

# CITY OF MADISON

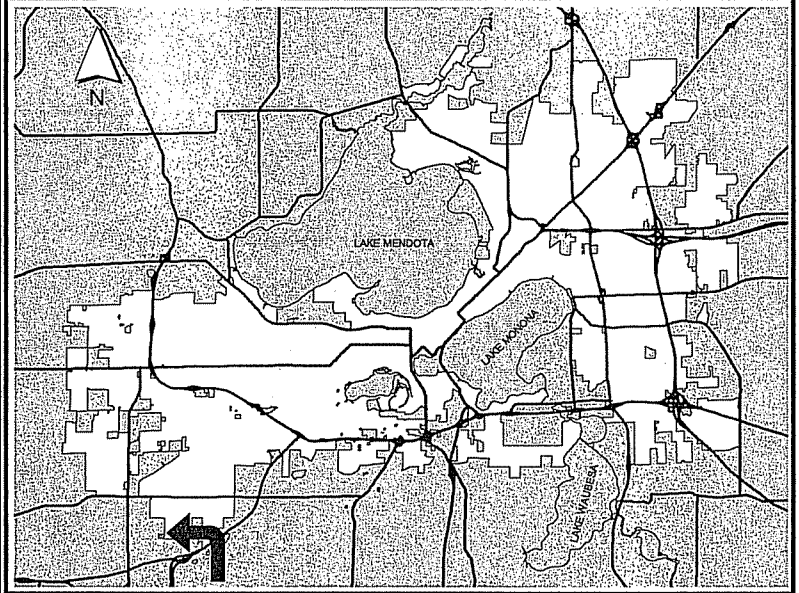
# Proposed Certified Survey

Plat Name: Thompson CSM  
Location: 6810 Cross Country Road  
Gregory A Thompson/Michelle Burse-  
Applicant: Burse Surveying and Engineering

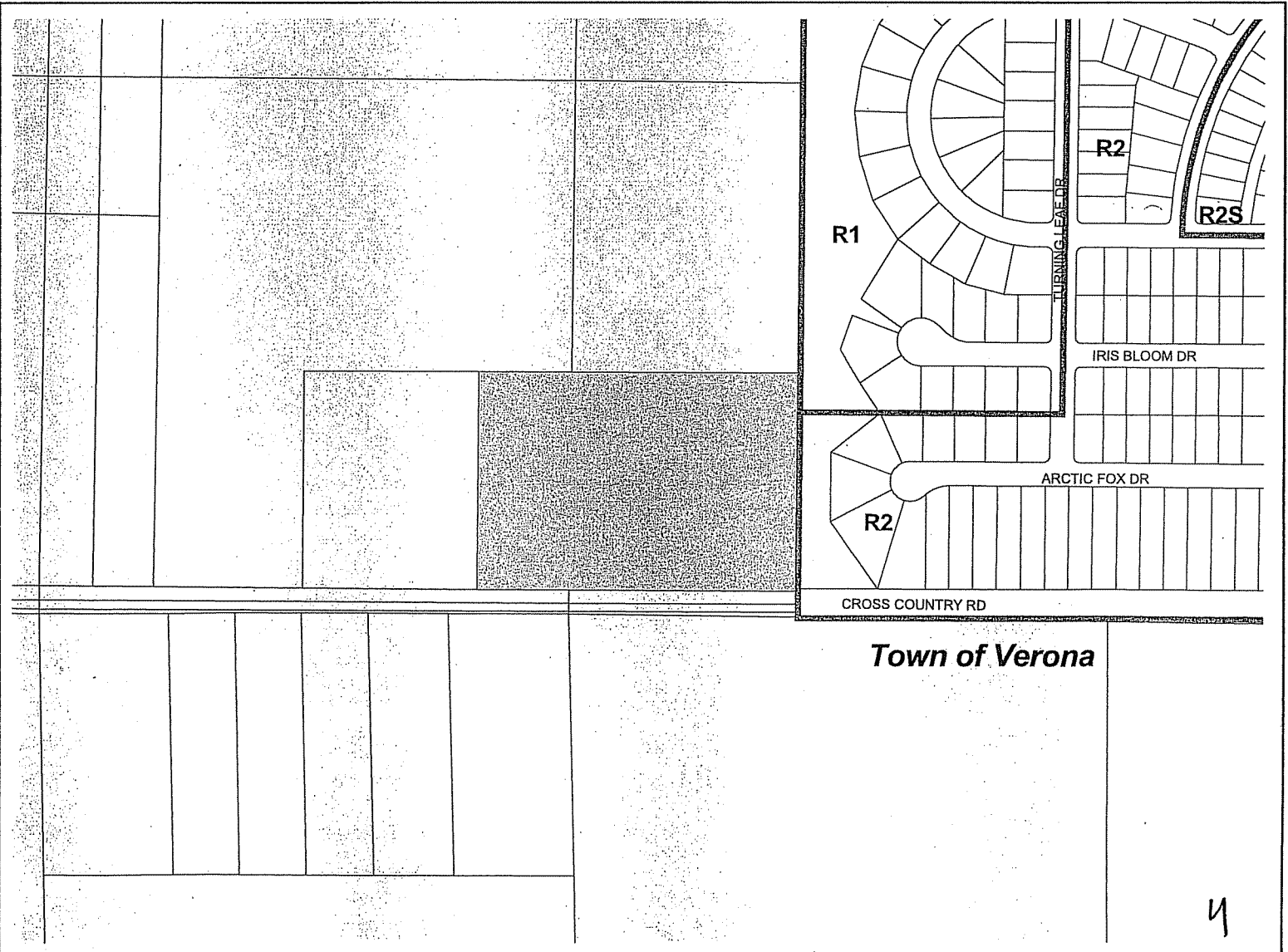
- Lot Division
- Within City
- Outside City

