



**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."

- For **Preliminary** and **Final Plats**, an application fee of \$200, plus \$35 per lot or 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.

2. Applicant Information.

Name of Property Owner: ALBERT TOON
JOHN WIENCEK Representative, if any: _____

Street Address: 5430 LAKE MENOTA DRIVE City/State: MADISON WI Zip: 53705

Telephone: () 469-7850 Fax: () _____ Email: _____

Firm Preparing Survey: DONOFRIO KOTTKE & ASSOC. Contact: WAYNE BARSNESS

Street Address: 7530 WESTWARD WAY City/State: MADISON WI Zip: 53717

Telephone: () 833-7530 Fax: () 833-1089 Email: WBARSNESS@DONOFRIO.CC

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

3a. Project Information.

Parcel Address: 5426, 5428 & 5430 LAKE MENOTA DR. in the City or Town of: MADISON

Tax Parcel Number(s): 0709-181-0403-8, 0709-181-0402-0, 0709-181-0401-2 School District: MADISON

Existing Zoning District(s): R1 - SINGLE FAMILY Development Schedule: 2010

Proposed Zoning District(s) (if any): N/A Please provide a Legal Description on your CSM or plat.

3b. For Surveys Located Outside the Madison City Limits 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 processed, a copy of the approval letters from both the town and Dane County must be submitted.

4. Survey Contents and Description. Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres	Land Use	Lots	Outlot	Acres
Residential	2		0.71	Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Retail/Office				Outlots Maintained by a Private Group or Association			
Industrial							
Other (state use)							
PROJECT TOTAL	2		0.71				

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) & (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. **The requirement to include a letter of intent is not required for 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. The survey firm and property owner should refer to the Report of Title when preparing the plat or CSM.

For any plat or CSM creating common areas to be maintained by private association: Two 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.

Completed application and required fee (from Section 1b): 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 transmittal shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at 266-4635 for assistance.

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

Applicant's Printed Name WAYNE BARNES Signature Wayne Barnes
Date 11/15/10 Interest In Property On This Date OWNER'S SURVEYOR

For Office Use Only	Date Rec'd: _____	PC Date: _____	Alder District: _____	Amount Paid: \$ _____
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Effective July 20, 2010

SITE PLAN - EXISTING

LAKE MENDOTA

MENDOTA BEACH SUBDIVISION

BLOCK 6

LOT 7

CLIFFORD COURT

234' +/- TO WATERS EDGE

N49°56'48"E

33'

34' +/-
200.19'

BOAT HOUSE

WOOD DECK

2 STORY HOUSE

5430

GARAGE

58'

HOUSE AND GARAGE TO BE REMOVED

2 STORY HOUSE

5428

GARAGE

41'

N40°09'11"W 131.52'

36' +/-
199.50'

236' +/- TO WATERS EDGE
S49°47'09"W

WOOD DECK

2 STORY HOUSE

5426

GARAGE

33'

MENDOTA BEACH SUBDIVISION

BLOCK 7

LOT 3

66'

LAKE MENDOTA DRIVE

66'



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

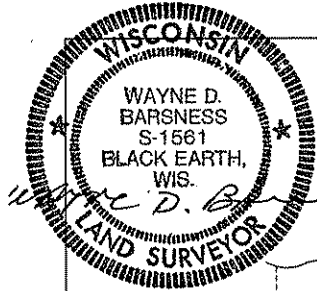


Scale 1" = 40'

DATE: 10-18-10

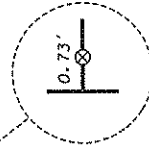
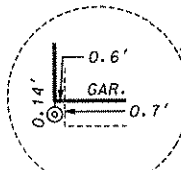
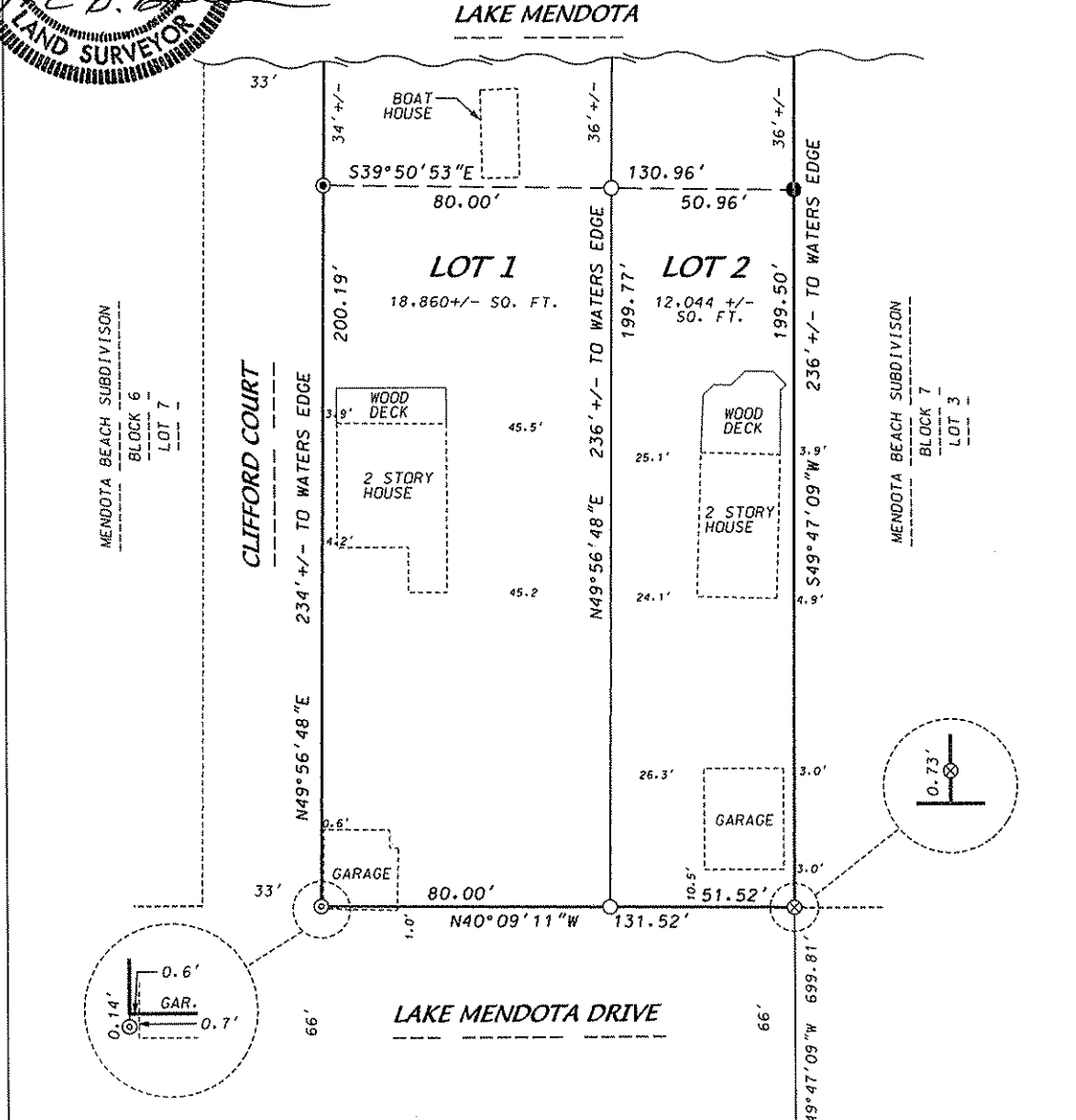
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REV.

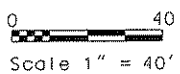


CERTIFIED SURVEY MAP

Lot 1 and 2, Block 7, Mendota Beach Subdivision
 Located in the SW 1/4 of the NE 1/4 of Section 18, T7N, R9E
 City of Madison, Dane County, Wisconsin



BEARINGS REFERENCED TO THE WEST LINE OF THE SE 1/4 OF SECTION 18, T7N, R9E WCCS DANE COUNTY ZONE 1997 COORDINATE SYSTEM GRID BEARING N00°15'16"W



FOUND CITY OF MADISON CONCRETE MONUMENT W/BRASS CAP CENTER OF SECTION 18 T7N, R9E WCCS DANE ZONE 1997 N 483,057.07' E 797,293.48'

FOUND CITY OF MADISON CONCRETE MONUMENT W/BRASS CAP SOUTH 1/4 CORNER SECTION 18, T7N, R9E

LEGEND

- ⊙ FOUND 1" PIPE
- ⊗ FOUND 1" PINCHED PIPE
- FOUND 3/4" SOLID ROUND IRON STAKE
- ⊙ FOUND 3/4" PIPE
- SET 3/4"x18" SOLID ROUND IRON STAKE WEIGHING 1.50 LBS./FT.

DATE: 10-18-10
 F.N.: 10-07-118
 C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ SHEET _____

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CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE

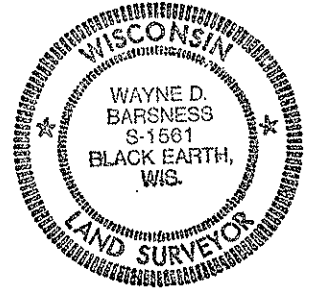
I, Wayne D. Barsness, Registered Land Surveyor S-1561, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Lots 1 and 2, Block 7, Mendota Beach Subdivision recorded in Volume 4 of plats page 27 as document number 213041, located in the SW1/4 of the NE1/4 of Section 18, T7N, R9E, City of Madison, Dane County, Wisconsin. Containing 30,904 square feet more or less.

Dated this 18TH day of OCTOBER, 2010

Wayne D. Barsness

Wayne D. Barsness, Registered Land Surveyor S-1561



OWNER'S CERTIFICATE

Albert and Jane Toon Joint Revocable Trust, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.

In witness whereof, said Albert and Jane Toon Joint Revocable Trust has caused these presents to be signed by its trustees listed below at Madison, Wisconsin, this _____ day of _____, 20__.

ALBERT AND JANE TOON JOINT REVOCABLE TRUST

Albert L. Toon, Jr., Trustee


Jane E. Toon, Trustee

ACKNOWLEDGMENT

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 20__, the above named Albert L. Toon, Jr. and Jane E. Toon, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission (is permanent) _____
Notary Public, Dane County, Wisconsin


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CERTIFIED SURVEY MAP

OWNER'S CERTIFICATE

John S. Wienczek, as owner, does hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.

Witness the hand and seal of said Owner this _____ day of _____, 20__.


John S. Wienczek

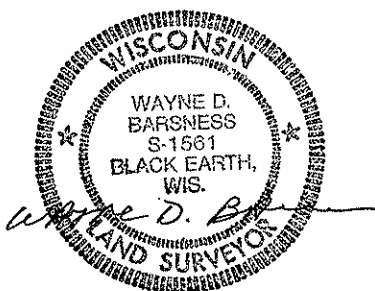
STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 20__, the above named John S. Wienczek, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires _____

Notary Public, Dane County, Wisconsin


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VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

OWNER'S CERTIFICATE

As Owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

We also certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.

Witness the hand and seal of said owners this _____ day of _____, 20__.

IN PRESENCE OF:
LAND CONTRACT VENDOR:

Ellen Cox

LAND CONTRACT VENDEE: Albert and Jane Toon Joint Revocable Trust

Albert L. Toon, Jr., Trustee

Jane E. Toon, Trustee

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) S.S.

Personally came before me on _____ day of _____, 20__, the above named Ellen Cox, to me known to be the person who executed the foregoing instrument and acknowledged the same.


My Commission expires: _____
Notary Public, _____ County, _____

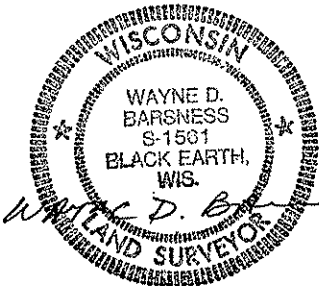
ACKNOWLEDGMENT

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me on _____ day of _____, 20__, the above named Albert L. Toon, Jr. and Jane E. Toon, to me known to be the person (s) who executed the foregoing instrument and acknowledged the same.

My Commission (is permanent) _____
Notary Public, Dane County, Wisconsin


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CERTIFIED SURVEY MAP

MORTGAGEE CERTIFICATE

Capitol Bank, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map.

In witness whereof, said Capitol Bank has caused these presents to be signed by its corporate officer(s) listed below, and its corporate seal to be hereunto affixed this _____ day of _____, 2010.

CAPITOL BANK

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 20____, the above named corporate officer(s) to me known to be the persons(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires _____
Notary Public, Dane County, Wisconsin

MORTGAGEE CERTIFICATE

AnchorBank, s.s.b., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the lands described on this Certified Survey Map.


In witness whereof, said AnchorBank, s.s.b., has caused these presents to be signed by its corporate officer(s) listed below, and its corporate seal to be hereunto affixed on this _____ day of _____, 20____.

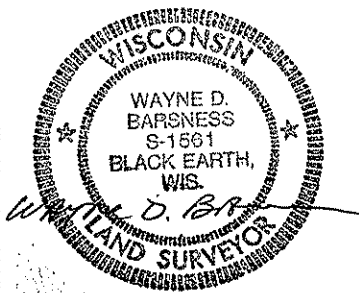
ANCHORBANK, s.s.b.

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 20____, the above named corporate officer(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires _____
Notary Public, Dane County, Wisconsin


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DATE: 10-18-10
F.N.: 10-07-118
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

MORTGAGEE CERTIFICATE

Wells Fargo Bank, N.A., a corporation duly organized and existing under and by virtue of the laws of the United States, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map.

In witness whereof, said Wells Fargo Bank, N.A., has caused these presents to be signed by its corporate officer(s) listed below, and its corporate seal to be hereunto affixed on this _____ day of _____, 20__.

WELLS FARGO BANK, N.A.

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally came before me this _____ day of _____, 20__, the above named corporate officer(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires _____
Notary Public, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

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

By: _____ Date: _____
Mark A. Olinger, Secretary Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

"Resolved that this Certified Survey Map located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted on the _____ day of _____, 2010, 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."

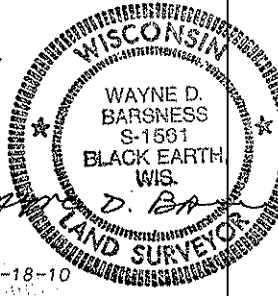
Dated this _____ day of _____, 2010.

Maribeth Witzel-Behl, City Clerk, City of Madison, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2010 at _____ o'clock _____ M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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