



CSM Name
Martin CSM

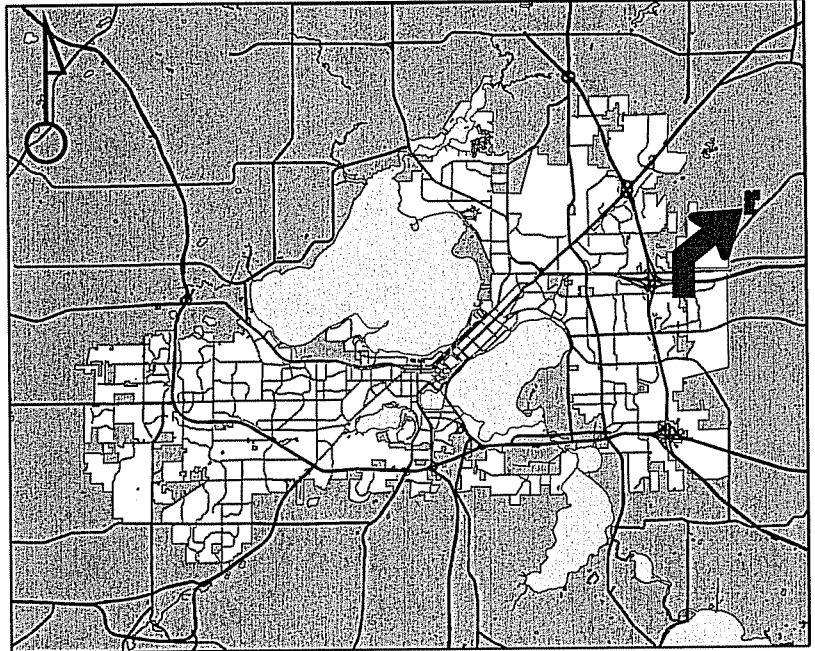
Location
3427 Bailey Road

Applicant
Gilbert and Dorothy Martin Living Trust/
Mark Pynnonen – Birrenkott Surveying

