



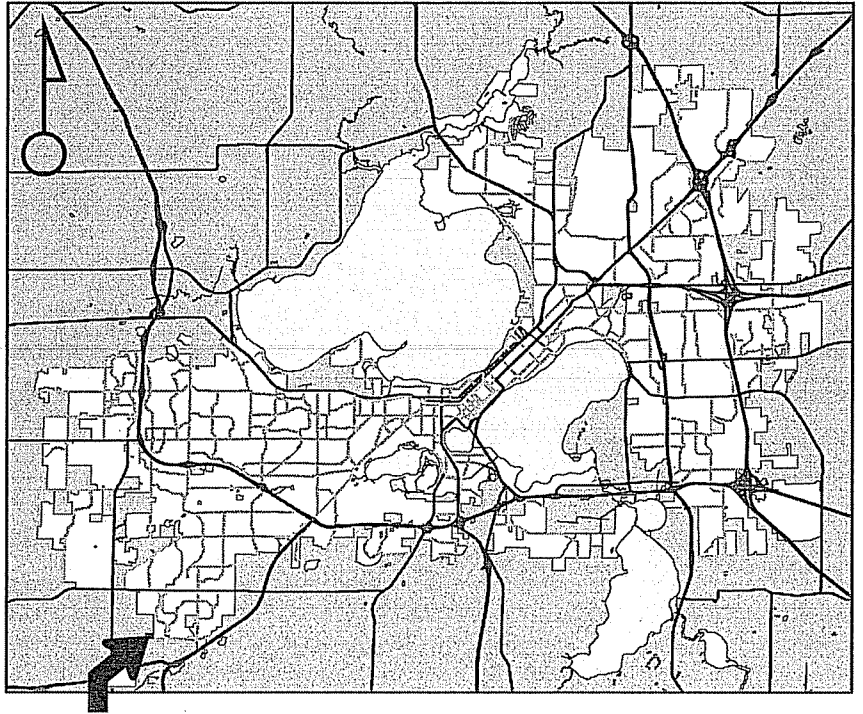
CSM Name
Thompson CSM
 Location
6810 Cross Country Drive

Applicant
**Gregory Thompson/Michelle Burse-
 Burse Surveying & Engineering, Inc**

