



CSM Name
Freitag CSM

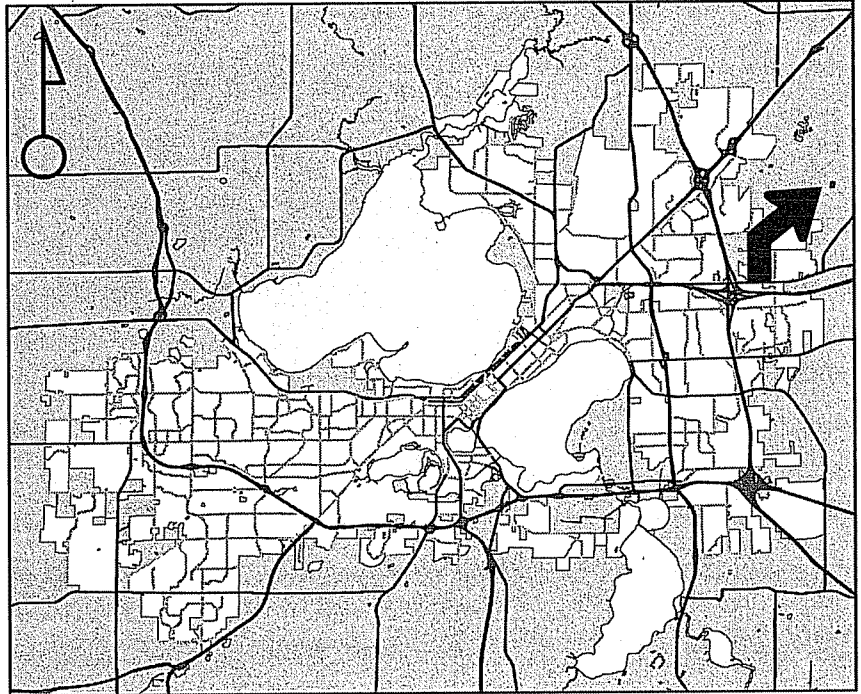
Location
3111 Burke Road

Applicant
**Jay Freitag/Dick Meinert –
Birrenkott Surveying, Inc**

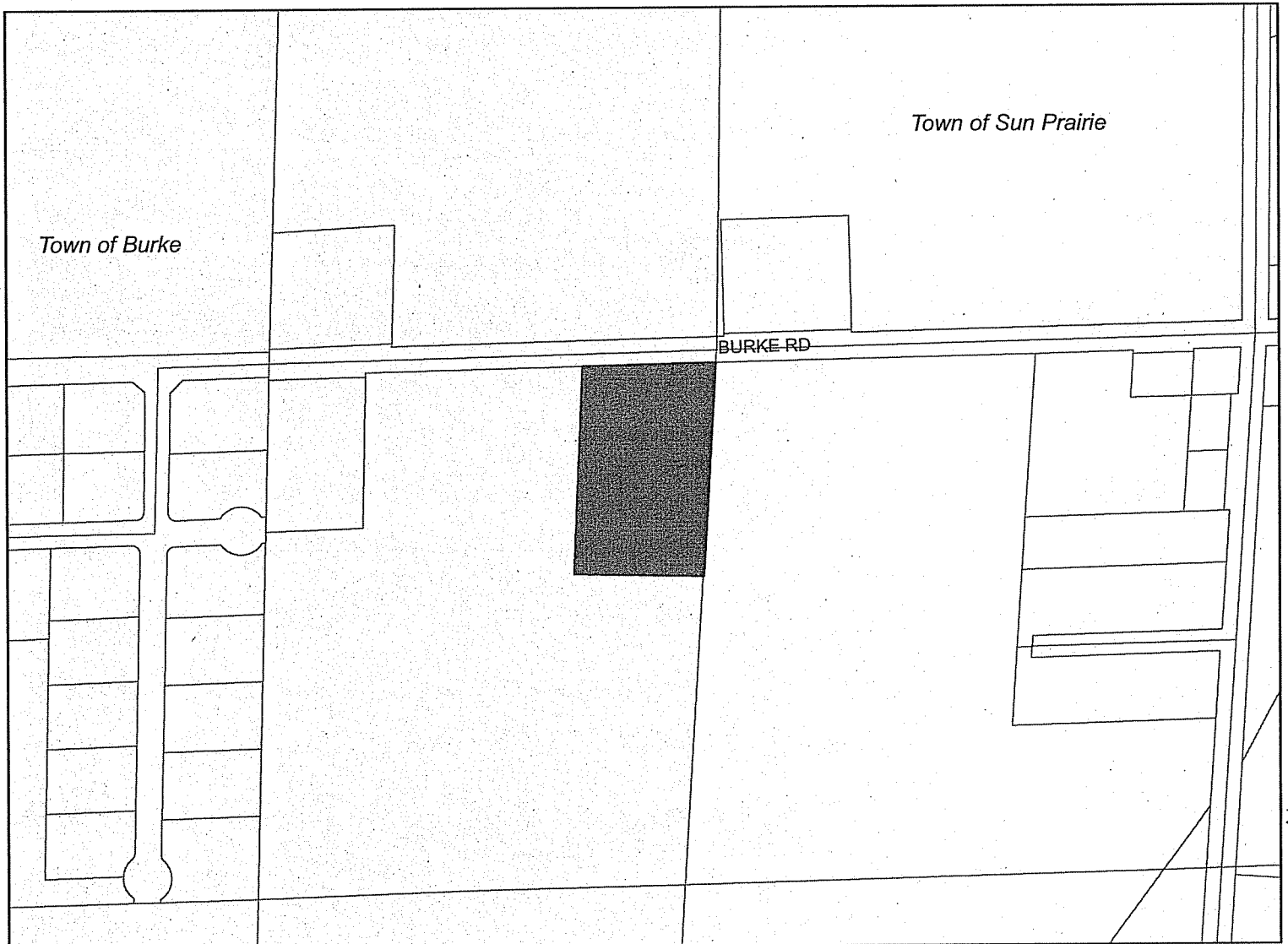
Within City Outside City

Proposed Use
1 Residential Lot

Public Hearing Date
Plan Commission
19 March 2007
Common Council



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

**** 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.htm

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. TOM & ALICE FREITAG

Name of Property Owner: BRAD & CONNIE FREITAG Representative, if any: JAY FREITAG
 Street Address: 2952 BURKE ROAD City/State: SUN PRAIRIE Zip: 53590
 Telephone: () Fax: () Email: _____

Firm Preparing Survey: BIRRENKOTT SURVEYING, INC. Contact: DICK MEINERT
 Street Address: 1677 N. BRISTOL ST. City/State: SUN PRAIRIE Zip: 53590
 Telephone: 608 837-7463 Fax: () 1837-1081 Email: BIRRENKOTT@SPWL.NET

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

3a. Project Information.

Parcel Address: 3111 BURKE ROAD in the City or Town of: SUN PRAIRIE
 Tax Parcel Number(s): 058/0811-302-8501-0 School District: SUN PRAIRIE
 Existing Zoning District(s): A-1EX Development Schedule: _____
 Proposed Zoning District(s) (if any): A-2(2) 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: DEC. 26, 2006 Date of Approval by Town: SEPT. 26, 2006
OCT. 24, 2006

In order for an extraterritorial 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	1		
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
TOTAL			

Describe the use of the lots and outlots on the survey