Public Hearing Dates:

Plan Commission 01 August 2005  
Common Council 06 September 2005



For Questions contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



4

# 6810 Cross Country Road

0 200 Feet



*Date of Aerial Photography - April 2003*



4



**SUBDIVISIO 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)**

**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: Gregory A. Thompson Representative, if any: \_\_\_\_\_

Street Address: 4610 Milwaukee St City/State: Madison WI Zip: 53714

Telephone: (608) 444-1515 Fax: (888) 484-9649 Email: TMS942@charter.net

Firm Preparing Survey: Burse Contact: Michelle Burse

Street Address: E. Washington City/State: Madison Zip: 537

Telephone: 258-9267 Fax: ( ) Email: Burse@chorus.net

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

**3a. Project Information.**

Parcel Address: 6810 Cross Country Rd in the City or Town of: Verona

Tax Parcel Number(s): \_\_\_\_\_ School District: Verona

Existing Zoning District(s): A2 (8) Development Schedule: Sept / 2005

Proposed Zoning District(s) (if any): RH1 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: 6/8/05 Date of Approval by Town: 4/19/05

In order for an exterritorial 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	3		11
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
TOTAL			

Describe the use of the lots and outlots on the survey
<u>single family homes</u>

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.

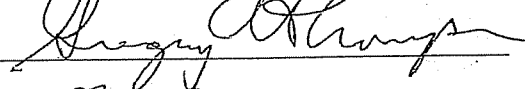
**For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the town in which the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without it first having been 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):** \$ 650 Make all checks payable to "City Treasurer."

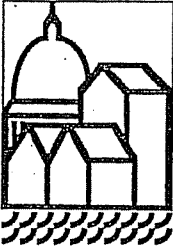
**Electronic Application Submittal:** All applicants are required to submit a copy of the completed application form, legal description and preliminary and/or final plats or certified survey map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto: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 Gregory A. Thompson Signature   
 Date 6/20/05 Interest In Property On This Date owner

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

City of  
Madison



Department of Planning and Development  
Planning Unit  
Madison Municipal Building  
215 Martin Luther King Jr. Blvd  
Madison, WI 53701

266-4635/ FAX267-8739

## Extraterritorial Plat and Land Division Application

Type of application:

Date: 6/20/05

- Preliminary plat (name \_\_\_\_\_)
- Final plat (name \_\_\_\_\_)
- Certified Survey
- Moving a lot line

Address of property:

6810 Cross Country Rd Verona

Legal Description of Property (township, range, section, 1/4 section):

Lot 2 CSM 8132 S 1/2 SW 1/4 Section 11, Twp 6 N, R 8 E

Number of lots:

current 1

proposed 3

Size (in acres):

2 - 3 acres and 1 - 4 acre

Existing Zoning:

~~A2~~ A2 (s) Dane County

Proposed Zoning:

RH1 & RH2

Proposed land use (list for each lot):

Single family homes

Date approved by County:

6/8/05

Date approved by Town:

4/19/05

Owner of Property and address:

Gregory A. Thompson

4610 Milwaukee St  
Madison WI 53714

Applicant is:

- owner of property
- contractor, builder
- other, please explain \_\_\_\_\_

Applicant's phone number:

608 444-1515

Signature:

Gregory A. Thompson

# Gregory A. Thompson

4610 milwaukee st  
Madison WI 53714  
608 444 1515  
fax 888 484 9649  
email tms942@charter.net

June 20, 2005

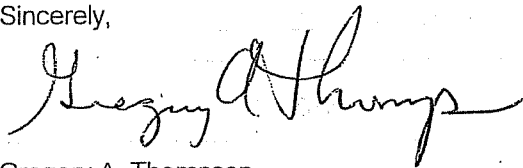
Timothy M. Parks  
Department of Planning and Development  
City of Madison

Dear Mr. Parks:

I am requesting a land division in the Town of Verona that falls within the extraterritorial jurisdiction of the City of Madison. The property is located at 6810 Cross Country Rd and contains 1 farmhouse with outbuildings on 11 acres. I have obtained both the Town's and the County's approval. I am subdividing 11 acres of land into a total of 3 parcels for residential purposes. I confirmed with Mr. Waidelich that a pre-application conference would not be necessary since he is already familiar with the project.

I am requesting a subdivision of land that is consistent with the Town's land use plan. It meets the City of Madison's subdivision criteria.