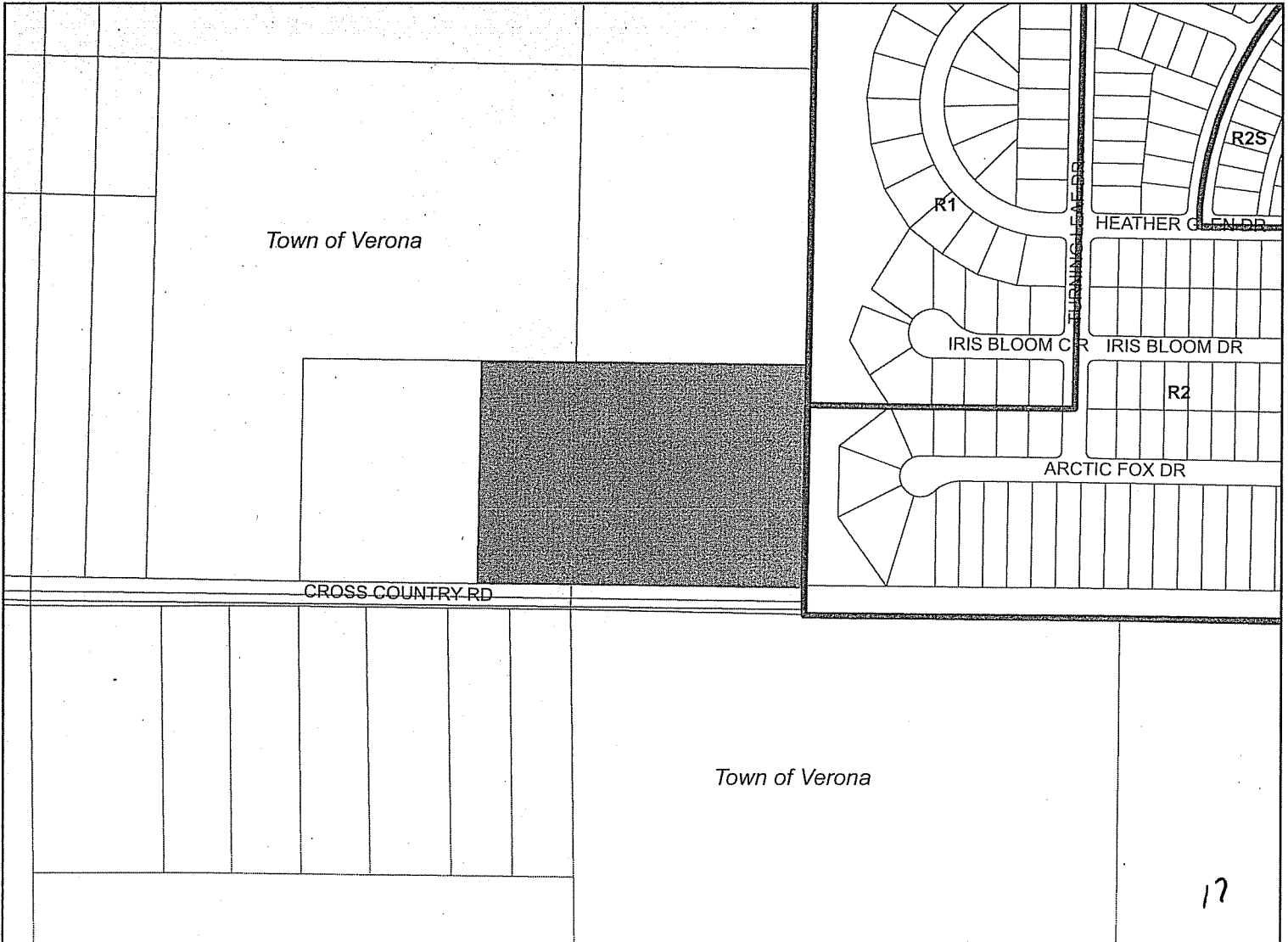
Within City Outside City

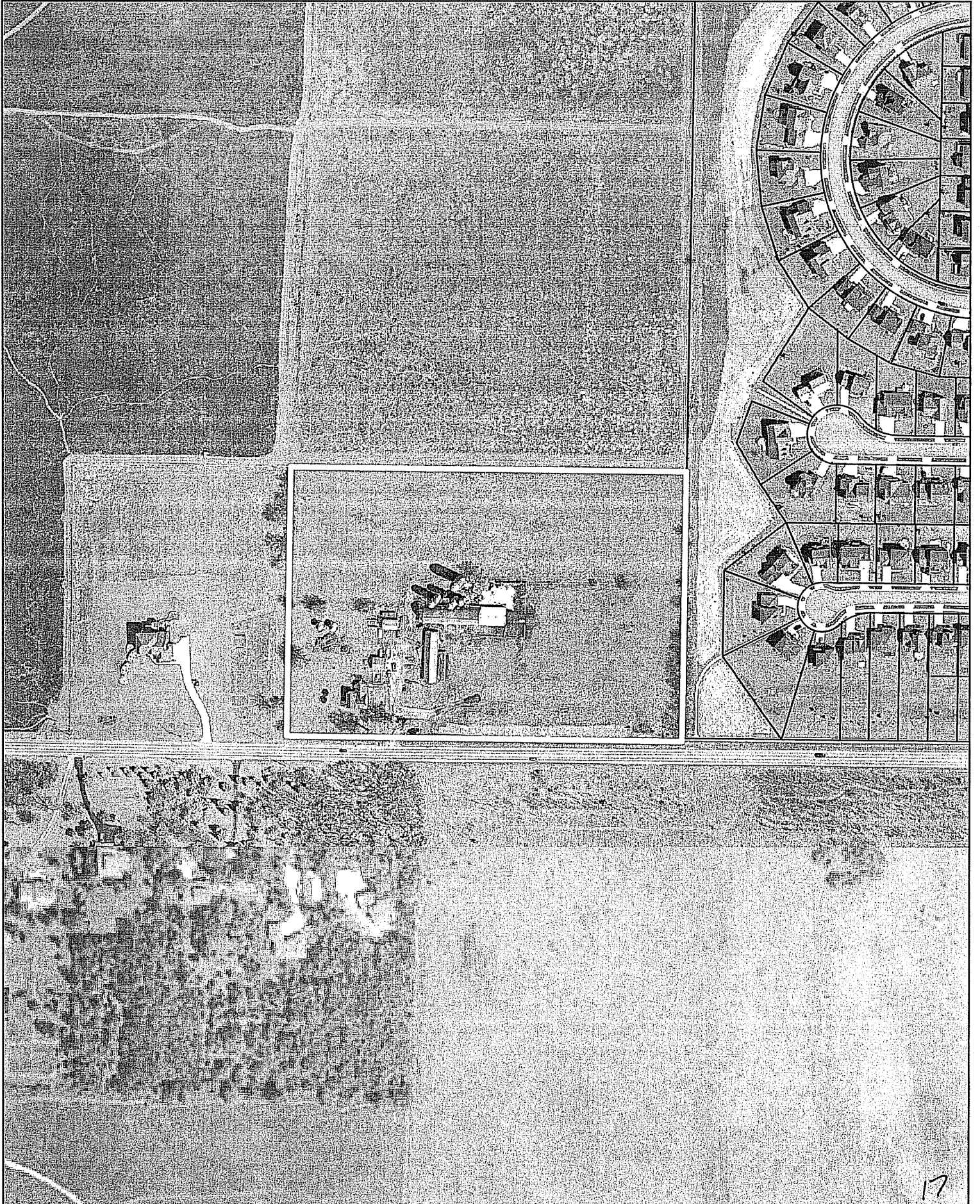
Proposed Use
3 Residential Lots

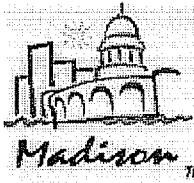
Public Hearing Date
 Plan Commission
05 November 2007



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







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

Date Stamp

**** 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

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: Gregory A. Thompson Representative, if any: Atty. Ron Trachtenberg
 Street Address: c/o Murphy Desmond S.C. City/State: P.O. Box 2038, Madison WI Zip: 53701-2038
 Telephone: (608) 268-5575 Fax: (608) 257-2508 Email: rtrachtenberg@murphydesmond.com

Firm Preparing Survey: Burse Surveying & Engineering, Inc. Contact: Michelle Burse, PE, RLS
 Street Address: 1400 E. Washington Ave. City/State: Madison, WI Zip: 53703
 Telephone: (608) 250-9263 Fax: (608) 250-9266 Email: burse@chorus.net

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

3a. Project Information.

