



City of Madison

Proposed Certified Survey Map

CSM Name
Peckham CSM

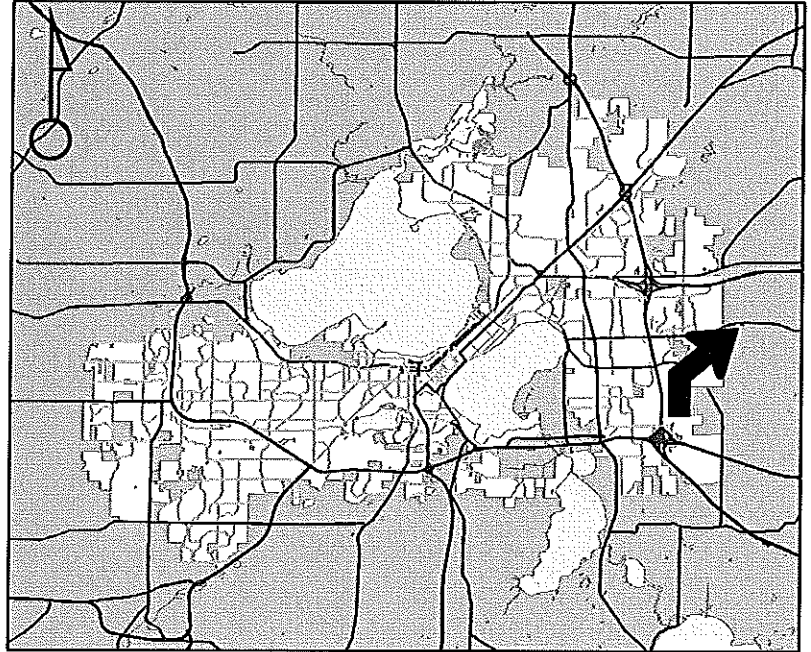
Location
3013 County Highway BB

Applicant
Donovan Peckham/Dan Birrenkott-
Birrenkott Surveying, Inc.

