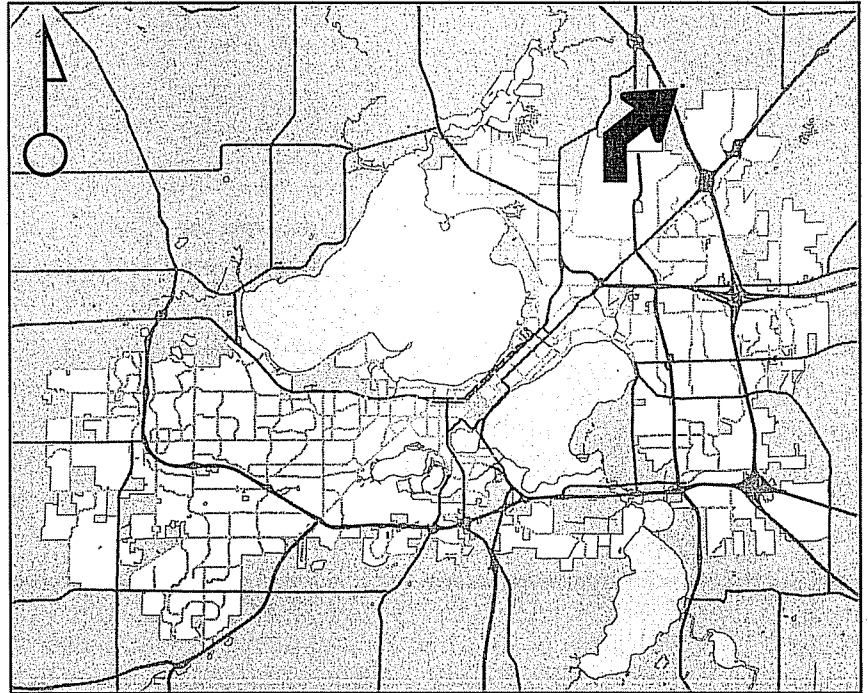




CSM Name
 Klas CSM
 Location
 5835 Portage Road
 Applicant
 Kevin Klas/
 Dick Meinert – Birrenkott Surveying

