



CSM Name  
Dott & Goetz CSM

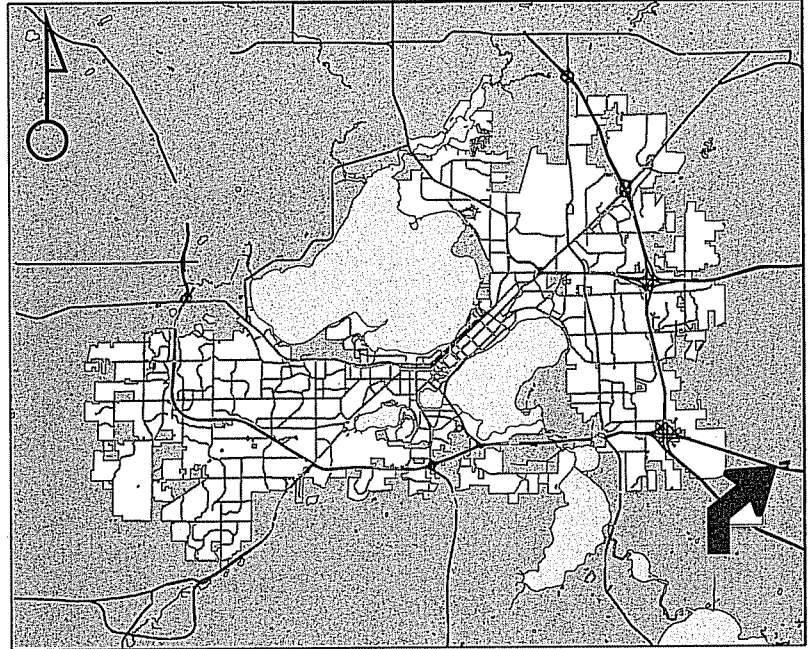
Location  
3419 - 3437 Vilas Road

Applicant  
Fred Goetz & John Dott/  
David Riesop - Wisconsin Mapping, LLC

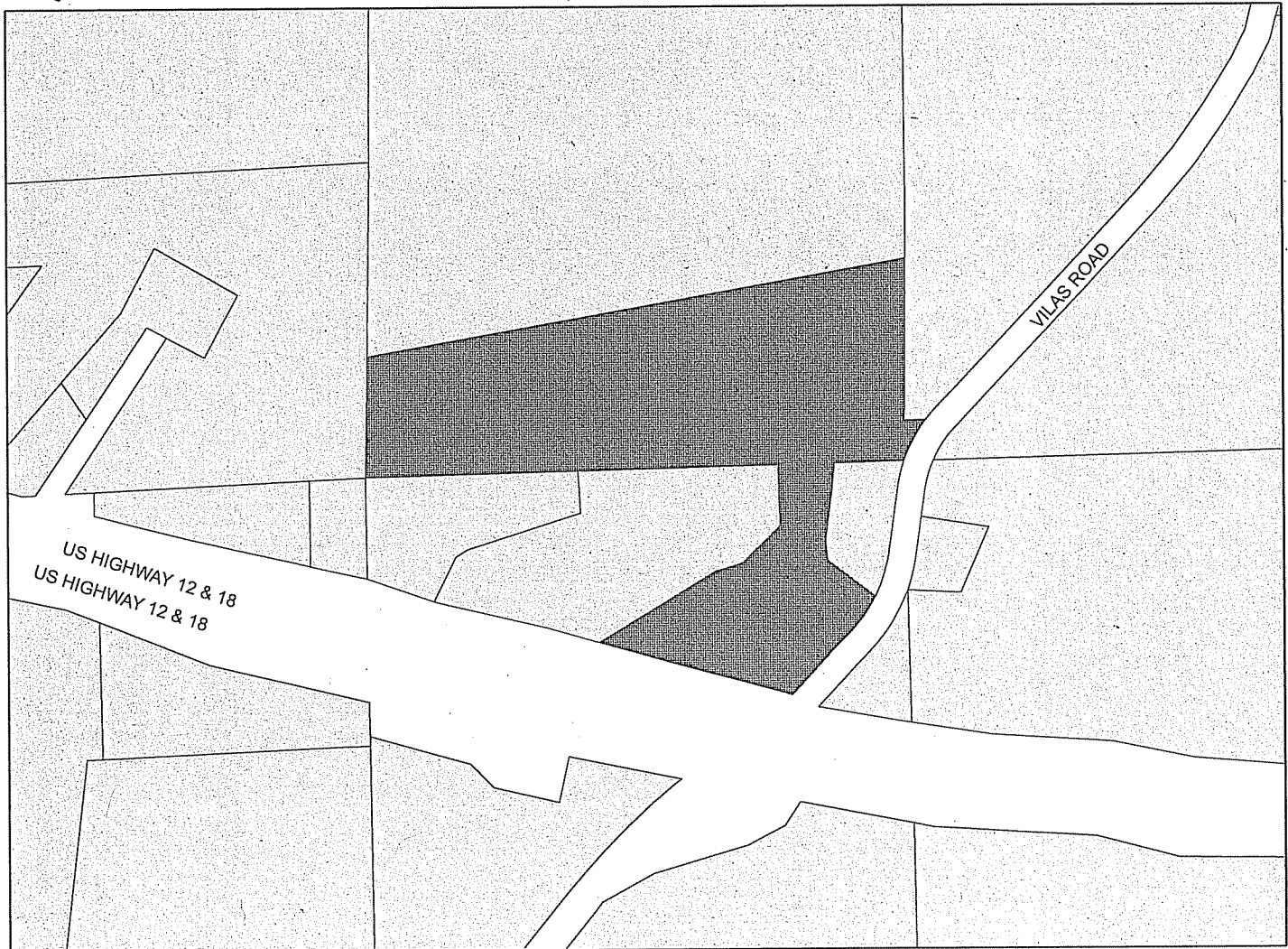
Within City  Outside City

Proposed Use  
Create 2 lots and 1 outlot in  
the Town of Cottage Grove

Public Hearing Date  
Plan Commission  
27 January 2014  
Common Council

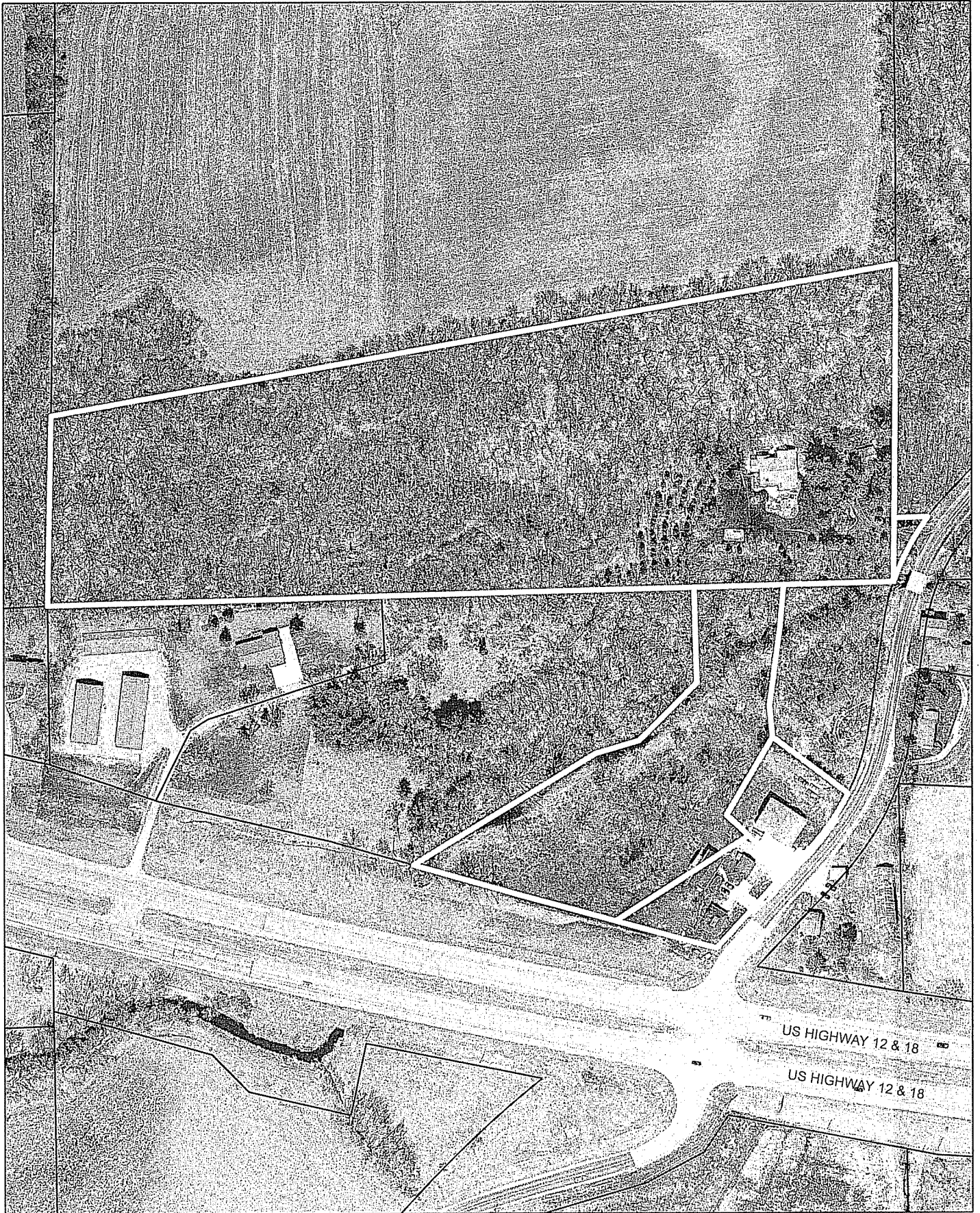


For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 23 January 2014





# 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](http://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, of 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 outlet contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlet contained on the CSM.

### 2. Applicant Information.

Name of Property Owner: Fred Goetz / John Dott Representative, if any: \_\_\_\_\_

Street Address: 3437 Vilas Road City/State: Cottage Grove, Wi Zip: 53527

