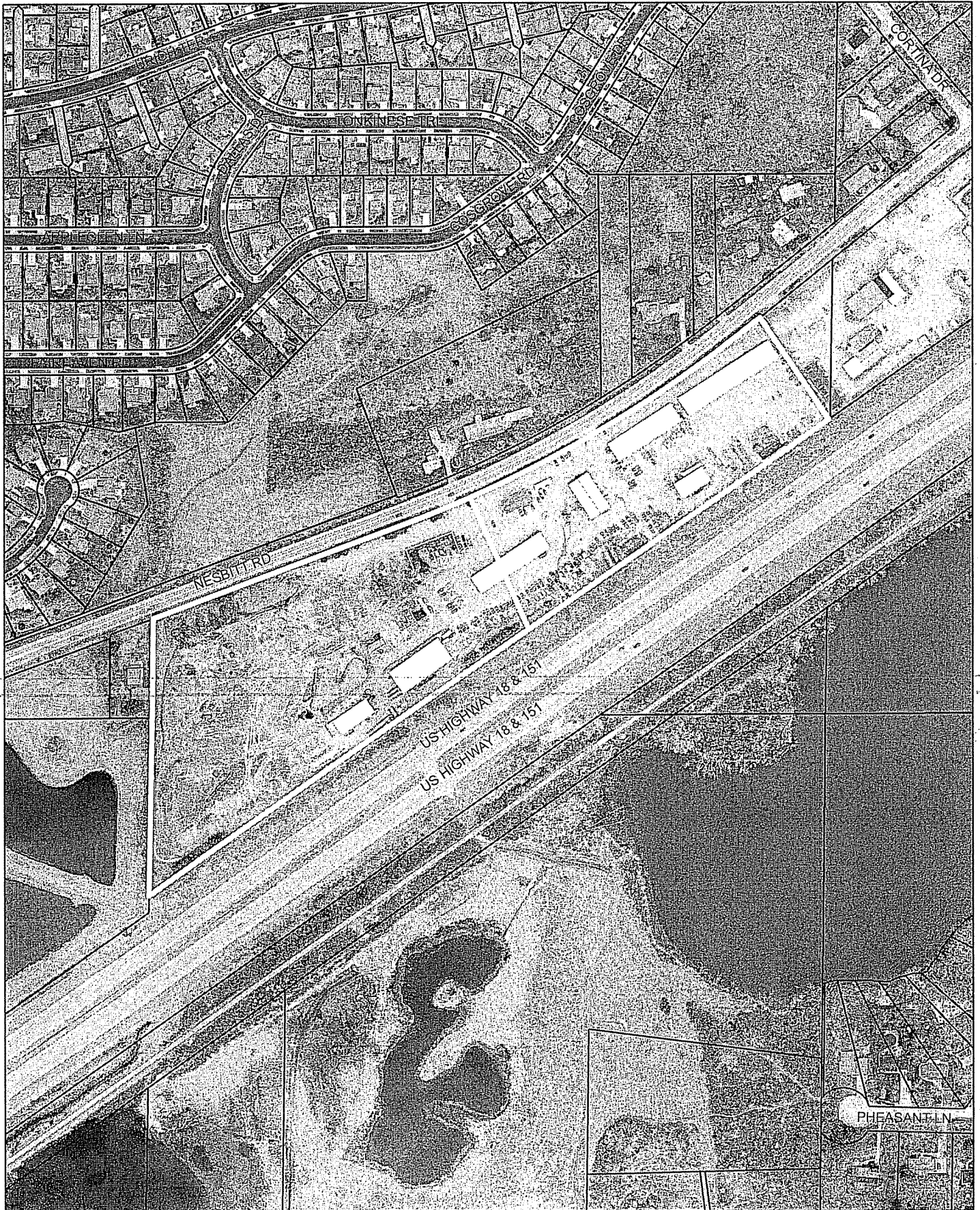


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



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 (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 or Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