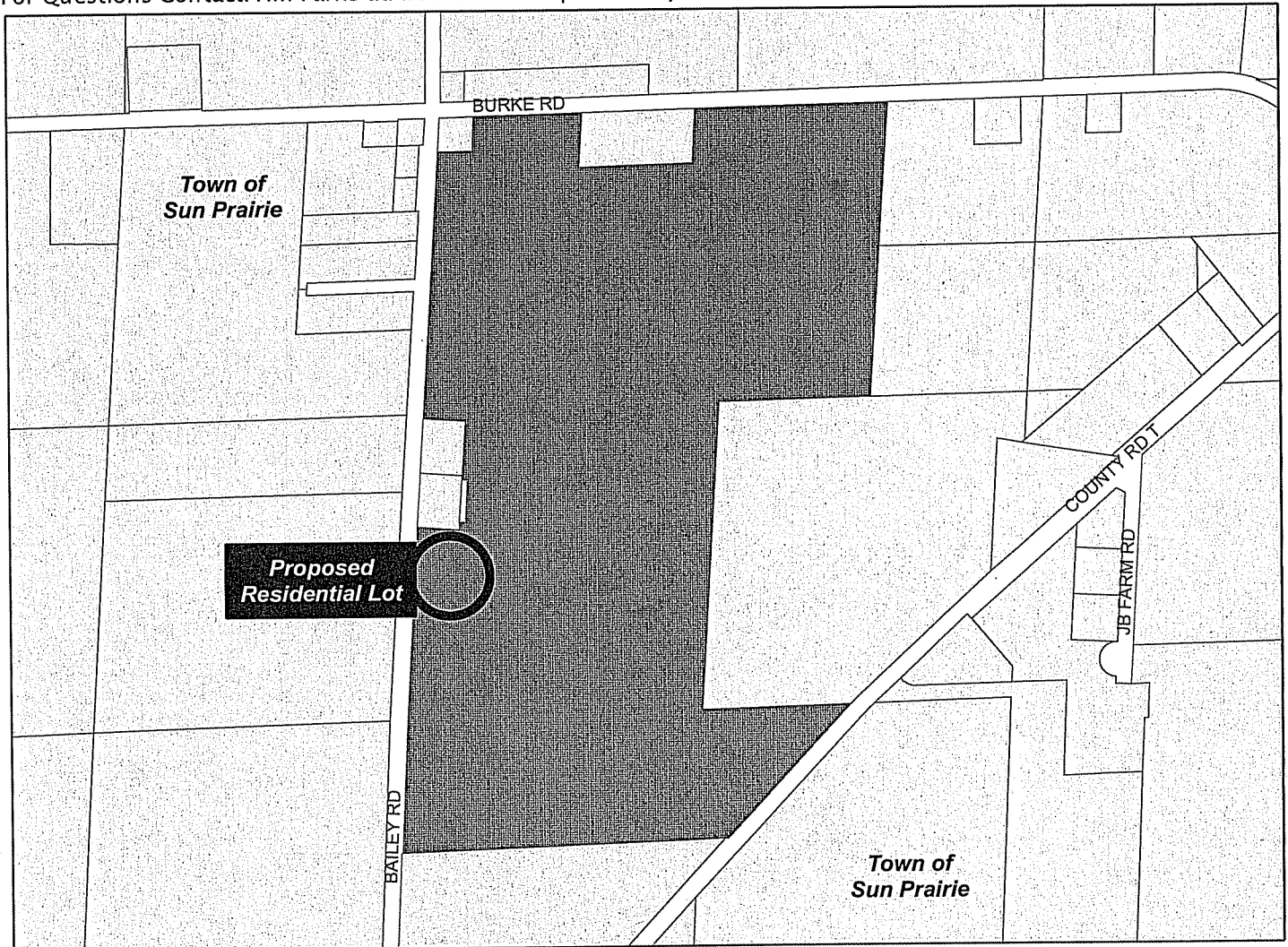
Within City Outside City

Proposed Use
Create 1 residential lot from agricultural
lands in the Town of Sun Prairie

Public Hearing Date
Plan Commission
29 August 2016
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 : 22 August 2016





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: _____

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: Gilbert and Dorothy Martin Living Trust Representative, if any: Calvin Martin
 Street Address: 2847 Hanway Ave. City/State: Casper, WY Zip: 82604
 Telephone: (307) 259-8102 Fax: () Email: cgmartin99@hotmail.com
 Firm Preparing Survey: Birrenkott Surveying, Inc. Contact: Mark Pynnonen
 Street Address: 1677 North Bristol Street City/State: Sun Prairie Zip: 53590
 Telephone: (608) 837-7463 Fax: (608) 837-1081 Email: mpynnonen@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): 3727 Bailey Road, Sun Prairie, WI 53590 (Town of Sun Prairie)
 Tax Parcel Number(s): 0811-301-9001-8
 Zoning District(s) of Proposed Lots: A-1(Ex) 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: July 7, 2016 Date of Approval by Town: March 21, 2016

→ For an exterritorial 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	1		3.293
Retail/Office			
Industrial			
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	1		3.293

OVER →

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.

6. **Applicant Declarations:**

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

Applicant's Printed Name Mark A. Pynnonen **Signature** Mark A. Pynnonen
Date July 8, 2016 **Interest In Property On This Date** Surveyor/Agent for owner



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

July 8, 2016

City of Madison
Planning, Community and Economic Development
Att: Tim Parks
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Land Division for Martin Living Trust
Sec. 30, Town of Sun Prairie

Dear Mr. Parks:

As agent for the Gordon and Dorothy Martin Living Trust, we wish to submit a Certified Survey Map to the city of Madison for its extraterritorial jurisdiction review.

The property (PIN 0811-301-9001-8) is located at 3727 Bailey Road. The parcel is in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, T8N, R11E, Town of Sun Prairie, and contains 3.293 acres, which is being rezoned from A-1(Ex) to A-(2).

The Martin Trust wishes to separate the farm buildings from the farmland, which will be sold. The buildings will be kept for residential and agricultural purposes.

