



# City of Madison

# Proposed Plat

Plat Name  
**Wood Ger Development**

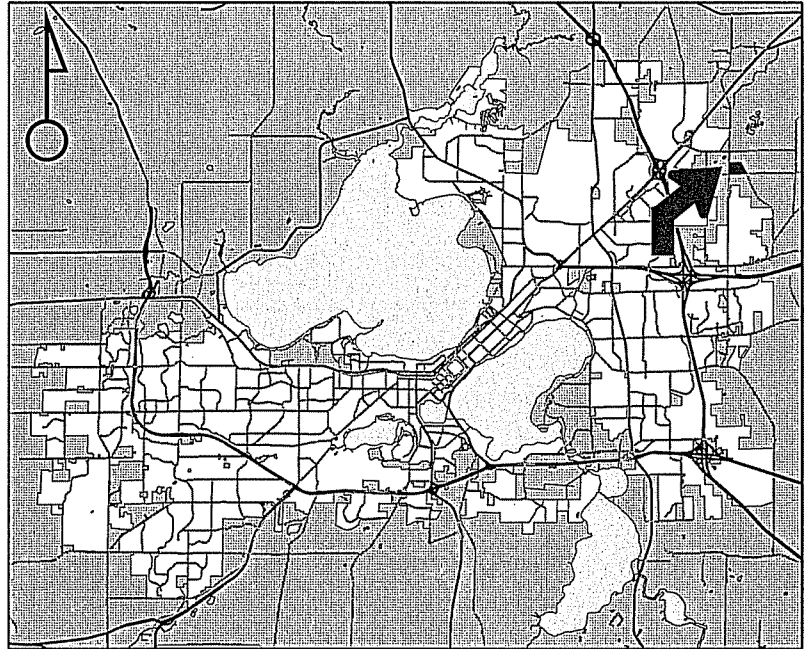
Location  
**3370 Burke Road**

Applicant  
**Gerald Wood – JAD Land Development/  
Mark Pynnonen – Birrenkott Surveying**