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

- 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: MARK L. BARNES & PERRI LIEBL Representative, if any: TIMOTHY J. MOORE

Street Address: 6433 NESBITT ROAD MADISON City/State: WISCONSIN Zip: 53719

Telephone: (608) 845-3230 Fax: () Email: _____

Firm Preparing Survey: MOORE SURVEYING, LLC Contact: TIMOTHY J. MOORE

Street Address: 2918 MARKETPLACE DR #108 City/State: FITCHBURG, WI Zip: 53719

Telephone: (608) 288-1860 Fax: (608) 288-1877 Email: tmoore@mooresurveyingllc.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): 6433 NESBITT ROAD, MADISON - TOWN OF VERONA

Tax Parcel Number(s): 060812492209

Zoning District(s) of Proposed Lots: CZ School District: VERONA

→ 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: 4-2-2014 Date of Approval by Town: 4-7-2014

→ 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			
Retail/Office			
Industrial			
Other (state use): <u>COMMERCIAL</u>	<u>1 + 2</u>		<u>17.7</u>

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

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@cityofmadison.com. The transmittal shall include the name of the project and applicant.
will email

6. **Applicant Declarations:**

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

Applicant's Printed Name Timothy J. Moore Signature [Handwritten Signature]
Date 4-9-2014 Interest In Property On This Date AGENT FOR OWNER

Letter of Intent – Barnes Inc – CNG Fueling Station – 6433 Nesbitt Road

Barnes Inc proposes to construct a CNG (Compressed Natural Gas) Fueling Station at its Nesbitt Road location to allow for CNG vehicles to be refueled. That fueling station will occupy the smaller of the two lots being created by this CSM. Barnes is innovating the use of CNG for not only its own fleet vehicles, but will make this refueling station available to other business owners that convert their vehicles to CNG, as well as personal vehicles being operated on CNG.

Barnes is in the process of converting many of its fleet vehicles to CNG to reduce operating costs, improve vehicle fuel efficiency, reduce maintenance expense and reduce the carbon footprint.

Barnes has converted 22 vehicles in its fleet thus far, and will continue with that conversion process going forward. Barnes plans to convert another 40 of its vehicles in the next 18 months. Barnes has three certified mechanics presently converting their own fleet vehicles. This process will continue on a two to three vehicle per month basis. Barnes offers conversions to other fleet owners as well.

Barnes is accomplishing its CNG conversions in an existing bay of the multiple bay service and maintenance facility on site. Barnes fleet is comprised of approximately 135 vehicles, of which approximately 95 are $\frac{3}{4}$ ton 4 wheel drive pickups, the primary focus for vehicle conversions at this time.

Given this information, the impact on vehicular traffic along Nesbitt Road will be minimal, with no additional vehicle traffic caused by the Barnes fleet vehicles being converted. Depending upon the success of the marketing efforts of Barnes Green Energy, and the conversion efforts on the part of other fleet owners, other CNG fleet vehicles may utilize the Barnes fueling location.

The major automobile and truck manufacturers are also adding CNG fuel as an alternative to their truck model lineups, so as those vehicles are purchased and placed into service in our area, they may find the Barnes location useful for refueling as well.

Details of Site Development

Site landscaping will emphasize visual separation from the proposed CNG fueling equipment to adjacent neighbors and traffic passing by on Nesbitt Road (see attached landscape plan). Site lighting will include dark sky compliant lighting fixtures for area lighting, using led lighting fixtures whenever possible, and motion detectors to turn on fuel island lighting. Area lighting will be controlled by photo cell. CCTV cameras will be placed for site security and remote monitoring. Card access will be used to control access to the fueling system dispensers.