Telephone: (608) 839-1219 Fax: ( ) Email: \_\_\_\_\_

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: wismapping@charter.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): 3419 and 3437 Vilas Road, Cottage Grove

Tax Parcel Number(s): 0711-321-8970-6, 0711-321-8520-0, 071132189457; 071129497308, 071129497406

Zoning District(s) of Proposed Lots: C-2, CO-1, RH-3 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: 10/23/2013 Date of Approval by Town: 10/7/2013

→ 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	1		12.4
Retail/Office			
Industrial	1		1.75
Other (state use):		1, conservancy	1.87

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			0
Outlots Maintained by a Private Group or Association			0
<b>PROJECT TOTALS</b>	<b>2</b>	<b>1</b>	<b>16.02</b>

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 **8-½ 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** David Riesop **Signature**   
**Date** 11/29/2013 **Interest In Property On This Date** Surveyor

# Wisconsin Mapping, LLC

Surveying and Mapping  
Services  
306 West Quarry Street  
Deerfield, Wisconsin, 53531

Phone: 608-764-5602  
FAX: 608-764-5602  
email: wismapping@charter.net

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December 2, 2013

Dott/Goetz intent

John Dott and Fred Goetz are neighbors in Sections 29 and 32 of the Town of Cottage Grove. Fred Goetz wishes to purchase lands of Dott which are North of the centerline of Little Door Creek in Section 29, currently part of Lot 2, CSM 5695. This certified survey will then combine his current two parcels with this additional land.

John Dott also wishes to combine his current shop lot for his auto body business to include part of his other parcels to have the ability to build an additional shop in the future. His remaining lands which are within the floodplain of Little Door Creek will be zoned conservancy. He currently has approval of the rezone and conditional use for his residence on the commercial lot.

