



CSM Name

Knoche CSM

Location

5806 & 5714 Old Sauk Road

Applicant

David Knoche/

Mike Ziehr - Calkins Engineering

Within City Outside City

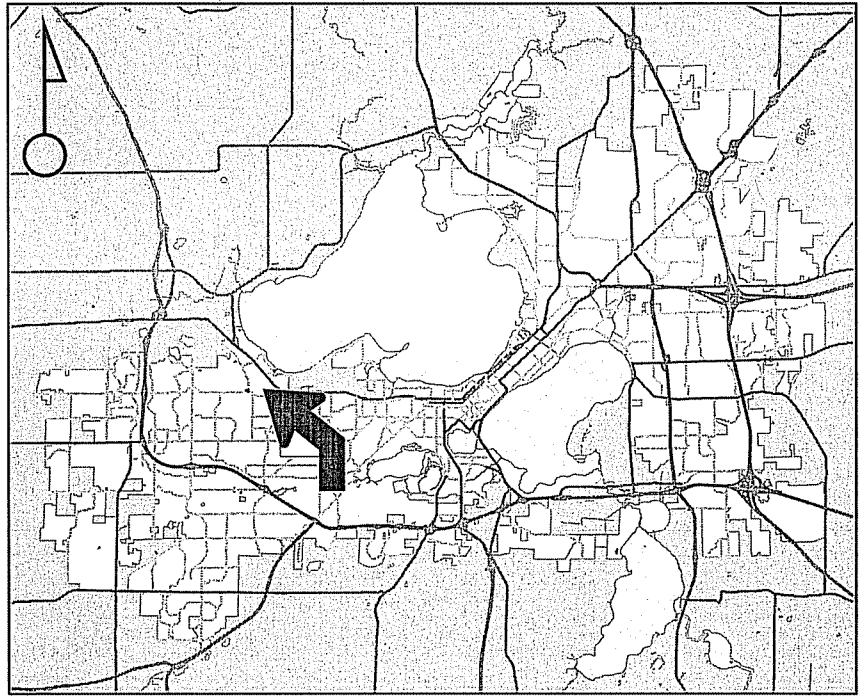
Proposed Use

3 Residential Lots

Public Hearing Date

Plan Commission

17 December 2007

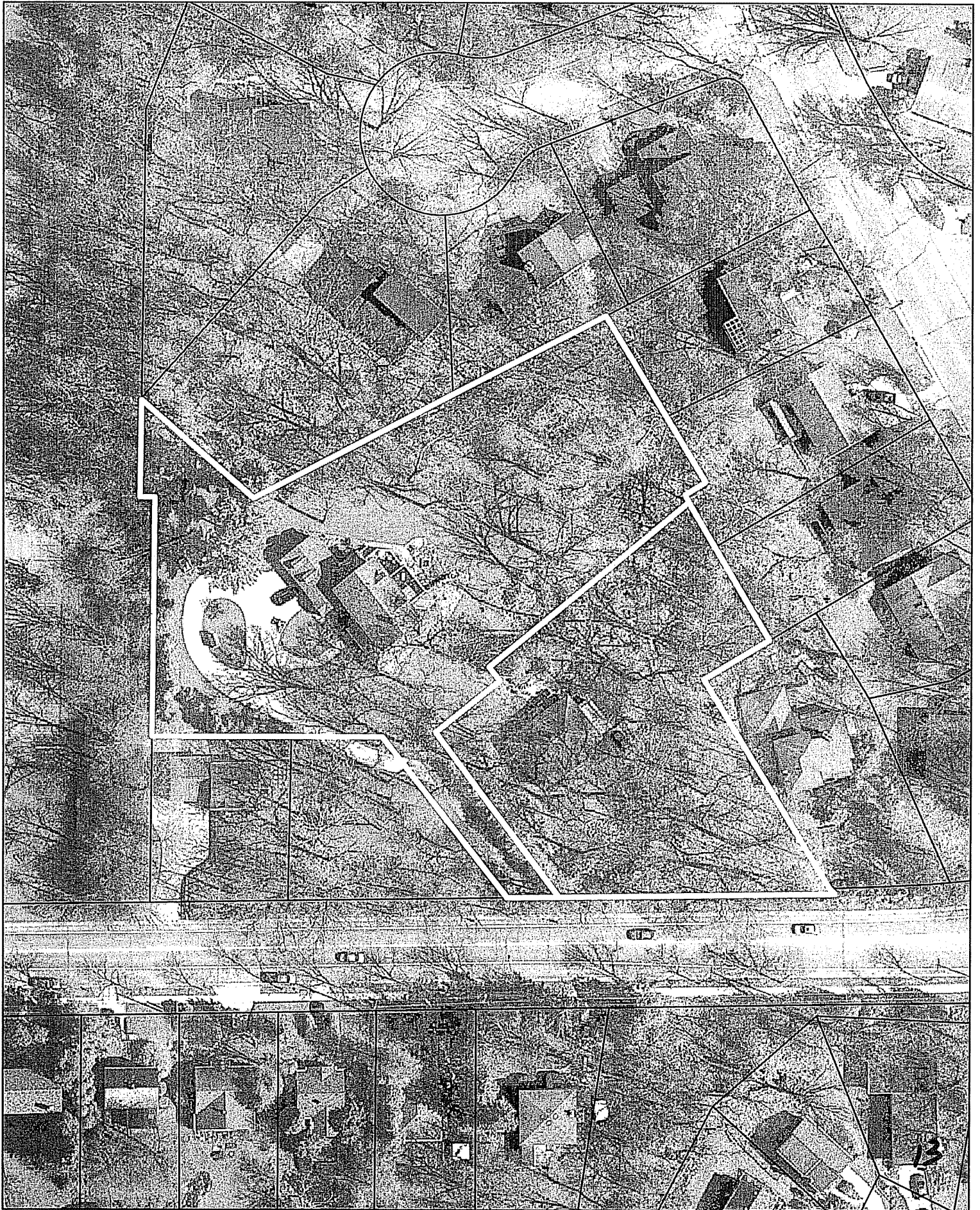


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 04 December 2007





**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: David Knoche Representative, if any: _____
Street Address: 5806 Old Sank Road City/State: Madison, WI Zip: 53705
Telephone: () 212-2565 Fax: () _____ Email: dave@khe-inc.com

Firm Preparing Survey: Calkins Engineering, LLC Contact: Mike Ziehr
Street Address: 5010 Voges Road City/State: Madison, WI Zip: 53718
Telephone: () 838-0444 Fax: () 838-0445 Email: mziehr@calkinsengineering.com

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

3a. Project Information.

Parcel Address: 5806/5714 Old Sank Road in the City or Town of: City of Madison
Tax Parcel Number(s): 0709-183-1203-7 / 0709-183-1202-9 School District: Madison
Existing Zoning District(s): R1 on both lots Development Schedule: Spring 2008
Proposed Zoning District(s) (if any): N/A 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: N/A Date of Approval by Town: N/A

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	3		
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
Residential Single Family homes

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): \$ 650.00 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 Michael Ziehr Signature Michael D. Ziehr
 Date 11-14-2007 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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**KNOCHE DEVELOPMENT
5806-5714 OLD SAUK ROAD
TREE PROTECTION RECOMMENDATION
FOR NEW AND EXISTING LOTS**

November 12, 2007

Prepared By:
Jeff Olson
International Society of Arboriculture
Certified Arborist #0274A
5637 Montadale Street
Madison, Wisconsin 53711
608-274-7879

Introduction

This report is a recommendation to preserve the existing hardwoods outside the footprint of the proposed housing development.

