



City of Madison

Proposed Certified Survey Map

CSM Name
MPM CSM

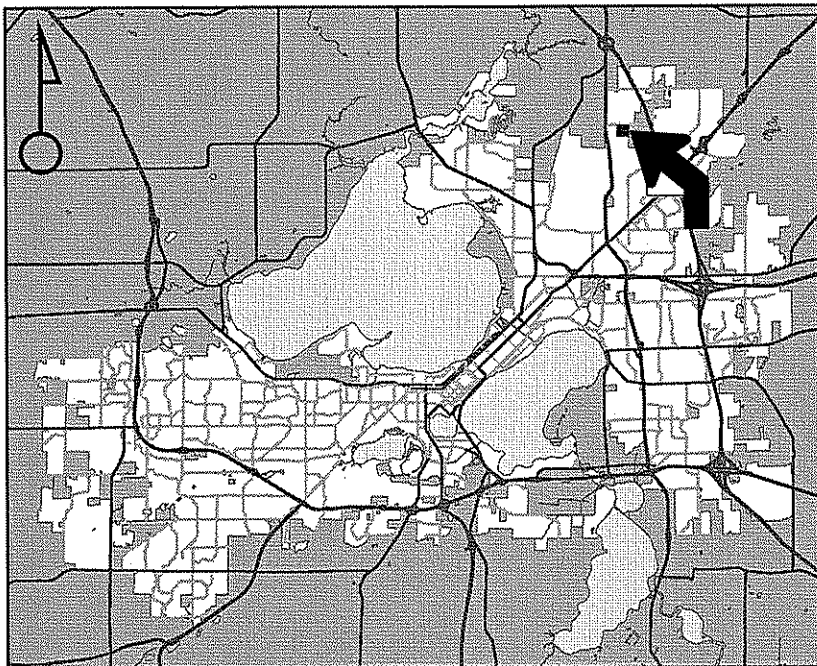
Location
3901 Hanson Road

Applicant
McAllen Properties Madison, LLC/
Chris Adams – Williamson Surveying &
Associates, LLC