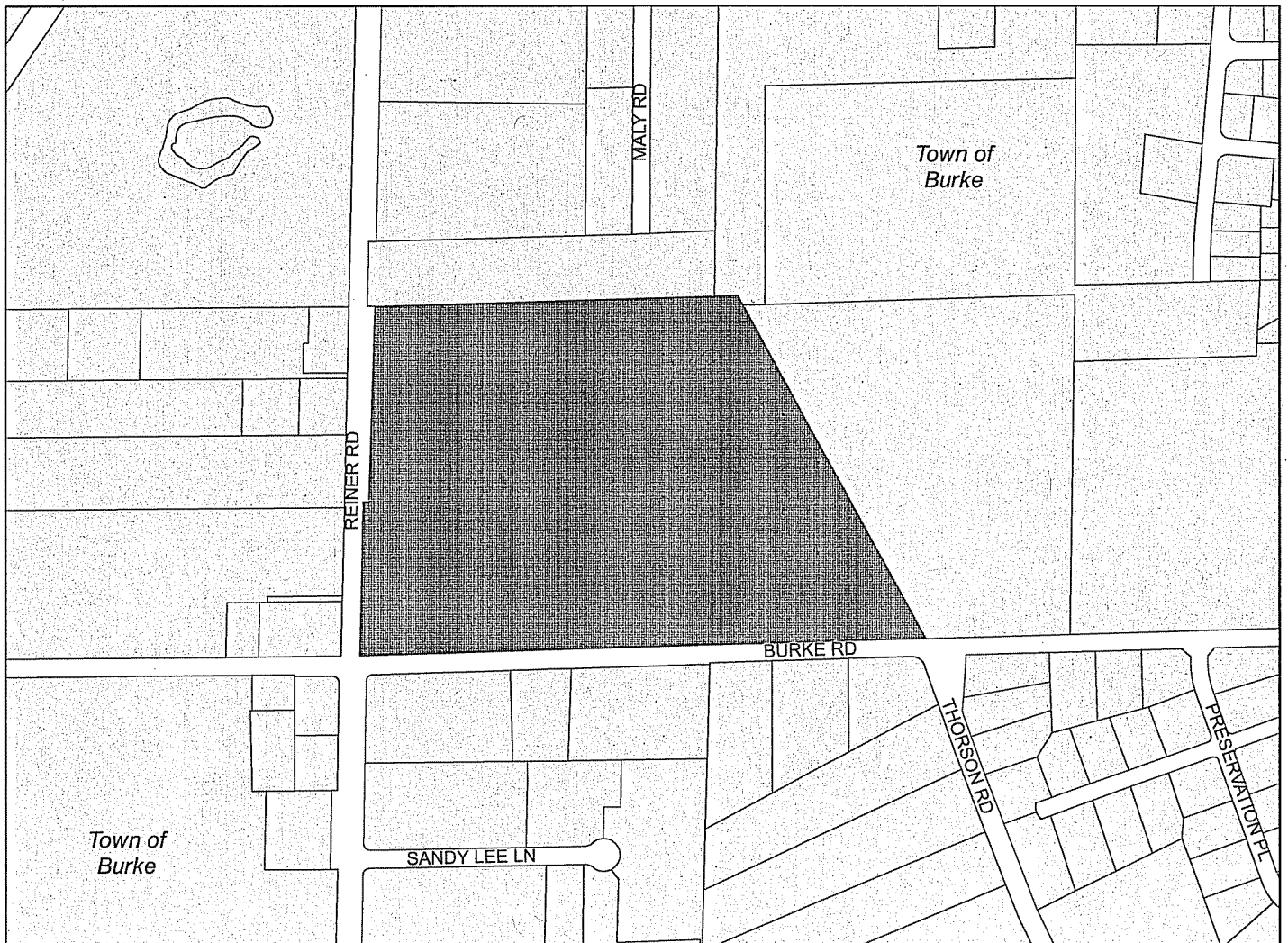
Preliminary       Final

Proposed Use  
**9 future commercial lots, 1 lot for an  
existing residence, and 1 other future  
lot in the Town of Burke**

Meeting Dates  
Plan Commission  
**20 May 2013**  
Common Council  
**04 June 2013**

