



CSM Name
Alme CSM

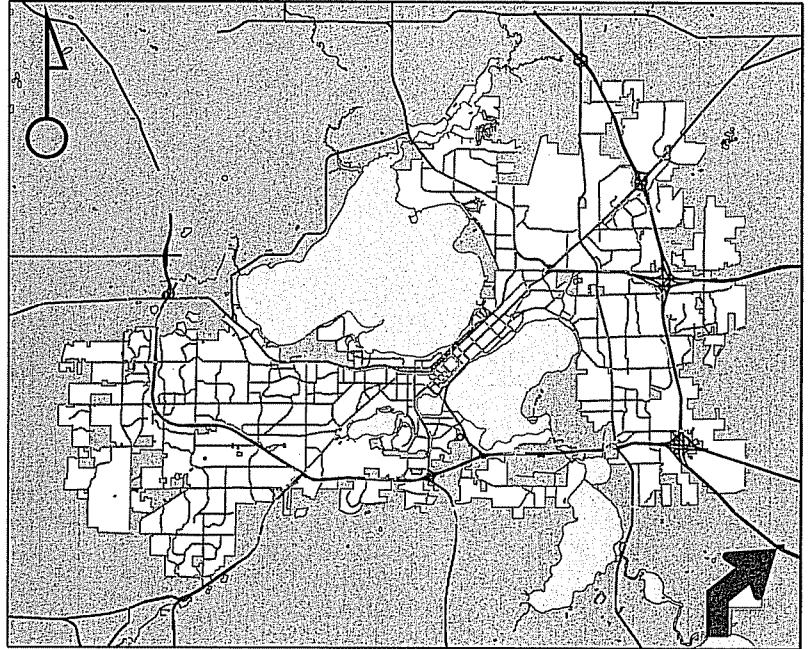
Location
2917 County Trunk Highway MN

Applicant
James Alme/David Riesop –
Wisconsin Mapping, LLC

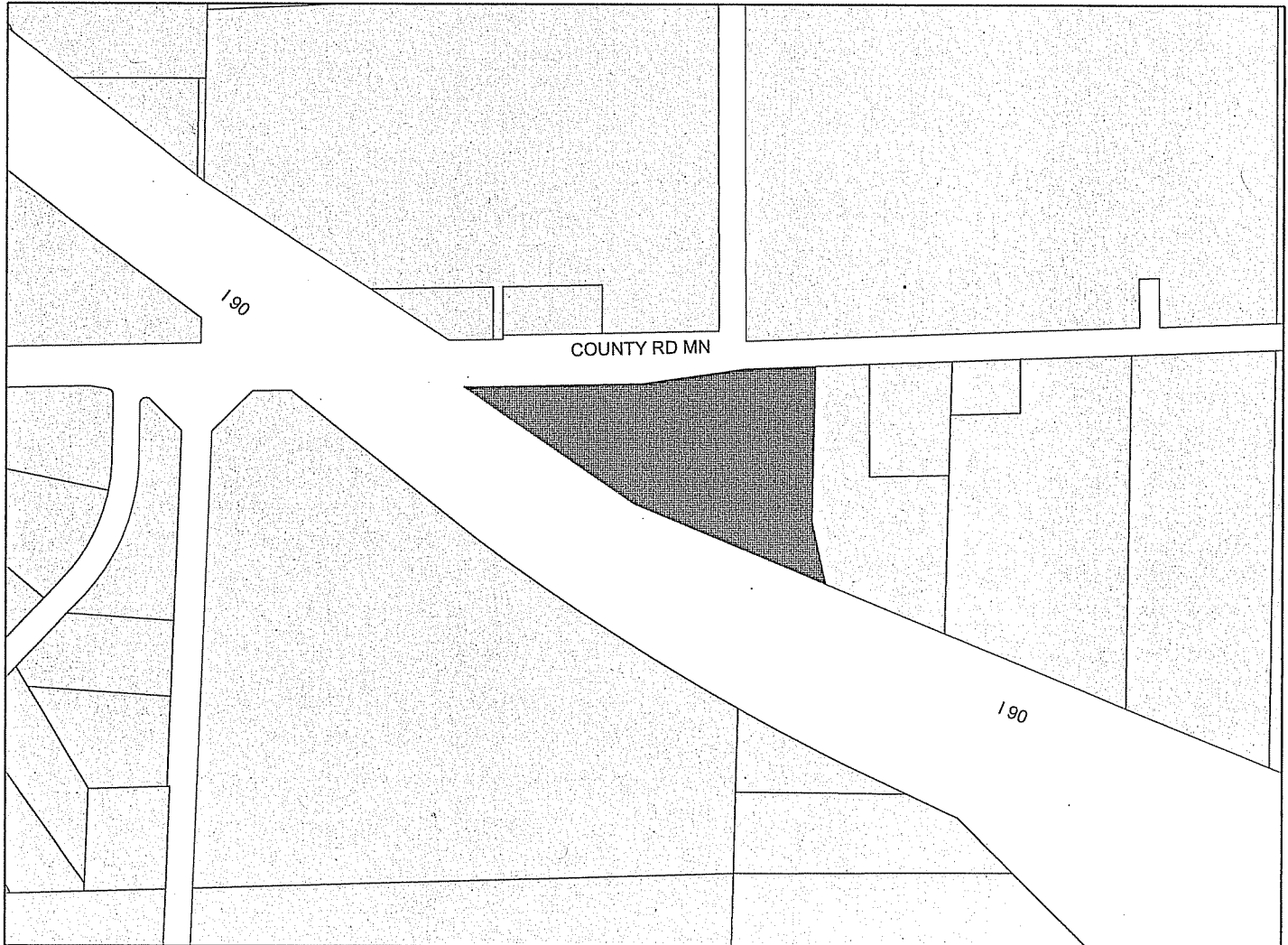
Within City Outside City

Proposed Use
Create 4 commercial lots in
Town of Pleasant Springs

Public Hearing Date
