

# CITY OF MADISON

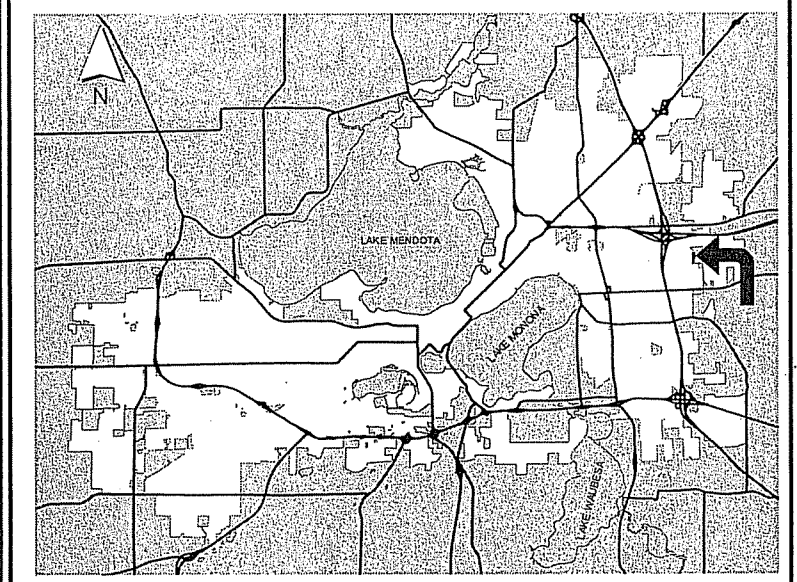
# Proposed Plat

Plat Name: 202 & 302 Rustic Drive  
 Location: First Addn. to Nelson's Addn. to Rustic Acres  
Section 2: Town of Blooming Grove  
 Applicant: Doug Nelson-Starkweather Square/  
Michael S. Marty-Burse Surveying and Engineering

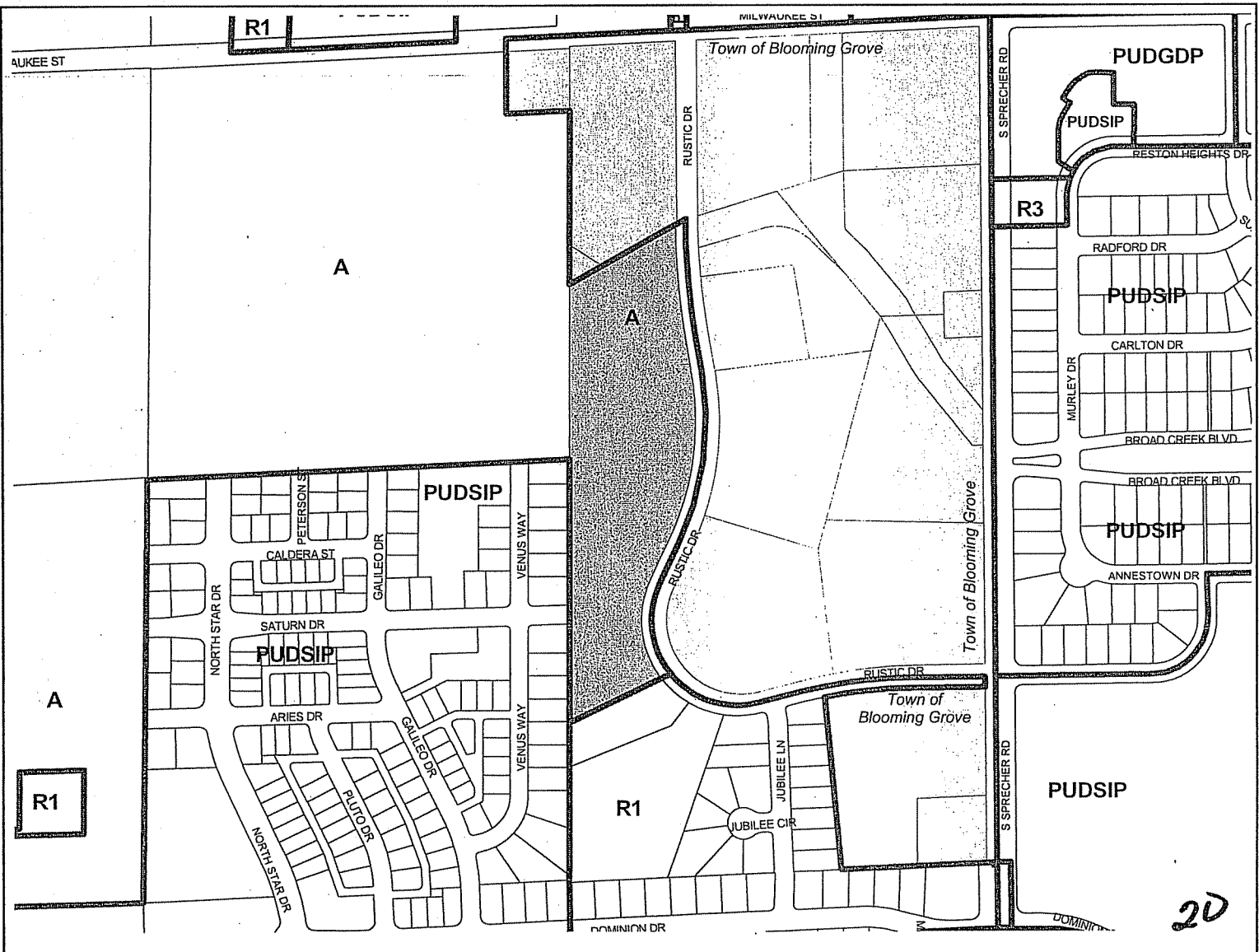
- Preliminary
- Final
- Within City
- Outside City