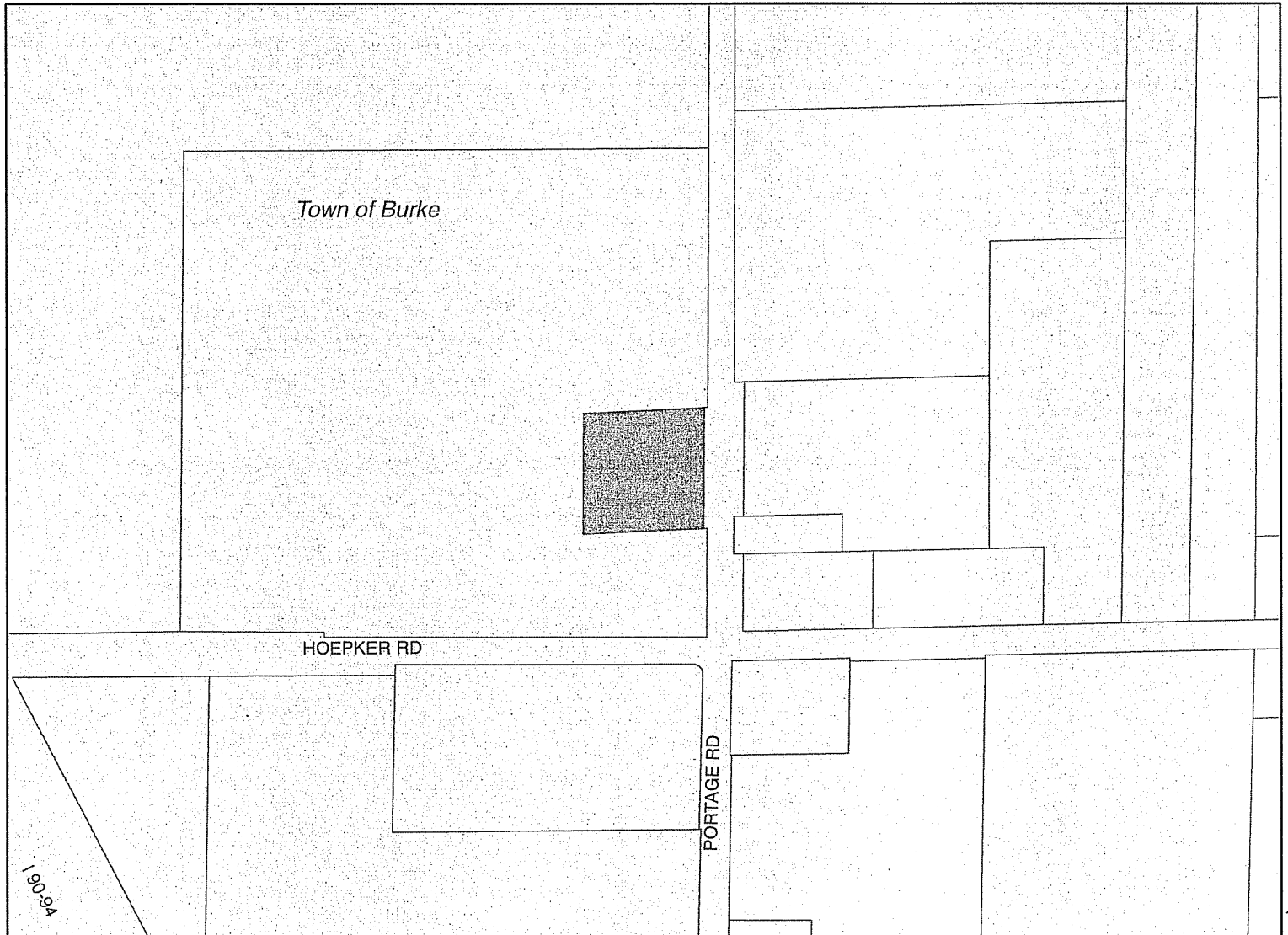


Within City Outside City

Proposed Use
 2 Residential Lots

Public Hearing Date
 Plan Commission
 16 October 2006
 Common Council

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







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

5000

**** 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: KEVIN KLAS Representative, if any: _____
 Street Address: 5835 PORTAGE ROAD City/State: MADISON, WI Zip: 53718
 Telephone: (608) 243-9301 Fax: () Email: _____

Firm Preparing Survey: BIRRENKOTT SURVEYING, INC Contact: DICK MEINERT
 Street Address: _____ City/State: SUN PRAIRIE, WI Zip: 53590
 Telephone: (608) 837-7463 Fax: (608) 837-1081 Email: BIRRENKOTT@SPWL.NET

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

3a. Project Information.

Parcel Address: 5835 PORTAGE ROAD in the City or Town of: BURKE
 Tax Parcel Number(s): 014/0810-094-9900-4 School District: DEFOREST
 Existing Zoning District(s): A-1 Development Schedule: _____
 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: JULY 25, 2006 Date of Approval by Town: JUNE 21, 2006

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	2		
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
TOTAL	2		

Describe the use of the lots and outlots on the survey

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 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 Kevin Klas Signature K. Klas

Date 8/9/06 Interest In Property On This Date owner

For Office Use Only	Date Rec'd: _____	PC Date _____	Alder District: _____	Amount Paid: \$ _____
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September 1, 2006

To Whom It May Concern:

I am writing this letter to offer some background information about my property at 5835 Portage Rd., currently in the Town of Burke, to help guide your decision to let my husband and me split our two acre property into two-1 acre parcels.

This property, along with the surrounding 200 acres, has been in the Hoepker family for the last 75 years. Recently, my grandmother and my parents made the decision to sell the 200 acres of land to developers and were annexed into the City of Madison. This leaves my husband and me as a small "island" in the Town of Burke.

Although the formal document from developers has not yet been finalized, we understand that we will be surrounded by much smaller lots and new houses. Therefore, we would like to move from this land as the rest of my family will do. Our plan is to sell our house with just one acre, and possibly sell the other acre to the developers to incorporate into their plan.

It will be difficult to watch my family's land dissolve over the next couple of years, as well as the Town of Burke. Please allow my husband and I to move on with our lives, as well as to help transition this land to meet the growth and needs of the City of Madison.