Within City Outside City

Proposed Use
3 Industrial Lots

Public Hearing Date
Plan Commission
23 March 2009
Common Council
31 March 2009



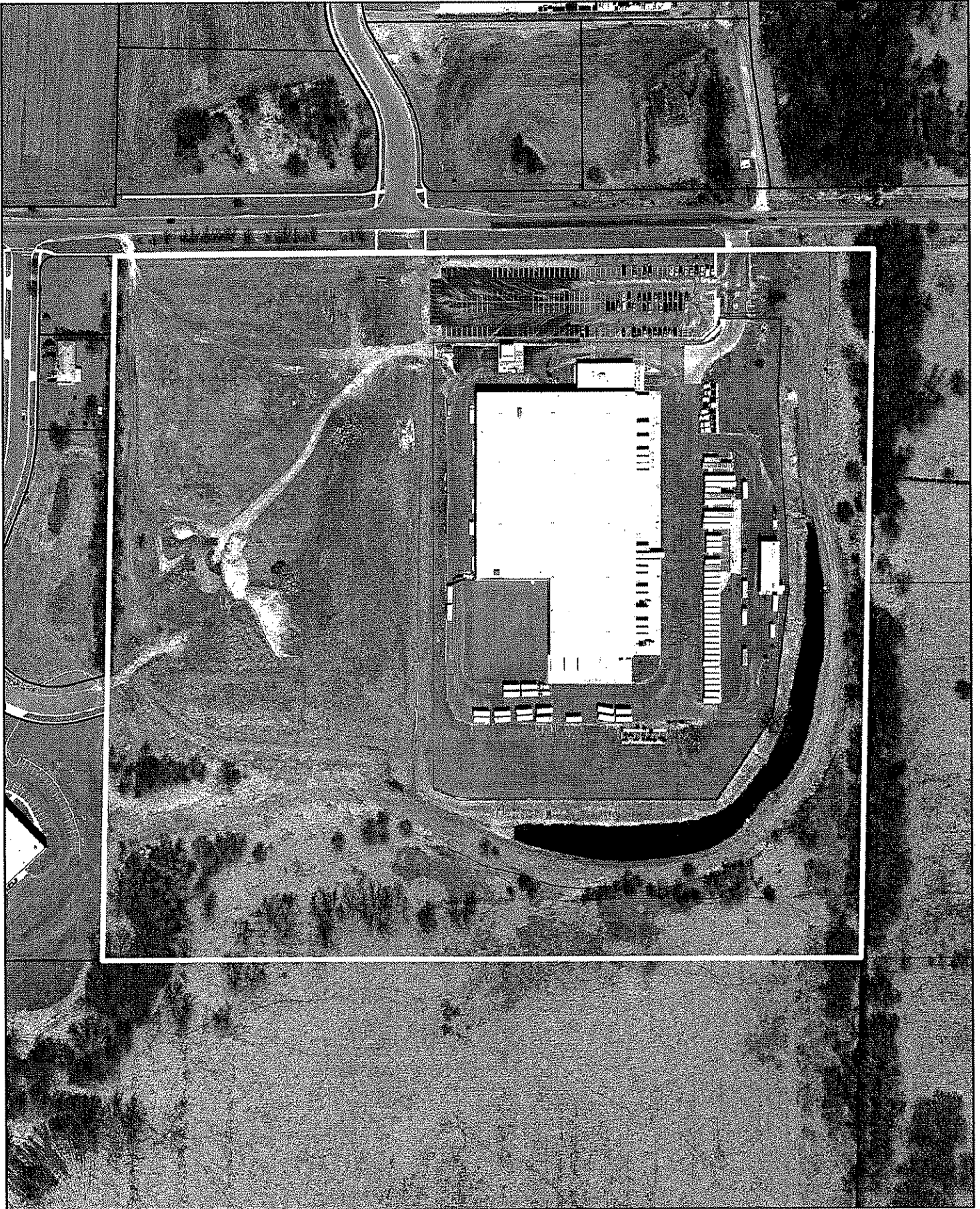
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 09 March 2009

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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

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: McAllen Properties Madison LLC Representative, if any: Carl Chenoweth
 Street Address: 4605 Dove Tail Dr. City/State: Madison WI Zip: 53704
 Telephone: (608) 249-2012 Fax: (608) 249-2032 Email: CARLC@RUEDEBUSCH.COM

Firm Preparing Survey: WILLIAMSON SURVEYING and Associates LLC Contact: Chris Adams
 Street Address: 104A W. Main St City/State: Wausaukee WI Zip: 53597
 Telephone: (608) 255-5705 Fax: (608) 849-9760 Email: CAWILLSURV@TDS.NET

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

3a. Project Information.

Parcel Address: 3901 Hanson Rd in the City or Town of: Madison
 Tax Parcel Number(s): 251/0810-163-0404-0 School District: ?
 Existing Zoning District(s): M-1 Development Schedule: None
 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: _____ Date of Approval by Town: _____
 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			
Retail/Office			
Industrial	3		37.9
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
TOTAL			

Describe the use of the lots and outlots on the survey
<u>Lots 1 & 3 are to be buildable sites for future buildings.</u>
<u>Lot 2 is used by FedEx Ground.</u>

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.

NA



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.

NA



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.

NA



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**.