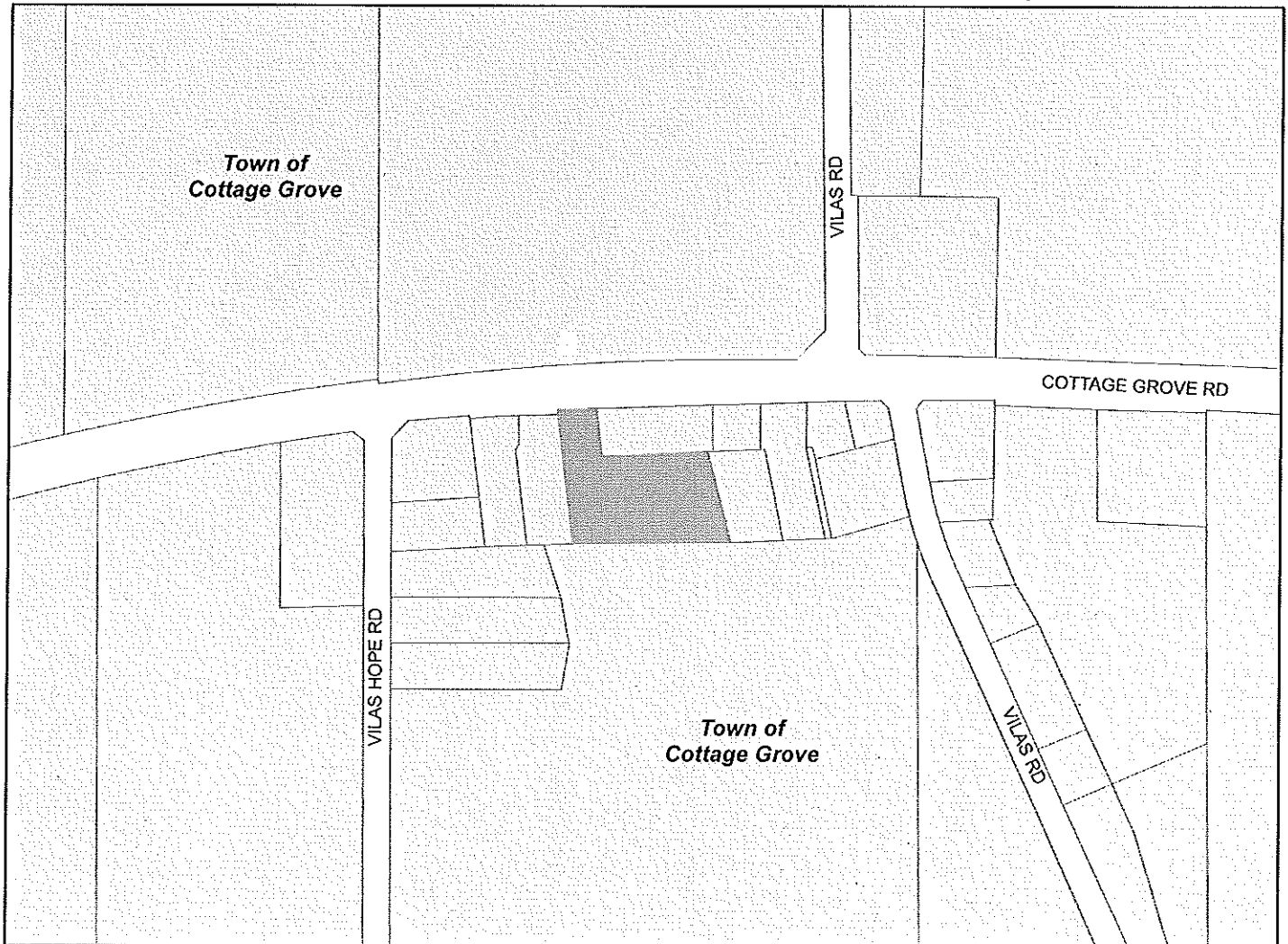
Within City Outside City

Proposed Use
Create 1 commercial lot in the
Town of Cottage Grove

Public Hearing Date
Plan Commission
25 July 2016
Common Council
n/a



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 : 18 July 2016





DANE COUNTY DEPARTMENT of PUBLIC WORKS, HIGHWAY and TRANSPORTATION

County Executive
Joe Parisi

2302 Fish Hatchery Road
Phone: (608) 266-4261

Madison, Wisconsin 53713-2495
FAX: (608) 266-4269

Commissioner/Director
Gerald J. Mandli

TO: Attn: Dan Everson
Dane County Zoning and Natural Resources
Committee
Room 116
City-County Building
Madison, WI 53704

FROM: Pam Dunphy, P.E., Assistant Commissioner

DATE: March 29, 2016

SUBJECT: **File No: 16-05**
Surveyor: Birrenkott

The following survey of lands was received and examined by this department:

Section 7, Cottage Grove

Owner/Development: Peckham

Comments:

CTH BB is a controlled access highway. No new accesses will be permitted due to the division. Existing access to be designated on the CSM. No right of way designated to commen upon.



Dane County Planning & Development Land Division Review

April 27, 2016

Birrenkott Surveying, Inc.
PO Box 237
1677 N. Bristol St.
Sun Prairie, WI 53590

Re: Peckham (CSM 9858)
Town of Cottage Grove, Section 7
(1 lot, 2.17 acres)
Zoning Petition #10913, R-1A/C-1 to LC-1

The Dane County Board approved Zoning Petition #10913 on December 3, 2015.

Attention: Daniel Birrenkott, S-1531

The proposed CSM is hereby conditionally approved as follows:

1. The document is to be completed in accordance with S.236.34, Wisconsin State Statutes.
2. Rezone Petition #10913 is to become effective and all conditions established are to be satisfied prior to the recording of the CSM.
 - *Recording of an approved CSM*
 - *Recording of a Deed Restriction.*
3. The right-of-way dimensions both sides of centerline are to be dimensioned.
4. The location of the existing driveway is to be shown.
5. All owners of record are to be included in the owner's certificate. Middle initials are required and a certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.