Sincerely,

Jennifer (Hoepker) Klas



Dane County Planning & Development

Room 116, City-County Building, Madison, Wisconsin 53703-3342

Land Division Review
608/266-9086

July 25, 2006

Birrenkott Surveying Company
P.O. Box 237
Sun Prairie, Wisconsin 53590

Re: CERTIFIED SURVEY MAP (Klas)
SE1/4 S9 T8N R10E
Town of Burke
Dane County

Gentlepeople:

The above-described certified survey map proposal (submitted for review on 05/23/06) is hereby conditionally approved (a full 27 days prior to the legal expiration date with this application) as follows:

1. The Town of Burke approval certificate is to be executed.
2. City of Madison approval is to be obtained (extraterritorial jurisdiction).
3. The document is to be completed in accordance with S.236.34, Wisconsin Statutes.
4. All owners of record are to be included in the owners certificate (County records indicate that Kevin P. Klas & Jennifer L. Klas are owners). Spouses signatures and middle initials are required to provide valid certificates.
5. The required certificates are to be executed.
6. The correct name of the Town Clerk is to be included.
7. A notation is to be affixed to the document "refer to building site information contained in the Dane County Soil Survey."

Birrenkott Surveying Company

July 25, 2006

Page 2

When the above conditions have been fully satisfied, the original document may be submitted to which the Dane County approving signature will be affixed. Thank you for your anticipated patience and for your anticipated cooperation in this matter.