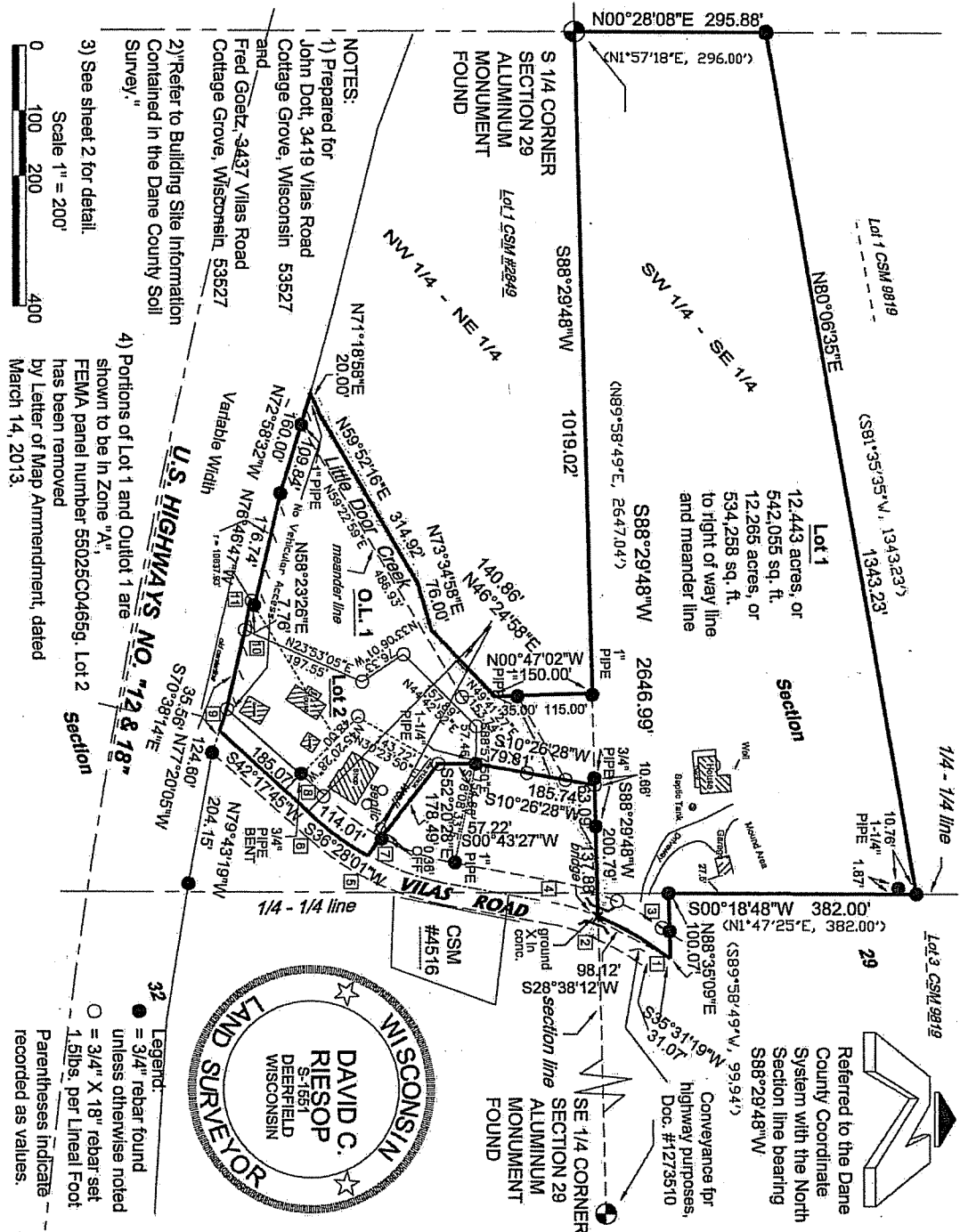


David Riesop

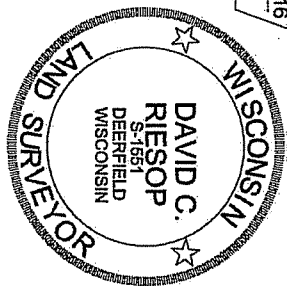
agent for John Dott, Fred Goetz

# Certified Survey Map

Lot 1, Dane County Certified Survey Map number 3820, Lot 2, Dane County Certified Survey Map number 5695, and parts of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 29 and part of the NW 1/4 of the NE 1/4 of Section 32, all in T.7N., R.11E., Town of Cottage Grove, Dane County, Wisconsin