Respectfully submitted,

Mark A. Pynnonen
Birrenkott Surveying, Inc.
Agent for the Martin Living Trust

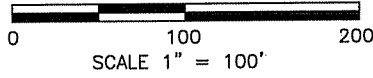


**BIRRENKOTT
SURVEYING, INC.**

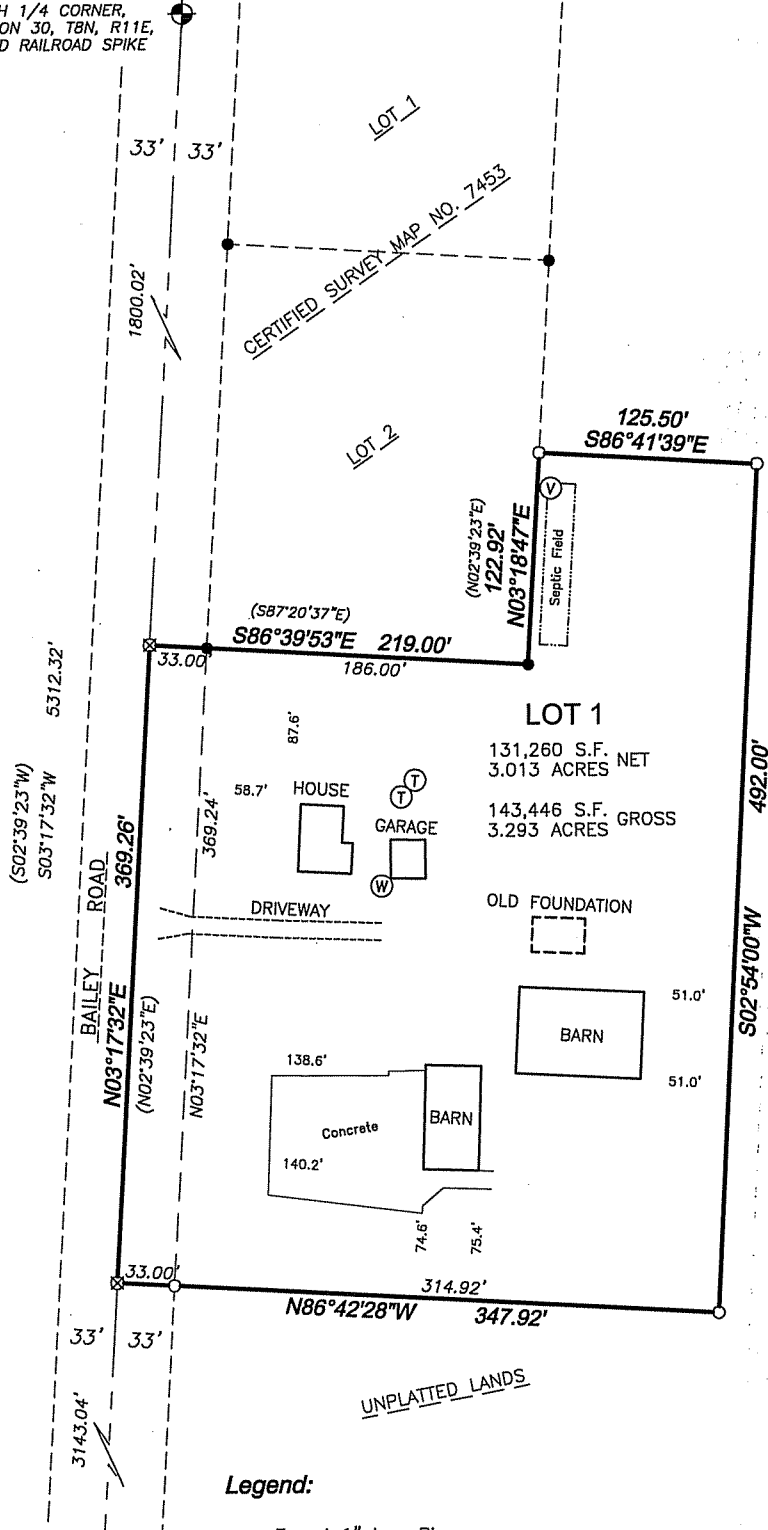
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

CERTIFIED SURVEY MAP

Part of the Southwest 1/4 of the Northeast 1/4, Section 30,
T8N, R11E, Town of Sun Prairie, Dane County, Wisconsin



NORTH 1/4 CORNER,
SECTION 30, T8N, R11E,
FOUND RAILROAD SPIKE



Bearings referenced to the West line
of the Northeast 1/4 of Section 30,
T8N, R11E, bearing S03°17'32"W

UNPLATTED LANDS

(S02°39'23"W)
S03°17'32"W
5312.32'

BAILEY ROAD
369.26'

3143.04'

SOUTH 1/4 CORNER,
SECTION 30, T8N, R11E,
ALUM. MON. FOUND

Legend:

- = Found 1" Iron Pipe
- = Set 1"x24" Iron Pipe
wght. 1.68 lbs./ft.
- ⊗ = Set Mag Nail
- Ⓣ = Septic Tank
- Ⓥ = Septic Vent
- Ⓦ = Well

LOT 1
131,260 S.F. NET
3.013 ACRES NET
143,446 S.F. GROSS
3.293 ACRES GROSS

OLD FOUNDATION

BARN

Concrete

BARN

HOUSE

GARAGE

DRIVEWAY

125.50'
S86°41'39"E

(S87°20'37"E)
S86°39'53"E 219.00'
186.00'

(N02°39'23"E)
122.92'
N03°18'47"E

Septic Field

LOT 1

314.92'
N86°42'28"W 347.92'

492.00'
S02°54'00"W

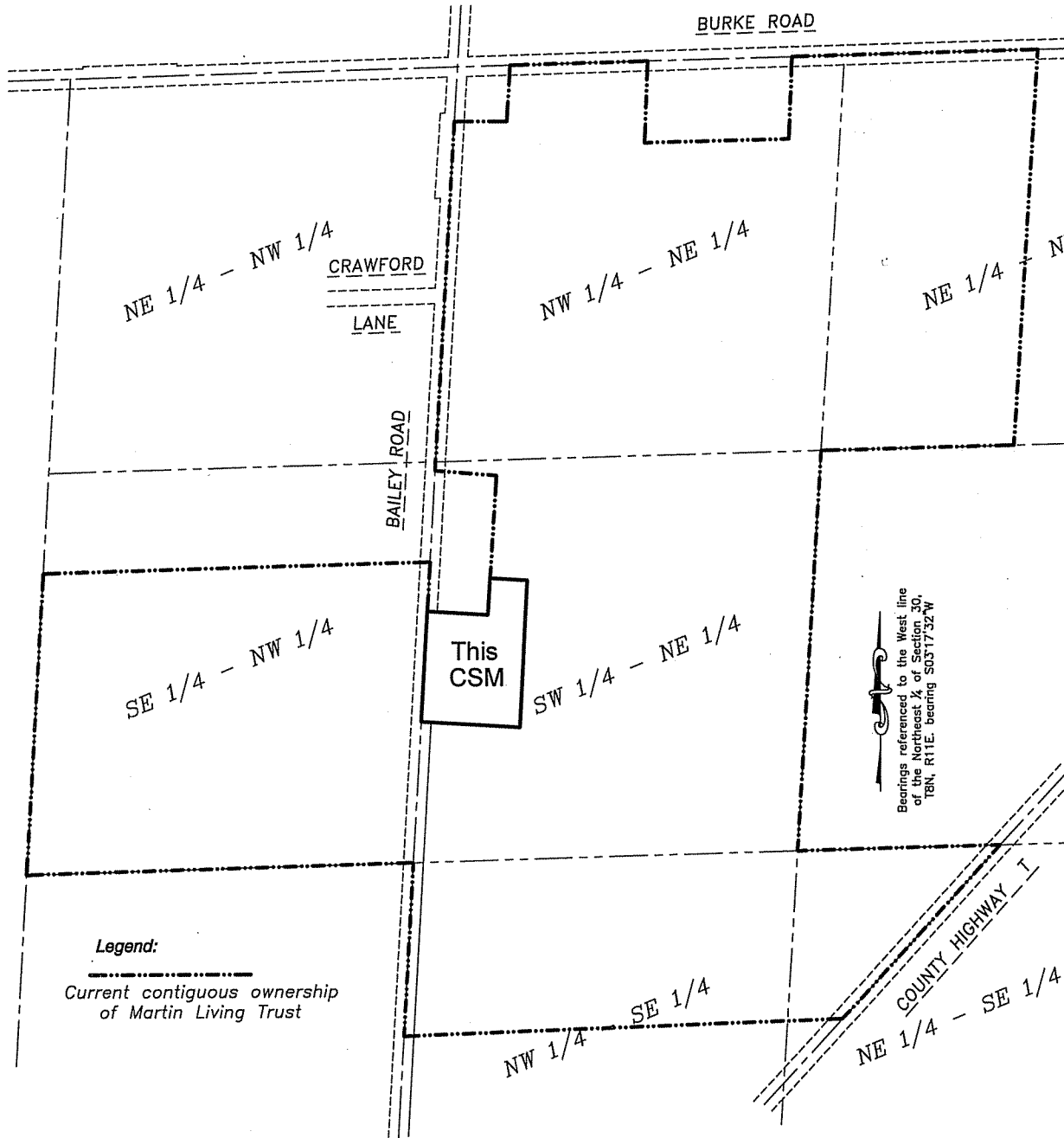
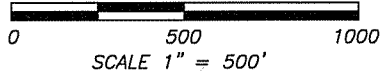