Sincerely,



Norbert Scribner, Land Division Review

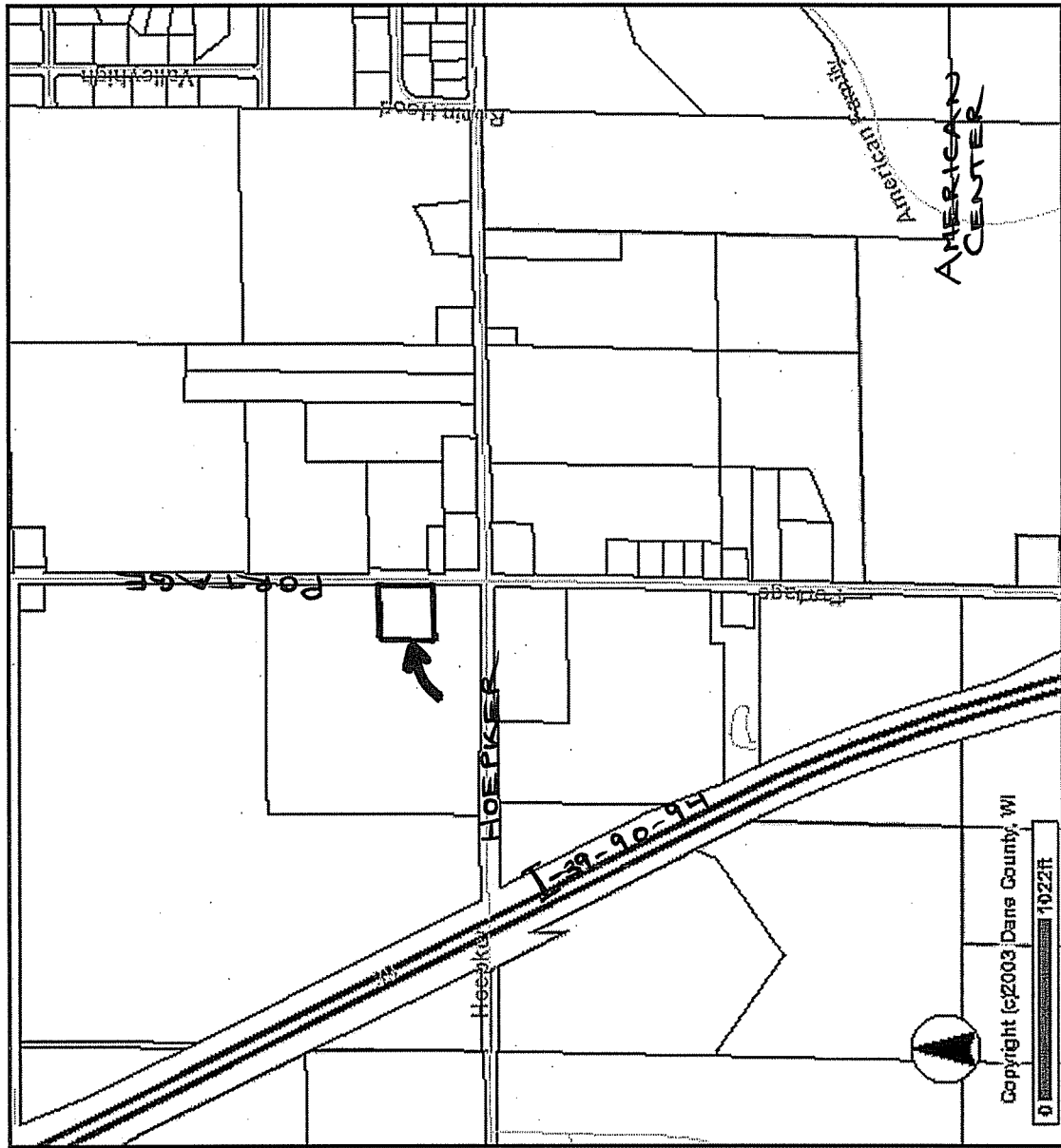
cc: Kevin P. Klas

Clerk, Town of Burke

City of Madison Planning Department (extraterritorial jurisdiction)

Enclosure:

5835 Portage Rd area



Print Close

2005 Roads

- Local Roads
- County Highways
- State Highways
- Interstate
- US Highways
- On/Off Ramps

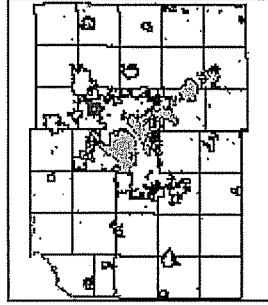
Parcels

Hydrology (lines)

Municipality Boundaries

Hydrology (polygons)

Open Water



DCI Map

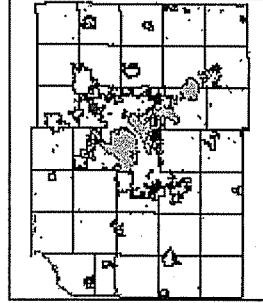
DISCLAIMER
 This map was prepared using the Dane County DCI Map online geographic information system. All information is believed accurate but is NOT guaranteed to be without error. This map and its underlying data is intended to be used as a general index to land related information and is not intended for detailed, site-specific analysis. Dane County GIS datasets used to produce this map are copyrighted.