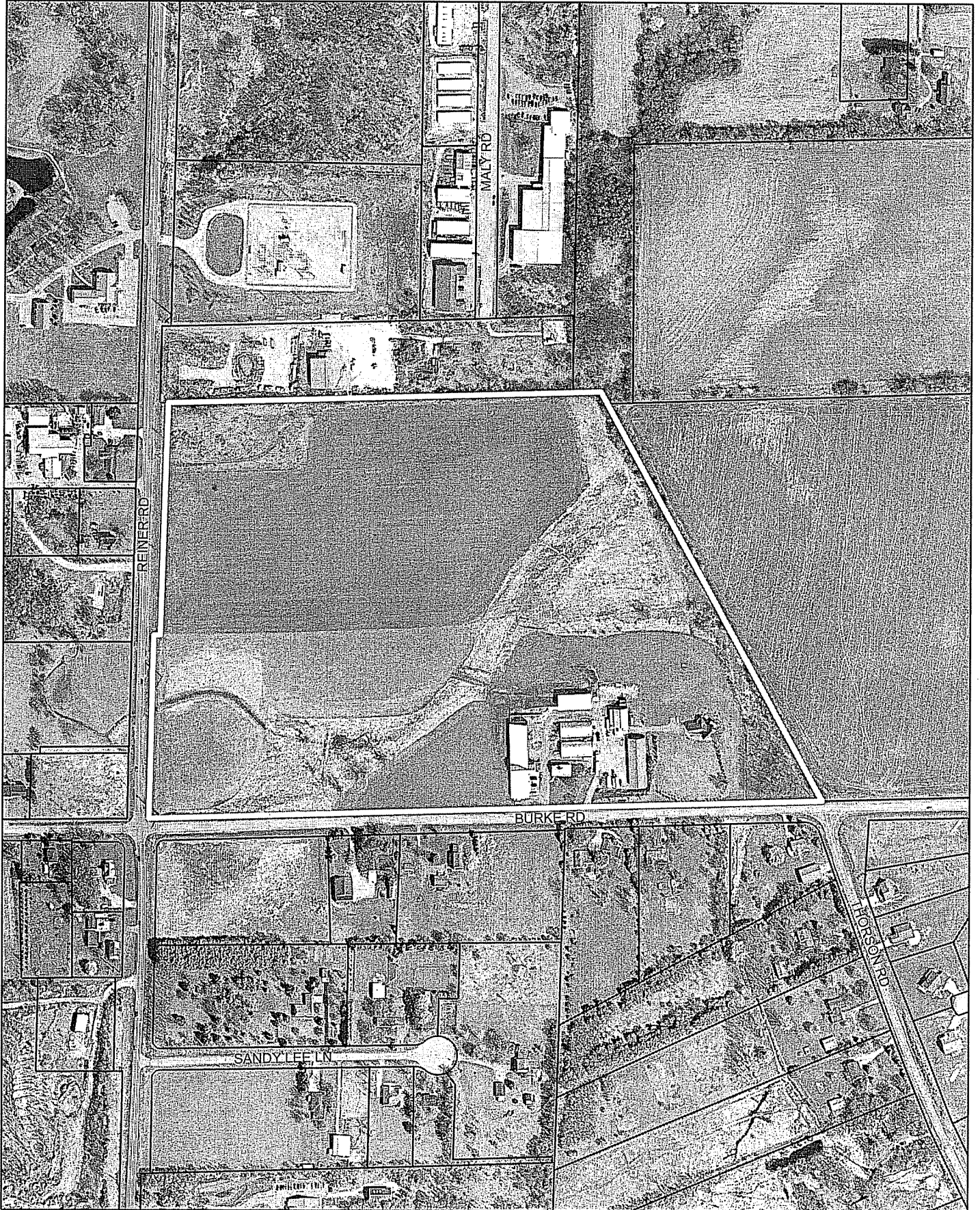


For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 600'

City of Madison, Planning Division : RPJ : Date : 07 May 2013





# 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.

Preliminary Subdivision Plat       Final Subdivision Plat       Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: WOOD GER DEVELOPMENT

### 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: JAD Land Development LLC      Representative, if any: Gerald Wood

Street Address: 3370 Burke Road      City/State: Sun Prairie, WI      Zip: 53590

Telephone: (608) 695-3421      Fax: ( )      Email: \_\_\_\_\_

Firm Preparing Survey: Birrenkott Surveying, Inc.      Contact: Mark Pynnonen

Street Address: P.O. Box 237, 1677 N. Bristol Street      City/State: Sun Prairie, WI      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): 3370 Burke Road, Sun Prairie, WI 53590; Town of Burke

Tax Parcel Number(s): See attached

Zoning District(s) of Proposed Lots: A-1, C-2      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: March 19, 2013      Date of Approval by Town: January 16, 2013

→ 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	1		13.262
Retail/Office	9		21.380
Industrial			
Other (state use):	1		12.685
<i>AG; OPEN SPACE</i>			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		0	
Outlots Maintained by a Private Group or Association		0	
<b>PROJECT TOTALS</b>	11		47.327

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/Birrenkott Surveying, Inc.

**Signature** Mark A. Pynnonen

**Date** March 28, 2013

**Interest In Property On This Date** Surveyor



**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](http://www.birrenkottsurveying.com)

March 28, 2012

City of Madison Planning Division  
Att: Timothy Parks  
215 Martin Luther King Jr., Blvd., Suite LL-100  
Madison, WI 53701

RE: Final plat: Wood Ger Development  
JAD Land Development, LLC

Dear Mr. Parks:

Please accept this submission of the final plat of Wood Ger Development for the city of Madison's extraterritorial review. The Town of Burke (January 16, 2013) and Dane County (March 19, 2013) have both conditionally approved this final plat. Copies of the town's resolution and the minutes of the Zoning & Land Regulation Committee's meeting approving the preliminary plat are included.

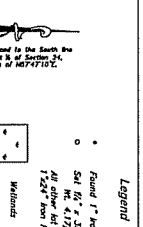
The JAD Condominium, located at 3370 Burke Road (intersection of Burke Road and Reiner Road) in the Southwest 1/4 of Section 24, Town of Burke, is currently zoned A-1. The property also contains a small zoning parcel with A-B zoning. JAD Land Development, LLC, the owner, has received conditional approval for rezoning portions of the property to commercial C-2 zoning in conjunction with approval of a conventional Chapter 236 subdivision plat for this land.

To accommodate the rezoning and subsequent subdivision plat, the JAD Condominium will be removed immediately prior to plat recordation, as required by state statutes. JAD Land Development, LLC intends to move forward with this project as soon as possible.

