



CSM Name
Mack CSM

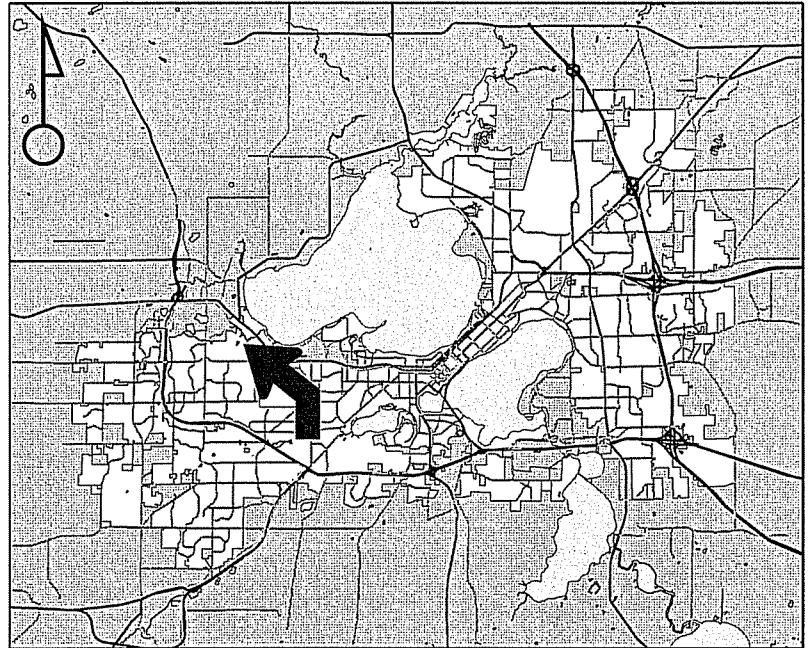
Location
6201 North Highlands Avenue

Applicant
Eberhard Mack/Tony Kasper-
Birrenkott Surveying, Inc.

Within City Outside City

Proposed Use
3 residential lots

Public Hearing Dates
Plan Commission
05 November 2012
Common Council
27 November 2012