5835 Portage Road

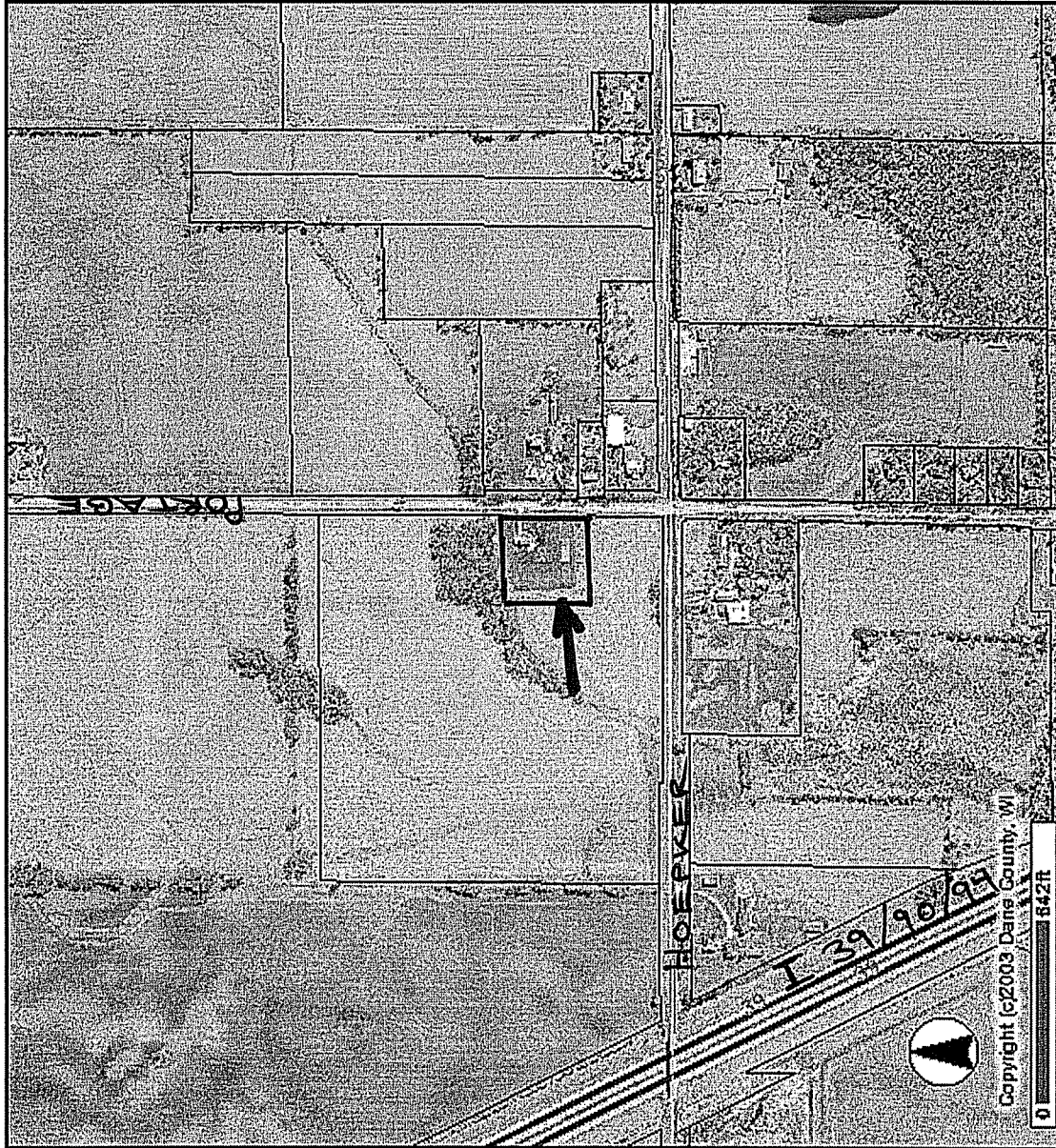
Print Close

- 2005 Roads
- Local Roads
- County Highways
- State Highways
- Interstate
- US Highways
- On/Off Ramps
- Parcels
- Ownership Boundaries
- Hydrology (lines)
- Municipality Boundaries
- Hydrology (polygons)
- Open Water

2005 Orthos - 1 foot



DISCLAIMER
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MEETING MINUTES FROM TOWN BOARD JUNE 21, 2006

PRESENT: VINEY, VRANIAK, HENNINGS, MARQUEZ

CALL TO ORDER.

Public comment: Julie Hellenbrand, 6279 Fox Run, stated that at the Dane County meeting regarding Elhert's plat, they received an additional 60 day extension and stated that the attorney said the Town Clerk told him not to come to a town meeting.

PUBLIC HEARING REGARDING LIQUOR LICENSE APPLICATIONS:

Volkman stated that Deputy Veto submitted his report that showed no violations against any property in the past year. Volkman stated that a new application for the sale of beer at 6011 Hwy 19, Lotus Travel Center was included and that they met all requirements. Volkman stated that the VFW did not submit their application in time for the Board to approve the license. The earliest it could be approved would be July 5, 2006. Motion to approve all licenses except VFW by Vraniak second by Hennings. Motion carried. Marquez abstained.

TERRACE PARK/MARY IDA: A petition from all residents in the neighborhood was submitted asking the Town not to sell the park property at Steven Drive. Motion to disapprove the sale of the park land by Hennings second by Vraniak. Motion carried.

PLAN COMMISSION: No recommendation regarding rezone #9564 was given by the Commission. They tabled the matter until June 28, 2006.

CSM 5835 PORTAGE ROAD/KEVIN KLAS: Motion to accept the recommendation of the Plan Commission to approve the CSM by Hennings second by Marquez. Motion carried.

REZONE #9500 AND 9506: Motion to approve the Dane County addition of a deed restriction for aviation from the airport by Hennings second by Vraniak. Motion carried.

THUNDERCAT FIREWORKS: Motion to approve sellers permit for Hwy 19 locations by Vraniak second by Marquez. Motion carried.

ROAD CONSTRUCTION BIDS: Based on the recommendation of the town engineer, Tom Pinion, motion to approve Payne and Dolan as apparent low bidder for all road projects by Vraniak second by Hennings. Chris Brown from Wolf Paving questioned the recommendation stating that at the bid opening, Wolf was the low bidder. Motion to table until later in the meeting by Vraniak second by Hennings. Motion to approve the bid to the apparent low bidder after Tom Pinion recalculated the figures and authorize the administrator to enter into contracts by Hennings second by Marquez. Motion carried.

COMMITTEE/COMMISSION APPOINTMENTS: Viney reappointed all positions and replaced Hennings with Viney on the Tourism Commission.