Plan Commission
16 September 2013
Common Council
01 October 2013

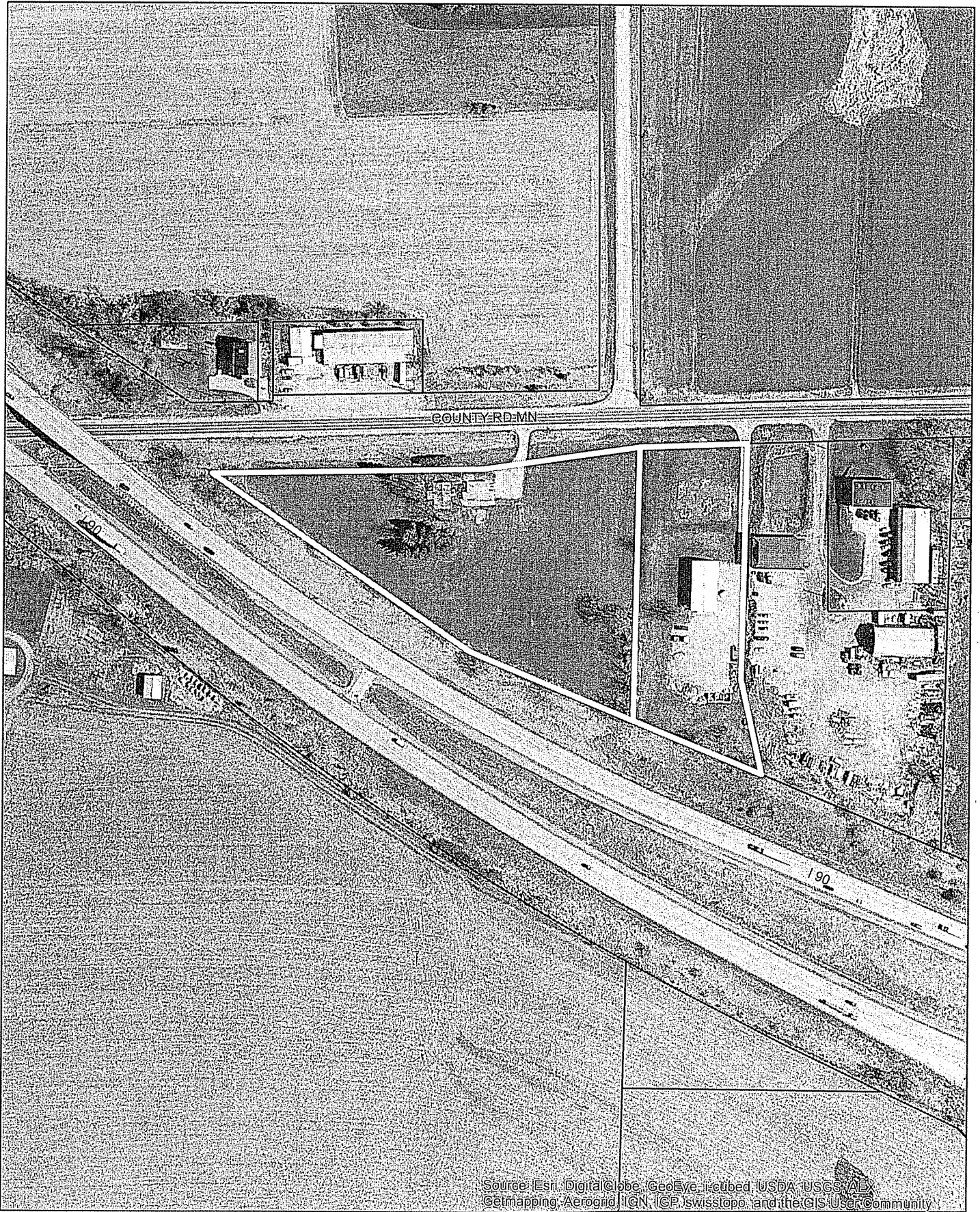


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 September 2013



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



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." Note: New fees effective May 2012 (!)