Public Hearing Dates:

Plan Commission 20 June 2005  
 Common Council 05 July 2005



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

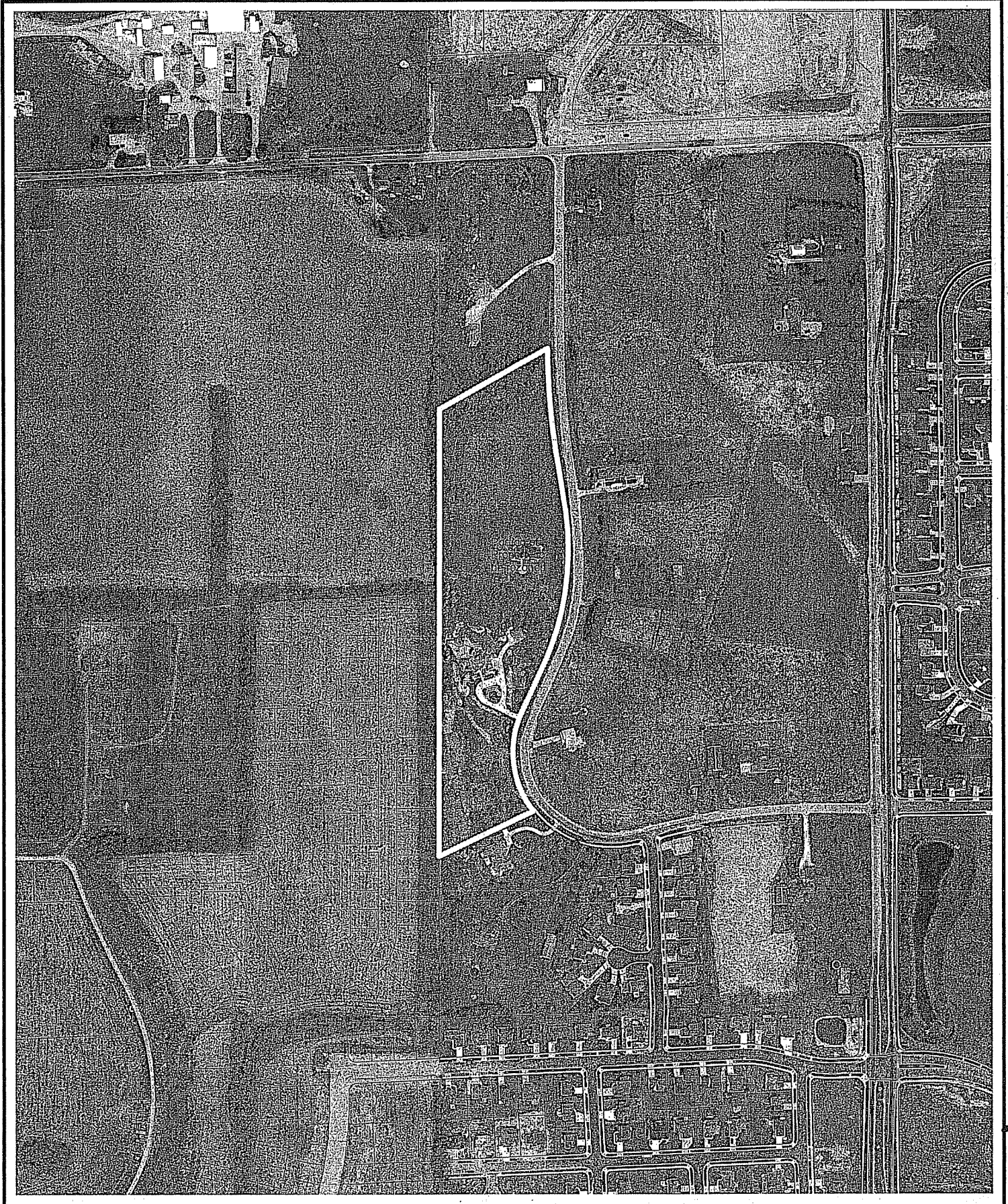


# 202 & 302 Rustic Drive

400 0 400 Feet



*Date of Aerial Photography - April 2003*





**Madison Plan Commission  
SUBDIVISION APPLICATION**

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

Date Stamp

**\*\* Please read both pages of the application completely and fill in all required fields\*\***  
**For your convenience, this application form may be completed online at [www.cityofmadison.com](http://www.cityofmadison.com).**

**1a. Application Type.** (Choose ONE)

Preliminary Subdivision Plat     Final Subdivision Plat     Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: First Addition to Nelson's Addition to Rustic Acres

**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: Starkweather Square, LLC    Representative, if any: Doug M. Nelson  
Street Address: 2134 Atwood Avenue    City/State: Madison, WI    Zip: 53714  
Telephone: (608) 244-4990    Fax: (608) 244-0205    Email: doug@thenelsongroup.org

Firm Preparing Survey: Burse Surveying and Engineering, Inc.    Contact: Michael S. Marty  
Street Address: 1400 E. Washington Ave., Suite 158    City/State: Madison, WI    Zip: 53703  
Telephone: (608) 250-9263    Fax: (608) 250-9266    Email: Burse@chorus.net

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

**3a. Project Information.**

Parcel Address: 202 & 302 Rustic Drive    in the City or Town of: City of Madison  
Tax Parcel Number(s): 251/0710-024-0197-6; 251/0710-024-0196-8    School District: Madison Metro  
Existing Zoning District(s): A    Development Schedule: Fall 2005  
Proposed Zoning District(s) (if any): R2S    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: \_\_\_\_\_    Date of Approval by Town: \_\_\_\_\_  
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	32		7.68
Retail/Office			
Industrial			
Public Parklands			
Home's Association Tracts			
Other (State Use)	2		0.40
<b>TOTAL</b>	<b>34</b>		<b>8.08</b>

Describe the use of the lots and outlots on the survey
Single family
Outlot

OVER →

20

**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.

**Legal Description of Property:** See attachment

OR Check here if attached →

**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 the same request first having been approved by the town and county.

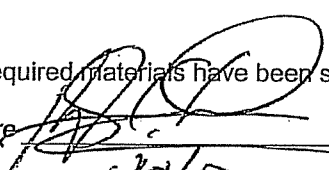
**For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.