Parcel Address: 6810 Cross Country Road in the ~~City~~ Town of: Verona
 Tax Parcel Number(s): 062-0608-113-9350-5 School District: Verona School District
 Existing Zoning District(s): County A-2 Development Schedule: ASAP
 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: See Letter of Intent Date of Approval by Town: See Letter of Intent

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	3	--	9.9122
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)	3	--	9.9122
TOTAL			

Describe the use of the lots and outlots on the survey
Lot 3- existing house, potential demolition
of existing house and new house
Lots 1 & 2 - new house
(all single family)

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) 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.



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 it first having been approved by the **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 Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.



Completed application and required Fee (from Section 1b on front): \$ 650.00 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 e-mail 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 this application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Gregory A. Thompson

Signature  Ronald M. Trachtenberg, Agent

Date 8/14/07

Interest In Property On This Date Owner

For Office Use Only Date Rec'd: 8/15/07 PC Date 10/1/07 Alder. District: _____ Amount Paid: \$ 650-

15 August 2007

HAND DELIVERED

Mr. Brad Murphy
Planning Unit Director
Dept. of Planning & Community
& Economic Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53703

Re: Our Client: Gregory A. Thompson
Extraterritorial Subdivision Application of Lot 2, Certified Survey
Map No. 8132, in the Town of Verona, Dane County, Wisconsin

Dear Mr. Murphy:

We are the attorneys for Gregory A. Thompson relative to his extraterritorial subdivision application pertaining to Lot 2, Certified Survey Map No. 8132, in the Town of Verona, Dane County, Wisconsin. We are herewith enclosing the Subdivision Application, sixteen (16) copies of the proposed Certified Survey Map, two (2) copies of the 60 Year Report of Title, and the application fee of \$650.00.

The purpose of the proposed Certified Survey Map is to subdivide Lot 2 of Certified Survey Map No. 8132, in the Town of Verona, Dane County, Wisconsin, into three lots to be used for single family homes. Lots 1 and 2 would be utilized for new construction and Lot 3 would be utilized for the existing house or potentially new construction. Please note that each of the lots has a building envelope located thereon with all new buildings to be built within that building envelope. The building setback line is 40 feet from Cross Country Road and 183.47 feet from the Badger Prairie Park. Mr. Thompson has already constructed a berm along Cross Country Road in conformity with the JSD Erosion Control and Grading Plan which is attached hereto. It is proposed that Lots 1 and 2 be served by a common driveway as shown on the 40 foot wide ingress/egress easement. The berm would be opened to permit the driveway to go through it. The berm would be planted with appropriate landscaping at the time that the new homes are built on the subject lots.

Mr. Brad Murphy
14 August 2007
Page 2

This extraterritorial subdivision application is consistent with Mr. Thompson's prior application dated June 20, 2005, City I.D. 01681.

The prior certified survey map and related rezoning from County A-2 to County RH-1 and RH-2, were approved by the Town of Verona (see attached letter of Rose M. Johnson, Administrator/Clerk/Treasurer for the Town of Verona, of April 19, 2005) and Dane County (see attached letter of Norbert Scribner of June 8, 2005). While staff recommended approval of the subject certified survey map, that approval was rejected by the Plan Commission which found the provisions of Section 16.23(3)(c), Madison General Ordinances, not having been complied with for nonagricultural land subdivision (see attached letter of Timothy M. Parks of August 2, 2005).

Mr. Thompson has commenced two suits against the City of Madison arising out of the Plan Commission's denial of the prior application for certified survey map approval. In the first case, Thompson v. City of Madison, et al., Dane County Case No. 05-CV-2887, Mr. Thompson has filed for a petition for writ of certiorari. In Thompson v. City of Madison, et al., Case No. 06-CV-4370, Mr. Thompson has filed suit for declaratory judgment challenging the ordinance which was the basis of the denial of his original application.

It was agreed with staff, including the City Attorney's office, that Mr. Thompson would file a new application for approval of the proposed certified survey map by the Plan Commission without prejudice to either of the pending lawsuits. It is everyone's hope that by doing so, we can hopefully resolve the Thompson CSM issue which would in turn resolve the pending lawsuits.

If after you review the enclosed materials you have any questions, please do not hesitate to contact us. We would be glad to meet with you to try to address any concerns that staff has.

Very truly yours,

Ronald M. Trachtenberg

RMT:srp
070379/murphy 081507
Enclosures

cc: Mr. Gregory A. Thompson (w/enc.)
Assistant City Attorney Katherine C. Noonan (w/enc.) **HAND DELIVERED**
Burse Surveying & Engineering, Inc., Attn.: Ms. Michelle Burse (w/enc.)
Attorney John A. Kassner



April 19, 2005

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...

D. C. Zoning Petition # 9200 and Certified Survey Map # 8251 Gregory/Richard Thompson and Burse Surveying and Engineering

Dreger noted Plan Commission had approved with conditions, Motion Dreger second M. Johnson to recommend to Dane County approval of rezone petition # 9200 and certified survey map # 8251 conditioned on the following; 1) that zoning category on lot 2 be RH-2 due to size of acreage, 2) that Lots 1 and 3 be rezoned to the RH-1 category, **3) that the certified survey show a deed restriction on lots 1, 2 and 3 that "there shall not be any further subdivisions until public sewer and water are available"** and 4) that both driveways shall comply with the current Town of Verona driveway ordinance. Discussion followed as to the need for consistency with adjacent property. Aye: Wagner, Dreger, Enburg and Combs No: M. Johnson Motion Carried.