• For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.

? • For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

\$1050⁰⁰

2. Applicant Information.

Name of Property Owner: JAMES ALME Representative, if any: _____

Street Address: 2061 SPRING ROAD City/State: STOUGHTON, WI Zip: 53589

Telephone: (608) 513-9044 Fax: () Email: jalme.laud@lifelwire.net

Firm Preparing Survey: WISCONSIN MAPPING, LLC Contact: DAVID RIESOP

Street Address: 306 WEST QUARRY City/State: DEERFIELD, WI Zip: 53531

Telephone: (608) 764-5602 Fax: () Email: wis.mapping@cheater.net

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

3a. Project Information.

Parcel Addresses (note town if located outside City): 2917 CTH MJ, STOUGHTON, WI

Tax Parcel Number(s): 0611-064-8005-8, 0611-053-8605-5

Zoning District(s) of Proposed Lots: COUNTY C-1 School District: STOUGHTON

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

3b. For Properties Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: 6/28/13 Date of Approval by Town: July, 2013

→ For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office	4	0	
Industrial			
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS			

OVER →

13

5. **Required Submittals.** Your application is required to include the following (check all that apply):

Map Copies (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 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. **A letter of intent is not required for Subdivision 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.

②? ~~For any plat or CSM creating common areas to be maintained by private association: Two (2) 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.

③? **Electronic Application Submittal:** All applicants are required to submit a copy of this completed application form, 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.

6. **Applicant Declarations:**

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

Applicant's Printed Name JAMES ALME Signature James Alme
Date 7-27-2013 Interest In Property On This Date OWNER

7-27-2013

ATTN: Tim Parks – City of Madison Planning Division

Letter of Intent for Properties at: 2917 and 2891 Hwy MN, Stoughton WI 53589

Property Owners: James and Lori Alme

Lot 1: The existing house and garage will remain the same as a single family residence, until possible future home based business option. The house conforms per 10.13 C-1 Commercial District. Existing access to driveway will remain the same. The Conditional Use Permit for this property has been approved.

Lot 2: To create a building site per plan for contractor home based business.

The access to Lot 2 will be from existing driveway on Lot 1.

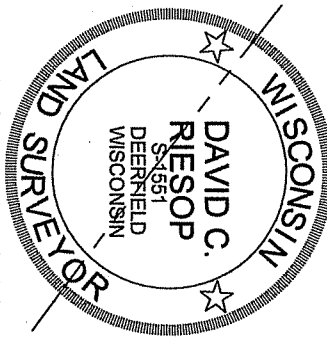
Lot 3: To create building site for a local heating/air contractor. The access driveway for Lot 3 will be from existing driveway on Lot 4.

Lot 4: The existing building has been the location for my Landscape Business for 27 years and will remain the same. The access driveway will remain the same.

Intent of development schedule would be as soon as possible.

Certified Survey Map

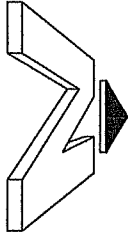
Lot 2, Dane County Certified Survey Map number 5112, being part of the NW 1/4 of the SW 1/4 of Section 5, together with part of the NE 1/4 of the SE 1/4 of Section 6, all in Township 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin.



Prepared for:
James Alme
2061 Spring Rd.
Stoughton, WI. 53589

Curve	Delta Angle	Radius	Arc	Long Chord	Tangent Bearings
1-2	00°20'01"	5549.60'	32.29'	N56°00'06.5"W, 32.29'	N56°10'07"W, N55°50'06"W
2-3	04°46'25"	5549.60'	462.39'	N53°26'53.5"W, 462.25'	N55°50'06"W, N51°03'41"W
1-3	05°06'26"	5549.60'	494.68'	N53°36'54"W, 494.52'	N56°10'07"W, N51°03'41"W

Referred to the Dane County Coordinate System, with the E-W 1/4 line of Section 6 bearing S87°26'15"W



Legend:
● = 3/4" dia. iron rod found unless otherwise noted
○ = 3/4" X 18" rebar set 1.5lbs. per lineal foot
Parentheses indicate recorded as values.

