



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

Date Stamp

**** 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: City of Madison - Cherokee Park Trac Representative, if any: Jeff Ekola - City
 Street Address: 215 ML King Jr Blvd City/State: Madison Zip: _____
 Telephone: (608) 267-8719 Fax: (608) see me Email: jeekola@cityofmadison.com
 Firm Preparing Survey: Burrows Surveying Inc Contact: Patrick Cowell
 Street Address: 1677 N. Bristol St City/State: Sun Prairie Zip: 53590
 Telephone: (608) 837-7463 Fax: (608) 837-1081 Email: _____

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

3a. Project Information.

Parcel Address: Numerous - Wheeler Road in the City or Town of: City of Madison
 Tax Parcel Number(s): Numerous - see attached School District: Madison
 Existing Zoning District(s): Conservancy - City lots Development Schedule: n/a
 Proposed Zoning District(s) (if any): R-1 - CPI Parcel 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 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: Should be annexed by July 7, 2009

4. Survey Contents and Description. Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office			
Industrial	<u>73-33</u>		
Outlots Dedicated to City		<u>2</u>	<u>80</u>
Homeowner Assoc. Outlots			
Other (state use)	<u>5-82</u>		
TOTAL			

Describe the use of the lots and outlots on the survey

OVER →
11-12

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.

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 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**.

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 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): \$ _____ Make all checks payable to "City Treasurer." *City responsible for any fees: see R/E of check needed*

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 Jeff Ekala Signature Jeff Ekala
 Date 6/25/2009 Interest In Property On This Date City owned project & CP1 owned property

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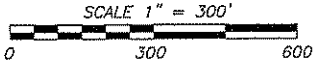


BIRRENKOTT SURVEYING, INC.

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

CERTIFIED SURVEY MAP

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 24, T8N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN



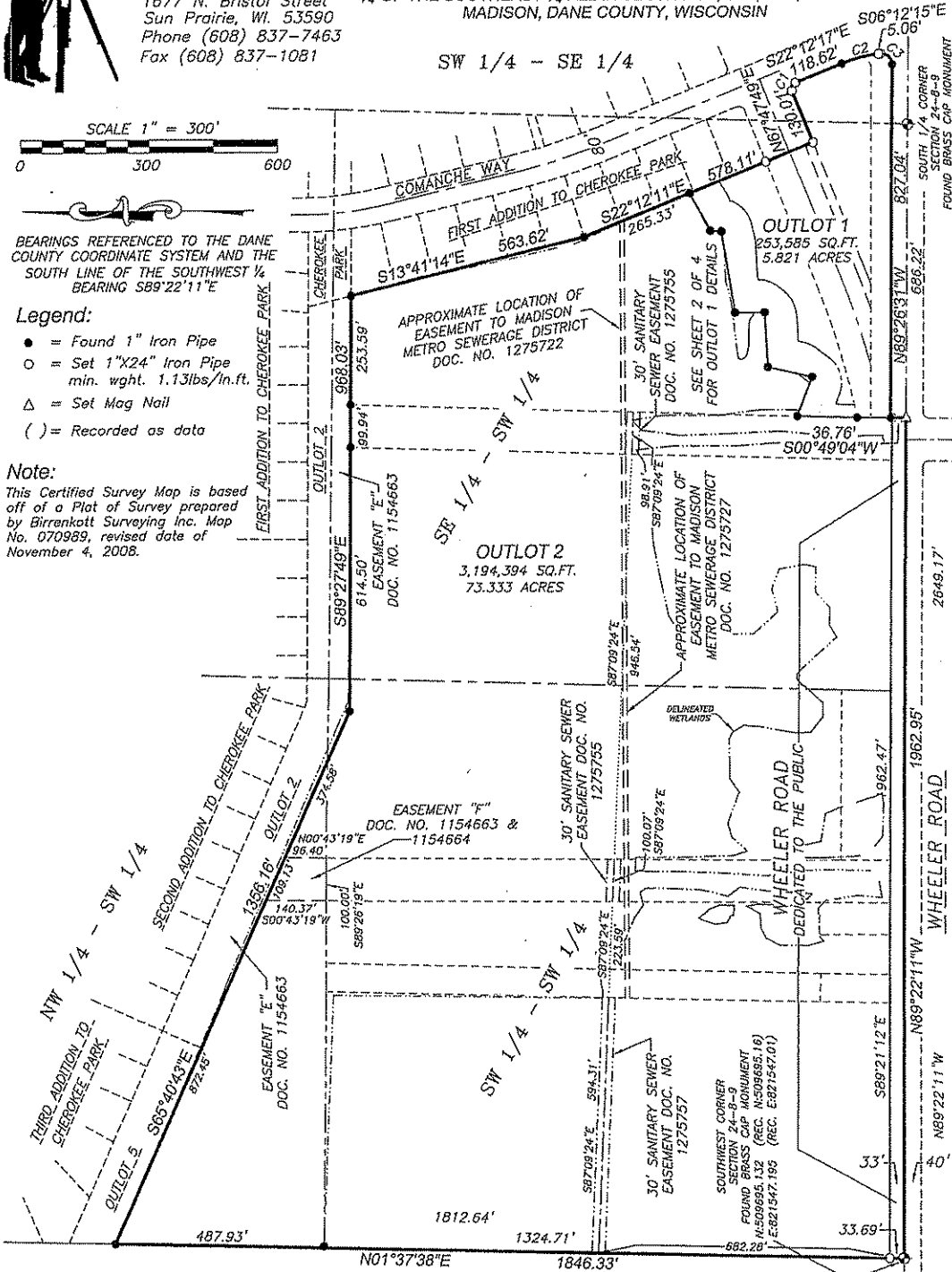
BEARINGS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE SOUTH LINE OF THE SOUTHWEST 1/4 BEARING S89°22'11"E