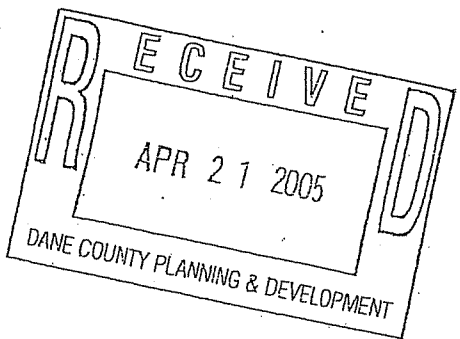
Clerk note: the dissenting vote was for the purpose of objecting to the required deed restriction language "there shall not be any further subdivisions until..." that is to be recorded on the certified survey map, as it was unclear as to why the restriction was being imposed by the town.

Certified Survey Map # 8274 - Walker Surveying Inc. for Douglas D. Stitgen –
Motion Dreger second Combs to recommend approval of certified survey map #8274 to allow for the creation of one (1) additional building site on condition that both lots 1 and 2 can be served by private sewer and that the recorded survey document indicate the areas designated for septic including the backup drainfield sites for both lots. Discussion followed with regards to lot size, areas needed for private septic and the proposed driveway access for lot 2. Aye: Wagner, Dreger, Enburg, and Combs No: M. Johnson Motion Carried.

With the above, I just gave you the minutes as noted, you can give me a call, if there are questions??!!

Sincerely,

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





Dane County Planning & Development

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

Land Division Review
608/266-9086

June 8, 2005

Burse Surveying & Engineering, Inc.
1400 East Washington Avenue, Suite # 158
Madison, Wisconsin 53703

Re: CERTIFIED SURVEY MAP (Thompson)
SW1/4 S11 T6N R8E
Town of Verona
Dane County

Gentlepeople:

Zoning Petition # 9200 has been approved by the Dane County Board of Supervisors. Accordingly, the above-described preliminary certified survey map proposal is hereby conditionally approved as follows:

1. Zoning Petition # 9200 is to become effective (one day following publication in the Wisconsin State Journal).
2. The deed restriction, required with Zoning Petition # 9200, is to be of record.
3. Town of Verona approval of the amended Zoning Petition # 9200 is to be obtained and properly communicated to the Dane County Clerk.
4. The municipal boundary is to be clearly identified.
5. City of Madison approval is to be obtained (extraterritorial jurisdiction).
6. The document is to be completed in accordance with S.236.34, Wisconsin Statutes.
7. The document is to comply with S.236.20(3)(b), Wisconsin Statutes. Center of Section does not satisfy this requirement.
8. The legal description is to be reviewed with respect to mathematical consistency.
9. The owners certificate is to include "we also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval."

Burse Surveying & Engineering, Inc.

June 8, 2005

Page 2

10. All owners of record are to be included in the owners certificate (County records indicate that Gregory A. Thompson & Richard A. Thompson are owners). Spouses signatures and middle initials are required to provide valid certificates.
11. The City of Madison is to be listed in the owners certificate as an approving authority.
12. The required certificates are to be executed.
13. Lots 1 & 3 are to be a minimum of 2 net acres each in area.
14. Lot 2 is to be a minimum of 4 net acres in area.
15. The net lot area calculations are to be specified in square feet.
16. The approximate locations of existing onsite sewage disposal systems are to be shown.
17. The public highway right-of-way width from centerline is to be dimensioned.

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: Gregory A. Thompson
Clerk, Town of Verona
City of Madison Planning Department (extraterritorial jurisdiction)

Enclosure:

DANE COUNTY ORDINANCE AMENDMENT NO. 9200

Amending Section 10.03 relating to Zoning Districts in the Town of Verona.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Verona be amended to include in the RH-1 and RH-2 Rural Homes District/s the following described land:

PETITION NUMBER: 9200

TO RH-1:

Part of Lot #2, Certified Survey Map #8132, as recorded in Volume 43 of Certified Survey Maps, on pages 258-259, Dane County Registry, located in the S 1/2 SW 1/4 of Section 11, Town of Verona described as follows: Beginning at the Southeast corner of said Lot #2; thence N89°38'00" West along the South line of said Lot #2 and the North right-of-way line of Cross Country Road, 239.76 feet; thence N00°24'02" East, 547.03 feet to the North line of said Lot #2; thence S89°44'41" East along said North line of Lot #2, 239.76 feet to the East line of said Lot #2; thence S00°24'02" West along said East line, 547.50 feet to the point of beginning.

AND:

Beginning at the Southwest corner of said Lot #2 and the Southeast corner of Lot #1 of said Certified Survey Map #8132; thence N00°24'02" East along the West line of said Lot #2 and the East line of said Lot #1, 545.95 feet to the North line of said Lot #2; thence S89°44'41" East along said North line, 240.24 feet; thence S00°24'02" West, 546.41 feet to the South line of said Lot #2; thence N89°38'00" West along the said South line of Lot #2 and the North right-of-way line of Cross Country Road, 240.24 feet to the point of beginning.