Respectfully submitted,

Mark Pynnonen  
Birrenkott Surveying, Inc.  
Agent for JAD Land Development, LLC

**BIRENKOTT SURVEYING INC.**  
 BIRENKOTT SURVEYING INC.  
 500 E. BOX 217  
 SUITE 200  
 (608) 837-1081 (FAX)  
 (608) 837-1081 (MO)  
 PREPARED FOR:  
 GREGG AND DEBRA WOOD  
 4637 REINER ROAD  
 MADISON, WIS. 53704  
 (608) 244-1013



**Legend**  
 Found 1" Iron Pipe  
 1/2" Iron Pipe  
 All other lot corners marked with  
 1/4" x 1/2" Iron Pipe No. 1192/00T  
 1/2" x 1/2" Iron Pipe No. 1192/00T

**Legend**  
 Existing buildings  
 Milwaukee street  
 Milwaukee street  
 No vehicle access

**Consent of Neighbors**  
 Formers & Neighbors: Steve Rink, neighbor of the land described herein, does hereby consent to the surveying, staking, marking and staking of all boundary corners to the survey. The boundaries shown on this plat are the boundaries of the land described herein. Formers & Neighbors: Steve Rink, neighbor of the land described herein, does hereby consent to the survey. The boundaries shown on this plat are the boundaries of the land described herein.

**Statement of Purpose**  
 The purpose of this plat is to show the boundaries of the land described herein and to show the location of the iron pipes and other markers used in the survey. The boundaries shown on this plat are the boundaries of the land described herein.

**Location Map**  
 This plat is located in the City of Madison, Wisconsin, in the Township of Waubesa, County of Dane. The location map shows the location of the land described herein within the Township of Waubesa, County of Dane, Wisconsin.

**Notes:**  
 1. This plat is subject to any and all easements and encroachments shown on the plat.  
 2. This plat is subject to any and all covenants, conditions and restrictions shown on the plat.  
 3. This plat is subject to any and all mortgages and other liens shown on the plat.  
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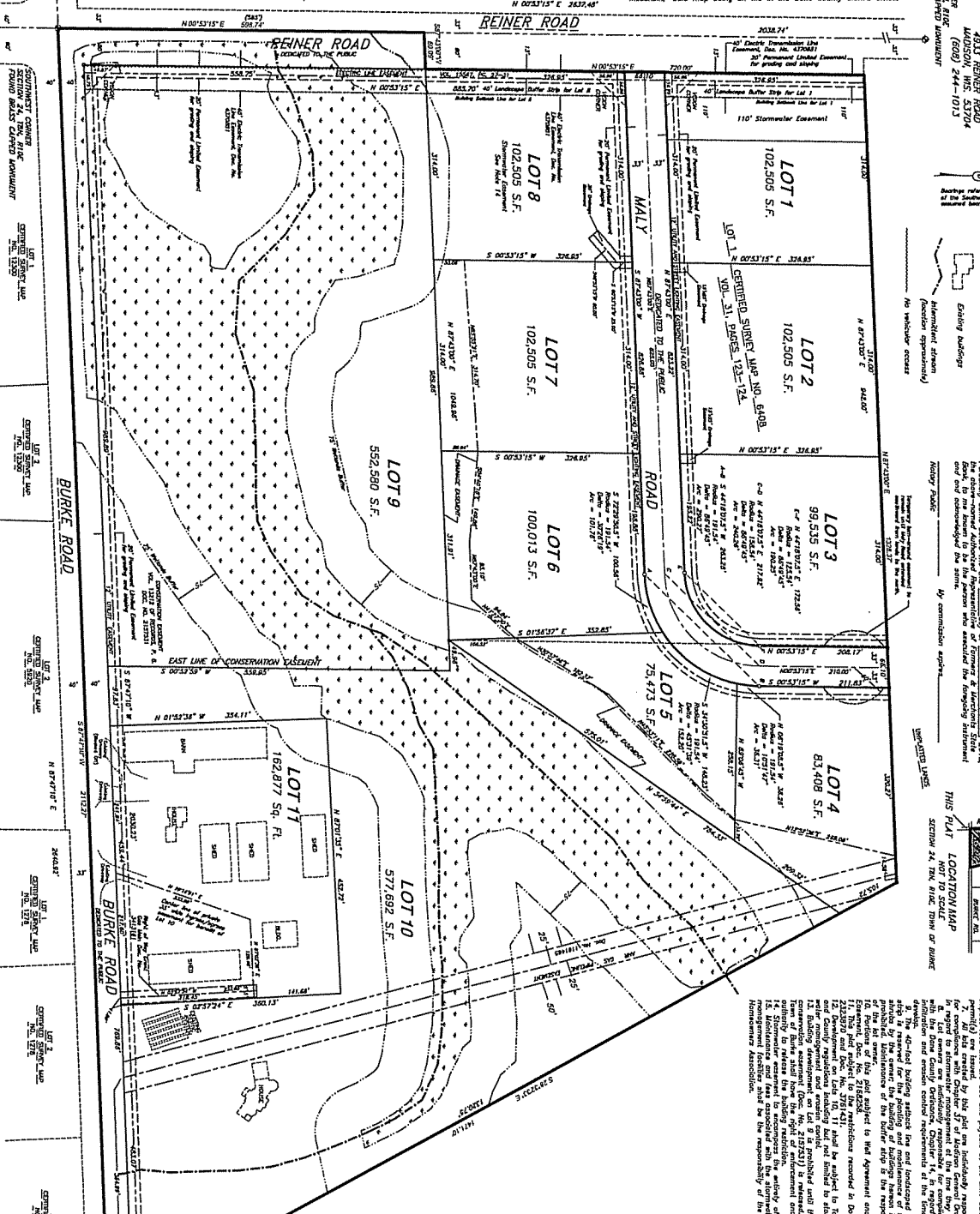
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Note: Lands covered by this plat are within an area subject to height limitations owing to the operation of aircraft and equipment from a nearby airport. Owners of lands within the area covered by this plat are required by law to restrict the height of trees, other vegetation and man-made structures to less than the height limitations set forth in that certain map dated April 24, 2008 entitled, "Height Limitation Zoning Map, Dane County Regional Tree Tolerant, Madison, Wisconsin," said map being on file in the Dane County Clerk's office.