NA



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 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 Chris Adams Signature Chris Adams

Date 2-2-09 Interest In Property On This Date Surveyor

For Office Use Only	Date Rec'd: <u>2/4/09</u>	PC Date: <u>17-Clavin</u>	Alder: <u>District:</u>	Amount Paid: \$ <u>650</u>
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CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
608-255-5705

**SE 1/4, SW 1/4, Section 16, T8N, R10E, CITY OF MADISON
Dane County, Wisconsin. Including all of Lot 1, C.S.M. No.10768**

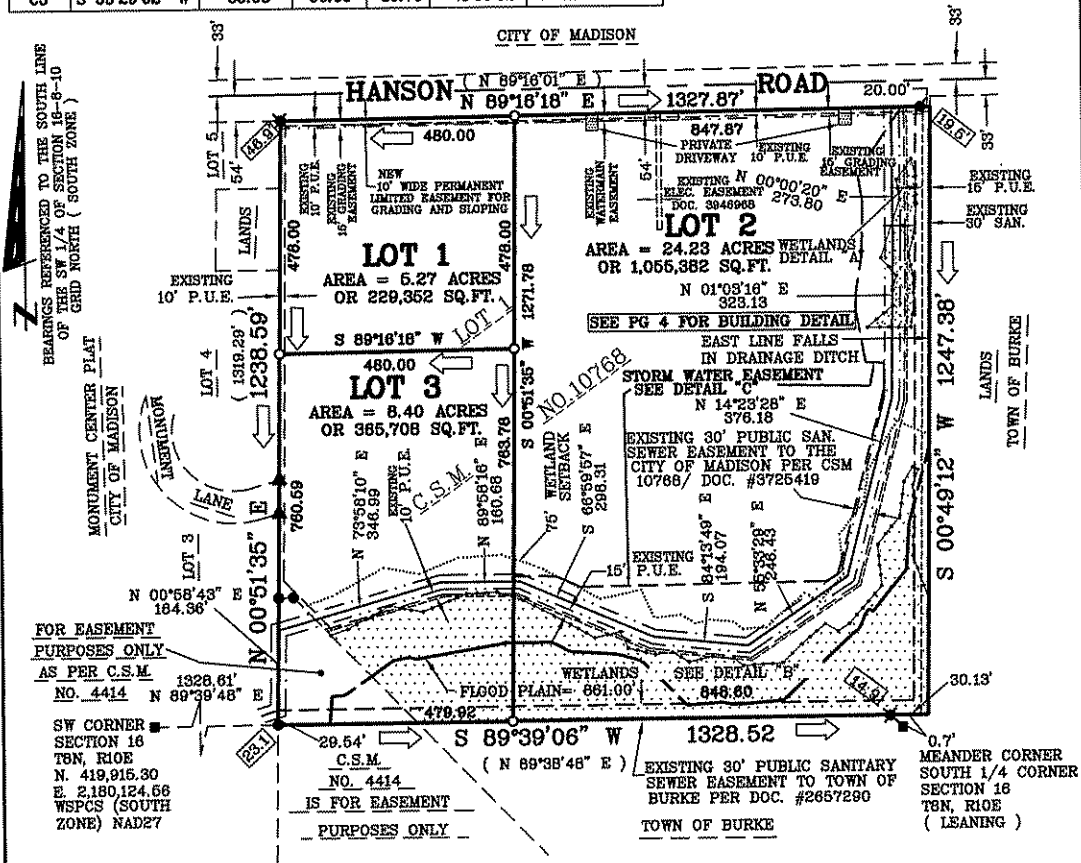
PREPARED FOR:
RUEDEBUSCH DEVELOPMENT AND CONSTRUCTION
P.O. BOX 7155
MADISON, WI, 53707

SCALE 1" = 300'



CURVE	BEARING	DISTANCE	RADIUS	ARC	DELTA	TANGENT
C1	S 85°30'07" E	35.03	50.00	35.79	41°00'52"	N 73°59'28" E
C2	N 18°00'32" W	90.55	60.00	274.40	262°01'43"	
C3	S 59°29'02" W	35.03	50.00	35.79	41°00'52"	S 32°56'36" W

LINE	BEARING	DISTANCE
L1	N 00°51'35" E	68.97
L2	N 73°59'01" E	20.01



FOR EASEMENT PURPOSES ONLY AS PER C.S.M. NO. 4414
SW CORNER SECTION 16 T8N, R10E N. 419,815.30 E. 2,180,124.66 WSPCS (SOUTH ZONE) NAD27