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): \$ 350⁰⁰ 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 DICK MEHERT Signature *Dick Meher*
Date 1-29-07 Interest In Property On This Date LAND SURVEYOR

For Office Use Only	Date Rec'd: _____	PC Date _____	Alder, District: _____	Amount Paid: \$ _____
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Dane County Planning & Development

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

Land Division Review
608/266-9086

December 26, 2006

Birrenkott Surveying Company
P.O. Box 237
Sun Prairie, Wisconsin 53590

Re: **CERTIFIED SURVEY MAP (Freitag)**
NW1/4 S30 T8N R11E
Town of Sun Prairie
Dane County

Gentlepeople:

Zoning Petition # 9577 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 # 9577 is to become effective (one day following publication in the Wisconsin State Journal).
- ✓ 2. A Town of Sun Prairie approval certificate is to be included and executed.
- ✓ 3. A City of Madison approval certificate is to be included and executed (extraterritorial jurisdiction).
4. The document is to be completed in accordance with S.236.34, Wisconsin Statutes.
5. The document is to comply with S.236.20(3)(b), Wisconsin Statutes (center of Section does not satisfy this provision).
6. The legal description is to be reviewed with respect to mathematical consistency.
7. An owners certificate in accordance with S.236.21(2), Wisconsin Statutes is to be included.
- ✓ 8. 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."
- ✓ 9. All owners of record are to be included in the owners certificate (County records indicate that Thomas A. Freitag & Alice D. Freitag are owners). Spouses signatures and middle initials are required to provide valid certificates.