Action Plan for Tree Preservation

A firm commitment on the part of the developer, general contractor and all subcontractors is prerequisite to maximizing the opportunity for preserving the selected trees and providing for their long term health. The following steps shall be required:

1. The developer in consultation with the consulting engineer and general contractor will designate a responsible, competent person to assume the duties of tree protection consultation and documentation.
2. That responsible person will meet prior to construction with the general contractor and all subcontractors who will be impacting the site.
3. The responsible person will meet with the consulting engineer and the consulting arborist prior to the removal of the trees to clearly identify the protected zone and which trees along with their root systems will be protected. The tree protection zone boundary will be established with lath stakes and yellow construction ribbon. It will not be damaged or removed until all construction work is complete.
4. Lot owner will be required to build and maintain a tree protection fence. The minimal construction will be a 4 foot tall orange polypropylene snow fence with metal stakes at 12 foot intervals and a 2x4 top rail to provide stability and prevent sagging. It will remain in place until all construction activity is that lot is complete.
5. The responsible person will be on site during the tree removal process occurring in proximity to the tree protection zones.
6. The responsible person will be available to the developer and general contractor during the development process to answer any questions and address any tree related issues.
7. Once the subdivision infrastructure development is completed and the lots are made available for sale, the developer will provide to lot purchasers a packet of information on continuing tree protection, plant selection, proper planting techniques and landscape tree maintenance.

CERTIFIED SURVEY MAP

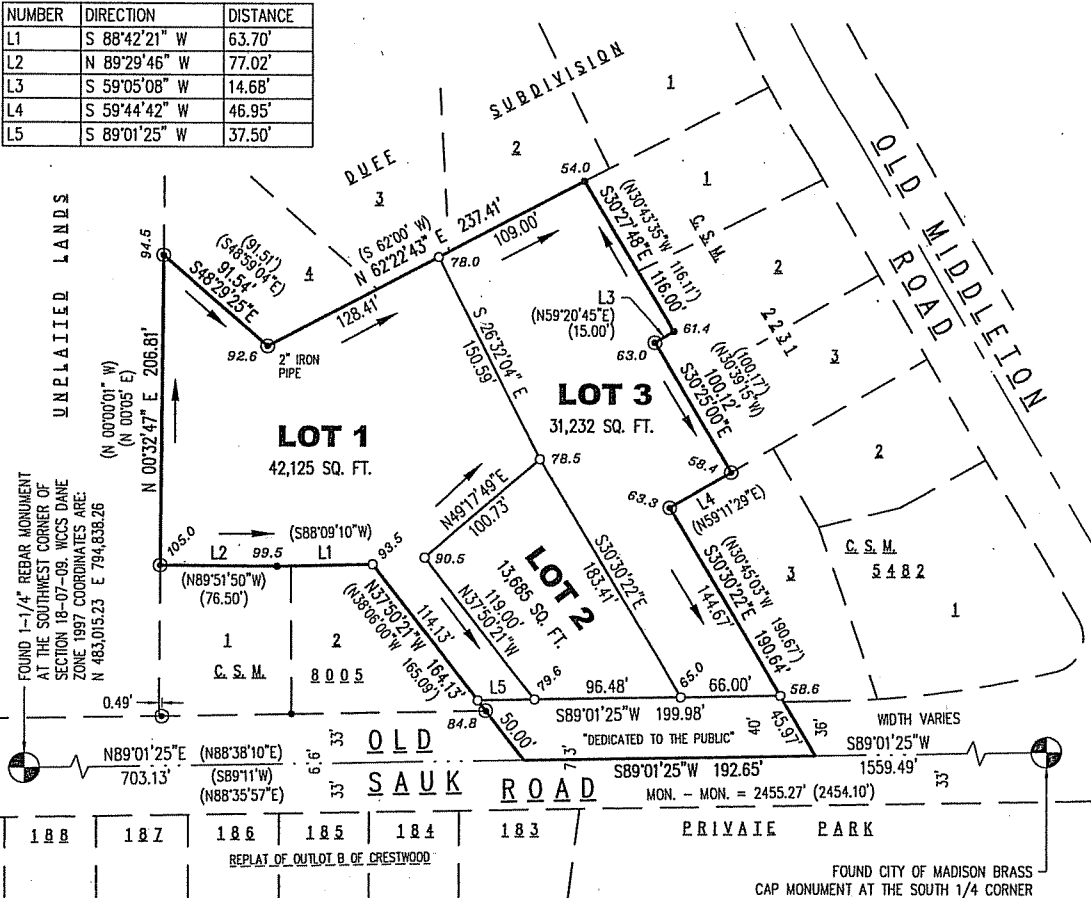
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE: ONE INCH = ONE HUNDRED FEET