County records indicate the following owners:

 - *DONOVAN PECKHAM*
6. The required approval certificates are to be satisfied.
 - *Town of Cottage Grove*
 - *City of Madison*

7. Comments from the Dane County Highway department are to be satisfied:
 - *CTH BB is a controlled access highway.*
 - *No new accesses will be permitted due to the division.*
 - *Existing access to be designated on the CSM.*
 - *No right of way designated to comment upon.*

8. Comments from the Dane County Surveyor are to be satisfied:
 - *Underscore "LOT 2 C.S.M. NO. 12804" with a dashed or dotted line. 236.20(3)(d)*
 - *Add the point of beginning to the description. 236.34(1m)(d)(2)*

9. For information purposes only, a stormwater management permit, issued by the Land & Water Resources Department, is required prior to any development on the proposed parcel.
 - *DCCO Ch. 14.46(3), A stormwater control permit under sec. 14.49 shall be required and all stormwater management provisions of this chapter shall apply to any of the following activities within Dane County: Any development that requires a certified survey map, as defined in the applicable local land division ordinance(s); for property intended for commercial or industrial use.*

10. The recordable document is to be submitted for review and approval.

When the above conditions have been fully satisfied, the original document along with a copy of this letter may be submitted for final review and the Dane County approving signature will be affixed. Please allow for ten (10) working days for approving signature. Any questions regarding this letter, please contact myself.

Sincerely,

Daniel Everson
Assistant Zoning Administrator
267.1541

CC:
Clerk, Town of Cottage Grove
City of Madison Planning – Tim Parks

TOWN OF COTTAGE GROVE
TOWN BOARD MEETING
April 4, 2016

I. ADMINISTRATIVE

- A. Notice of the meeting was posted at the Town Hall and on the Town's internet site. Town Chair Kris Hampton, Supervisors Mike Fonger, Steve Anders, Kristi Williams and Mike DuPlayee were present, along with Clerk Kim Banigan, Treasurer Debra Abel and Highway Superintendent Jeff Smith. Other attendees are listed on the sign-in sheet available in the Clerk's office.
- B. Hampton called the meeting to order at 7:00 P.M.
- C. Minutes of previous meeting(s): **MOTION** by DuPlayee/Anders to approve the minutes of the Town Board meeting held on March 21, 2016 as printed. **MOTION CARRIED 5-0.**
- D. Finance Report and Approval of Bills:
 1. **MOTION** by DuPlayee/Anders to approve payment of bills corresponding to checks #30178-30222 from Monona State Bank and check #24430 from Wisconsin Bank and Trust. **MOTION CARRIED 5-0.**
 2. **MOTION** by Anders/DuPlayee to approve payment of March per diems as presented, and payment of \$875.00 to Viken Inspection Agency, LLC for March building permits. **MOTION CARRIED 5-0.**
- E. Public Concerns: None.
- F. Road Right of Way Permits: None

II. BUSINESS:

- A. Plan Commission Recommendations:
 1. Mike Knipfer, owner/applicant – 1770 N. Jargo Road – seeking rezone of 18.12 acres from A1-EX to A-2 to create new single family residence for family member: Anders questioned why the large A-2 lot vs. a 2 acre RH-1 lot? Explanation was that access would be an issue. **MOTION** by Fonger/DuPlayee to accept the Plan Commission's recommendation to approve the rezone of 18.12 acres from A1-EX to A-2 for the purpose of creating a new single family residence. **MOTION CARRIED 5-0.**
 2. Patrick Buchholz, owner/applicant – 2045 County Road BB - seeking rezone of 35.10 acres from A1-EX to A2 for single family home/primary residence: Anders asked the same question about this as he had for the Buchholz rezone above, and was given the same answer. **MOTION** by DuPlayee/Williams to accept the Plan Commission's recommendation to approve the rezone of 35.10 acres from A1-EX to A2 for a single family residence. **MOTION CARRIED 5-0.**
- B. Discuss/Consider approval of a Certified Survey Map for Don Peckham to combine parcels 0711-071-8790-7 and 0711-071-9050-0 on County Road BB: **MOTION** by Anders/Williams to approve the CSM, identified as office map #160037 dated March 21, 2016, as presented. **MOTION CARRIED 5-0.** John Mulligan, present to represent Mr. Peckham, provided a proposed site plan which Hampton said could be considered by the Plan Commission at their April 27th meeting.
- C. Discuss/Consider approval of a second driveway for 4593 Conestoga Trail: Property owner Ryan Johnson stated that he is seeking permission for a second driveway along his South-East lot line to park his travel trailer. Smith had no problems with the location of the proposed driveway and said no culvert would be required. **MOTION** by Anders/Fonger to approve



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.