Birrenkott Surveying Company
December 26, 2006
Page 2

10. The required certificates are to be executed.
- ✓ 11. Lot 1 is to be a minimum of 2 net acres in area.
- ✓ 12. The net lot area calculation is to be specified in square feet.
- ✓ 13. A notation is to be affixed to the document "refer to building site information contained in the Dane County Soil Survey."
- ✓ 14. County records indicate that the Burke Road right-of-way width is 66'.
- ✓ 15. The correct right-of-way width is to be shown and dimensioned.
- ✓ 16. 40' South of the Burke Road right-of-way centerline is to be clearly designated "dedicated to the public."
- ✓ 17. The owners certificate is to include the term "dedicated."
- ✓ 18. The Town approval certificate is to include "the public highway right-of-way dedication designated herein is hereby acknowledged and accepted by the Town of Sun Prairie."
- ✓ 19. Distances between existing structures and lot boundaries are to be specified.
- ✓ 20. The approximate location of the existing on-site sewage disposal system is to be shown.
- ✓ 21. The name and address of the individual(s) for whom the survey is prepared is to be shown on the document, as required.

When the above conditions have been fully satisfied, the original document may be submitted to which the Dane County approving signature will be affixed. Please contact the writer with questions regarding this matter.

Sincerely,


Norbert Scribner, Land Division Review

cc: Thomas A. Freitag
Clerk, Town of Sun Prairie
City of Madison Planning Department (extraterritorial jurisdiction)

Enclosure:

DANE COUNTY ORDINANCE AMENDMENT NO. 9577

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

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Sun Prairie be amended to include in the A-2(2) Agricultural District/s the following described land:

PETITION NUMBER: 9577

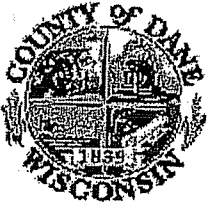
Part of the NW 1/4 NW 1/4 of Section 30, Town of Sun Prairie described as follows: Commencing at the Northwest corner of said Section 30; thence along the North line of said NW 1/4 N87°58'07" East, 781.17 feet to the point of beginning; thence continuing along said North line N87°58'07" East, 317.13 feet to the Northeast corner of the said NW 1/4 NW 1/4, thence along the East line of the said NW 1/4 NW 1/4, S02°59'00" West, 531.15 feet; thence N89°58'00" West, 531.15 feet; thence N89°58'00" West, 290.00 feet; thence N00°05'24" East, 519.03 feet to 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 conditions.

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.**



Dane County Planning and Development Department

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

Fax (608) 267-1540

www.countyofdane.com/plandev/

Community Developme.
(608)261-9781, Rm. 362.

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

ALICE & THOMAS FREITAG
2952 BURKE RD
SUN PRAIRIE WI 53590

October 30, 2006
(Revised)

NOTICE OF DELAYED EFFECTIVE DATE **DEADLINE FOR PETITION #9577**

Please be advised that rezone petition #9577 in Section 30 of the Town of Sun Prairie will not become effective unless the following conditions are complied with by the deadline date ("delayed effective date") listed below.

CONDITIONS OF APPROVAL OF PETITION #9577

- 1) An approved Certified Survey Map recorded with the Dane County Register of Deeds Office.

THE DELAYED EFFECTIVE DATE DEADLINE IS 01/22/07

The above condition(s) must be satisfied no later than **01/22/07**

- The survey review may also take 60 days, please take this into consideration when you are submitting a survey for approval. A survey submitted close to or on the deadline date may not be processed in time to meet the recording deadline.

IMPORTANT

Failure to record the survey and/or deed restriction *and/or notice document* with the Dane County Register of Deeds by the Delayed Effective Date Deadline listed above will null and void the Zoning Petition. The time period may not be extended.

Please provide Dane County Zoning with a copy of the recorded survey or deed restriction *or notice document*. These are required for log entry, closing of files and notifications of effective date to the County Clerk, Town Clerk and property owner.

Town of Sun Prairie

5556 Twin Lane Road
Marshall, WI 53559
(608) 837-6688
Fax (608) 825-4864

Web site: www.townofsunprairie.info

Lyle Updike, Chair
Vernon Pogue, Supervisor
Doug Yelk, Supervisor
Claudia Quick, Clerk
Joan Rademacher, Treasurer

September 26, 2006

Norbert Scribner
Land Division Review
Rm 116 City County Bldg
210 Martin Luther King Jr. Blvd.
Madison, WI 53709

Dear Norbert,

The Town Board of the Town of Sun Prairie held a regular meeting on Monday, September 26, 2006. During that meeting the Board reviewed the CSM for the Brad Freitag, section 30, of the Town of Sun Prairie. The Board approved the CSM and asked that the neighboring use language which states "as owner of the lots on 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" be included on each CSM.

Please contact me at 837-6688, if you have any questions.