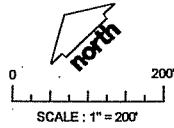
The fueling site will be secured using typical chain link fence to separate it from Barnes' ongoing regular business operations, and to maintain site security. There will be two gates through the existing fence line along Nesbitt Road, to provide easy ingress / egress for vehicles using this facility, which will minimize any impediments to traffic, and enhance traffic safety. Additionally the presence of two gates will allow drivers to more easily view oncoming traffic before entering the right of way, adding to the safety of this installation. There are optimal view lines both northeasterly and southwesterly from the proposed Nesbitt Road gate locations. An access gate will also be located in the north fence for internal circulation for Barnes fleet vehicles.

The site will include two fueling dispensers, the compressor building, and the storage tank system. There will be no convenience store operation at this site whatsoever. Time fill fueling (formerly "slow fill") will also be implemented for Barnes fleet vehicles as needs indicate in the future.

Signage will be provided along Nesbitt Road to identify the site for those users initially not familiar with the location, and for marketing purposes.

CERTIFIED SURVEY MAP NO.

PART OF THE SW 1/4 OF THE SE 1/4, AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 12; AND PART OF THE NW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 13; ALL IN TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN.



LEGEND

- 1 1/4" IRON PIPE FOUND
- 3/4" IRON REBAR FOUND
- X 'SURVEY MARK' NAIL FOUND
- ⊗ 'SURVEY MARK' NAIL SET
- 3/4" x 24" IRON REBAR SET @ 1.50 LBS. PER L.F.
- ⊙ SECTION CORNER CONC. MONUMENT WITH BRASS CAP
- SECTION LINE AND QUARTER LINE
- PROPERTY LINE
- CENTERLINE ROAD
- () RECORDED DATA

NOTES

1. BEARINGS ARE REFERENCED TO GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE WITH THE SOUTH LINE OF SECTION 12 HAVING A BEARING OF N 89°24'05" E.
2. CROSS ACCESS TO BE PROVIDED ALONG THE EAST LINE OF LOT 2.
3. NESBITT ROAD HAS A 30.0' ASPHALT PAVEMENT WIDTH FROM FLANGE TO FLANGE OF 30" CONCRETE CURB AND GUTTER.
4. REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

CURVE 1 DATA

CENTRAL ANGLE - 18°24'12"
 RADIUS - 2864.79'
 ARC LENGTH - 920.17'
 CHORD LENGTH - 916.22'
 CHORD BEARING - N 59°54'26" E

CURVE 2 DATA

CENTRAL ANGLE - 18°24'08" (18°24'12")
 RADIUS - 2897.79'
 ARC LENGTH - 930.71'
 CHORD LENGTH - 926.72' (926.77')
 CHORD BEARING - N 59°55'10" E (N 59°54'26" E)

LINE 1 DATA

N 50°42'20" E 64.64'

LINE 2 DATA

N 50°43'19" E 61.90'
 (N 50°42'20" E 61.82')

LINE 3 DATA

N 00°08'42" E 35.36'

LINE 4 DATA

N 34°25'15" W 33.74'

