



City of Madison

Proposed Certified Survey Map

CSM Name
Wolf CSM

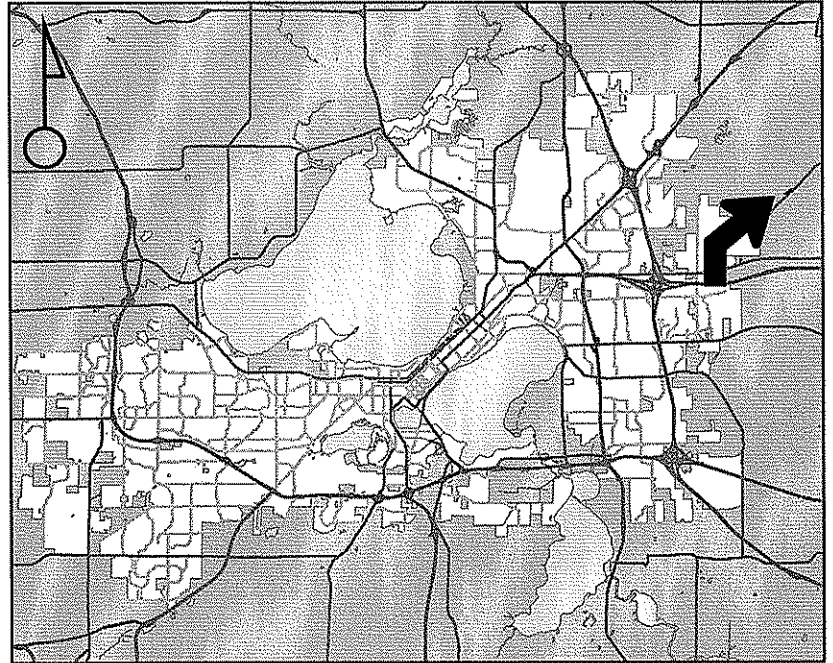
Location
2864 County Highway T

Applicant
Wayne Wolf – Wolf Family Trust/
Mark Pynnonen – Birrenkott Surveying, Inc

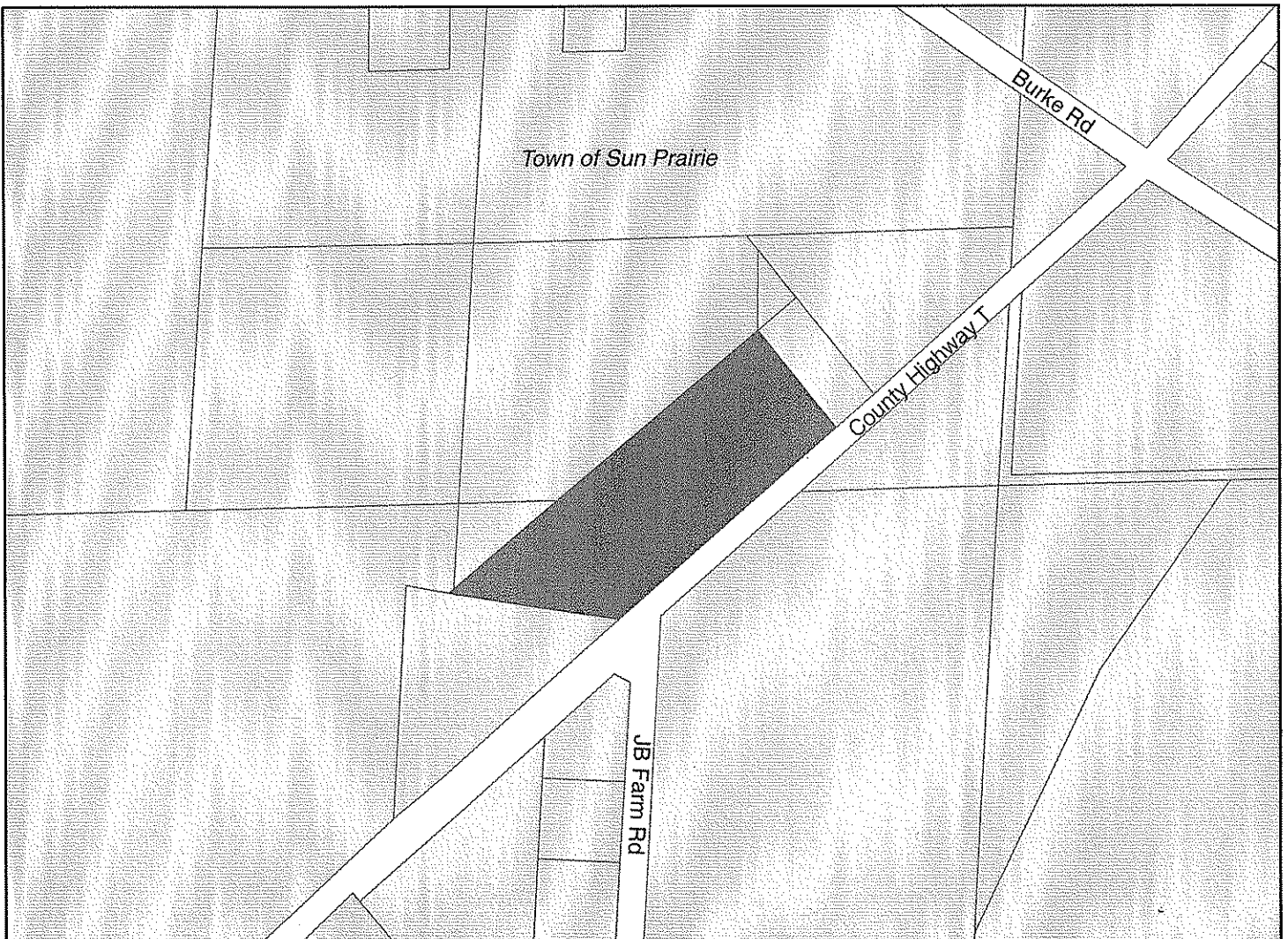
Within City Outside City

Proposed Use
1 Residential Lot and 1 Agricultural Lot

Public Hearing Date
Plan Commission
07 July 2008



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 : 26 June 2008

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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

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: Wolf Family Trust Representative, if any: Wayne Wolf
 Street Address: 2864 County Highway T City/State: Sun Prairie, WI Zip: 53590
 Telephone: (608) 658-6290 Fax: () Email: endangeredspecies2002@yahoo.com

Firm Preparing Survey: Birrenkott Surveying Inc. Contact: Mark Pynnonen
 Street Address: 1677 N. Bristol Street, P.O. Box 237 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: 2864 County Highway T in the City or Town of: Town of Sun Prairie
 Tax Parcel Number(s): 0811-292-8775-7 School District: Sun Prairie
 Existing Zoning District(s): Dane County RH-2 Development Schedule: None at this time
 Proposed Zoning District(s) (if any): Dane County A-2(2), R-1A 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: March 3, 2008 Date of Approval by Town: January 14, 2008 **NEED LETTER**

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	1		1.60
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)	1		4.69
TOTAL	2		6.29

Describe the use of the lots and outlots on the survey
EXISTING HOUSE
AGRICULTURE

OVER →

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):** \$ 500.00 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 Wayne Wolf **Signature** *Wayne Wolf*
Date May 22, 2008 **Interest In Property On This Date** Trustee for Wolf Family Trust

For Office Use Only	Date Rec'd: _____	PC Date _____	Alder. District: _____	Amount Paid: \$ _____
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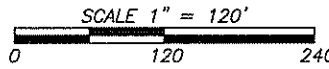


**BIRRENKOTT
SURVEYING, INC.**

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

CERTIFIED SURVEY MAP

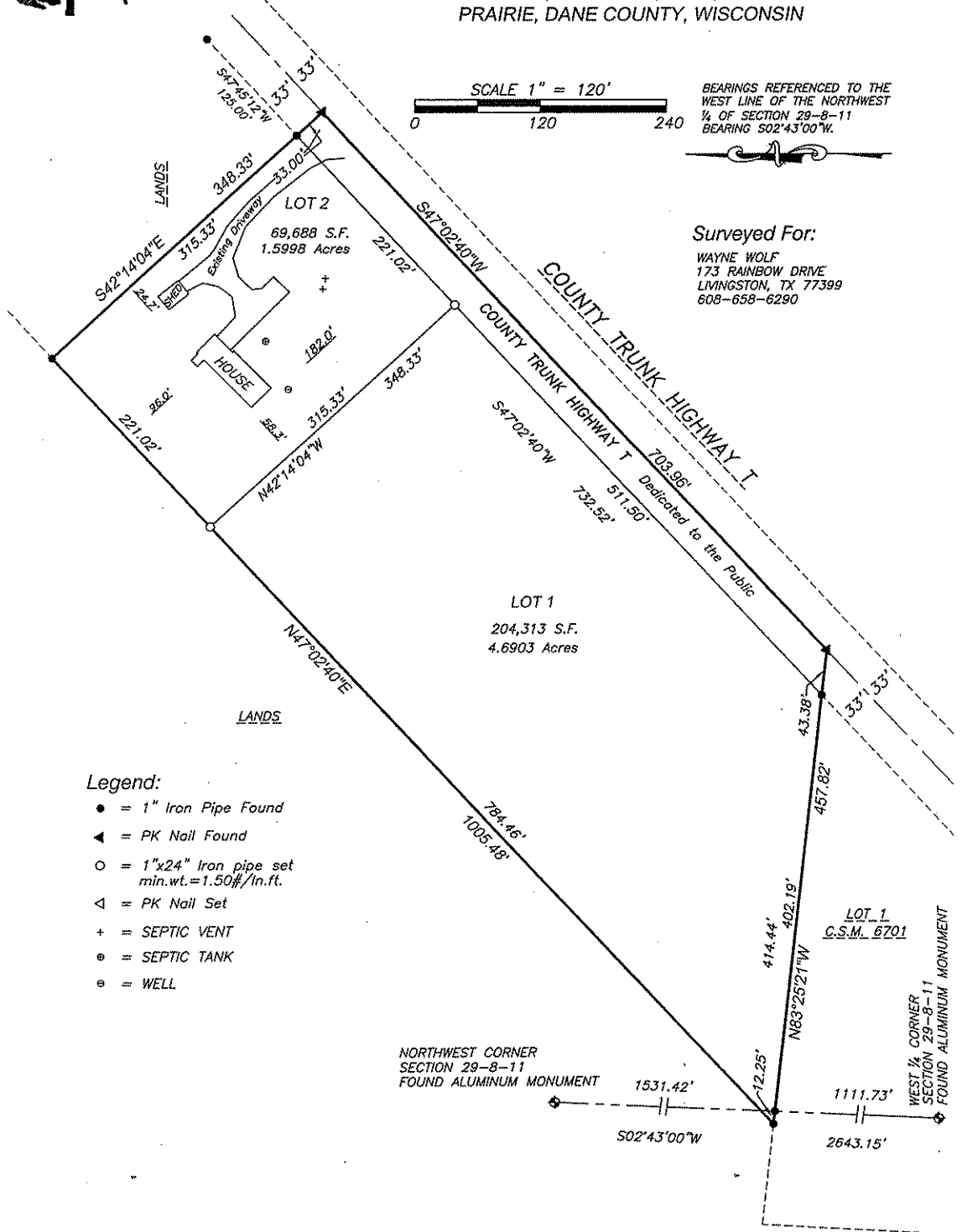
LOT 1, CERTIFIED SURVEY MAP NO. 8720, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, ALL IN T8N, R11E, TOWN OF SUN PRAIRIE, DANE COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 29-8-11 BEARING S02°43'00"W.

Surveyed For:

WAYNE WOLF
173 RAINBOW DRIVE
LIVINGSTON, TX 77399
608-658-6290



Legend:

- = 1" Iron Pipe Found
- ▲ = PK Nail Found
- = 1"x24" Iron pipe set min. wt. = 1.50#/ln.ft.
- ◁ = PK Nail Set
- + = SEPTIC VENT
- ⊙ = SEPTIC TANK
- ⊙ = WELL

NORTHWEST CORNER SECTION 29-8-11 FOUND ALUMINUM MONUMENT

WEST 1/4 CORNER SECTION 29-8-11 FOUND ALUMINUM MONUMENT

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____

CERTIFIED SURVEY MAP

DATED: MAY 22, 2008



**BIRRENKOTT
SURVEYING, INC.**

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

Consent of Mortgagee:

Anchor Bank, mortgagee of the land 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's Certificate of the Wolf Family Trust.

Authorized Representative
Anchor Bank

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2008, the above named authorized representative of Anchor Bank, to me known to me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission Expires _____

Printed name

Document No. _____

Sheet 2 of 3
Office Map No. 070756

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

CERTIFIED SURVEY MAP

DATED: MAY 22, 2008



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

Daniel V Birrenkott, Registered Land Surveyor No. S-1531 I,

Description:

Lot 1, Certified Survey Map No. 8720, located in the Northwest 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 29, and the Southeast 1/4 of the Northeast 1/4 of Section 30, all in T8N, R11E, Town of Sun Prairie, Dane County, Wisconsin.

Owners Certificate:

As owner, the Wolf Family Trust hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. It also certifies 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 and that this Certified Survey Map is required by the City of Madison as an approving authority.

Wolf Family Trust
by Wayne Wolf, Trustee

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2008, the above named Wayne Wolf, to me known to me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission Expires _____

Printed name

Town of Sun Prairie Approval Certificate:

This Certified Survey Map, including the public highway right-of-way dedication designated herein, is hereby acknowledged and accepted by the Town of Sun Prairie.

Claudia Quick, Clerk
Town of Sun Prairie

Dated

City of Madison Plan Commission Certificate:

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

Mark A. Olinger, Secretary
City of Madison Plan Commission

Dated

Wetlands if present have not been delineated.

Refer to building site information contained in Dane County Soil Survey.

This survey is subject to any and all easements and agreements both recorded and unrecorded.

The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Surveyed for:

Wayne Wolf
2864 County Highway T
Sun Prairie, WI 53590
(608) 658-6290

Approved for recording per Dane County Zoning and Land Regulation Committee action of _____, 2008.

Norbert Scribner, Authorized Representative

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2008

at _____ o'clock __ m and recorded in Volume _____ of Certified Survey Maps of
Dane County on Pages _____

Kristi Chlebowski, Register of Deeds
Document No. _____

Surveyed: MVM
Drawn: PPMC
Checked: MAP
Approved: DVB
Field book: 310/51
File: J:\2007\Carlson\070756

Sheet 3 of 3
Office Map No. 070756

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



Dane County Planning & Development

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

Land Division Review
608/266-9086

March 3, 2008

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

Re: CERTIFIED SURVEY MAP (Wolf Family Trust)
NW1/4 S29 T8N R11E
Town of Sun Prairie
Dane County

Gentlepeople:

Zoning Petition # 9819 has been approved by the Dane County Board of Supervisors. Accordingly, the above-described preliminary certified survey map proposal is hereby conditionally approved as follows:

1. Zoning Petition # 9819 is to become effective (one day following publication in the Wisconsin State Journal).
2. A Town of Sun Prairie approval certificate is to be included and executed.
3. A City of Sun Prairie approval certificate is to be included and executed (extraterritorial jurisdiction).
4. The document is to be completed in accordance with S.236.34, Wisconsin Statutes.
5. The document is to comply with S.236.20(3)(b), Wisconsin Statutes (center of Section does not satisfy this provision).
6. The legal description is to be reviewed with respect to mathematical consistency.
7. An owners certificate in accordance with S.236.21(2), Wisconsin Statutes is to be included.
8. The owners certificate is to include "we 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."
9. All owners of record are to be included in the owners certificate (County records indicate that Wolf Family Trust is an owner). Spouses signatures and middle initials are required to provide valid certificates.

Birrenkott Surveying, Inc.
March 3, 2008
Page 2

10. Lot 1 is to be a minimum of 4 net acres in area.
11. Lot 2 is to be a minimum of 1 net acre in area.
12. The net lot area calculations are to be specified in square feet.
13. A notation is to be affixed to the document "refer to building site information contained in the Dane County Soil Survey."
15. The approximate location of the existing on-site sewage disposal system is to be shown.
16. 33' West of the Highway T right-of-way centerline is to be clearly designated "dedicated to the public."
17. The owners certificate is to include the term "dedicated."
18. The Town approval certificate is to include "the public highway right-of-way dedication designated herein is hereby acknowledged and accepted by the Town of Sun Prairie."
19. The deed restriction, required with Zoning Petition # 9819, is to be of record.
20. Town of Sun Prairie approval of the amended Zoning Petition # 9819 is to be obtained and properly communicated to the Dane County Clerk.
21. The designation "proposed driveway" is to be removed from the document.
22. The recordable document is to be submitted for review and approval.

When the above conditions have been fully satisfied, the original document may be submitted to which the Dane County approving signature will be affixed. Please contact the writer with questions regarding this matter.

Sincerely,


Norbert Scribner, Land Division Review

cc: Wolf Family Trust
Clerk, Town of Sun Prairie
Clerk, City of Sun Prairie (extraterritorial jurisdiction)
Dane County Highway Department

Enclosure:

STAFF REPORT

DANE COUNTY ZONING & LAND REGULATION COMMITTEE

Dane County Application for Change in Zoning or CUP Zoning Petition #: 9819 C.U.P. #: None Internal Tracking Number: RECU25297	Hearing Date: 12/18/2007 Item #: 10 Town/Section: Town of Sun Prairie/29
Applicant: WOLF FAMILY TR	Location: 2864 COUNTY HIGHWAY T
Area: 1.59, 4.69 acres Delayed Effective Date: YES Change: From RH-2 Rural Homes To R-1A Residential, A-1EX Exclusive Agricultural	Rezone Reason: SHRINK EXISTING RESIDENTIAL LOT & REZONE BALANCE TO A-1EX EXCLUSIVE AGRICULTURAL

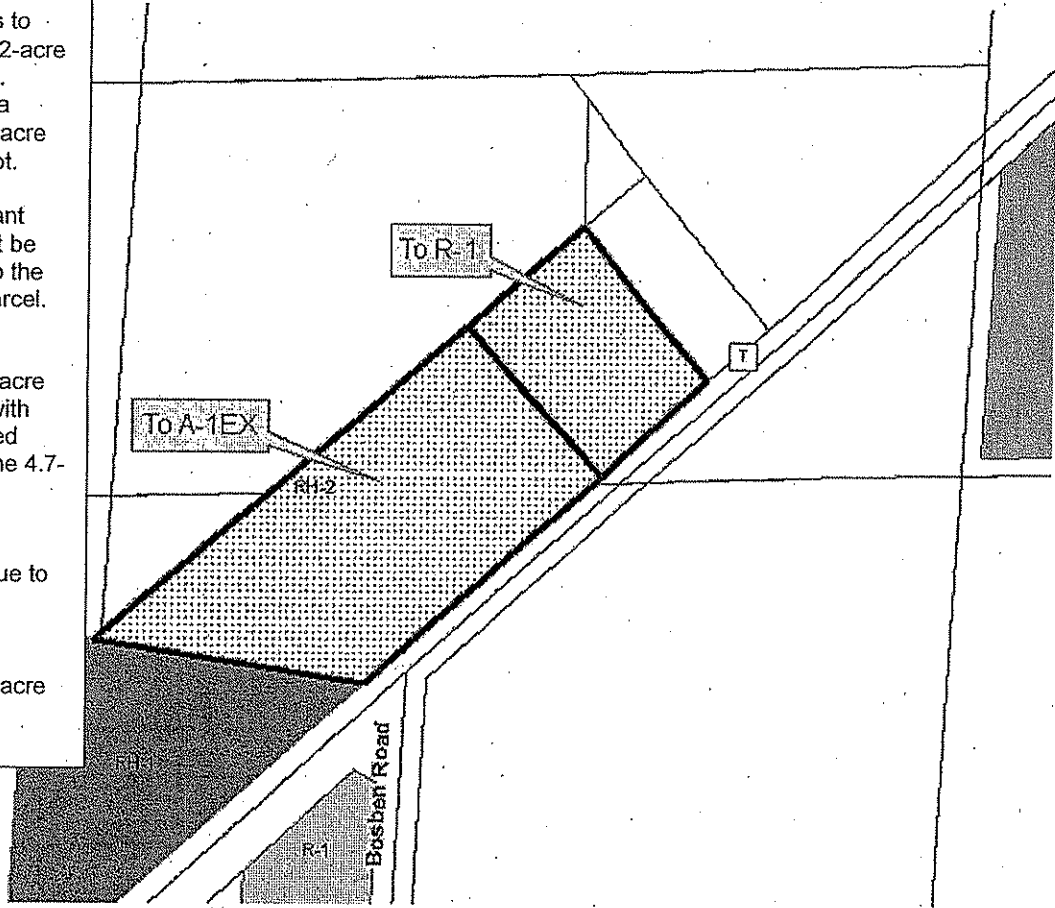
Description: The owner wishes to reduce the size of his existing 6.2-acre parcel down to a 1.6-acre parcel. Given that the existing parcel is a recorded CSM, the remnant 4.7-acre section will be a newly created lot.

Observations: Since the remnant parcel is part of a CSM, it cannot be automatically absorbed back into the metes & bounds of the parent parcel.

Suggestion: Staff suggests amending the zoning for the 4.7-acre parcel to A-2(2) for compliance with Zoning District Standards. A deed restriction should be placed on the 4.7-acre parcel limiting the use to agricultural purposes only.

12/18 ZLR Action: Postponed due to no Town action.

Town Action: Approved with an amendment to A-2(2) for the 4.7-acre parcel.



TOWN ACTION RECOMMENDATION Approved <u>1-14-08</u> Denied _____ Subject To: <input type="checkbox"/> Conditions <input checked="" type="checkbox"/> Amendments <u>To A-2(2)</u> CUP: <input type="checkbox"/> Conditions <input type="checkbox"/> None	ZLR COMMITTEE ACTION - REZONING <input checked="" type="checkbox"/> Postponed <u>12/18/07</u> <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Cond/Amnd Town <input type="checkbox"/> Cond/Amnd Comm <input type="checkbox"/> As Conditioned _____ <input type="checkbox"/> Amended <input type="checkbox"/> Changed Zone Dist. <u>A-2(2)</u> <input type="checkbox"/> Changed Boundary Description _____ <input type="checkbox"/> DENY Action Date <u>2/7/08</u> Vote <u>W</u>	ZLR CUP APPROVAL <input type="checkbox"/> Approved <input type="checkbox"/> As Specified by Town <input type="checkbox"/> Con by ZLR <input type="checkbox"/> DENY Date _____ COUNTY BOARD ACTION REZONING <input type="checkbox"/> Referred <input type="checkbox"/> Amended on Floor <input type="checkbox"/> Approved <input type="checkbox"/> County Board Agenda Item <input type="checkbox"/> DENY Date _____
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Town of Sun Prairie

5556 Twin Lane Road
Marshall, WI 53559
(608) 837-6688
Fax (608) 825-4864

Lyle Updike, Chair
Vernon Pogue, Supervisor
Doug Yelk, Supervisor
Claudia Quick, Clerk
Cindy Yelk, Treasurer

Web site: www.townofsunprairie.info

Norbert Scribner
Land Division Review
Rm 116 City County Bldg
210 Martin Luther King Jr. Blvd.
Madison, WI 53709


January 14, 2008

Dear Norbert,

The Town Board of the Town of Sun Prairie held a regular meeting on Monday, January 14, 2008. During that meeting the Board reviewed the preliminary CSM for Wayne Wolf for 2864 CTH T, Sun Prairie, section 29. The Board approved the preliminary certified survey map and asked that the neighboring use language which states "as owner of the lots on this certified survey map, I hereby stipulate that I and my heirs or assigns will not object to any of the legally permitted uses that occur on the adjoining property" be included on the CSM.

Please contact me at 837-6688, if you have any questions.

Sincerely,


Claudia J. Quick
Clerk, Town of Sun Prairie

cc: Wayne Wolf
Birrenkott Surveying