**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

CERTIFIED SURVEY MAP

Part of the Southwest 1/4 of the Northeast 1/4, Section 30,
T8N, R11E, Town of Sun Prairie, Dane County, Wisconsin





CERTIFIED SURVEY MAP

DATED: June 6, 2016

Birrenkott Surveying, Inc.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Town of Sun Prairie Board Approval

This Certified Survey Map is hereby acknowledged, accepted and approved for recording by the Town Board of the Town of Sun Prairie, Dane County, Wisconsin, on _____, 2016

JoAnn Ramsfield, Clerk, Town of Sun Prairie

Dated _____

City of Madison Certificate:

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

Natalie Erdman, Secretary
Madison Plan Commission

Date

Notes:

- This survey is subject to any and all easements and agreements both recorded and unrecorded.
- Refer to building site information contained in the Dane county Soil Survey.
- This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.
- Wetlands, if present, have not been delineated.
- As owner of Lots 1 & 2 of this certified survey map, I hereby stipulate that I and my heirs or assigns will not object to any of the legally permitted uses that occur on the adjoining property.

Approved for recording per Dane County Zoning and Land Regulation Committee

action of _____, 2016 by _____
Daniel Everson, Authorized Representative

Surveyed For:
Gilbert and Dorothy Martin Living Trust
2847 Hanway Avenue
Casper, WY 82604

Register of Deeds Certificate:
Received for recording this _____ day of _____, 2016
at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey

Surveyed: TAS
Drawn: TRK
Checked: DVB
Approved: DVB
Field book: 356/36
Tape/File: J:\2015\CARLSON

Maps of Dane County on Pages _____

Kristi Chlebowski, Register of Deeds

Sheet 3 of 4
Office Map No.: 150966

Document No. _____
Certified Survey Map No. _____, Volume _____, Page _____

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CERTIFIED SURVEY MAP

DATED: June 6, 2016

Birrenkott Surveying, Inc.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyor's Certificate:

I, Daniel V. Birrenkott, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Daniel V. Birrenkott, Professional Land Surveyor No. S-1531

Description:

Part of the Southwest ¼ of the Northeast ¼, Section 30, T8N, R11E, Town of Sun Prairie, Dane County, Wisconsin, described as follows; Commencing at the North ¼ Corner of said Section 30; thence S03°17'32"W (recorded as S02°39'23"W), 1802.00 feet along the West line of said Northeast ¼ to the Southwest corner of Certified Survey Map No. 7453 and the point of beginning; thence S86°39'53"E (recorded as S87°20'37"E), 219.00 feet along the South line of said Certified Survey Map; thence N03°18'47"E (recorded as N02°39'23"E), 122.92 feet along the East line of said Certified Survey Map; thence S86°41'39"E, 125.50 feet; thence S02°54'00"W, 492.00 feet; thence N86°42'28"W, 347.92 feet to the West line of said Northeast ¼; thence N03°17'32"E (recorded as N02°39'23"E), 369.26 feet to the point of beginning; Containing 143,446 square feet, or 3.293 acres; Subject to a public road right of way over the West 33 feet thereof.

Owners Certificate:

As owner, the Martin Living Trust hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map. It also certifies 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. It also certifies that this Certified Survey Map is required to be submitted to the Town of Sun Prairie and the City of Madison for approval.

Martin Living Trust

Calvin Martin, Trustee

State of Wyoming)

Natrona County) ss Personally came before me this _____ day of _____, 2016, the above-named _____, Gilbert and Dorothy Martin, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Natrona County, Wyoming

My Commission Expires

Printed name

Surveyed For:

Gilbert and Dorothy Martin Living Trust
2847 Hanway Avenue
Casper, WY 82604

Surveyed: TAS
Drawn: TRK
Checked: DVB
Approved: DVB
Field book: 356/36
Tape/File: J:\2015\CARLSON

Sheet 4 of 4
Office Map No.: 150966

Document No. _____

Certified Survey Map No. _____, Volume _____, Page _____

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