2. Applicant Information.

Name of Property Owner: DONOVAN PECKHAM Representative, if any: JOHN MULLIGAN
Street Address: 6551 LAKE RD City/State: WINDSOR WI Zip: 53598
Telephone: (715) 892-2164 Fax: () Email: jtm7840@gmail.com
Firm Preparing Survey: BIRRENKOTT SURVEYING Contact: DAN or Anthony
Street Address: 1677 N. BRISTOL ST City/State: SUN PRAIRIE WI Zip: 53590
Telephone: (608) 837-7463 Fax: () Email: dbirrenkott@birrenkottsurveying.com

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): 3013 COUNTY HIGHWAY BB
Tax Parcel Number(s): 0711-071-8790-7 and 0711-071-9050-0
Zoning District(s) of Proposed Lots: LC-1 School District: _____

→ 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: 4/22/16 4/27/16 Date of Approval by Town: 3/24/16 4/4/16

→ 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			
Industrial			
Other (state use):	1		

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	1		

OVER →

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.

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.

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 Anthony Kasper

Signature 

Date 4-29-16

Interest In Property On This Date _____

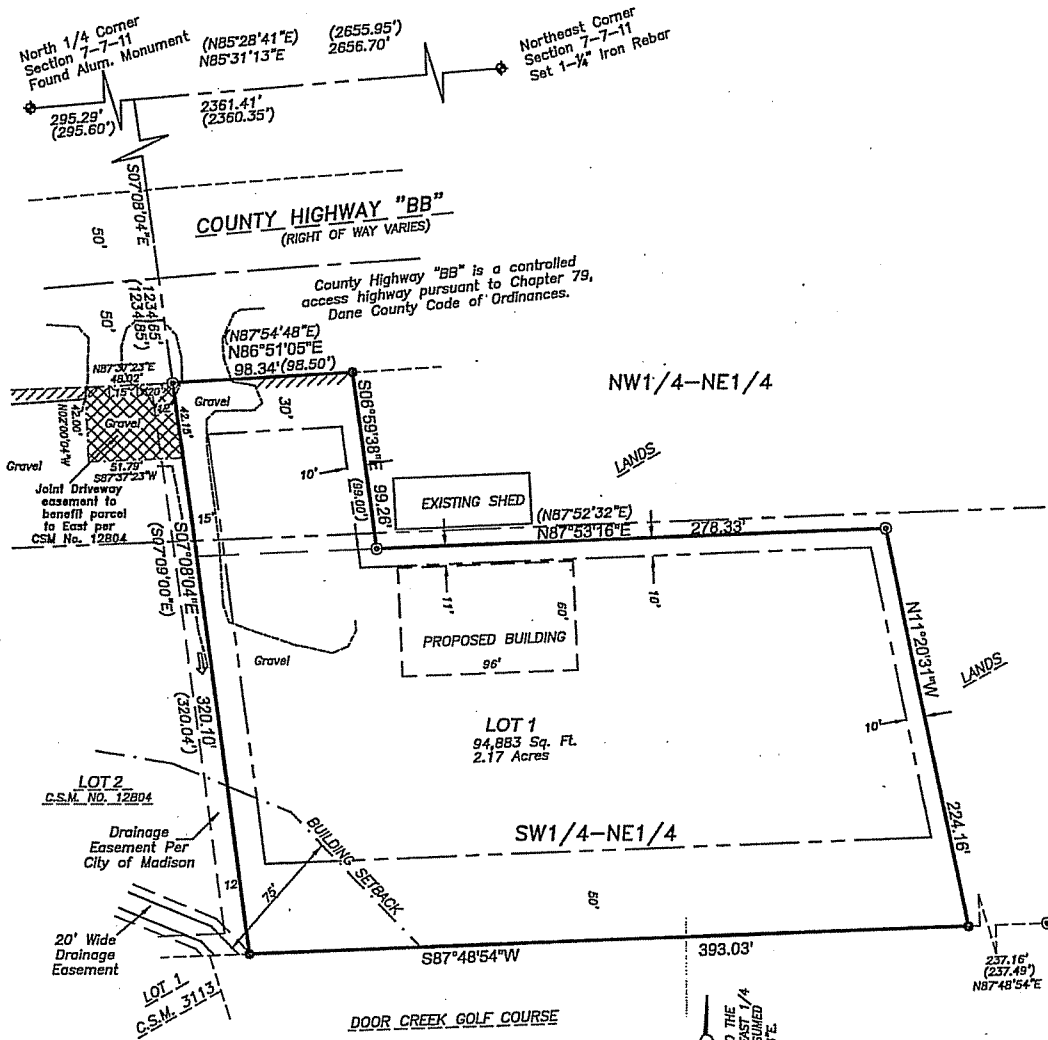


BIRRENKOTT SURVEYING, INC.