Legend:

- = Found 1" Iron Pipe
- = Set 1"X24" Iron Pipe min. wght. 1.13lbs/in.ft.
- △ = Set Mag Nail
- () = Recorded as data

Note:

This Certified Survey Map is based off of a Plat of Survey prepared by Birrenkott Surveying Inc. Map No. 070989, revised date of November 4, 2008.



SHEET 1 OF 4
J:\2006\CARLSON\060408
Office Map No. 090033-CSM

Surveyed For:
CITY OF MADISON

CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____
DOCUMENT NO. _____

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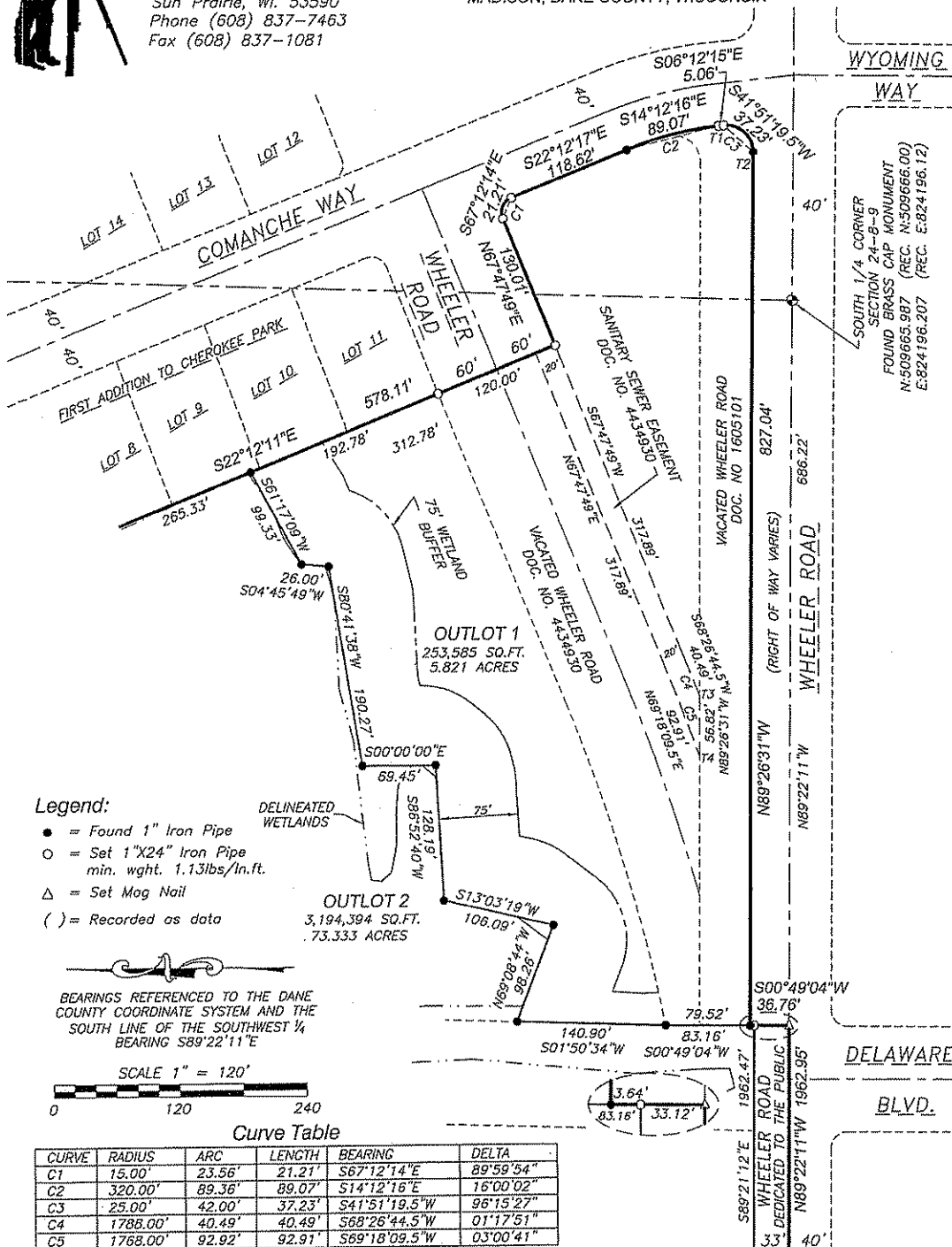