TO RH-2:

Part of Lot #2, Certified Survey Map #8132, as recorded on Volume 43 of Certified Survey Maps, on pages 258-259, located in the S 1/2 SW 1/4 of Section 11, Town of Verona described as follows: Commencing at the Southeast corner of said Lot #2; thence N89°38'00" West along the South line of said Lot #2 and the North right-of-way line of Cross Country Road, 239.76 feet to the point of beginning; thence continuing N89°38'00" West along said South line of Lot #2 and said North right-of-way line of Cross Country Road, 320.00 feet; thence N00°24'02" East, 546.41 feet to the North line of said Lot #2; thence S89°44'41" East along said North line, 320.00 feet; thence S00°24'02" West, 547.03 feet to aforementioned South line of Lot #2, North right-of-way line of Cross Country Road and the point of beginning.

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following condition(s).

DEED RESTRICTION REQUIRED

This amendment will be effective if within 90 days of its adoption by Dane County the owner or owners of the land record the following restriction(s) on said land:

- 1) Deed restrict the entire property prohibiting re-division of any of the three (3) CSM lots created as part of rezone #9200 unless public sewer and water services become available to that property;
- 2) Deed restrict the property limiting the total number of access points onto Cross Country Road to no more than two over the combined area of the three (3) CSM lots. (Note: shared driveway access may be necessary as a result of this restriction.)

The Dane County Board of Supervisors does ordain that this amendment, based upon their findings, to be consistent with the provisions of Wisconsin State Statute 91.77 (1)(a),(b),(c).

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s) as well as the owners of land within 300 feet of the site. **Failure to record the restriction(s) will cause the rezone to be null and void.**

A copy of the recorded document shall be submitted to Dane County Zoning.

CERTIFIED SURVEY REQUIRED

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. This amendment will become effective, if within 90 days of its approval by Dane County, a certified survey map that describes the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the survey will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**



Department of Planning & Development
Planning Unit

Website: 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

August 2, 2005

Gregory Thompson
4610 Milwaukee Street
Madison, Wisconsin 53714

RE: Consideration of a three-lot Certified Survey Map (CSM) of the Thompson property located at 6810 Cross Country Road in the southeast quarter of the southwest quarter of Section 11, Township 6 N, Range 8 E, Town of Verona, Dane County, Wisconsin within the City of Madison's Extraterritorial Jurisdiction.

Dear Mr. Thompson:

The Plan Commission, meeting in regular session on August 1, 2005, **REJECTED** your application for approval of a Certified Survey Map in the City of Madison's Extraterritorial Plat Jurisdiction.

The Commission found the provisions of Section 16.23(3)(c), Madison General Ordinances, regarding the non-agricultural land division standards were not met. Commission members noted that the proposed land subdivision creating three lots does not constitute infilling of undeveloped land or constitute the preservation of usable open space in accordance with the ordinance standards.

Any appeal from this action must be filed with the Circuit Court within thirty (30) days from the date of this letter. If you have any questions or if you may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Eric Pederson, City Engineering
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations.

2005

PRELIMINARY CERTIFIED SURVEY MAP

ALL OF LOT 2, CERTIFIED SURVEY MAP NUMBER 8132, AS RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS, ON PAGES 258-259, AS DOCUMENT NUMBER 2743523, DANE COUNTY REGISTRY, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = ONE HUNDRED FEET

ASSUMED NORTH
BEARINGS ARE BASED UPON THE
SOUTH LINE OF THE SW 1/4 OF
SECTION 11-06-08 ASSUMED
TO BEAR N89°44'41"W

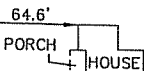
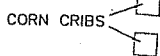
LOT 1
CSM 8132

N00°24'02"E 600.00'

545.95'

54.05'

240.24'



64.6'

76.0'

GRAVEL DRIVE



LOT 3

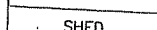
131,213 sq. ft or
3.0122 Acres

CSM 8132
LOT 2

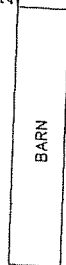
240.24'

N00°24'02"E 546.41'

39.5'



29.5'



SILOS

LOT 2

174,951 sq. ft or
4.0163 Acres

320.00'

S 89°44'41" E 800.00'

BADGER PRAIRIE PARK

N 00°24'02" E 547.03'

66'

239.76'

LOT 1

131,213 sq. ft or
3.0122 Acres

CSM 8132
LOT 2

547.50'

S 00°24'02" W 600.00'

LANDS

DLZ

SURVEYED BY : THE
Burse CROSSING

surveying & engineering llc

1400 E. Washington Ave, Suite 15B
Madison, WI 53703 608.250.9268
Fax: 608.250.9266
email: burse@chorus.net
www.bursesurveyengr.com

MAP NO. _____

Note: Refer to building site information contained in the Dane County Soil Survey.

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: January 19, 2005

Plot View: Sht1

PROJECTS\BSE765\CSM\CSBSE765.DWG

SURVEYED FOR :
Gregory A. Thompson and
Richard A. Thompson
4610 Milwaukee St.
Madison, WI 53714