EXISTING 30' PUBLIC SANITARY SEWER EASEMENT TO TOWN OF BURKE PER DOC. #2857290

- LEGEND**
- ▲ FOUND 2" ALUM. MON.
 - ✕ FOUND 2" IRON PIPE
 - FOUND 1" IRON PIPE WITH ALUM. CAP
 - FOUND 3/4" SOLID ROD
 - FOUND BRASS MONUMENT IN CONC.
 - SET 3/4" X 24" REBAR
 - ▨ DEDICATED TO THE PUBLIC
 - ▨ WETLAND
 - W WETLAND SETBACK
 - P.U.E. PUBLIC UTILITY EASEMENT

NOTES:
SEE SHEET 6 FOR ALL NOTES.
ADD 845.6' TO CITY DATUM TO GET U.S.G.S. ELEVATIONS.

SURVEYORS SEAL

DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____

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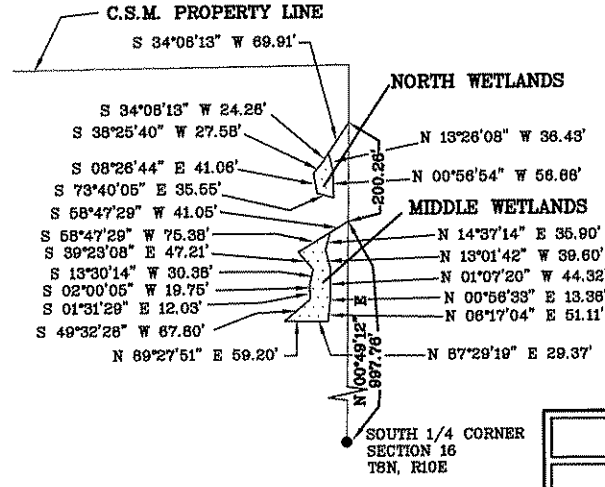
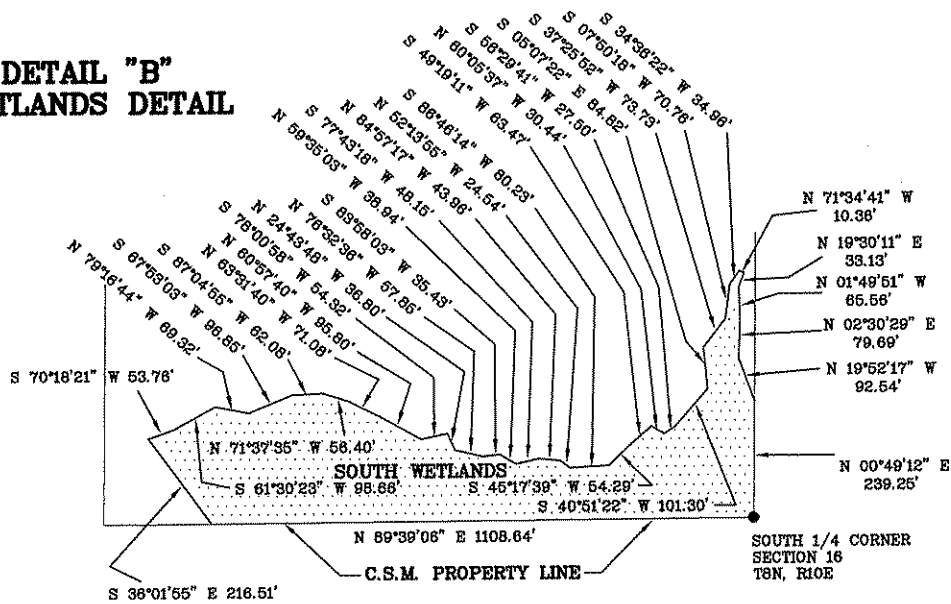
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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
608-255-5705

SE 1/4, SW 1/4, Section 16, T8N, R10E, CITY OF MADISON
Dane County, Wisconsin. Including all of Lot 1, C.S.M. No.10768

DETAIL "B" WETLANDS DETAIL



DETAIL "A" WETLANDS DETAIL

SURVEYORS SEAL

NOTE: Prior to annexation, Town of Burke acquired a sewerage easement. Refer to Document No. 2867290 date January 23, 1995 and recorded January 25, 1995, volume 29254, Pages 1-4.