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TANGENT BEARINGS T1=S06°16'24"E T2=S89°59'03"W
T3=S69°05'40"W T4=N70°48'30"E

SHEET 2 OF 4

J:\2006\CARLSON\060408
Office Map No. 090033-CSM

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____

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CERTIFIED SURVEY MAP

DATED: JUNE 2, 2009



**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

Description:

Part of the Northwest 1/4 of the Southwest 1/4, part of the Southwest 1/4 of the Southwest 1/4, part of the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southeast 1/4 of Section 24, T8N, R9E, City of Madison, Dane County, Wisconsin being more particularly described as follows: beginning at the Southwest corner of said Section 24; thence along the West line of the said Southwest 1/4 N01°37'38"E, 1846.33 feet to the Southwest corner of Third Addition to Cherokee Park; thence along the South line of said Third Addition to Cherokee Park and the South line of Second Addition to Cherokee Park, S65°40'43"E, 1356.16 feet; thence continuing along the said South line of Second Addition to Cherokee Park, S89°27'49"E, 968.03 feet to the Westerly line of First Addition to Cherokee Park; thence along said Westerly line S13°41'14"E, 563.62 feet; thence continuing along said Westerly line and the extension thereof, S22°12'11"E, 578.11 feet to the Southerly right of way line of Wheeler Road; thence along said Southerly right of way line N67°47'49"E, 130.01 feet to a point of curvature; thence continuing along said Southerly right of way line along a curve to the right having a radius of 15.00 feet and a chord bearing and distance of S67°12'14"E, 21.21 feet to a point of tangency and the Westerly right of way line of Comanche Way; thence along said Westerly right of way line S22°12'17"E, 118.62 feet to a point of curvature; thence continuing along said Westerly right of way line along a curve to the right having a radius of 320.00 feet and a chord bearing and distance of S14°12'16"E, 89.07 feet to a point of tangency; thence continuing along said Westerly right of way line S06°12'15"E, 5.06 feet; thence continuing along said Westerly right of way line along a curve to the right having a radius of 25.00 feet and a chord bearing and distance of S41°51'19.5"W, 37.23 feet to the Northerly right of way line of Wheeler Road; thence along said Northerly right of way line N89°26'31"W, 827.04 feet to the West line of the plat of Cherokee Park; thence along said West line S00°49'04"W, 36.76 feet to the South line of the said Southwest 1/4 of Section 24; thence along said South line N89°22'11"W, 1962.95 feet to the said Southwest corner of Section 24 and the point of beginning. The above described parcel contains 3,513,532 square feet or 80.659 acres

Owners Certificate:

Cherokee Park Inc., as owner, does hereby certify 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 the City of Madison City Council, as a required approving authority.

Cherokee Park Inc.

Dennis B. Tiziani, President

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2009, the above named owner, 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

Owners Certificate:

City of Madison, as owner, does hereby certify 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 the City of Madison City Council, as a required approving authority.

City of Madison

Agent

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2009, the above named owner, 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: PPMC
Drawn: PPMC
Check: MAP/DVB
Approved: DVB
Field book: 205/46
Tape/File: 011088

Document No. _____

Certified Survey Map No. _____

Sheet 3 of 4
Office Map No.: 090033_CSM Volume _____, Page _____

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CERTIFIED SURVEY MAP

DATED: JUNE 2, 2009



**BIRRENKOTT
SURVEYING, INC.**

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

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 _____, 20____, 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 _____, 20____.

Maribeth Witzel-Behl, Clerk, City of Madison

City of Madison Plan Commission Certificate:

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

Mark Olinger, Secretary, City of Madison Plan Commission

Notes:

"Utility 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."

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

"All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop."

"Utility Easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area."

Surveyed For :
City of Madison

Surveyed: PFMC
Drawn: PFMC
Check: MAP/DVB
Approved: DVB
Field book: 205/46
Tape/File: 011088

Register of Deeds Certificate:

Received for recording this _____ day of _____, 20____
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 4 of 4
Office Map No.: 090033_CSM

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