Sincerely,



Gregory A. Thompson  
Owner, 6810 cross country rd, Verona

# PRELIMINARY CERTIFIED SURVEY MAP

ALL OF LOT 2, CERTIFIED SURVEY MAP NUMBER 8132, AS RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS, ON PAGES 258-259, AS DOCUMENT NUMBER 2743523, DANE COUNTY REGISTRY, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 08 EAST, TOWN OF VERONA, DANE COUNTY, WISCONSIN.



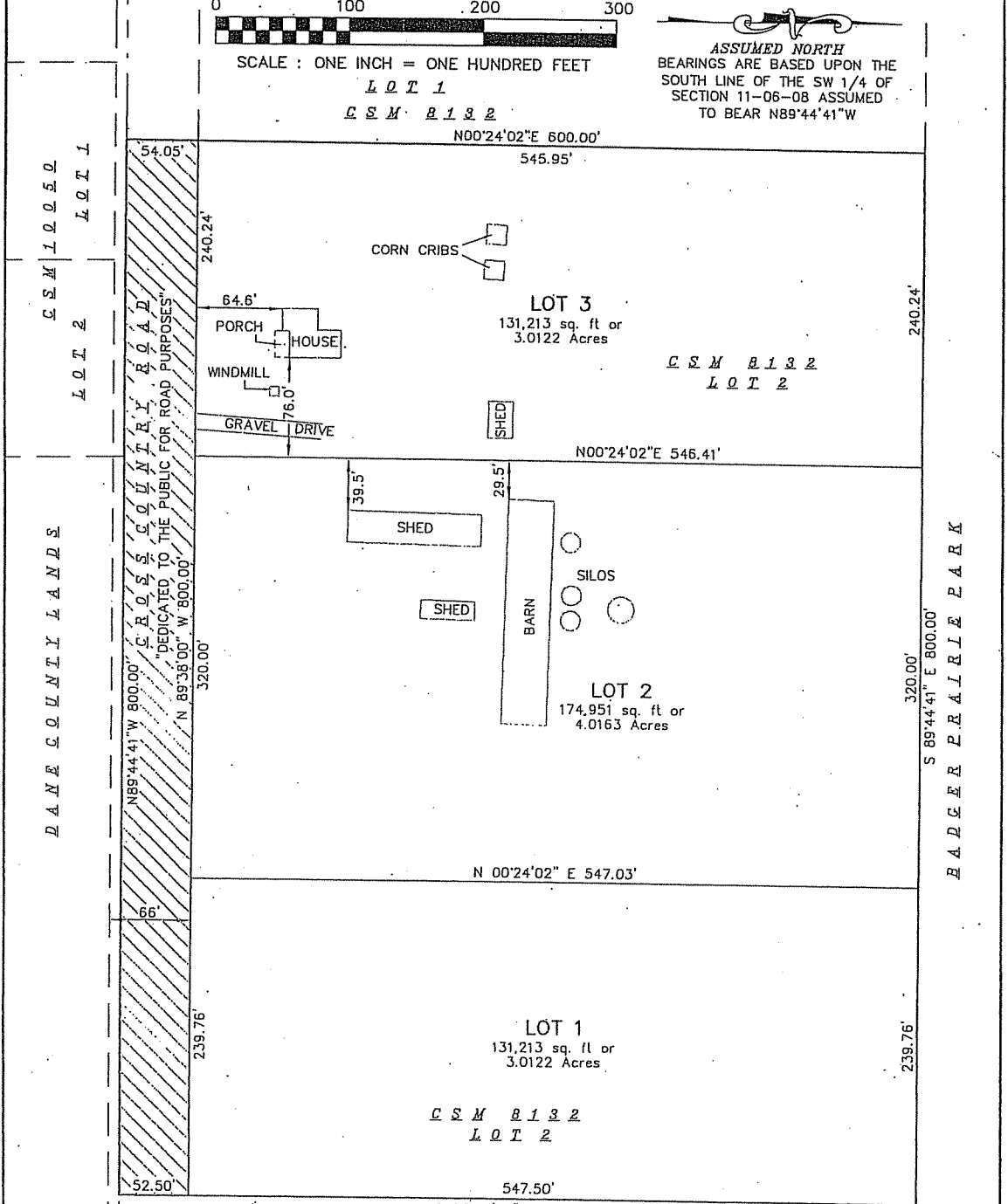
SCALE : ONE INCH = ONE HUNDRED FEET

LOT 1

CSM 8132

N00°24'02"E 600.00'

ASSUMED NORTH  
BEARINGS ARE BASED UPON THE  
SOUTH LINE OF THE SW 1/4 OF  
SECTION 11-06-08 ASSUMED  
TO BEAR N89°44'41"W



MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: January 19, 2005  
Plot View: Sht1  
PROJECTS\BSE765\CSM\CSBSE765.DWG

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

LANDS

SURVEYED FOR :  
Gregory A. Thompson and  
Richard A. Thompson  
4610 Milwaukee St.  
Madison, WI 53714

SURVEYED BY : THE  
**Burse**  
surveying & engineering inc  
1400 E. Washington Ave, Suite 158  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: burse@chorus.net  
www.bursesurveyengr.com