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

CERTIFIED SURVEY MAP

A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWN 7 NORTH, RANGE 11 EAST, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN.



Prepared For:
Don Peckham
6551 Lake Rd.
Windsor, WI 53598
206-6888

- Legend:
- = Found 3/4" Iron Bar
 - ⊙ = Found 1" Iron Pipe
 - () = Recorded as data
 - ////// = No Vehicular Access

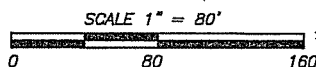
BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 7-7-11, ASSUMED BEARING OF N85°31'13"E.

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____

SHEET 1 OF 3
Office Map No. 160037





CERTIFIED SURVEY MAP DATED: March 21, 2016

**Birrenkott
Surveying, Inc.**

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

Town of Cottage Grove Certificate:

Resolved that this Certified Survey Map, is hereby acknowledged, accepted and approved for recording by the Town of Cottage Grove.

_____ Date _____
Kim Banigan, Clerk, Town of Cottage Grove

City of Madison Certificate:

The City of Madison does hereby agree to waive its review authority for this Certified Survey Map as provided for under Sec. 16.23(3)(f)3., Madison General Ordinances.

_____ Date _____
Natalie Erdman, Secretary
Madison Plan Commission

Notes: Utilities 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.
Wetlands, if present, have not been delineated.
This survey is subject to any and all easements and agreements both recorded and unrecorded.
Refer to building site information contained in the Dane County Soil Survey



CERTIFIED SURVEY MAP DATED: April 29, 2016

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

Daniel V. Birrenkott, Professional Land Surveyor No. S-1531

Description:

A part of the Northwest 1/4 of the Northeast 1/4 and a part of the Southwest 1/4 of the Northeast 1/4 of Section 7, Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows: Commencing at the North 1/4 corner of said Section 7 thence N85°31'13"E, 295.29 feet along the North line of the Northeast 1/4 of said Section 7; thence S07°08'04"E, 1234.65 feet to the South line of County Highway "BB" and the point of beginning; thence N86°51'05"E, 98.34 feet (recorded as N87°54'48"E, 98.50 feet); thence S06°59'38"E, 99.26 feet (recorded as 99.00 feet); thence N87°53'16"E (recorded as N87°52'32"E), 278.33 feet; thence S11°20'31"E, 224.16 feet; thence S87°48'53"W, 393.03 feet to the Southeast corner of Lot 2 Certified Survey Map 12804; thence N07°08'05"W, 320.10 feet (recorded as N07°09'00"W, 320.04 feet) along the East line of said Lot 2 to the point of beginning, containing 94,883 Sq. Ft. or 2.17 acres.

Owners Certificate:

As owner, I hereby certify that I have caused the lands described on this Certified Survey Map to be surveyed, divided and mapped as shown on this Certified Survey Map. I also certify that this Certified Survey Map is required by S.75.17 (1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval. I further certify that this Certified Survey Map is required to be submitted to the Town of Cottage Grove for approval.

Donovan L. Peckham, Owner
State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2016,
the above-named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____

Printed name

Mortgagee's Certificate:

Monona State Bank, mortgagee of the land described hereon, does hereby consent to the surveying, dividing, and mapping of the land described hereon, and does hereby consent to the certificate of the owners.

Monona State Bank

By: _____ Its: _____

Printed name

Date

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2016, the
above-named _____, to me known to be the person who executed the foregoing
instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires _____

Printed name

Surveyed For:
Donovan Peckham
6551 Lake Road
Windsor, WI 53598
Surveyed: T.A.S.
Drawn: T.K.
Checked: M.A.P./D.V.B.
Approved: D.V.B.
Field book: 353/58
Tape/File: J:2016\Carlson\160037

Approved for recording, per Dane County Zoning and Land Regulation Committee action,
dated _____, 2016.

Daniel Everson, Authorized Representative

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2016
at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey
Maps of Dane County on Pages _____.

Kristi Chlebowski, Register of Deeds

Document No. _____

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

Sheet 3 of 3
Office Map No.: 160037csm