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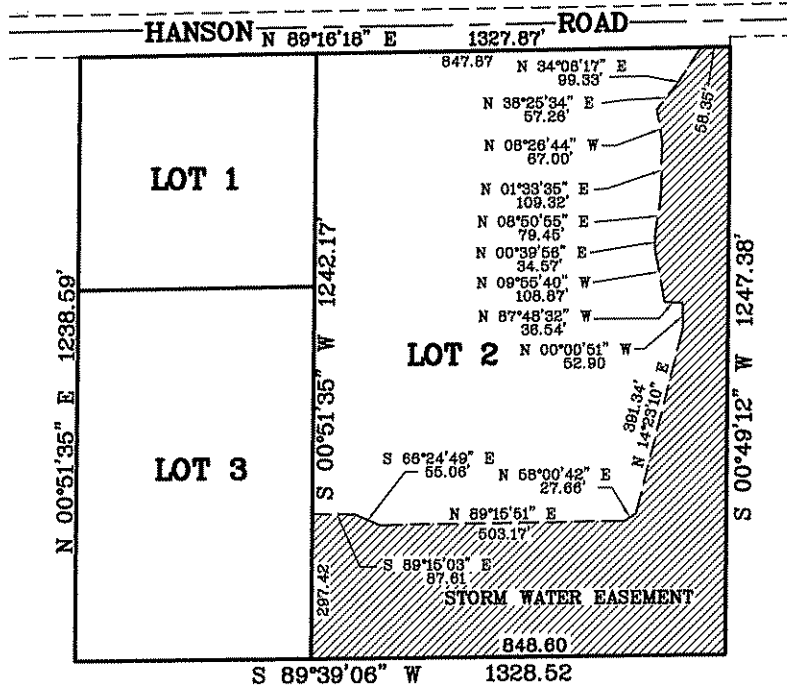
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SE 1/4, SW 1/4, Section 16, T8N, R10E, CITY OF MADISON
Dane County, Wisconsin. Including all of Lot 1, C.S.M. No.10768

DETAIL "C" STORM WATER EASEMENT

SCALE 1" = 300'



DESCRIPTION: STORM WATER EASEMENT FOR USE BY LOTS 1, 2 AND 3

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 16, T8N, R10E, City of Madison, Dane County, Wisconsin being part of Lot 1, Certified Survey Map No. 10768 more particularly described as follows:

Commencing at the Southwest corner of said Lot 1; thence N 89°39'06" E, 479.59 feet to the point of beginning.

thence N 0°51'35" E, 297.42 feet; thence S 89°15'03" E, 87.61 feet; thence S 66°24'49" E, 55.06 feet; thence N 89°15'51" E, 503.17 feet; thence N 58°00'42" E, 27.66 feet; thence N 14°23'10" E, 391.34 feet; thence N 00°00'51" W, 52.90 feet; thence N 87°48'32" W, 36.54 feet; thence N 9°55'40" W, 108.87 feet; thence N 0°39'58" E, 34.57 feet; thence N 8°50'55" E, 79.45 feet; thence N 1°33'35" E, 109.32 feet; thence N 8°26'44" W, 67.00 feet; thence N 38°25'34" E, 57.28 feet; thence N 34°08'17" E, 99.33 feet; thence N 89°16'18" E, 58.35 feet; thence S 0°49'12" W, 1247.38 feet; thence S 89°39'06" W, 788.61 feet to the point of beginning. This parcel contains 7.97 acres.