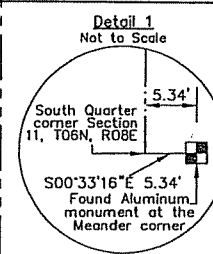
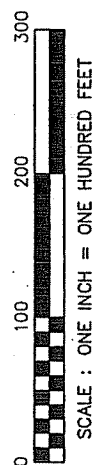
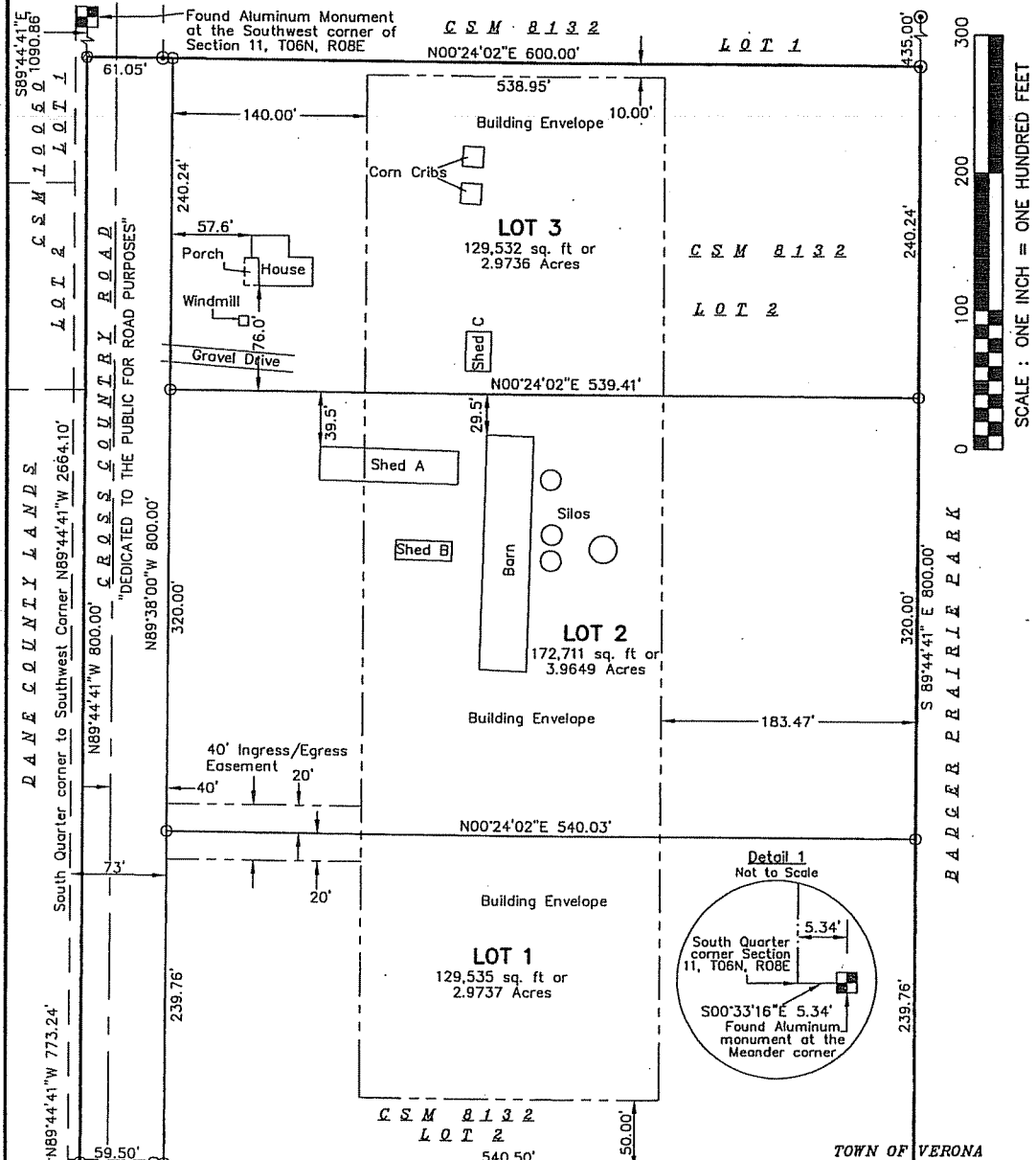
SHEET 1 OF 2

17

CURRENT (2007)

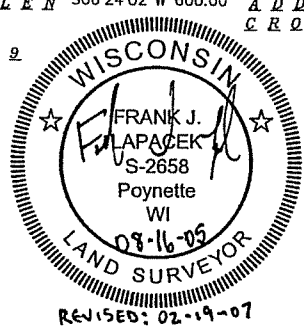
CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2, CERTIFIED SURVEY MAP NUMBER 8132, AS RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS, ON PAGES 258-259, AS DOCUMENT NUMBER 2743523, DANE COUNTY REGISTRY, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN.



ASSUMED NORTH
 BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SW 1/4 OF SECTION 11-06-08 ASSUMED TO BEAR N89°44'41"W

MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGES _____
 Date: February 19, 2007
 Plot View: Sht1
 PROJECTS\BSE765\CSM\CSBSE765.DWG



SURVEYED FOR :
 Gregory A. Thompson and
 Richard A. Thompson
 4610 Milwaukee St.
 Madison, WI 53714

SURVEYED BY :
Burse
 surveying & engineering Inc.
 1400 E. Washington Ave., Suite 15B
 Madison, WI 53703 608.250.9263
 Fax: 608.250.9266
 email: burse@chorus.net
 www.bursesurveyengr.com SHEET 1 OF 3

17

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2, CERTIFIED SURVEY MAP NUMBER 8132, AS RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS, ON PAGES 258-259, AS DOCUMENT NUMBER 2743523, DANE COUNTY REGISTRY, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

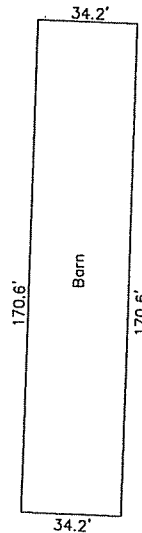
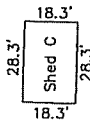
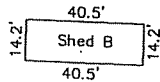
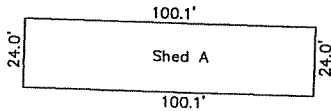
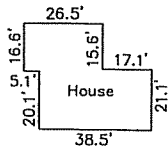
LEGEND

- ⊙ 2-1/4" OUTSIDE DIAMETER IRON PIPE FOUND
- 3/4"x18" SOLID IRON ROD SET, WT. 1.50 lbs./ft.
- ⊙ SET P.K. NAIL
- ■ ■ CITY OF MADISON BOUNDARY LINE
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

Building Details

1"=50'



NOTES:

1) Refer to building site information contained in the Dane County Soil Survey.