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 88°42'21" W	63.70'
L2	N 89°29'46" W	77.02'
L3	S 59°05'08" W	14.68'
L4	S 59°44'42" W	46.95'
L5	S 89°01'25" W	37.50'



LEGEND

- 3/4" SOLID IRON ROD FOUND
 - ⊙ 1" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
 - 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- 95.0 LOT CORNER ELEVATION
- ← DRAINAGE ARROWS (SEE SHEET 2)

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____



BEARINGS REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SECTION 18-7-9, ASSUMED TO BEAR N89°01'25"E.

NOTES: SEE SHEET 2 OF 5 FOR EXISTING SITE DETAILS AND EASEMENT LOCATIONS.

TOTAL C.S.M. AREA = 94,894 SQ. FT. (2.1784 ACRES)

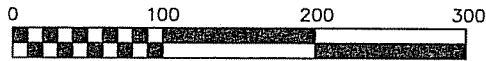
SURVEYED FOR:
DAVID KNOCHÉ
5806 OLD SAUK ROAD
MADISON, WI 53705

SURVEYED BY:
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

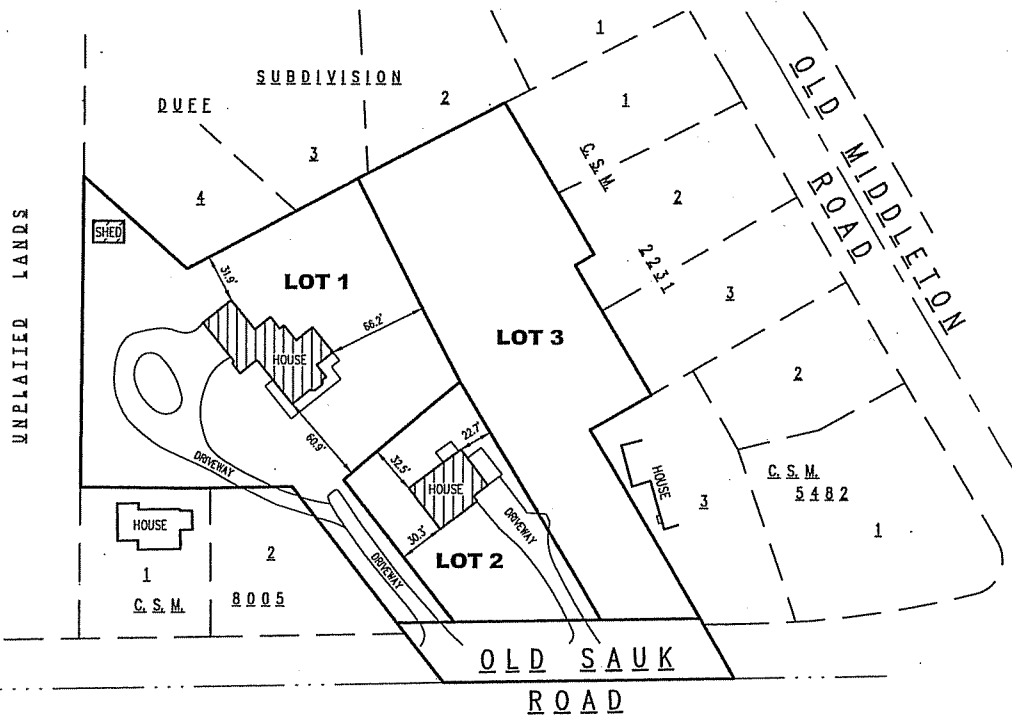
13

CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE: ONE INCH = ONE HUNDRED FEET



EXISTING SITE DETAILS AND EASEMENTS

NOTES:

- 1) Arrows indicate the direction of surface 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.
- 2) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- 3) Lands within this certified survey map are subject to the following documents: Doc. No. 1462222, 767510, 708115, 779845 and 779846, 715790, 715755 and 3860313.