SURVEYORS SEAL

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CERTIFIED SURVEY MAP

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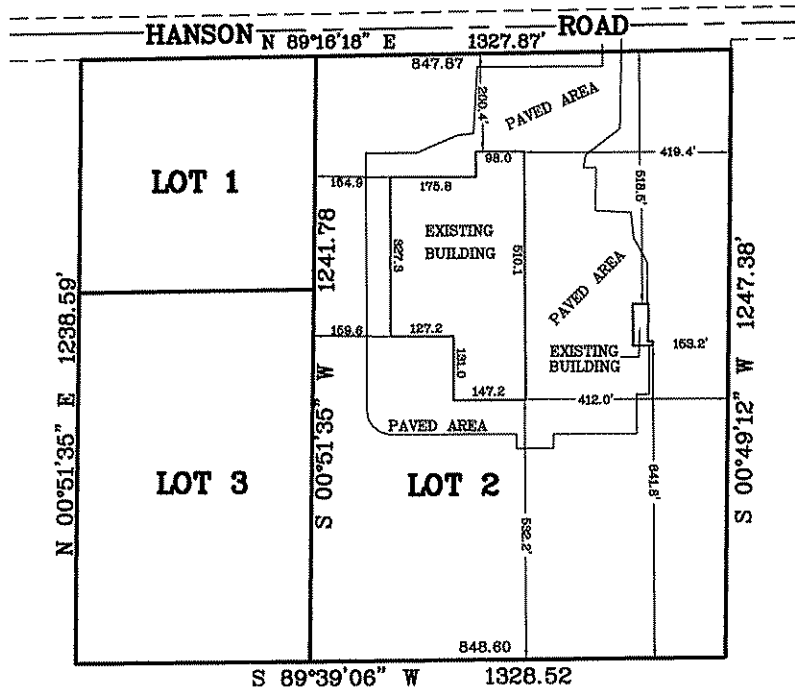
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

608-255-5705

SE 1/4, SW 1/4, Section 16, T8N, R10E, CITY OF MADISON
Dane County, Wisconsin. Including all of Lot 1, C.S.M. No.10768

BUILDING DETAIL

SCALE 1" = 300'



SURVEYORS SEAL

CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES LLC

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SE 1/4, SW 1/4, Section 16, T8N, R10E, CITY OF MADISON
Dane County, Wisconsin. Including all of Lot 1, C.S.M. No.10768

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of the City of Madison, and by the direction of the owners listed below, I have surveyed, divided and mapped a correct representation of the exterior boundaries of the land surveyed being part of the SW 1/4 of Section 16, T8N, R10E, City of Madison, Dane County, Wisconsin being more particularly described as follows:

All of Lot 1, Certified Survey Map No. 10768, Document No. 3725419, recorded in Volume 64 of Dane County Certified Surveys on Pages 103, 104, 105, 106 and 107.

This certified survey map is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land.

Williamson Surveying and Associates LLC
by Noa T. Prieve

Date _____

Noa T. Prieve S-2499
Managing Member

LIMITED LIABILITY COMPANY CERTIFICATE:

McAllen Properties LLC., a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner does hereby certify that said limited liability company caused the land described on the certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

McAllen Properties LLC., does further certify that this certified survey map is required to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said McAllen Properties LLC., has caused these presents to be signed by Claude E. McAllen, managing member, of said Limited Liability Company and acknowledged that he executed the foregoing instrument as such member as the deed of said Limited Liability Company, by its authority.

WITNESS the hand seal of said owners this _____ day of _____, 200__.

McAllen Properties LLC.

STATE OF WISCONSIN)
DANE COUNTY)

Claude E. McAllen, Managing Member

Personally came before me this _____ day of _____, 200__ the above named Claude E. McAllen, managing member of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument and to me known to be such member of said corporation, and acknowledged that he executed the foregoing instrument as such managing member as the deed of said Limited Liability Company, by its authority.