SURVEYOR'S CERTIFICATE:

I, Frank J. Lapacek, Registered Land Surveyor No. 2658, hereby certify that I have surveyed, divided, and mapped all of Lot 2, Certified Survey Map Number 8132, as recorded in Volume 43 of Certified Survey Maps, on pages 43-44, as Document Number 2743523, Dane County Registry, located in the south half of the Southwest Quarter of Section 11, Township 06 North, Range 08 East, Town of Verona, Dane County, Wisconsin, under the direction of Gregory A. Thompson and Richard A. Thompson, owners of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands 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 Town of Verona and Dane County in surveying, dividing, mapping and dedicating the same.

Dated this 16th day of AUGUST, 2005

Signed: Frank J. Lapacek
Frank J. Lapacek, R.L.S. No. 2658

Revised this 19th day of FEBRUARY, 2007

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

Date: February 19, 2007
Plot View: Sht2

PROJECTS\BSE765\CSM\CSBSE765.DWG

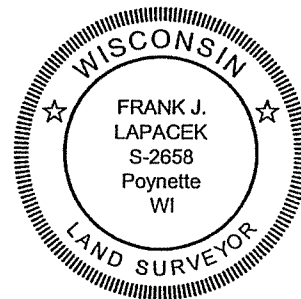
SURVEYED BY :

Burse

surveying & engineering llc

1400 E. Washington Ave. Suite 15B
Madison, WI 53703 608.250.9263

Fax: 608.250.9266
email: burse@chorus.net
www.bursesurveyengr.com



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CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2, CERTIFIED SURVEY MAP NUMBER 8132, AS RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS, ON PAGES 258-259, AS DOCUMENT NUMBER 2743523, DANE COUNTY REGISTRY, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

CITY OF MADISON EXTRA-TERRITORIAL APPROVAL

Approved for recording by the secretary of the City of Madison Planning Commission.

Dated this ____ day of _____, 200__.

Mark Olinger, Secretary of Planning Commission.

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

Approved for recording per Dane County Zoning and Land Regulation Committee action on the ____ day of _____, 200__.

Richard D. Pertzborn, Chair Date
Dane County Zoning and Land Regulation Committee

TOWN OF VERONA APPROVAL

Approved for recording per the Town of Verona Committee Action on the ____ day of _____, 200__. Furthermore, the public highway right-of-way dedication designated herein is hereby acknowledged and accepted by the Town of Verona.

Clerk

OWNER'S CERTIFICATE

Gregory A. Thompson and Richard A. Thompson, as owners, do hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on sheet 1. We also certify that this Certified Survey Map is required by s.236.34 state statutes and s.75.17 (1)(a), Dane County Ordinances to be submitted to the following for approval or objection.

Dane County Zoning and Land Regulation Committee
Town of Verona
City of Madison

WITNESS the hand and seal of said owner, this ____ day of _____, 200__.

Gregory A. Thompson

Richard A. Thompson

State of Wisconsin)
)ss.
County of Dane)


Personally came before me this ____ day of _____, 200__, the above named Gregory A. Thompson and Richard A. Thompson to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____

SURVEYED BY :

Burse

Surveying & engineering 

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: burse@chorus.net
www.bursesurveyengr.com