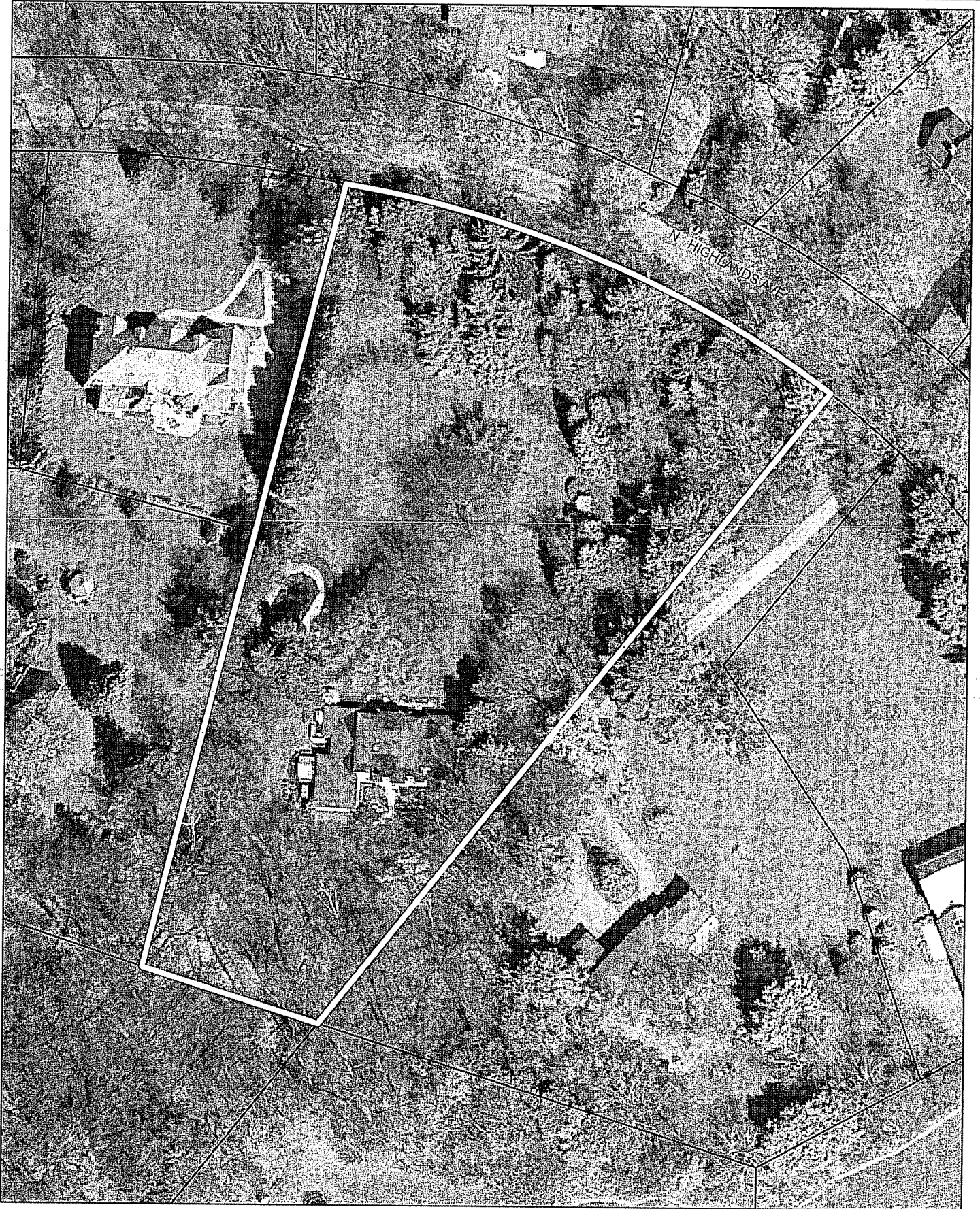


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 23 October 2012





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, of 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: Eberhard Mack Representative, if any: _____

Street Address: 6201 N. Highlands Avenue City/State: Madison, Wis. Zip: 53705

Telephone: (608) 576-2435 Fax: () Email: _____

Firm Preparing Survey: Birrenkott Surveying Inc. Contact: Tony Kasper

Street Address: 1677 N. Bristol Street City/State: Sun Prairie, Wis. Zip: 53590

Telephone: (608) 837-7463 Fax: (608) 837-1081 Email: akasper@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): 6201 N. Highlands Avenue

Tax Parcel Number(s): 0708-134-0218-1

Zoning District(s) of Proposed Lots: R1-R School District: Madison

→ 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: _____ Date of Approval by Town: _____

→ 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	3		2.47
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			

OVER →

15

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 **8-½ 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 Anthony Kasper Signature *Anthony Kasper*
Date September 19, 2012 Interest In Property On This Date Surveyor

Dear Alder Clear:

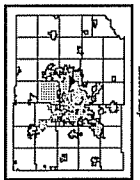
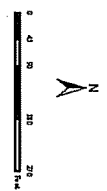
My wife, who suffered a major stroke two years ago and lives at our daughter's in Darien, Connecticut, and I are applying for a division of our land into two building lots. Our property was up for sale for two years without any result. In order to lower the house price, we would like to split off two lots to improve sellability. The land division has precedent in that both of our neighbors to the right and to the left of us divided their land some years ago. Our lot sizes are in compliance with the R1-R and the Highlands Community Association guidelines. We kindly ask for your understanding and support of our request which we reluctantly but medically necessary submit and thank you very much for your time and effort!

Elisabeth and Eberhard Mack
6201 North Highlands Avenue
Madison, WI 53705

c/c Jane McMurray
President, Highlands Community Association



NEIGHBORHOOD MAP



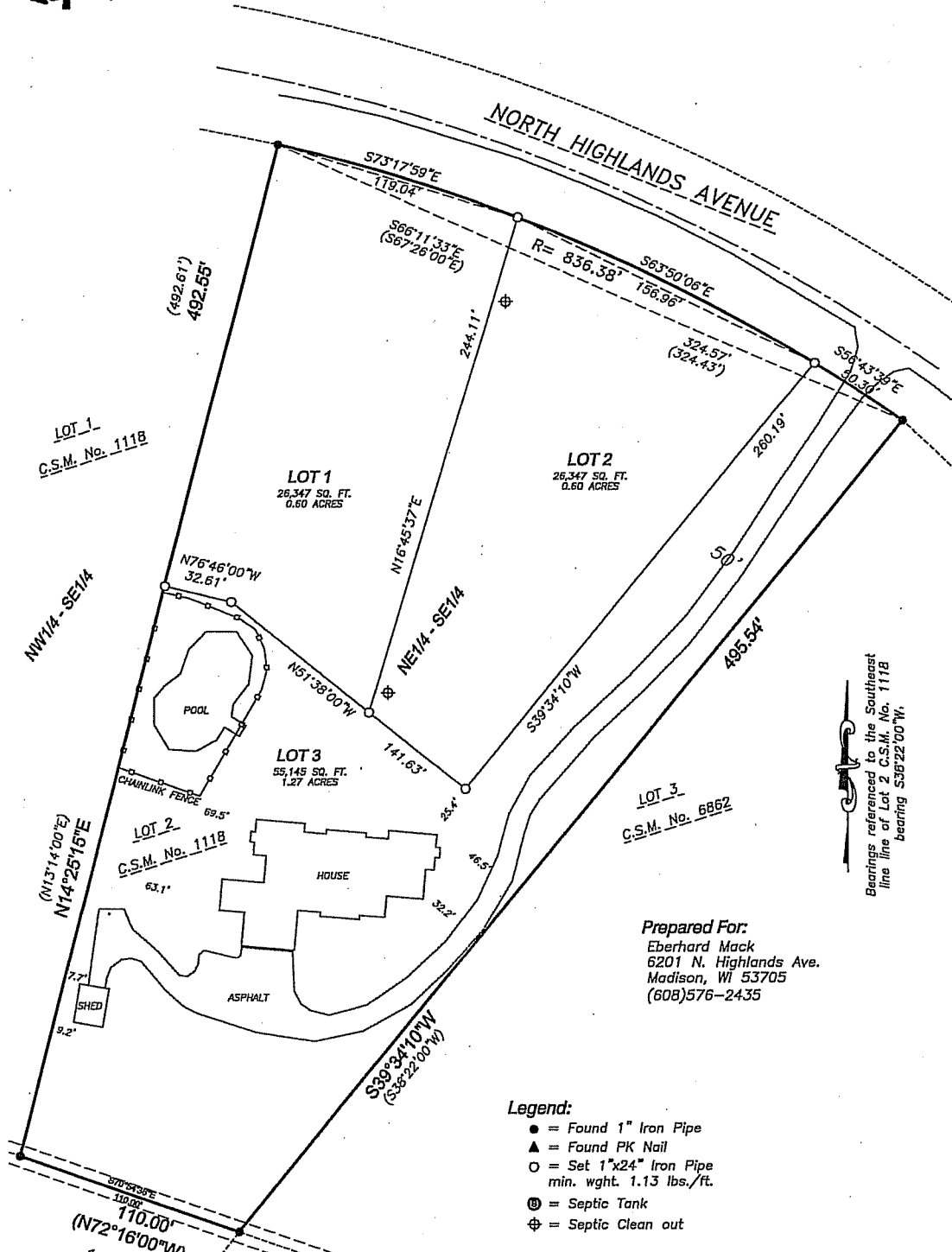
This map was prepared by the Dover County Land Use Commission. It is intended to provide a general overview of the neighborhood. It is not intended to be used for legal purposes. Sources used include aerial photography and other information provided to the Commission. This map does not represent any particular interest and is not intended to be used as such. For general information only.