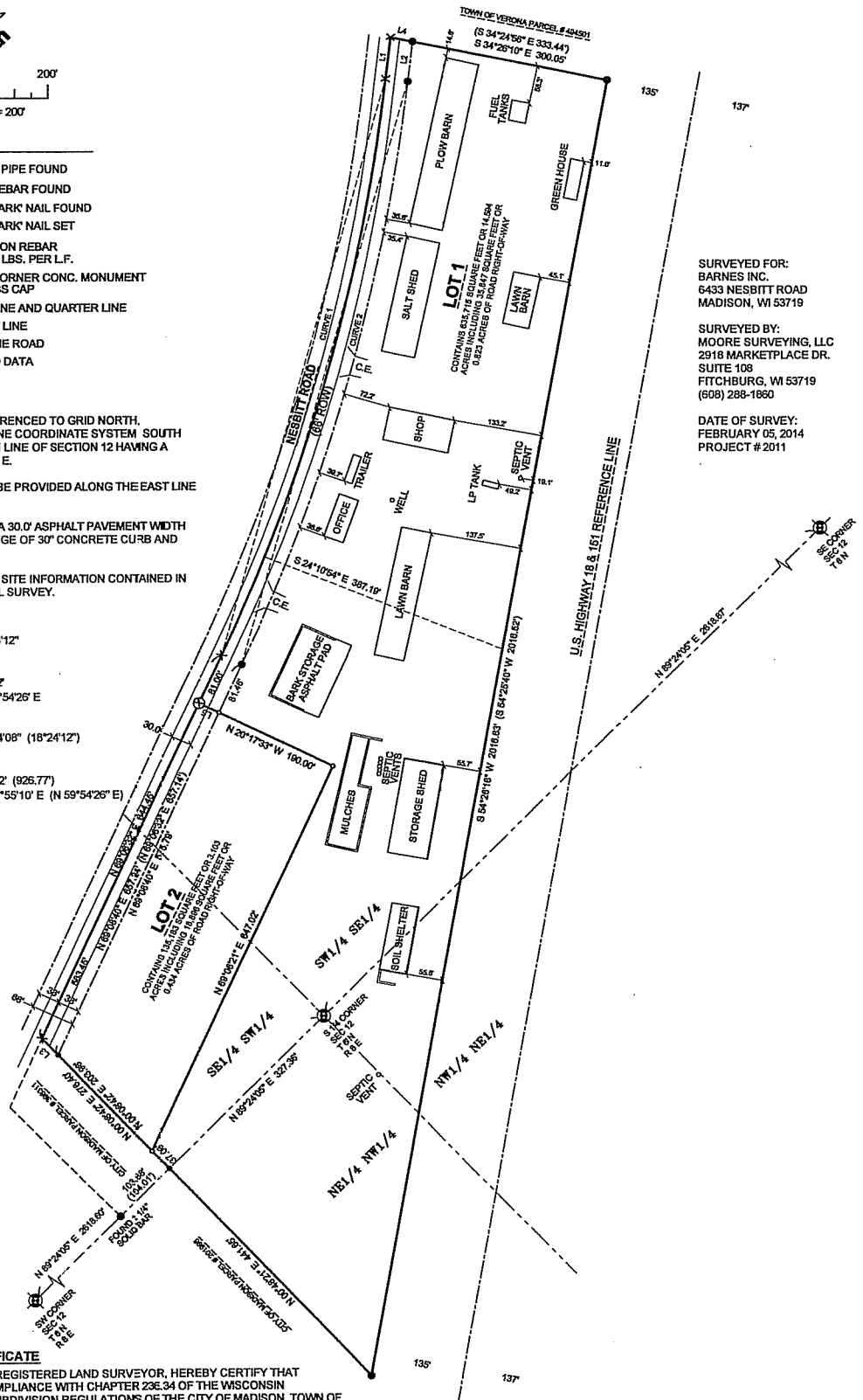
LINE 5 DATA

N 20°17'33" W 33.35'

SURVEYOR'S CERTIFICATE

I, ANDREW R. MOORE, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, TOWN OF VERONA AND DANE COUNTY, WISCONSIN. I ALSO CERTIFY THAT I HAVE MAPPED THE LANDS DESCRIBED AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF.

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SURVEYED FOR:
 BARNES INC.
 6433 NESBITT ROAD
 MADISON, WI 53719

SURVEYED BY:
 MOORE SURVEYING, LLC
 2918 MARKETPLACE DR.
 SUITE 108
 FITCHBURG, WI 53719
 (608) 288-1860

DATE OF SURVEY:
 FEBRUARY 05, 2014
 PROJECT # 2011

CERTIFIED SURVEY MAP NO.