MAP NO. _____

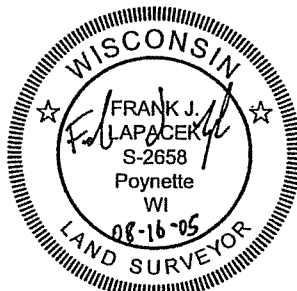
DOCUMENT NO. _____

VOLUME ____ PAGES ____

Date: February 19, 2007

Plot View: Sht3

PROJECTS\BSE765\CSM\CSBSE765.DWG



REVISED: 02-19-07

Office of the Register of Deeds

____ County, Wisconsin

Received for Record

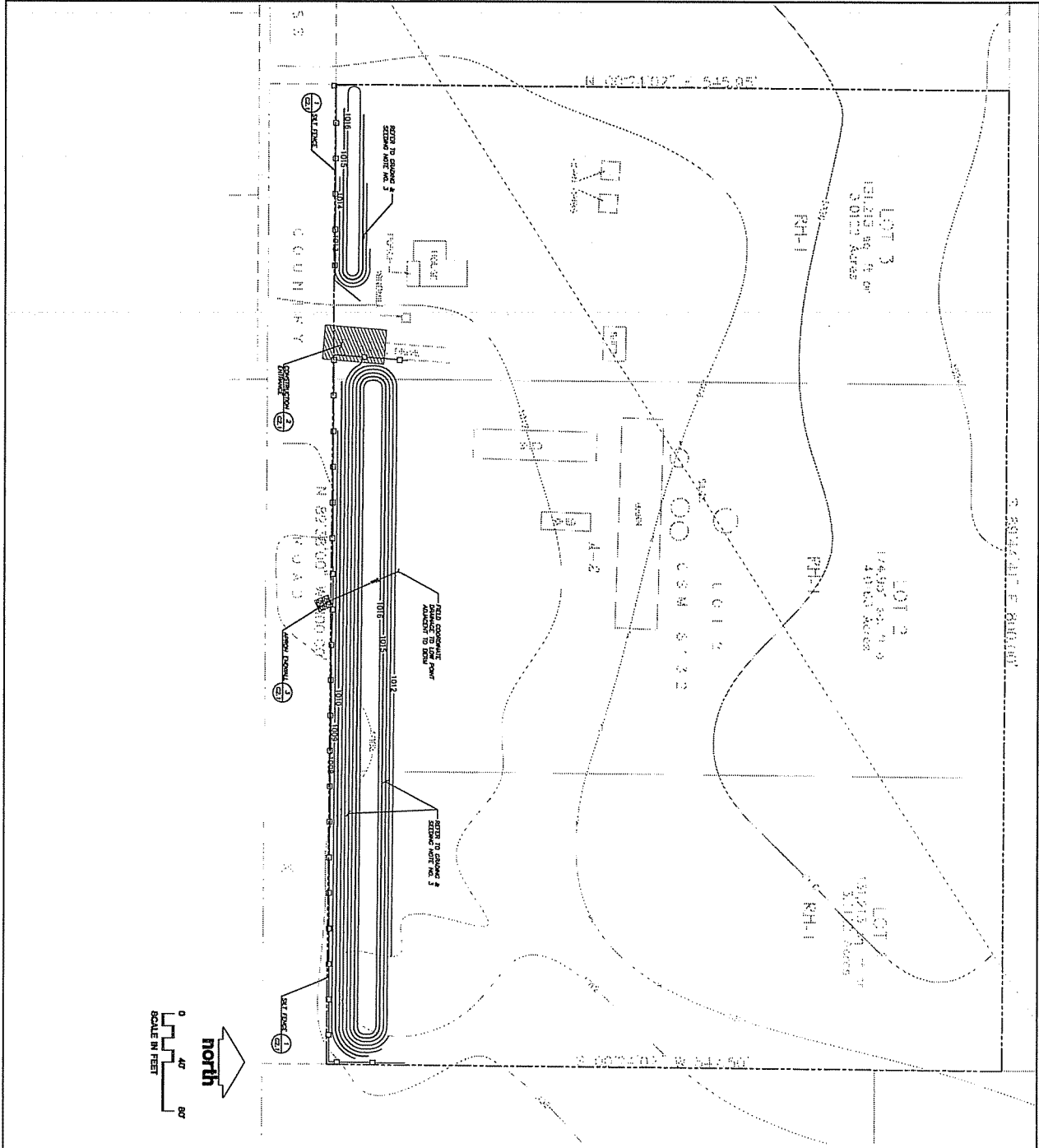
____, 20__ at

____ o'clock __M as

Document No. _____

in _____

Register of Deeds



LEGEND (PROPOSED)

- PROPERTY LINE
- PROPOSED 1 FOOT CONTROL
- PROPOSED 5 FOOT CONTROL
- STAKE MARK

GENERAL NOTES

1. EXISTING CONDITIONS SHOWN ARE BASED ON SURVEY AND AS SHOWN ON THIS PLAN.
2. NO SITE GRADING OR OTHER CONSTRUCTION SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
3. ALL WORK IN THE ROAD AND PUBLIC UTILITIES SHALL BE IN ACCORDANCE WITH LOCAL ORDINANCES AND STATE REGULATIONS.
4. STAKE TO TOP OF BLUE MARKERS SHALL BE PLACED AT THE END OF EACH CONSTRUCTION STAKE.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE PROJECT.
3. SLOPE CHECK DAMS SHALL BE PLACED AT THE END OF EACH CONSTRUCTION STAKE TO PREVENT EROSION.
4. SLOPE CHECK DAMS SHALL BE MAINTAINED AT ALL TIMES AND REPAIRED AS NEEDED.
5. SLOPE CHECK DAMS SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PROJECT.
6. SLOPE CHECK DAMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
7. SLOPE CHECK DAMS SHALL BE PLACED AT THE END OF EACH CONSTRUCTION STAKE TO PREVENT EROSION.
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23. SLOPE CHECK DAMS SHALL BE PLACED AT THE END OF EACH CONSTRUCTION STAKE TO PREVENT EROSION.
24. SLOPE CHECK DAMS SHALL BE MAINTAINED AT ALL TIMES AND REPAIRED AS NEEDED.
25. SLOPE CHECK DAMS SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE PROJECT.

GRADING & SEEDING NOTES

1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
2. ALL GRADING SHALL BE COMPLETED BEFORE SEEDING.
3. ALL GRADING SHALL BE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
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PROJECT INFORMATION

PROJECT NAME: GROSS COUNTRY ROAD PROPERTY

PROJECT NUMBER: 02-2204

DATE: 02/22/06

SCALE: 1" = 40'

ENGINEER

JSD
 JSD Engineering & Surveying, Inc.
 4610 Milwaukee Street
 Madison, Wisconsin 53714
 (608) 261-5100
 (608) 261-5101

PROJECT MANAGER

THOMPSON

CONTRACTOR

THOMPSON

DATE

02/22/06

SCALE

1" = 40'