**Required Fee (from Section 1b on front):** \$ 1,390 Make all checks payable to "City Treasurer."

**Completed application**

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

Applicant's Printed Name Doug M. Nelson

Signature 

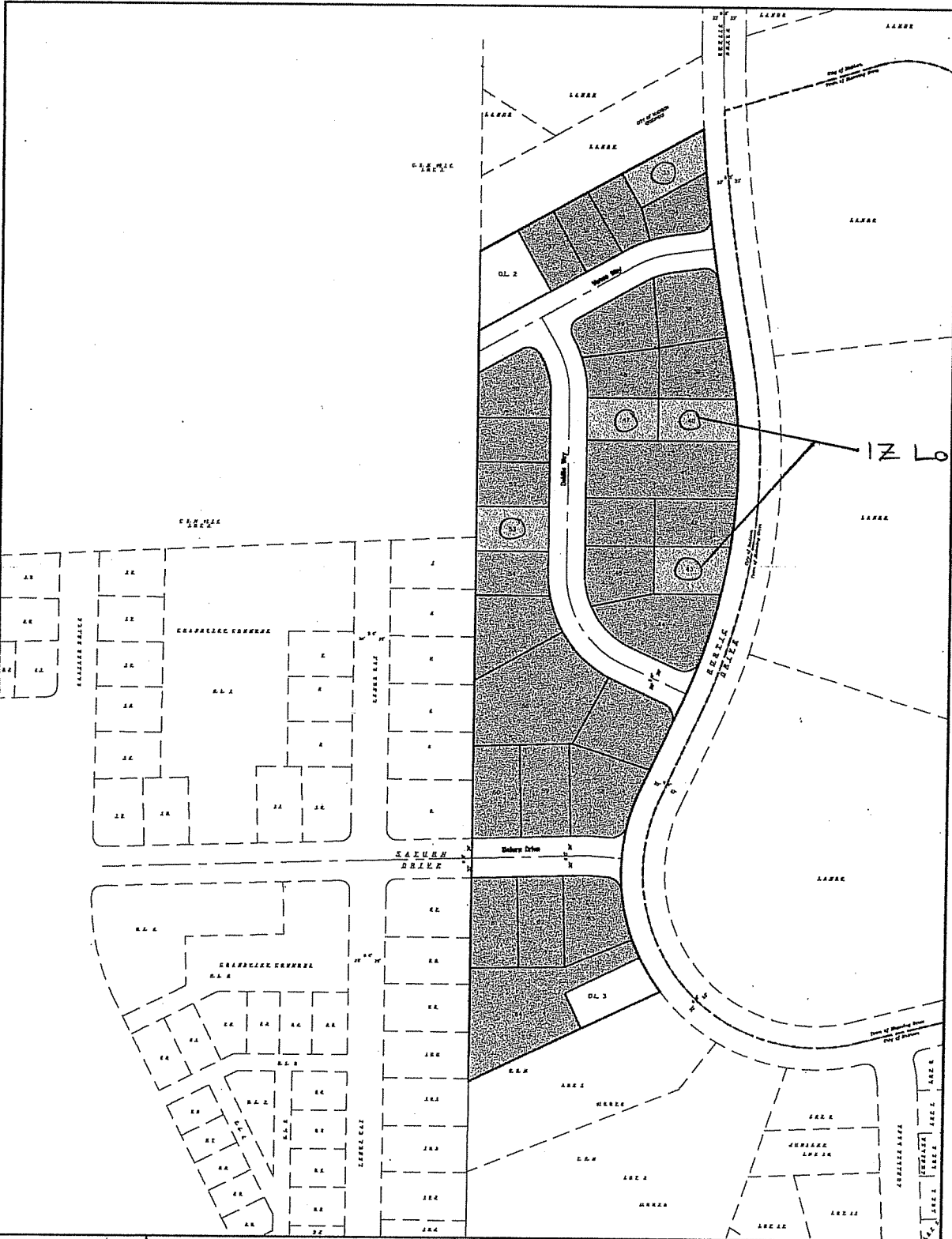
Date May 11, 2005

Interest In Property On This Date 

For Office Use Only	Aldermanic District: _____	PC Date: _____	Date Distributed: _____	Returned: _____
File Tracking Number: _____	Amount Paid: \$ _____	Receipt Number: _____		







12 Lot (Type)

DRAWN/CHECKED BY:  
 STANLEY W. BURSE, LLC  
 2134 ARWOOD AVENUE  
 MADISON, WI 53704  
 (608) 241-4990

**INCLUSIONARY ZONING FOR FIRST ADDITION TO  
 NELSON'S ADDITION TO RUSTIC ACRES**

A PART OF THE EAST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 02, TOWNSHIP 07 NORTH, RANGE 10  
 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR/REGISTERED:  
**Burse**  
 Surveying & Engineering J  
 1420 E. Washington Ave., Suite 110  
 Madison, WI 53704  
 TEL: 608-241-4990  
 FAX: 608-241-4991  
 www.burseengineering.com

DATE: June 15, 2005