PART OF THE SW 1/4 OF THE SE 1/4, AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 12; AND PART OF THE NW 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 13; ALL IN TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12; AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13; ALL IN TOWN 6 NORTH, RANGE 8 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 12; THENCE S 89°24'05" W ALONG THE SECTION LINE 327.36 FEET TO THE POINT OF BEGINNING; THENCE S 00°48'21" W, 441.65 FEET TO THE HIGHWAY RIGHT-OF-WAY; THENCE N 54°26'16" E, 2016.63 FEET; THENCE N 34°26'10" W, 300.05 FEET; THENCE N 34°25'15" W, 33.74 FEET TO THE CENTERLINE OF NESBITT ROAD; THENCE S 50°42'20" W, 64.64 FEET; THENCE ALONG THE CENTERLINE OF NESBITT ROAD ON A CURVE TO THE RIGHT WITH A RADIUS OF 2864.79 FEET AND A LONG CHORD WHICH BEARS S 59°54'26" W, 916.22 FEET; THENCE S 69°06'32" W, 644.45 FEET; THENCE S 00°08'42" W, 276.40 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 770,898 SQUARE FEET OR 17.697 ACRES INCLUDING 54,743 SQUARE FEET OR 1.257 ACRES OF ROAD RIGHT-OF-WAY MORE OR LESS.

OWNER'S CERTIFICATE

AS OWNERS WE CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY SEC. 75.17(1)(a), DANE COUNTY CODE OF ORDINANCES, TO BE SUBMITTED TO THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE FOR APPROVAL. IT ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF VERONA FOR APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____.

MARK L. BARNES

PERRI P. LIEBL

STATE OF WISCONSIN)
COUNTY OF DANE) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE-NAMED PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND REGULATION COMMITTEE ACTION OF

_____, BY _____, AUTHORIZED REPRESENTATIVE.

CONSENT OF MORTGAGEE

M&I MARSHALL & IISLEY BANK, MORTGAGEE OF THE ABOVE DESCRIBED PARCEL, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED ABOVE, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF BARNES INC., OWNER.

(NAME AND TITLE OF PERSON), M&I MARSHALL & IISLEY BANK DATE

SURVEYOR'S CERTIFICATE

I, ANDREW R. MOORE, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, TOWN OF VERONA AND DANE COUNTY, WISCONSIN. I ALSO CERTIFY THAT I HAVE MAPPED THE LANDS DESCRIBED AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF.

ANDREW R. MOORE, REGISTERED LAND SURVEYOR, S-3028

DOCUMENT NO. _____

VOL. _____ PAGES _____

CERTIFIED SURVEY MAP NO. _____

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CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING BY THE SECRETARY OF THE PLAN COMMISSION OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN ON THIS _____ DAY OF _____, 20____.

(NAME OF SECRETARY), SECRETARY, PLAN COMMISSION DATE

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, LOCATED IN THE TOWN OF VERONA, WAS HEREBY APPROVED BY ENACTMENT NUMBER _____ FILE I.D. NUMBER _____ ADOPTED THIS _____ DAY OF _____, 20 ____ AND THAT SAID ENACTMENT 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.

(NAME OF CITY OF MADISON CLERK), CITY CLERK DATE
CITY OF MADISON, DANE COUNTY, WISCONSIN

TOWN OF VERONA CERTIFICATE

THIS CERTIFIED SURVEY MAP IS HEREBY ACKNOWLEDGED AND ACCEPTED BY THE TOWN BOARD OF THE TOWN OF VERONA, DANE COUNTY, WISCONSIN ON THIS _____ DAY OF _____, 20____

JOHN WRIGHT, TOWN OF VERONA DATE

REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 20____ AT _____ AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEYS, PAGES _____.