- NOTES:**
- 1) Prepared for John Doti, 3419 Vilas Road Cottage Grove, Wisconsin 53527 and Fried Goetz, 3437 Vilas Road Cottage Grove, Wisconsin 53627
  - 2) Refer to Building Site Information Contained in the Dane County Soil Survey."
  - 3) See sheet 2 for detail. Scale 1" = 200'
  - 4) Portions of Lot 1 and Outlot 1 are shown to be in Zone "A". FEMA panel number 55025C0465g, Lot 2 has been removed by Letter of Map Amendment, dated March 14, 2013.



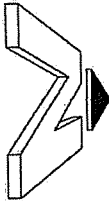
**Wisconsin Mapping, LLC**  
surveying and mapping services  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(808) 764-5602

Dwg. No. 4223-13 Date 09/23/2013  
Sheet 1 of 5 revised 11/25/13  
Document No. \_\_\_\_\_  
C. S. M. No. \_\_\_\_\_ V. \_\_\_\_\_ P. \_\_\_\_\_

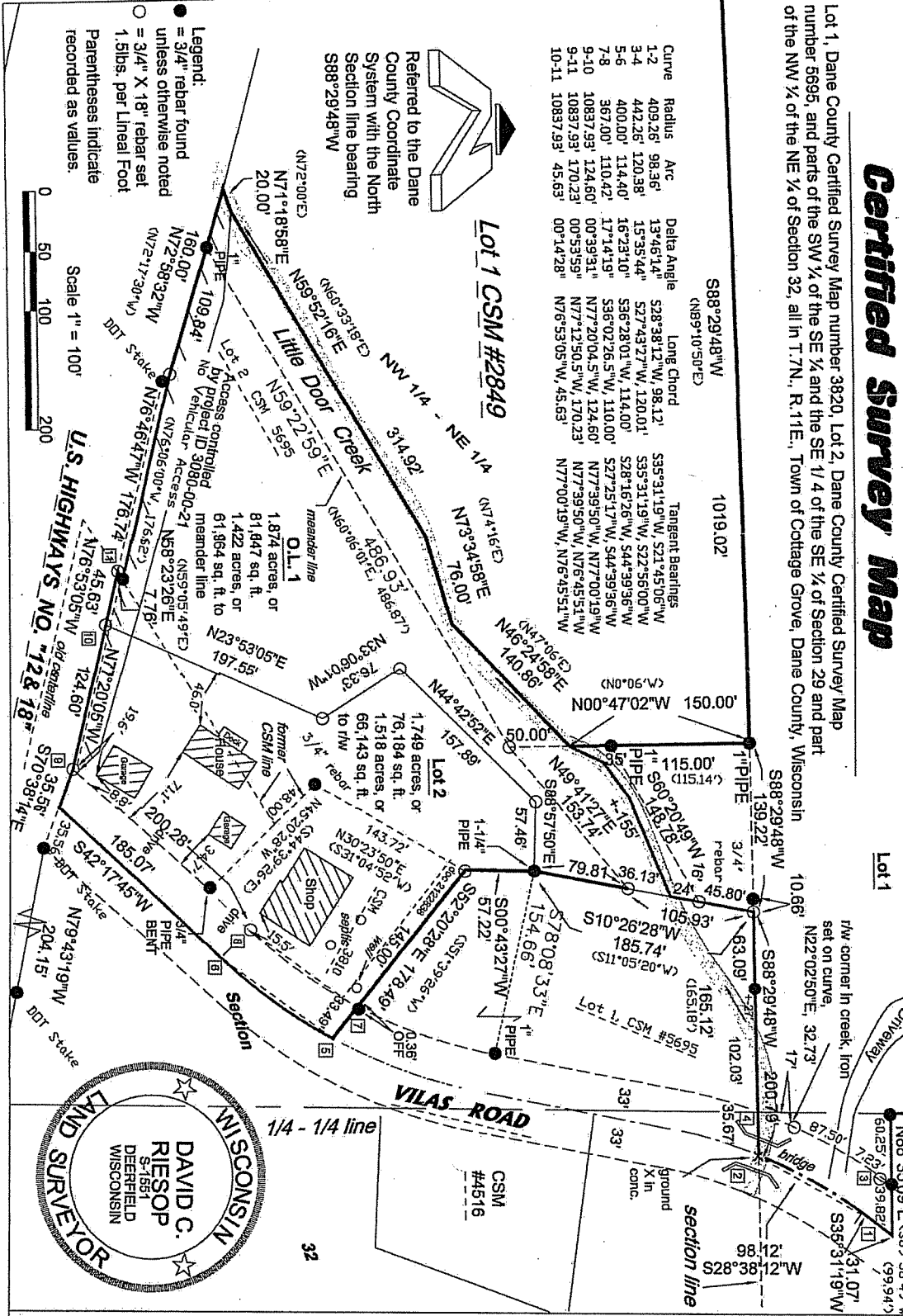
# Certified Survey Map

Lot 1, Dane County Certified Survey Map number 3820, Lot 2, Dane County Certified Survey Map number 6695, and parts of the SW 1/4 and the SE 1/4 of Section 29 and part of the NW 1/4 of the NE 1/4 of Section 32, all in T.1N., R.11E., Town of Cottage Grove, Dane County, Wisconsin

Curve	Radius	Arc	Delta Angle	Long Chord	Tangent Bearings
1-2	409.26'	98.36'	13.4614°	S28°38'12"W, 98.12'	S35°31'19"N, S23°45'06"W
3-4	442.26'	120.38'	15.3544°	S27°43'27"W, 120.01'	S35°31'19"W, S22°56'00"W
5-6	400.00'	114.40'	16°23'10"	S36°02'26.5"W, 114.00'	S28°16'26"W, S44°39'36"W