INVOICES/MINUTES: Motion to approve invoices and minutes from June 7, 2006 by Marquez second by Vraniak. Motion carried.

Adjourn

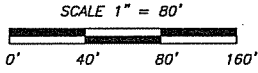


**BIRRENKOTT
SURVEYING, INC.**

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

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NUMBER 8211,
LOCATED IN THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 9, T8N, R10E, TOWN
OF BURKE, DANE COUNTY, WISCONSIN.



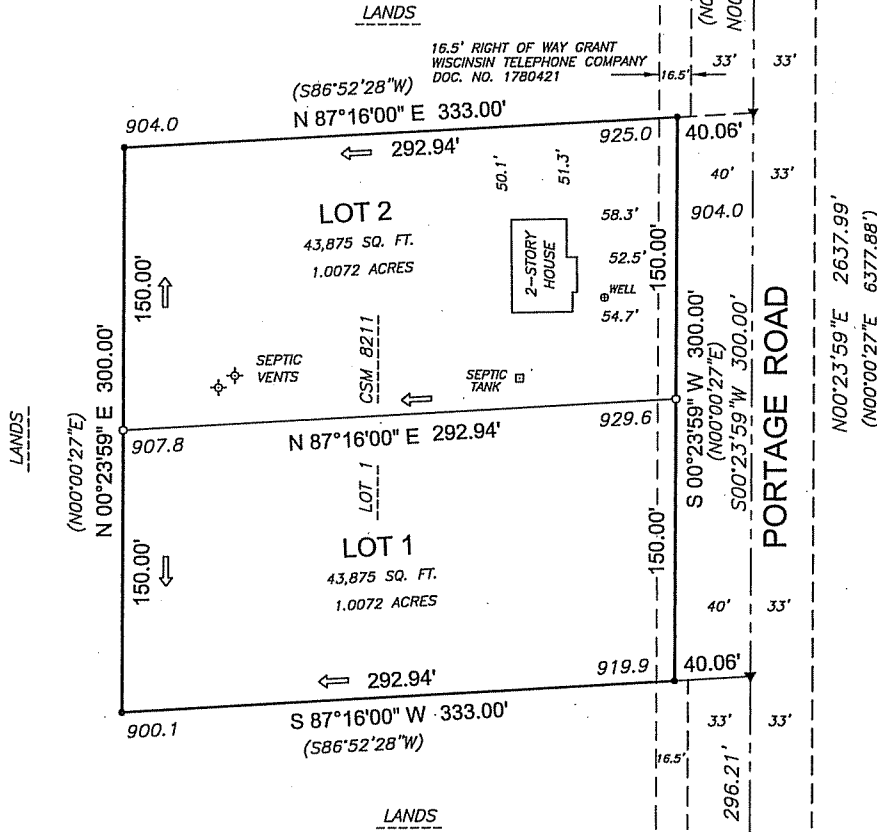
Surveyed For:

KEVIN KLAS
5835 PORTAGE ROAD
MADISON, WI 53718
(608) 243-9301

EAST 1/4 CORNER
SECTION 9, T8N, R10E
ALUMINUM MONUMENT
N-518,274.461
E-842,352.354

BEARINGS REFERENCED TO DANE COUNTY
COORDINATE SYSTEM AND THE EAST LINE
OF THE SOUTHEAST 1/4 OF SECTION 9,
T8N, R10E, BEARING N00°23'59"E.

NOTES:
Utility Easement: No poles or buried cables are to be placed on
any lot line or corner. The disturbance of a survey stake by anyone
is in violation of Section 236.32 of Wisconsin Statutes.
Refer to building site information contained in the Dane County Soil
Survey.
Wetlands if present have not been delineated.
This survey is subject to any and all easements and agreements
both recorded and unrecorded.



Legend:

- IRON STAKE FOUND
- PLACED 1"x24" IRON PIPE, 1.13 LBS./FT. MIN. WGHT.
- ▼ PK NAIL FOUND
- ⇐ DIRECTION OF DRAINAGE

SOUTHEAST CORNER
SECTION 9, T8N, R10E
ALUMINUM MONUMENT
N-515,636.532
E-842,333.955
ELEV. = 917.90

Drawn: RLM
Checked: DVB
Approved: DVB
Comp. File: J:\060436
Office Map No. 060436

CERTIFIED SURVEY MAP NUMBER _____

VOLUME _____, PAGE _____

DOCUMENT NUMBER _____