**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

LOT 2 OF CERTIFIED SURVEY MAP No. 1118, VOL. 4, PG. 424
BEING A PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4
SECTION 13, T7N, R8E, CITY OF MADISON, DANE COUNTY,
WISCONSIN.



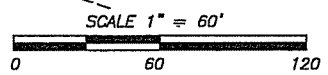
Bearings referenced to the Southeast
line line of Lot 2 C.S.M. No. 1118
bearing S38°22'00"W.

Prepared For:
Eberhard Mack
6201 N. Highlands Ave.
Madison, WI 53705
(608)576-2435

- Legend:**
- = Found 1" Iron Pipe
 - ▲ = Found PK Nail
 - = Set 1"x24" Iron Pipe
min. wght. 1.13 lbs./ft.
 - ⊕ = Septic Tank
 - ⊕ = Septic Clean out

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____
DOCUMENT NO. _____

LOT 13
HIGHLANDS
SHEET 1 OF 2
Office Map No. 120363





CERTIFIED SURVEY MAP DATED: September 19, 2012

**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, herby 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, Registered Land Surveyor No. S-1531

Description:

Lot Two (2) of Certified Survey Map No. 1118, as recorded in the Office of the Register of Deeds for Dane County, Wisconsin, in Volume 4 of Certified Survey Maps, Page 424, as Document No. 1361249, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at the Southeast corner of said Lot 2; thence N72°16'00"W, 110.00 feet to the Easterly line of Lot 1, Certified Survey Map No. 1118; thence N13°14'00"E, 492.61 feet along said Easterly line to the Southerly right of way line of North Highlands Avenue; thence along said right of way line along a curve to the right having a radius of 836.38 feet and a long chord bearing and distance of S67°26'00"E, 324.43 feet to the Westerly line of Lot 3, Certified Survey Map No. 6862; thence S38°22'00"W, 495.54 feet along said Westerly line to said Southeast corner and the point of beginning; Containing 107,796 square feet, or 2.47 acres.

Owners Certificate:

As owner, Eberhard Mack hereby certifies that he caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. He also certifies that this Certified Survey Map is required to be submitted to the City of Madison as an approving authority.

Eberhard Mack

State of Wisconsin)

Dane County) Personally came before me this _____ day of _____, 2012, the above-named Eberhard Mack, owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin.

My Commission Expires _____

City of Madison Plan Commission Certificate:

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

Steven R. Cover, Secretary Dated
City of Madison Plan Commission

Notes:

Utility Easement: No poles or buried cables are to be placed on any lot line or corner. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands if present have not been delineated.

This survey is subject to any and all easements and agreements both recorded and unrecorded.

Surveyed For:

Black & Green Madison, LLC

Surveyed: C.K.C.
Drawn: M.A.P.
Checked:
Approved: D.V.b.
Field book
Tape/File: J:\2012\

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2012

at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey

Maps of County on Pages _____.

Kristi Chlebowski, Register of Deeds

Sheet Two of Two

Document No. _____

Office Map No.: 120363

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