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

SURVEYED BY:
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

PLOT VIEW: PAGE2
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SHEET 2 OF 5

13

CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

David W. Knoche and Mary N. Knoche, as owners, hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We 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 _____, 2007.

David W. Knoche

Mary N. Knoche

State of Wisconsin)
County of Dane)^{ss}

Personally came before me this _____ day of _____, 2007, the above named David W. Knoche and Mary N. Knoche, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

CONSENT OF MORTGAGEE

Middleton Community Bank, a banking association 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, and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Middleton Community Bank, has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____, at _____, Wisconsin this _____ day of _____, 2007.

Middleton Community Bank

By: _____

State of Wisconsin)
County of Dane)^{ss}

Personally came before me this _____ day of _____, 2007, _____ and _____ of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

SURVEYED BY:
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CONSENT OF MORTGAGEE

Amcore Bank, N.A., a banking association 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, and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Amcore Bank, N.A., has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____, at _____, Wisconsin this _____ day of _____, 2007.

Amcore Bank, N.A.

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2007, _____, and _____ of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin My Commission expires: _____

CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on this _____ 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 _____, 2007.

_____, City Clerk
City of Madison, Dane County, Wisconsin

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

SURVEYED BY:
CALKINS ENGINEERING, LLC
5010 VOGES ROAD
MADISON, WI 53718
(608) 838-0444

PLOT VIEW: PAGE4
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SHEET 4 OF 5

13

CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Registered Land Surveyor, hereby certify that under the direction of David and Mary Knoche, owners of said land, I have surveyed, divided and mapped part of the Southwest Quarter of the Southwest Quarter of Section 18, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of said Section 18; thence North 89 degrees 01 minute 25 seconds East, along the South line of said Section 18, 703.13 feet to the point of beginning of this description; thence North 37 degrees 50 minutes 21 seconds West, 164.13 feet; thence South 88 degrees 42 minutes 21 seconds West, 63.70 feet; thence North 89 degrees 29 minutes 46 seconds West, 77.02 feet; thence North 00 degrees 32 minutes 47 seconds East, 206.81 feet; thence South 48 degrees 29 minutes 25 seconds East, 91.54 feet; thence North 62 degrees 22 minutes 43 seconds East, 237.41 feet; thence South 30 degrees 27 minutes 48 seconds East, 116.00 feet; thence South 59 degrees 05 minutes 08 seconds West, 14.68 feet; thence South 30 degrees 25 minutes 00 seconds East, 100.12 feet; thence South 59 degrees 44 minutes 42 seconds West, 46.95 feet; thence South 30 degrees 30 minutes 22 seconds East, 190.64 feet to the aforementioned South line of said Section 18; thence South 89 degrees 01 minute 25 seconds West, along said South line, 192.65 feet to the point of beginning. This description contains approximately 94,894 square feet or 2.1784 acres.

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Dated this 14TH day of NOVEMBER, 2007.

Signed: Michael J. Ziehr
Michael J. Ziehr, F.L.S. S-2401



CITY OF MADISON APPROVAL

Approved for recording per City of Madison Plan Commission Secretary.

Date: _____

Signed: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording on this _____ day of _____, 2007, at _____ o'clock _____ m. and recorded in Volume _____ of Certified Survey Maps on pages _____.

Dane County Register of Deeds

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

PLOT VIEW: PAGE5

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SURVEYED BY:

CALKINS ENGINEERING, LLC
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SHEET 5 OF 5

13