_____ County, Wisconsin.
My commission expires _____

Notary Public

Print Name

Page 5 of 9

SURVEYORS SEAL

08W-308

CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES LLC

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608-255-5705

SE 1/4, SW 1/4, Section 16, T8N, R10E, CITY OF MADISON
Dane County, Wisconsin. Including all of Lot 1, C.S.M. No.10768

NOTES:

- 1.) ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A PUBLIC EASEMENT FOR DRAINAGE PURPOSES AND SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO STRUCTURES MAY BE CONSTRUCTED OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. WITHIN SAID EASEMENT AND NO OTHER OBSTRUCTIONS TO DRAINAGE, INCLUDING LANDSCAPING ARE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- 2.) ARROWS INDICATE THE DIRECTION OF DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES, SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER, ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.
- 3.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- 4.) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARDS TO STORM WATER DETENTION AT THE TIME THEY DEVELOP.
- 5.) UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- 6.) IN THE EVENT OF THE CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVE RE-DIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENT FOR DRAINAGE PURPOSES ARE RELEASED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
- 7.) ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).
- 8.) ELEVATIONS ARE REFERENCED TO THE CITY OF MADISON DATUM.

SURVEYORS SEAL

CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES LLC

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608-255-5705

SE 1/4, SW 1/4, Section 16, T8N, R10E, CITY OF MADISON
Dane County, Wisconsin. Including all of Lot 1, C.S.M. No.10768

CONSENT OF MORTGAGEE:

Anchorbank FSB, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Anchorbank FSB, has caused these presents to be signed by its corporate officer listed below at _____, Wisconsin and its corporate seal hereunto affixed on this _____ day of _____, 20_____.

ANCHORBANK FSB

STATE OF WISCONSIN)
DANE COUNTY)SS

Personally came before me this _____ day of _____, 20_____

_____, its _____ of the above named corporation, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public

_____ County, Wisconsin.

My commission expires _____

SURVEYORS SEAL

CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES LLC

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608-255-5705

SE 1/4, SW 1/4, Section 16, T8N, R10E, CITY OF MADISON
Dane County, Wisconsin. Including all of Lot 1, C.S.M. No.10768

CONSENT OF MORTGAGEE:

GE Commercial Finance Business Property Corp., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said GE Commercial Finance Business Property Corp., has caused these presents to be signed by its corporate officer listed below at _____, Wisconsin and its corporate seal hereunto affixed on this _____ day of _____, 20____.

GE Commercial Finance Business Property Corp.,

STATE OF WISCONSIN)
DANE COUNTY) SS

Personally came before me this _____ day of _____, 20____.

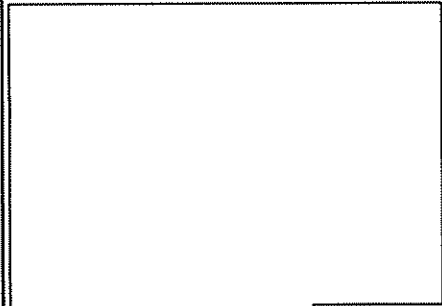
_____, its _____ of the above named corporation, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public

_____ County, Wisconsin.

My commission expires _____

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES LLC

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Dane County, Wisconsin. Including all of Lot 1, C.S.M. No.10768

CITY OF MADISON COMMON COUNCIL:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment number _____, File ID Number _____, adopted on the _____ day of _____, 20____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this _____ day of _____, 20____.

City Clerk
City of Madison, Dane County

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission
action of ____ day of _____, 20____.

Mark Olinger, Secretary,
City of Madison, Planning
Commission

REGISTER OF DEEDS:

Received for recording this _____ day of _____, 20____ at
_____ o'clock _____ M. and recorded in Volume _____ of Dane County

Certified Surveys on pages _____ and _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL