



City of Madison

Proposed Certified Survey Map

CSM Name

Skaar CSM III

Location

3098 Hope Hollow Trail

Applicant

Larry Skaar-Skaar Living Trust/
Dan Birrenkott-Birrenkott Surveying, Inc.

Within City Outside City

Proposed Use

2 Residential Lots

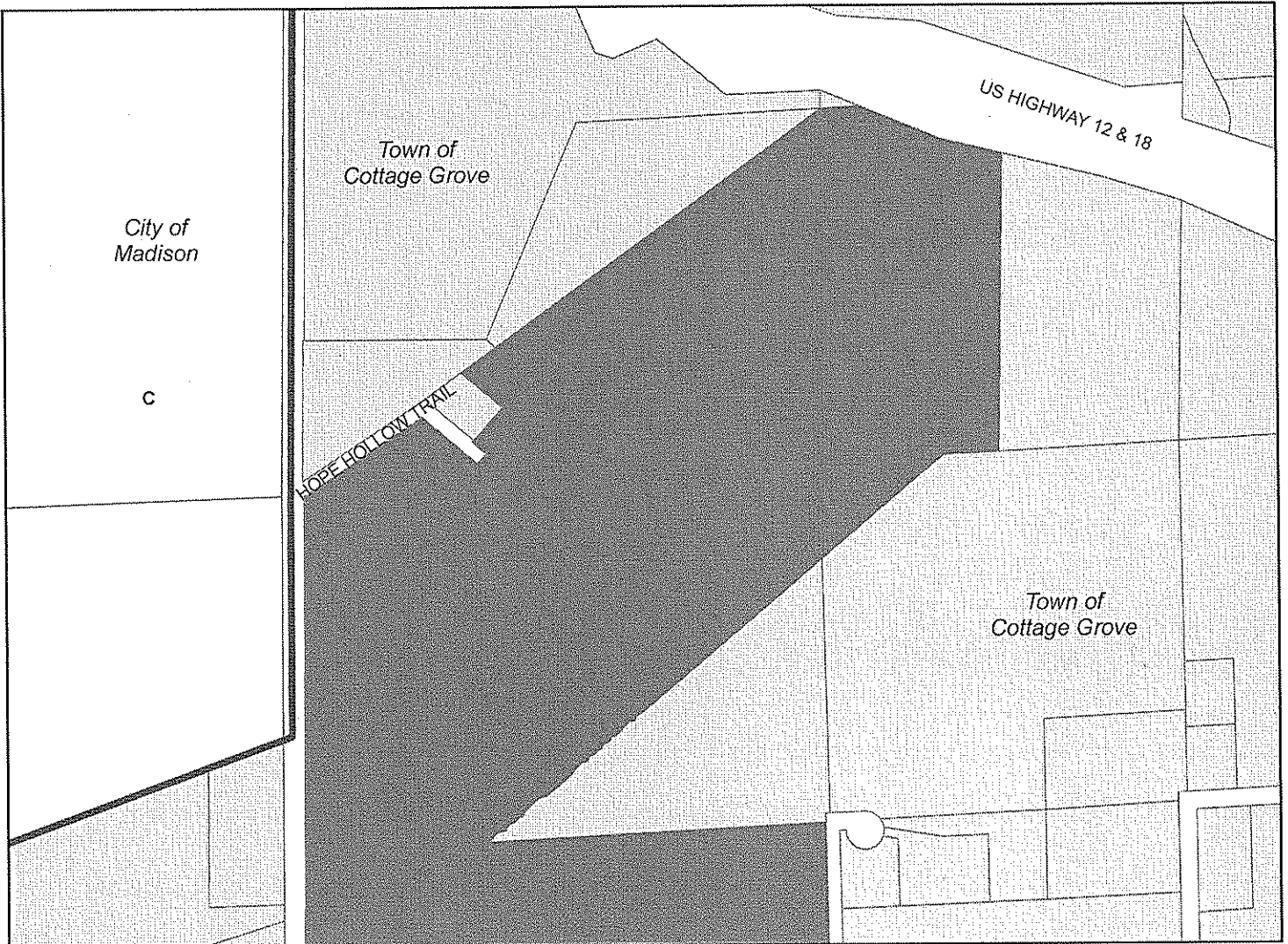
Public Hearing Date

Plan Commission

26 July 2010

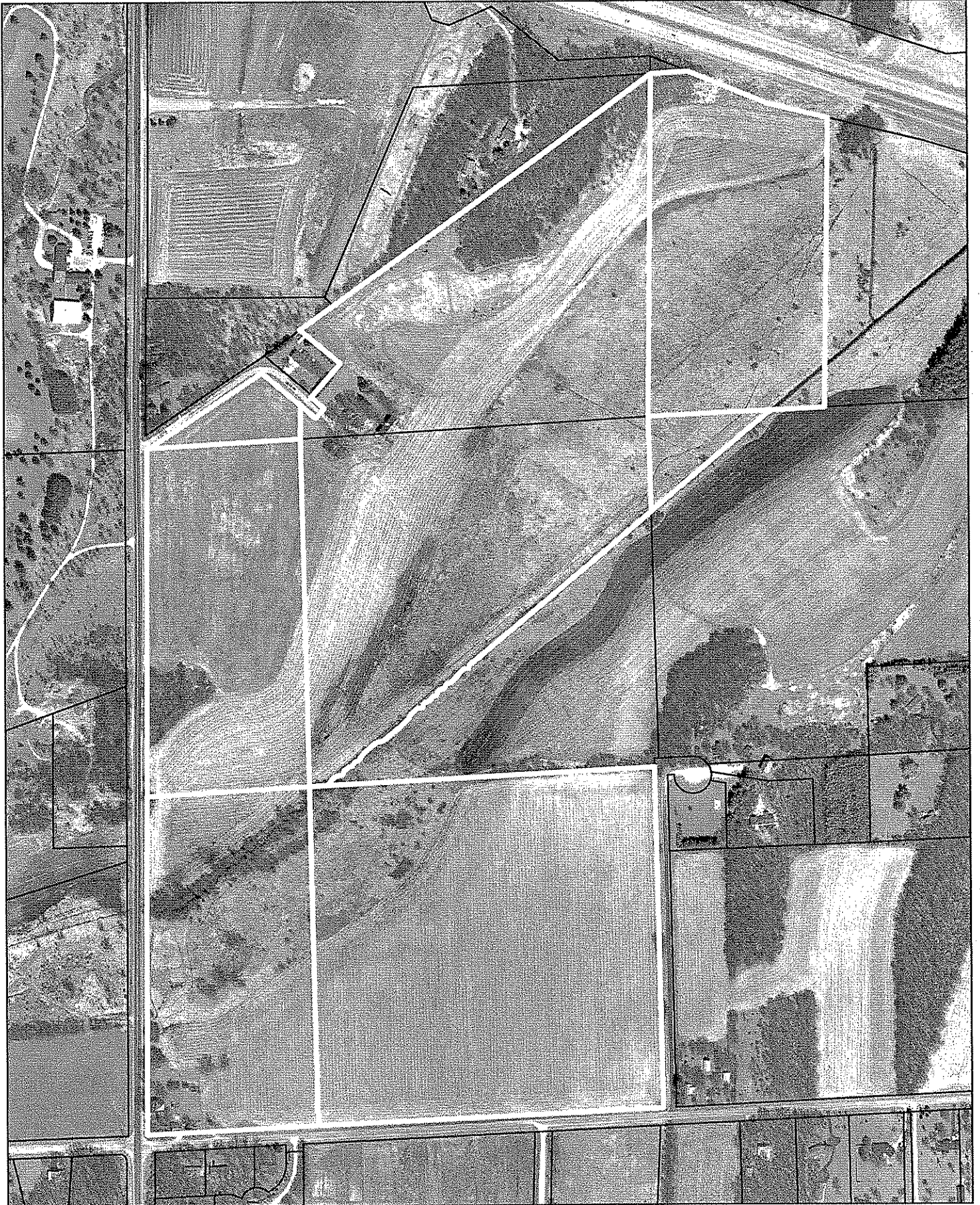


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 600'

City of Madison, Planning Division : RPJ : Date : 13 July 2010







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: LARRY G. SKAAR Representative, if any: _____
 Street Address: 3287 FIELD VIEW LANE City/State: COTTAGE GROVE, WI Zip: 53527
 Telephone: (608) 692-5510 Fax: () Email: _____

Firm Preparing Survey: BIRRENKOTT SURVEYING INC. Contact: DAN BIRRENKOTT
 Street Address: PO Box 237 City/State: SUN PRAIRIE, WI Zip: 53590
 Telephone: (608) 837-7463 Fax: (608) 837-1081 Email: BIRRENKOTT@SAWL.NET

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

3a. Project Information.

Parcel Address: 3098 HOPE HOLLOW TRAIL in the City or Town of: TOWN COTTAGE GROVE
 Tax Parcel Number(s): 0711-303-9740-4, 0711-303-9260-5 School District: MONONA GROVE
 Existing Zoning District(s): A-1EX Development Schedule: _____
 Proposed Zoning District(s) (if any): R-1 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: APRIL 13, 2010 Date of Approval by Town: FEBRUARY 1, 2010
 In order for an exterritorial 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	2		2.696
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
TOTAL	2		2.696

Describe the use of the lots and outlots on the survey
THE TWO PROPOSED LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES
LOT 1 IS VACANT, LOT 2 HAS EXISTING HOME & FARM BUILDINGS

OVER →

0711-312-8500-5
0711-312-8000-0

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):** \$ 500.00 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 DANIEL V. BIRKENKOTT Signature [Signature]
Date 5-28-2010 Interest In Property On This Date AGENT

For Office Use Only	Date Rec'd:	PC Date	Alder, District:	Amount Paid: \$
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CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31 ALL IN T7N, R11E, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN

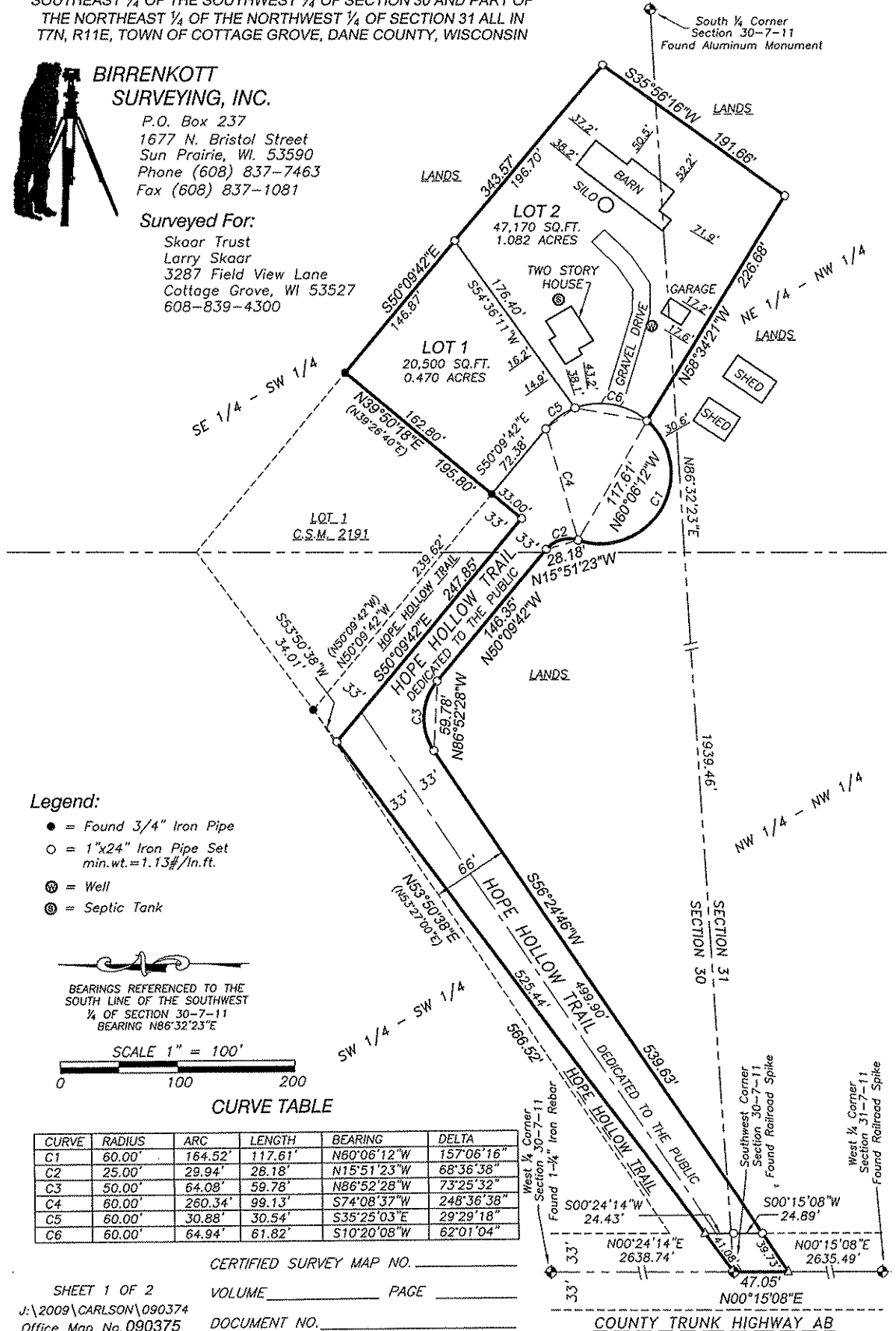


**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

Surveyed For:

Skaar Trust
Larry Skaar
3287 Field View Lane
Cottage Grove, WI 53527
608-839-4300

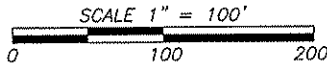


Legend:

- = Found 3/4" Iron Pipe
- = 1"x24" Iron Pipe Set
min. wt. = 1.13#/in. ft.
- ⊙ = Well
- ⊕ = Septic Tank



BEARINGS REFERENCED TO THE
SOUTH LINE OF THE SOUTHWEST
1/4 OF SECTION 30-7-11
BEARING N86°32'23"E



CURVE TABLE

CURVE	RADIUS	ARC	LENGTH	BEARING	DELTA
C1	60.00'	164.52'	117.61'	N60°06'12"W	157°06'16"
C2	25.00'	29.94'	28.18'	N15°51'23"W	68°36'36"
C3	50.00'	64.08'	59.78'	N86°52'28"W	73°25'32"
C4	60.00'	260.34'	99.13'	S74°08'37"W	248°36'38"
C5	60.00'	30.88'	30.54'	S35°25'03"E	29°29'18"
C6	60.00'	64.94'	61.82'	S10°20'08"W	62°01'04"

CERTIFIED SURVEY MAP NO. _____

SHEET 1 OF 2
J:\2009\CARLSON\090374
Office Map No. 090375

VOLUME _____ PAGE _____
DOCUMENT NO. _____

COUNTY TRUNK HIGHWAY AB

CERTIFIED SURVEY MAP

DATED: MAY 26, 2010



**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, hereby 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 of the exterior boundaries of the land surveyed and division of that land, in accordance with the information provided.

Daniel V Birrenkott, Registered Land Surveyor No. S-1531 I,

Description:

Part of the Southwest 1/4 of the Southwest 1/4, part of the Southeast 1/4 of the Southwest 1/4 of Section 30 and part of the Northeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4 of the Northwest 1/4 of Section 31 all in T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin more particularly described as follows: beginning at the Southwest corner of said Section 30; thence N53°50'38"E, (recorded as N53°27'00"E), 566.52 feet to the most Westerly corner of Lot 1, Certified Survey Map No. 2191; thence along the Southwesterly line of said Lot 1, S50°09'42"E (recorded as S50°33'20"E), 247.85 feet to the most Southerly corner of said Lot 1; thence along the Southeasterly line of said Lot 1, N39°50'18"E (recorded as N39°26'40"E), 195.80 feet to the most Easterly corner of said Lot 1; thence S50°09'42"E, 343.57 feet; thence S35°56'16"W, 191.66 feet; thence N58°34'21"W, 226.68 feet to a point on a curve; thence along a curve to the right having a radius of 60.00 feet with a chord bearing and distance of N60°06'12"W, 117.61 feet to a point of reverse curvature; thence along a curve to the left having a radius of 25.00 feet with a chord bearing and distance of N15°51'23"W, 28.18 feet to a point of tangency; thence N50°09'42"W, 146.35 feet to a point of curvature; thence along a curve to the left having a radius of 50.00 feet with a chord bearing and distance of N86°52'28"W, 59.78 feet to a point of tangency; thence S56°24'46"W, 539.63 feet to the West line of the said Northwest 1/4 of Section 31; thence along said West line N00°15'08"E, 47.05 feet to the said Southwest corner of Section 30 and the point of beginning. The above described parcel contains 117,454 square feet or 2.696 acres.

Owners Certificate:

As owner, Larry G. Skaar hereby certifies that I have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. I also certify that this Certified Survey Map is required by S75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval. This Certified Survey Map is required by the City of Madison as an approving authority.

Larry G. Skaar

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2010, the above named Larry G. Skaar, to me known to me to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

Printed name

My Commission Expires _____

Town of Cottage Grove Approval Certificate:

This Certified Survey Map including any dedications herein is hereby acknowledged and accepted by the Town of Cottage Grove.

Kim Banigan, Clerk
Town of Cottage Grove

Dated

City of Madison Plan Commission Certificate:

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

Mark A. Olinger, Secretary
City of Madison Plan Commission

Dated

Any future subdivision of this property may be subject to the review of the City of Madison using its extraterritorial jurisdiction. Wetlands if present have not been delineated. Refer to building site information contained in Dane County Soil Survey. This survey is subject to any and all easements and agreements both recorded and unrecorded. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes. This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Surveyed for:

Skaar Trust
Larry Skaar
3287 Field View Lane
Cottage Grove, WI 53527

Approved for recording per Dane County Zoning and Land Regulation Committee action of _____, 2010 by _____
Authorized Representative

Surveyed: PFMC / TS
Drawn: PFMC
Checked:
Approved: DVB
Field book: 322/66-67
File: J:\2009\Carlson\090374

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2010 at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey Maps of Dane County on Pages _____.

Kristi Chlebowski, Register of Deeds
Document No. _____

Sheet 2 of 2
Office Map No. 090375CSM

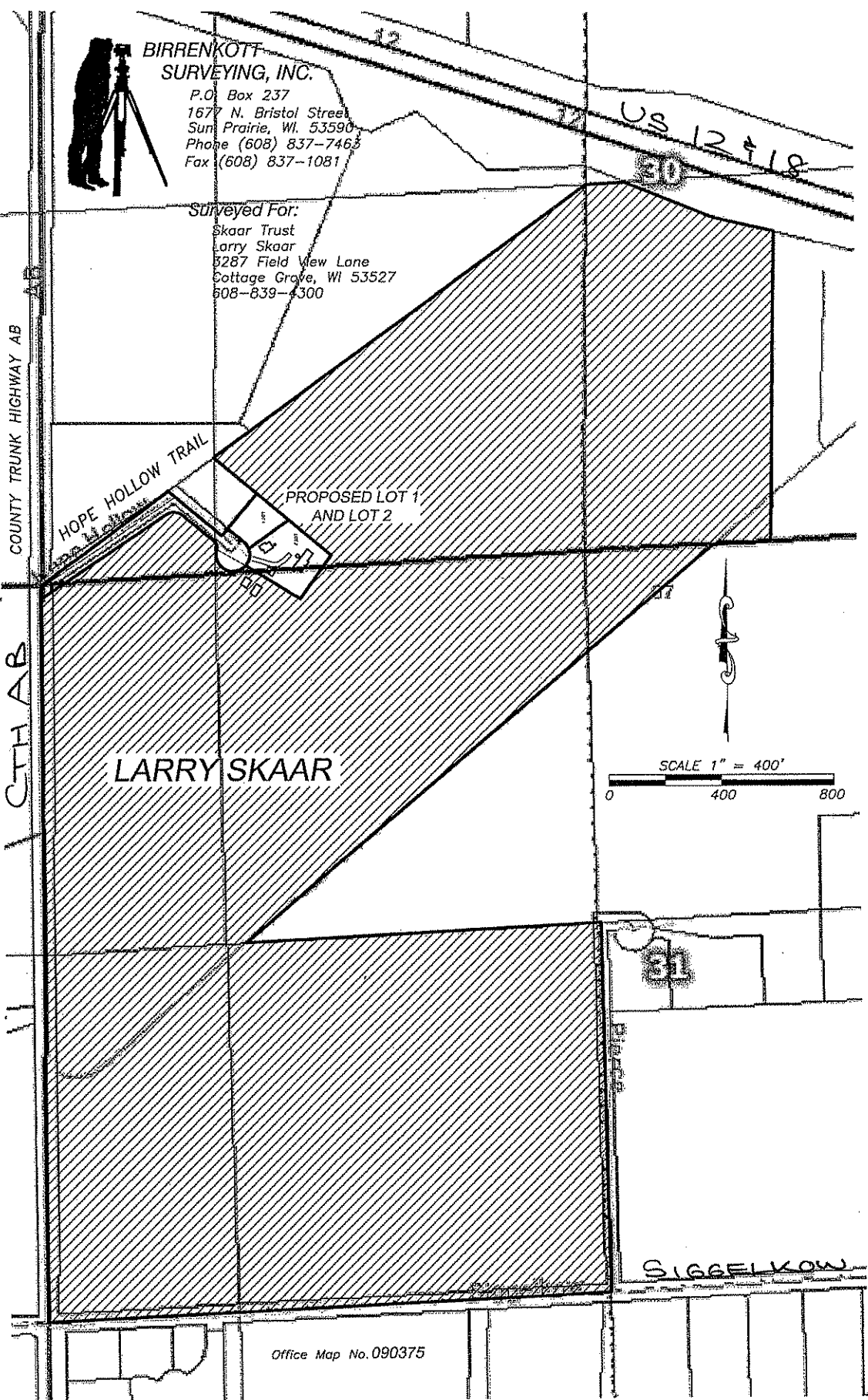
Certified Survey Map No. _____, Volume _____, Page _____



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608-839-4300



COUNTY TRUNK HIGHWAY AB

CTH AB

US 12 + 18

HOPE HOLLOW TRAIL

PROPOSED LOT 1
AND LOT 2

LARRY SKAAR

SIGGELKOW

SCALE 1" = 400'
0 400 800

Office Map No. 090375