7-8	367.00'	110.42'	17°14'19"	S36°02'26.5"W, 110.00'	S27°25'17"W, S44°39'36"W
9-10	10837.93'	124.60'	00°39'31"	N77°20'04.5"W, 124.60'	N77°39'50"W, N77°00'19"W
9-11	10837.93'	170.23'	00°53'59"	N77°12'50.5"W, 170.23'	N77°39'50"W, N76°45'51"W
10-11	10837.93'	45.63'	00°14'28"	N76°53'05"W, 45.63'	N77°00'19"W, N76°45'51"W



Referred to the Dane County Coordinate System with the North Section line bearing S88°29'48"W



**Wisconsin Mapping, LLC**  
 surveying and mapping services  
 306 West Quarry Street, Deerfield, Wisconsin 53531  
 (808) 764-5602

Dwg. No. 4223-13      Date 09/23/2013  
 Sheet 2 of 5      revised 11/25/13  
 Document No. \_\_\_\_\_  
 C. S. M. No. \_\_\_\_\_ V. \_\_\_\_\_ P. \_\_\_\_\_

# 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, and mapped 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.

\_\_\_\_\_  
John A. Dott

\_\_\_\_\_  
Susan J. Murphy

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, ANCHORBANK, FSB does hereby consent to the above certificate of John A. Dott and Susan J. Murphy, owners.

WITNESS the hand and seal of ANCHORBANK, FSB,  
\_\_\_\_\_, 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. 4223-13 Date 09/23/2013

Sheet 3 of 5 revised 11/25/13

Document No. \_\_\_\_\_

C. S. M. No. \_\_\_\_\_ V. \_\_\_\_\_ P. \_\_\_\_\_



# ***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, and mapped 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.

\_\_\_\_\_  
Fred Goetz

\_\_\_\_\_  
Diane Goetz

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 \_\_\_\_\_

## Township Approval

Resolved that this Certified Survey Map, was approved for recording by the Town Board of the Town of Cottage Grove 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  
City of Madison Plan Commission

\_\_\_\_\_  
dated

### **Wisconsin Mapping, LLC**

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

Dwg. No. 4223-13 Date 09/23/2013

Sheet 4 of 5

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 Fred Goetz, 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 1, Dane County Certified Survey Map number 3820, Lot 2, Dane County Certified Survey Map number 5695, and parts of the SW ¼ of the SE ¼ and the SE ¼ of the SE ¼ of Section 29 and part of the NW ¼ of the NE ¼ of Section 32, all in T.7N., R.11E., Town of Cottage Grove, Dane County, Wisconsin, being more fully described as follows:

Beginning at the South ¼ corner of Section 29; thence N00°28'08"E, 295.88 feet to the Southwest corner of Lot 1 of Dane County Certified Survey Map number 9819; thence N80°06'35"E, 1343.23 feet to the Southeast corner of said lot; thence S00°18'48"W along the West line of said certified survey, 382.00 feet to its Southwest corner thereof; thence N88°35'09"E along the South line of said survey, 100.07 feet to the centerline of Vilas Road; thence S35°31'19"W along said centerline, 31.07 feet to the point of curvature of a curve to the left, said curve having a central angle of 13°46'14" and a radius of 409.26 feet, the long chord of which bears S28°38'12"W, 98.12 feet; thence Southwesterly along the arc of said curve and centerline, 98.36 feet to its point of tangency thereof and the North line of the NE ¼ of Section 32; thence S88°29'48"W along said North line, 200.79 feet to the Northwest corner of Lot 1 of Dane County Certified Survey Map number 5695; thence S10°26'28"W along the West line of said survey, 185.74 feet; thence S00°43'27"W along said West line, 57.22 feet to the Southwest corner of Lot 1; thence S52°20'28"E along the South line of said lot, 178.49 feet to the Northeast corner of Lot 1 of Dane County Certified Survey Map number 3810 and the centerline of Vilas Road, said point also being the point of curvature of a curve to the right, said curve having a central angle of 16°23'10" and a radius of 400.00 feet, the long chord of which bears S36°28'01"W, 114.00 feet; thence Southwesterly along the arc of said curve and centerline, 114.40 feet; thence S42°17'45"W along said centerline, 185.07 feet to its intersection with the North line of United States Highways 12 and 18; thence N70°38'14"W along said North line, 35.56 feet to the point of curvature of a curve to the right, said curve having a central angle of 00°53'59" and a radius of 10,837.93 feet, the long chord of which bears N77°12'50.5"W, 170.23 feet; thence Northwesterly along the arc of said curve and North line, 170.23 feet to its point of tangency thereof and its intersection with the extended Easterly line of Lot 2 of Dane County Certified Survey Map number 5695; thence N58°23'26"E along said extended line, 7.76 feet to the Southeast corner of said lot 2; thence along the boundary of said lot, the following seven courses, N76°46'47"W, 176.74 feet; thence N72°58'32"W, 160.00 feet; thence N71°18'58"E, 20.00 feet; thence N59°52'16"E, 314.92 feet; thence N73°34'58"E, 76.00 feet; thence N46°24'58"E, 140.86 feet; thence N00°47'02"W, 150.00 feet to the Northwest corner of said lot 2 and the North line of the NW ¼ of the NE ¼ of Section 29; thence S88°29'48"W along said line, 1019.02 feet to the point of beginning.  
The above described containing 16.067 acres, or 699,886 square feet, being subject to a public road right of way for Vilas Road as mapped hereon.

\_\_\_\_\_  
David C. Riesop S-1551

**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

<p><b>Wisconsin Mapping, LLC</b> * <i>surveying and mapping services</i> 306 West Quarry Street, Deerfield, Wisconsin 53531 (608) 764-5602</p>	<p>Dwg. No. 4223-13      Date 09/23/2013 Sheet 5      of      5      revised 11/25/13 Document No. _____ C. S. M. No. _____ V. _____ P. _____</p>
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