Reference line
SECTION 6
SECTION 5
SECTION LINE

North R/W line Interstate Highways 39/90
ATC OVERHEAD ELECTRIC EASEMENT
No Access
EAST LINE OF THE SE 1/4 SECTION 5
SOUTH EAST CORNER SECTION 6, T.06N., R.11E. CONCRETE MONUMENT FOUND

Scale 1" = 100'

WEST 1/4 CORNER SECTION 6, T.06N., R.11E. CONCRETE MONUMENT FOUND
centerline from previous surveys and 194 plat COUNTY HIGHWAY "MN"
DOT plan showed corner position 24.68' East and 4' North of monument
EAST 1/4 CORNER SECTION 6, T.06N., R.11E. ALUMINUM MONUMENT FOUND

Dwg. No. 4224-12 Date 05/27/2013
Sheet 1 of 3 revised 7/29/13 road dedication, lot elev.
Document No. _____
C. S. M. No. _____ V. _____ P. _____

Wisconsin Mapping, LLC
* surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Certified Survey Map

Owner's Certificate

As owners, We hereby certify that we have caused the land described on this certified survey 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 s75.17 (1) (a) Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

James R. Alme

Lori A. Alme

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this ____ day of _____, 2013, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
my commission expires _____.

Consent of Mortgage Holder

As mortgage holder of the hereon described land, McFarland State Bank does hereby consent to the above certificate of James and Lori Alme, owners.

WITNESS the hand and seal of McFarland State Bank, McFarland, Wisconsin, has caused these presents to be executed by (name) _____, (title) _____, and (name) _____, (title) _____, and the Corporate Seal of said Corporation to be affixed this _____ day of _____, 2013.

By: _____ Attest: _____

(name)
(title)

(name)
(title)

STATE OF WISCONSIN)
COUNTY OF _____)ss.

Personally came before me this ____ day of _____, 2013, the above named officers to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
my commission expires _____.



Wisconsin Mapping, LLC

* *surveying and mapping services*
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 4224-12 Date 05/27/2013
Sheet 2 of 3 revised certificates 7/29/13
Document No. _____
C. S. M. No. _____ V. _____ P. _____

Certified Survey Map

Surveyor's Certificate

I hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the County of Dane, and by the direction of James Alme, I have surveyed, divided and mapped the lands described hereon, and that such map correctly represents the exterior boundaries of the lands surveyed and the division of that land, and that this land is located within and more fully described to wit:

Lot 2. Dane County Certified Survey Map number 5112, being part of the NW ¼ of the SW ¼ of Section 5, and together with part of the NE ¼ of the SE ¼ of Section 6, all in T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin, described as follows:

Commencing at the E ¼ corner of Section 6; thence S01°15'23"W, 33.05 feet to the Northwest corner of Lot 2 of Dane County Certified Survey Map number 5112 and the point of beginning; thence N88°01'34"E, 174.31 feet to the Northeast corner of said lot; thence S01°15'47"W along the East line of said lot, 385.16 feet; thence S12°58'07"E, 164.79 feet to the Southeast corner of said lot 2 and the North line of Interstate Highways 39 and 90; thence N67°34'49"W along said North line, 230.00 feet to the Southwest corner of said lot; thence N66°46'21"W along the said North highway line, 268.22 feet to the point of curvature of a curve to the right, said curve having a central angle of 05°06'26" and a radius of 5549.60 feet, the long chord of which bears N53°36'54"W, 494.52 feet; thence Northeasterly along the arc of said curve and North line, 494.68 feet to its point of tangency thereof and the intersection with the South line of County Trunk Highway MN; thence N88°16'06"E along said South line, 434.20 feet; thence N79°47'56"E along said line, 224.04 feet to the point of beginning. The above described containing 5.640 acres, or 245,672 square feet.

David C. Riesop S-1551



Township Approval

Resolved that this Certified Survey Map, along with the additional right of way dedicated to the public, was approved and accepted by the Town Board of the Town of Pleasant Springs on _____, 2013.

Town Clerk

City of Madison Plan Commission Certificate

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

Steven Cover, Secretary

dated

City of Madison Plan Commission

County Approval

Approved for recording per Dane County Zoning and Land Regulation Committee action of _____.

Daniel Everson, agent

Register of Deeds Certificate

Received for recording this ____ day of _____, 2013 at _____ o'clock ____ M.
and recorded in Volume _____ of Certified Surveys, Pages _____.

Kristi Chlebowski, Register of Deeds, Dane County

Wisconsin Mapping, LLC

* *surveying and mapping services*
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 4224-12 Date 05/27/2013
Sheet 3 of 3 revised certificates 7/29/13
Document No. _____
C. S. M. No. _____ V. _____ P. _____