REGISTER OF DEEDS

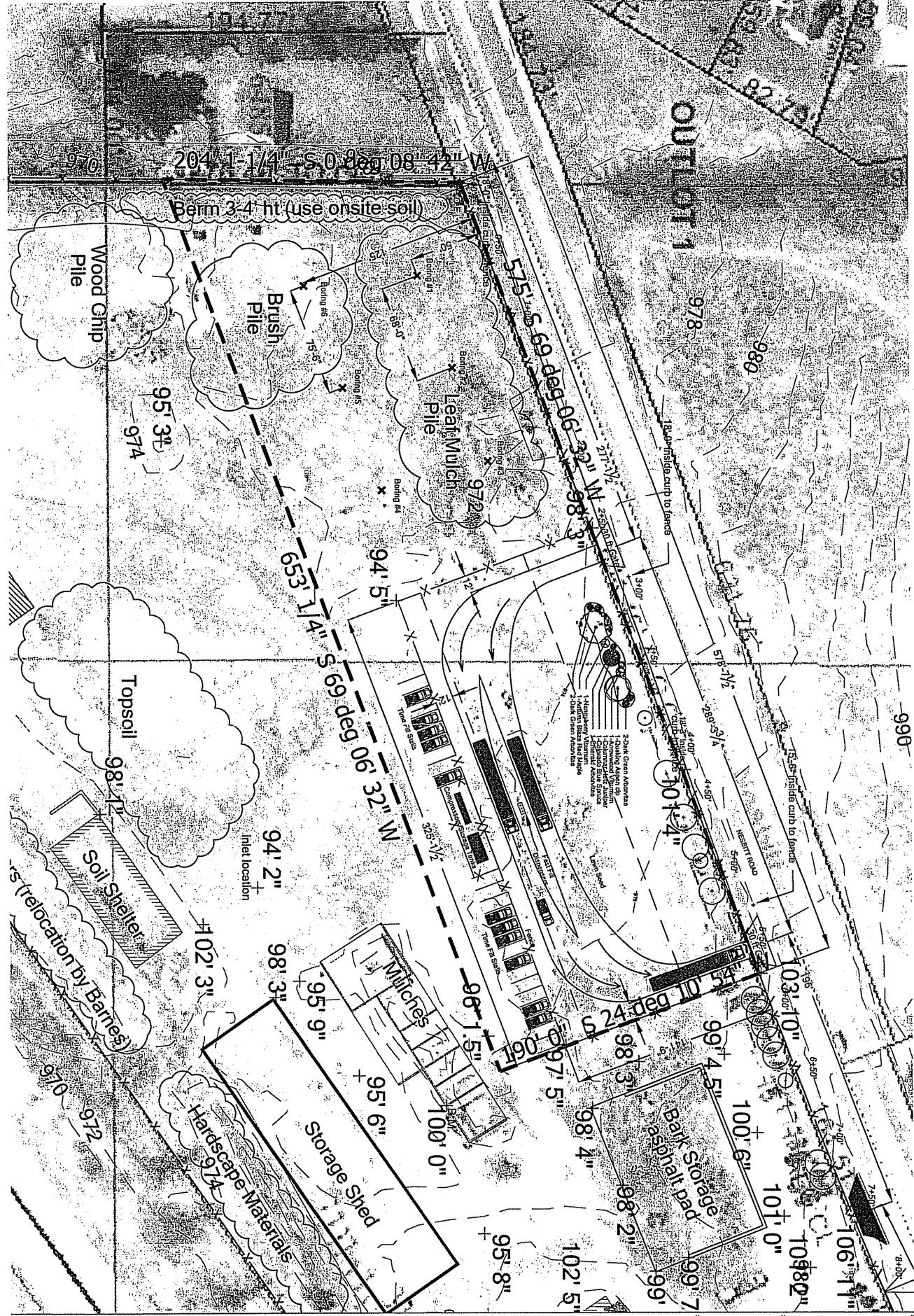
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ANDREW R. MOORE, REGISTERED LAND SURVEYOR, S-3028

DOCUMENT NO. _____
VOL _____ PAGES _____
CERTIFIED SURVEY MAP NO. _____

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Barnes Inc. - CNG Fueling Station

6433 Nesbitt Road
Madison, WI 53719

Barnes
Landscape Services
6433 Nesbitt Road
Madison, WI 53719
PH: 608.845.3320 FX: 608.845.6339
www.barnesinc.com

Client:	Barnes Inc.
Project:	CNG Fueling Station
Date:	11/6/12
Revised:	1/22/13
Scale:	1" = 100'-0"
Sheet:	1-10

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