



City of Madison

Proposed Certified Survey Map

CSM Name
Bethany CSM

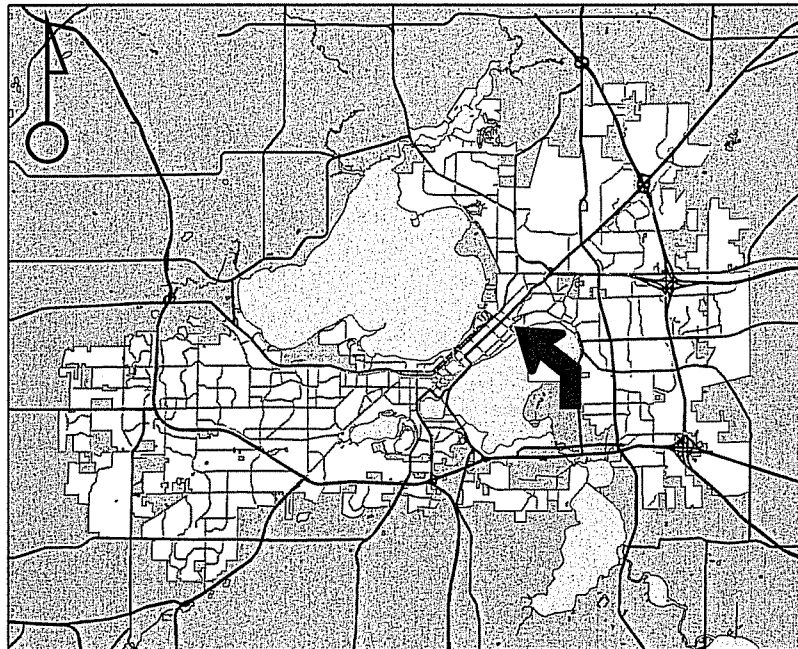
Location
310 Clemmons Ave & 301 Riverside Dr

Applicant
David Carlson-Bethany Evangelical Free Church/
Mark Pynnonen-Birrenkott Surveying, Inc

Within City Outside City

Proposed Use
Re-divide 2 lots for an existing church
and single-family residence

Public Hearing Date
Plan Commission
13 June 2016
Common Council
21 June 2016



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 : 07 June 2016

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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: _____

CITY OF MADISON

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.

MAR 28 2016

**Planning & Community
& Economic Development**

2. Applicant Information.

Name of Property Owner: Bethany Evangelical Free Church Representative, if any: David Carlson

Street Address: 301 Riverside Drive City/State: Madison, WI Zip: 53704

Telephone: (608) 512-5428 Fax: () Email: djcarlson30@gmail.com

Firm Preparing Survey: Birrenkott Surveying, Inc. Contact: Mark Pynnonen

Street Address: 1677 N. Bristol Street City/State: Sun Prairie, WI Zip: 53590

Telephone: (608) 837-7463 Fax: (608) 83701081 Email: mpynnonen@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): 301 Riverside Drive // 310 Clemons Ave.

Tax Parcel Number(s): 0710-072-0201-4 // 0710-072-0222-0

Zoning District(s) of Proposed Lots: TR-C4 // TR-C4 School District: Madison: Lapham-Marquette, O'Keeffe, East

→ 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: _____ Date of Approval by Town: _____

→ 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		0.080
Retail/Office			
Industrial			
Other (state use): <i>CHURCH</i>	1		0.756

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	2		0.836

OVER →

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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 Mark A. Pynnonen **Signature** 
Date March 25, 2016 **Interest In Property On This Date** Surveyor

Certified Survey Map Modification
310 Clemons Avenue / Bethany Church 301 Riverside Drive

Owner: David Carlson

Surveyor: Birrenkott Surveying

4/27/2016

Attn: Tim Parks

Attached is a draft map of a modification of the CSM previously submitted. The features are to put the lot line of lot 20 (310 Clemons) at 100.5 feet from the street, and to simplify the line defining the Lot 21 addition to the property. This answers the problems of the previous plan:

1. The new lot would be over 4800sf (4000sf required)
2. The rear yard setback would be 47' (30' required)
3. Open Space will be over 2400sf (750 sf required).
4. Reduces the number of turns on the lot line. (four straight segments, three turns)
5. Satisfies depth requirement at 100.5'

This draft map includes the allowance of an attached small garage. We understand that it would be the new property owner who would have to talk to the city about getting approval and a permit for such a structure. It is our desire to simplify the property, particularly the addition of the portion from lot 21, while meeting all necessary zoning requirements.

David Carlson

608-512-5428

djcarlson30@gmail.com

CITY OF MADISON

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David and Jerry Anne Carlson

March 28, 2016

Tim Parks

This is the CSM we discussed in January regarding the property at 310 Clemons Avenue in connection with Bethany Church at 301 Riverside Drive.

We have taken your suggestion to create a CSM. This map basically formalizes the line that has existed since we bought the property in 1995 and since the Church agreed to an easement from the former lot 21 in 1996. By this the Church and 310 Clemons have clearer and cleaner boundaries.

Thank you for your time and help.

David E. Carlson

608.512.5428

djcarlson30@gmail.com



BIRRENKOTT SURVEYING, INC.
Land Surveying and Soil Testing

DANIEL V. BIRRENKOTT
Registered Land Surveyor • Certified Soil Tester

P.O. Box 237 • 1677 N. Bristol Street • Sun Prairie, WI 53590 • (608) 837.7463 • Fax (608) 837.1081 • www.birrenkottsurveying.com

March 25, 2016

City of Madison
Planning, Community and Economic Development
Att: Tim Parks
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Two-lot Certified Survey Map
301 Riverside Drive/310 Clemons Avenue
Bethany Evangelical Free Church, David/Jerry Anne Carlson owners

Dear Mr. Parks:

As agent for Bethany Evangelical Free Church and David/Jerry Anne Carlson, we wish to submit a Certified Survey Map (CSM) to the city of Madison.

The project comprises two parcels: 301 Riverside Drive (PIN 0710-072-0201-4) and 310 Clemons Avenue (PIN 0710-072-0222-0). A church is located at 301 Riverside Drive; a single-family residence at 310 Clemons Avenue. Both parcels are zoned TR-C4. A two-lot CSM is proposed by which the lot lines between the two parcels will be adjusted. Total area of the CSM is 0.836 acres.

Respectfully submitted,

Mark A. Pynnonen
Birrenkott Surveying, Inc.
Agent for Bethany Evangelical Free Church and
David and Jerry Anne Carlson

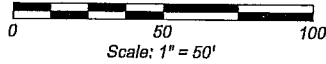
BIRRENKOTT SURVEYING



BIRRENKOTT SURVEYING INC.
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463

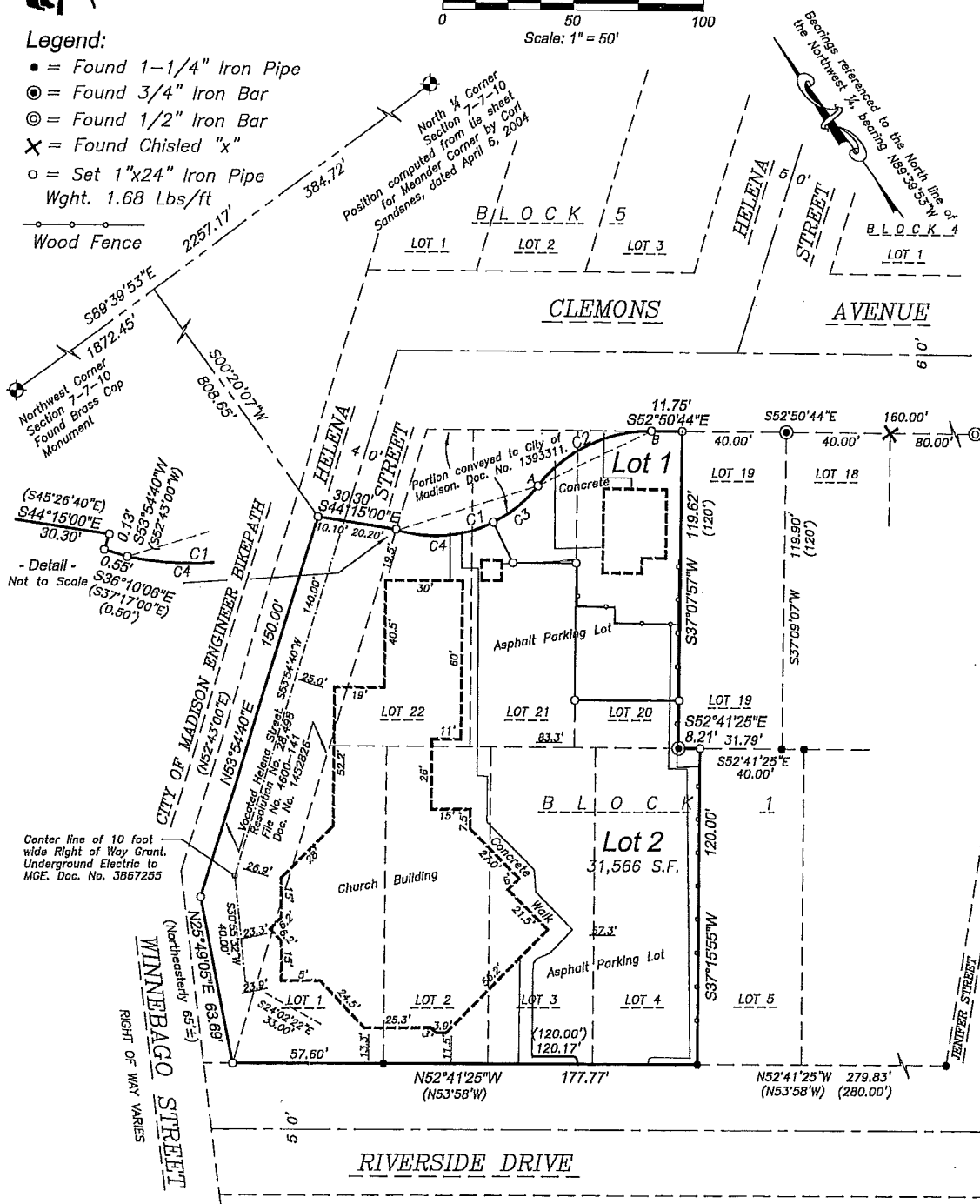
CERTIFIED SURVEY MAP

Lots 1, 2, 3, 4 and parts of Lots 20, 21, 22, Block 1, Riverside Park and the vacated part of Helena Street, located in the Northeast 1/4 of the Northwest 1/4, Section 7, T7N, R10E, City of Madison, Dane County, Wisconsin



Legend:

- = Found 1-1/4" Iron Pipe
- ⊙ = Found 3/4" Iron Bar
- ⊗ = Found 1/2" Iron Bar
- ✕ = Found Chisled "x"
- = Set 1"x24" Iron Pipe
Wght. 1.68 Lbs/ft
- = Wood Fence



CURVE	RADIUS	ARC	DELTA	BEARING	CHORD
C1	50.00'	59.72'	68°25'48"	S70°23'00"E	56.23'
C2	55.00'	49.68'	51°45'21"	S78°43'13.5"E	48.01'
C3	50.00'	22.01'	25°13'01"	N88°00'36.5"E	21.83'
C4	50.00'	37.71'	43°12'47"	S57°46'29.5"E	36.82'
C5	55.00'	20.02'	20°51'20"	S85°49'46"W	19.91'

TANGENT BEARINGS: A = N75°24'06"E
B = N52°50'33"E

C1 (S71°30'06"E)
C2 (S79°50'36"E)
C5 (S84°44'57"E 20.00')

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____

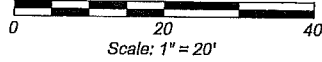
BIRRENKOTT SURVEYING



BIRRENKOTT SURVEYING INC.
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463

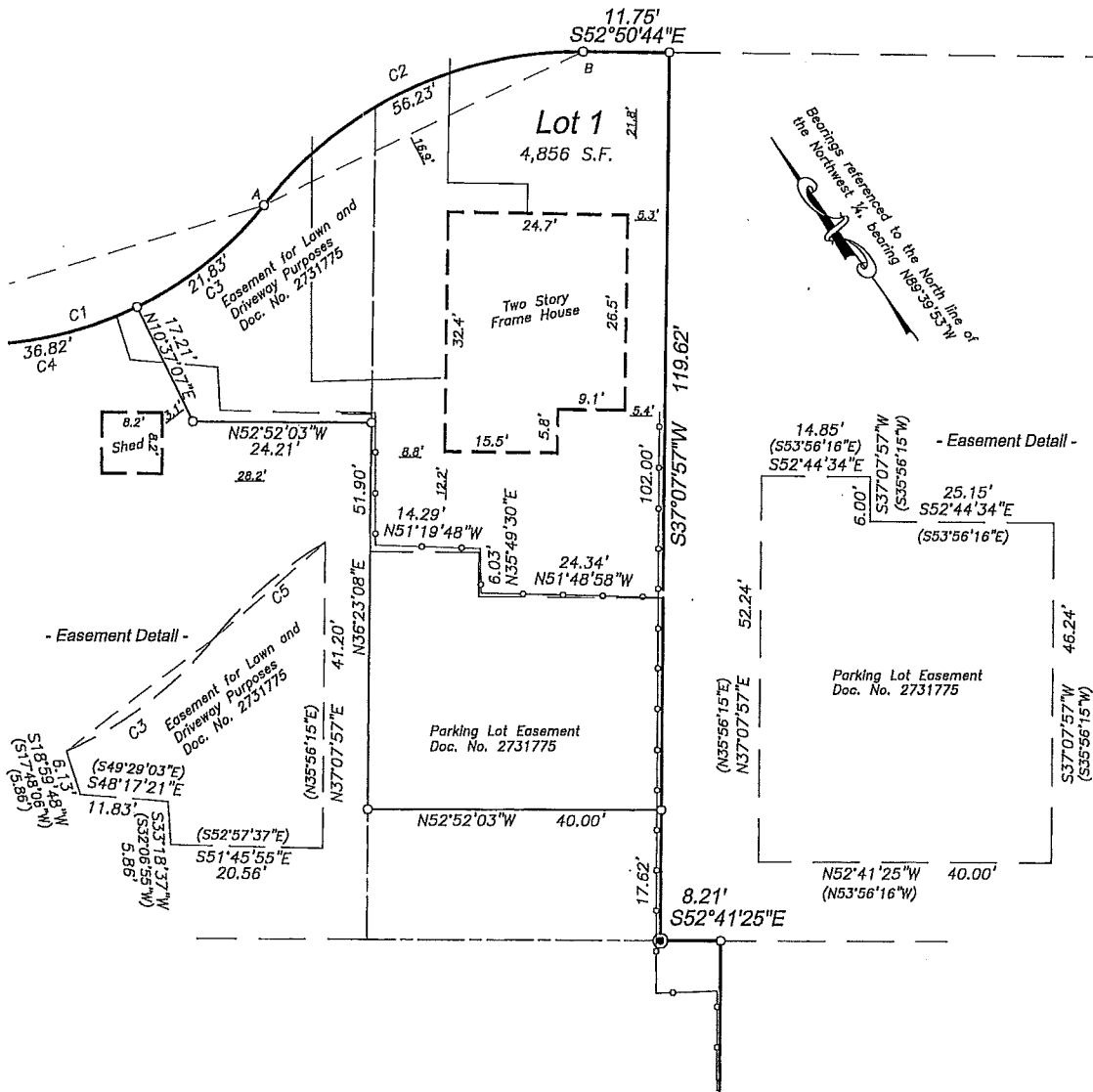
CERTIFIED SURVEY MAP

Lots 1, 2, 3, 4 and parts of Lots 20, 21, 22, Block 1, Riverside Park and the vacated part of Helena Street, located in the Northeast 1/4 of the Northwest 1/4, Section 7, T7N, R10E, City of Madison, Dane County, Wisconsin



CLEMONS

AVENUE



CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____

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CERTIFIED SURVEY MAP DATED: March 24, 2016

**Birrenkott
Surveying, Inc.**

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

Owner Certificate:

As owners, we hereby certify that we have caused the lands described on this Certified Survey Map 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 the City of Madison as an approving authority.

David E. Carlson

Jerry Anne Carlson

State of Wisconsin)

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

Notary Public, Dane County, Wisconsin.

My Commission Expires

Printed name

Owner Certificate:

As owners, we hereby certify that we have caused the lands described on this Certified Survey Map 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 the City of Madison as an approving authority.

Bethany Evangelical Free Church

David E. Carlson, Pastor

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2016, the above-named David E. Carlson, 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

Consent of Mortgagee:

Summit Credit Union, mortgagee of the lands described hereon, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the owner certificate hereon.

Summit Credit Union

By: _____ Its: _____

(printed name)

**State of Wisconsin)
County of Dane) 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, State of Wisconsin

My commission expires

Printed name



CERTIFIED SURVEY MAP DATED: May 24, 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: Lots 1, 2, 3, 4 and parts of Lots 20, 21, 22, Block 1, Riverside Park and the vacated part of Helena Street, located in the Northeast ¼ of the Northwest ¼, Section 7, T7N, R10E, City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northwest Corner of said Section 7; thence S89°39'53"E, 1872.45 feet along the North line of said Northwest ¼; thence S00°20'07"W, 808.65 feet to the North corner of vacated Helena Street and the point of beginning; thence S44°15'00"E (recorded as S45°26'40"E), 30.30 feet along the Northeasterly line of said vacation; thence S53°54'40"W (recorded as S52°43'00"W), 0.13 feet along the Southeasterly line of said vacation to the Southwesterly right-of-way line of Clemons Avenue; thence along said right-of-way line S36°10'06"E, 0.55 feet (recorded as S37°17'00"E, 0.50 feet); thence continuing along said right-of-way line along a curve to the left with a radius of 50.00 feet and a long chord bearing and distance of S70°23'00"E (recorded as S71°30'06"E), 56.23 feet to a point of reverse curvature; thence continuing along said right-of-way line along a curve to the right with a radius of 55.00 feet and a long chord bearing and distance of S78°43'13.5"E (recorded as S79°50'36"E), 48.01 feet; thence continuing along said right-of-way line S52°50'44"E, 11.75 feet to the Northwesterly line of Lot 19, Block 1, Riverside Park; thence S37°07'57"W, 119.62 feet (recorded as 120.00 feet) along said Northwesterly line to the Southwesterly line of said Lot 19; thence S52°41'25"E, 8.21 feet along said Southwesterly line to the Northwesterly line of Lot 5, Block 1, Riverside Park; thence S37°15'55"W, 120.00 feet along said Northwesterly line to the Northeasterly right-of-way line of Riverside Drive; thence N52°41'25"W (recorded as N53°58'W), 177.77 feet along said right-of-way line to the West corner of said Lot 1, Block 1; thence N25°49'05"E, 63.69 feet (recorded as Northeasterly, 65 feet more or less) along the Southwesterly line of said vacation; thence N53°54'40"E (recorded as N52°43'00"E), 150.00 feet along the Northwesterly line of said vacation to the North corner thereof and the point of beginning; Containing 36,422 square feet, or 0.836 acres

City of Madison Plan Commission Certificate:

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

Natalie Erdman, Secretary
City of Madison Plan Commission

Dated

City of Madison Common Council Certificate:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number

File ID Number _____, adopted on the _____ day of _____, 2016 and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this _____ day of _____, 2016

MaribethL. Witzel-Behl, Clerk
City of Madison

Surveyed For:

Bethany Evangelical Free Church
301 Riverside Drive
Madison, WI 53704
244-3656

Surveyed: T.A.S.
Drawn: M.A.P.
Checked: M.A.P./D.V.B.
Approved: D.V.B.
Field book:
Tape/File: J:\2015\Carlson\

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 _____

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