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Note: Lots in this plat which are within 300 feet of the ordinary high water mark of the Milwaukee stream are subject to the Dane County Shoreland-Wetland Zoning regulations.



**WOOD GER DEVELOPMENT**

**Surveyor's Certificate:**  
 I, Daniel K. Spannhoff, Registered Land Surveyor No. 15211, hereby certify that I am a duly qualified and licensed land surveyor in the State of Wisconsin, and that I am the author of this survey. I have personally conducted this survey, or have supervised it, and I have caused it to be correctly and truthfully stated on this plat. I have caused it to be correctly and truthfully stated on this plat. I have caused it to be correctly and truthfully stated on this plat. I have caused it to be correctly and truthfully stated on this plat.

**County of Dane:**  
 I, David K. Wood, Authorized Representative of the County of Dane, do hereby certify that this plat is a true and correct copy of the original survey as recorded in the County of Dane records. I have caused it to be correctly and truthfully stated on this plat. I have caused it to be correctly and truthfully stated on this plat. I have caused it to be correctly and truthfully stated on this plat. I have caused it to be correctly and truthfully stated on this plat.

**City of Madison:**  
 I, David K. Wood, Authorized Representative of the City of Madison, do hereby certify that this plat is a true and correct copy of the original survey as recorded in the City of Madison records. I have caused it to be correctly and truthfully stated on this plat. I have caused it to be correctly and truthfully stated on this plat. I have caused it to be correctly and truthfully stated on this plat. I have caused it to be correctly and truthfully stated on this plat.

**Received for recording this day of \_\_\_\_\_ 2012.**

\_\_\_\_\_  
 Registrar of Deeds Certificate

\_\_\_\_\_  
 David K. Wood, Surveyor

\_\_\_\_\_  
 David K. Wood, Surveyor

\_\_\_\_\_  
 David K. Wood, Surveyor

**Division of Administration:**  
 I, \_\_\_\_\_, do hereby certify that this plat is a true and correct copy of the original survey as recorded in the Division of Administration records. I have caused it to be correctly and truthfully stated on this plat. I have caused it to be correctly and truthfully stated on this plat. I have caused it to be correctly and truthfully stated on this plat. I have caused it to be correctly and truthfully stated on this plat.

**Division of Planning:**  
 I, \_\_\_\_\_, do hereby certify that this plat is a true and correct copy of the original survey as recorded in the Division of Planning records. I have caused it to be correctly and truthfully stated on this plat. I have caused it to be correctly and truthfully stated on this plat. I have caused it to be correctly and truthfully stated on this plat. I have caused it to be correctly and truthfully stated on this plat.

**Division of Public Works:**  
 I, \_\_\_\_\_, do hereby certify that this plat is a true and correct copy of the original survey as recorded in the Division of Public Works records. I have caused it to be correctly and truthfully stated on this plat. I have caused it to be correctly and truthfully stated on this plat. I have caused it to be correctly and truthfully stated on this plat. I have caused it to be correctly and truthfully stated on this plat.