Sincerely,


Claudia J. Quick
Clerk, Town of Sun Prairie

cc: Dan Birrenkott
Brad Freitag



**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 NORTHWEST 1/4 OF THE NORTHWEST
1/4 OF SECTION 30, T08N, R11E, TOWN OF SUN
PRAIRIE, DANE COUNTY, WISCONSIN

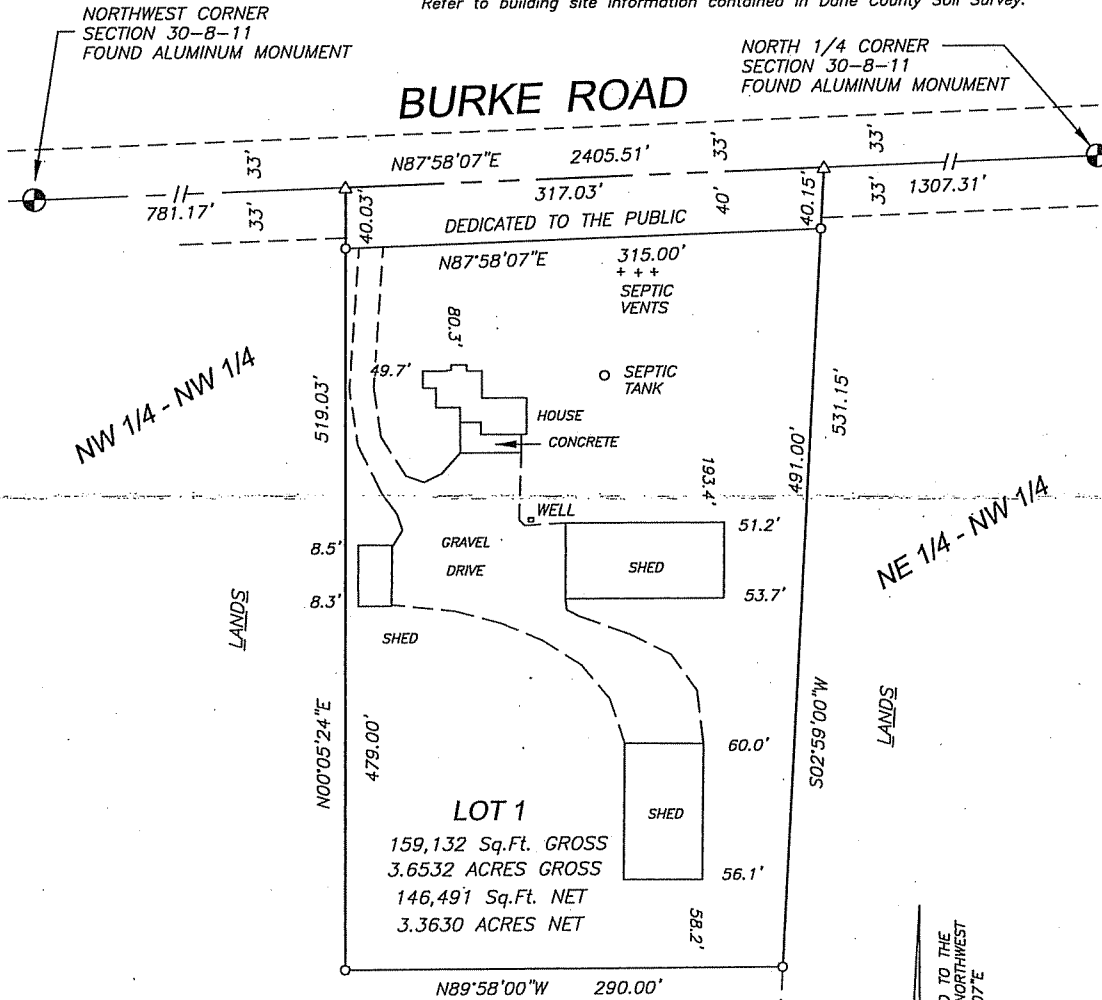
NOTES:

"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."

"Refer to building site information contained in Dane County Soil Survey."



Legend:

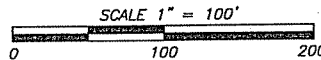
- = 1" Iron Pipe Found
- ⊙ = Section Corner as noted
- = 1"x24" Iron pipe set
- △ = PK Nail set
- () = Recorded as data
- + = SEPTIC VENT

Surveyed For:

JAY FREITAG
3205 BAILEY ROAD
SUN PRAIRIE, WI 53590
(608) 695-5960

J:\1993\93625
SHEET 1 OF 1.
OFFICE MAP NO.060283

BEARINGS REFERENCED TO THE
NORTH LINE OF THE NORTHWEST
1/4 BEARING N87°58'07"E



CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____

