



City of Madison

Proposed Certified Survey Map

CSM Name
Baxter CSM

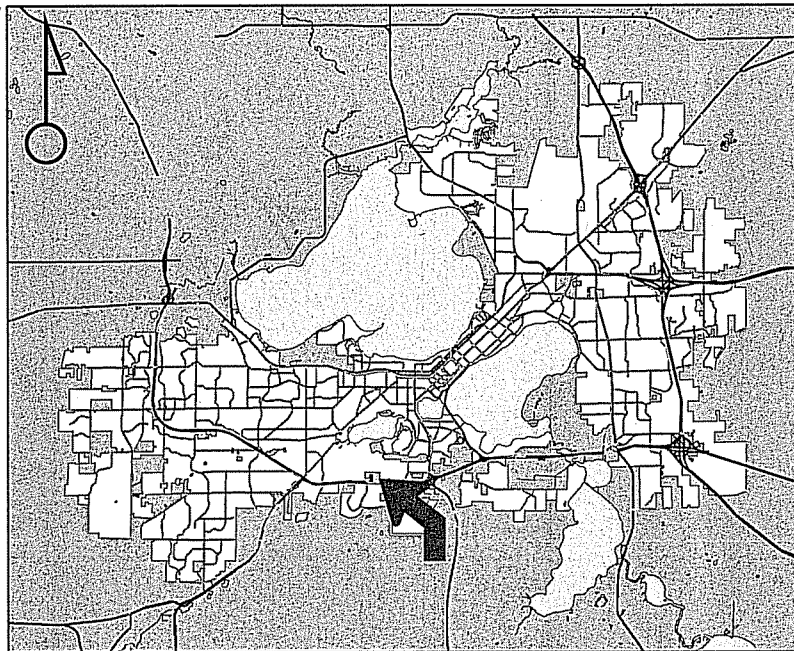
Location
2510 W Beltline Hwy & 2417 W Badger Rd

Applicant
Sean Baxter – Mustang Properties, LLC/
Michael S. Marty – Vierbicher Associates

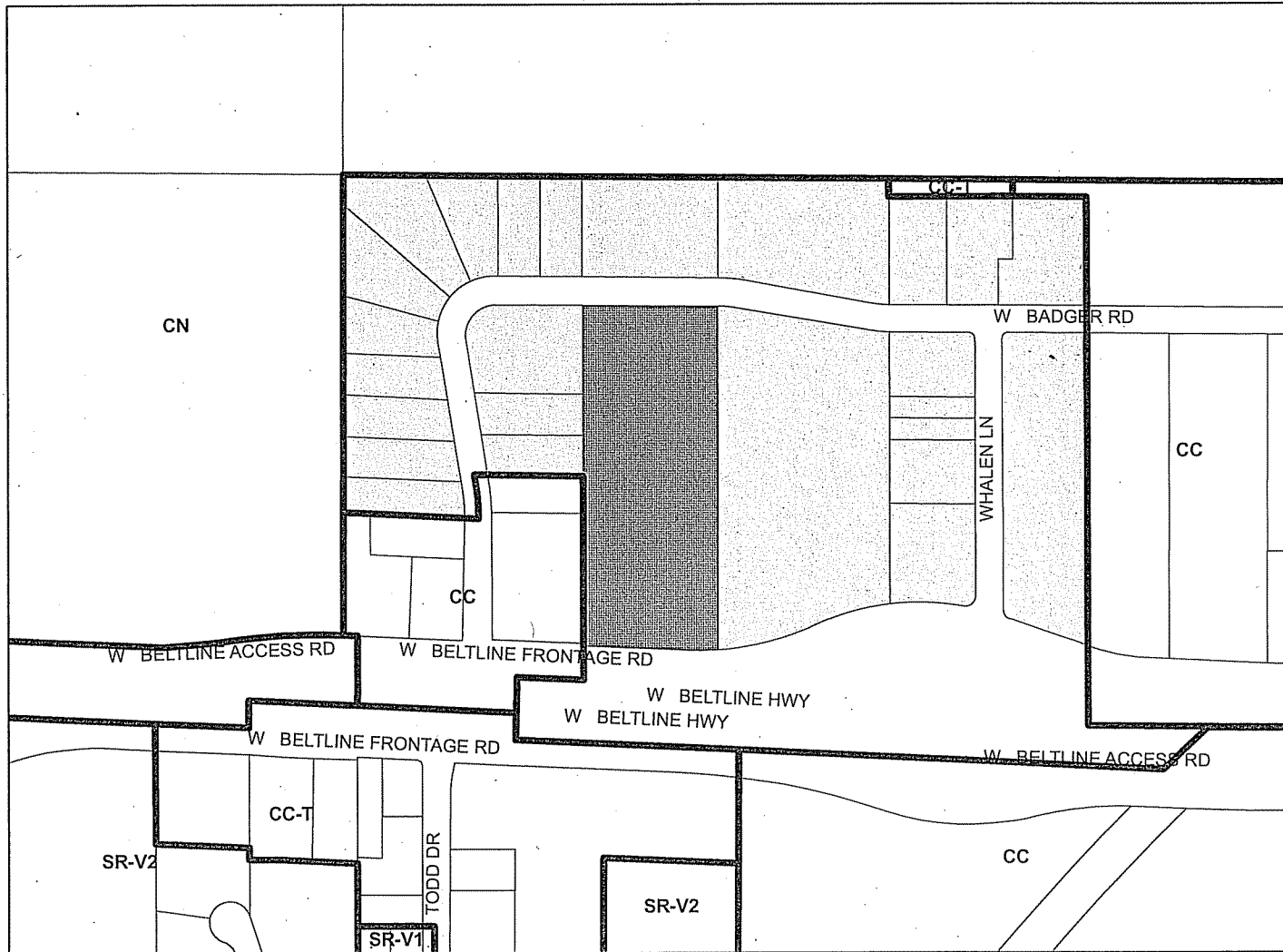
Within City Outside City

Proposed Use
Create 3 lots in the Town of Madison

Public Hearing Date
Plan Commission
13 January 2013
Common Council

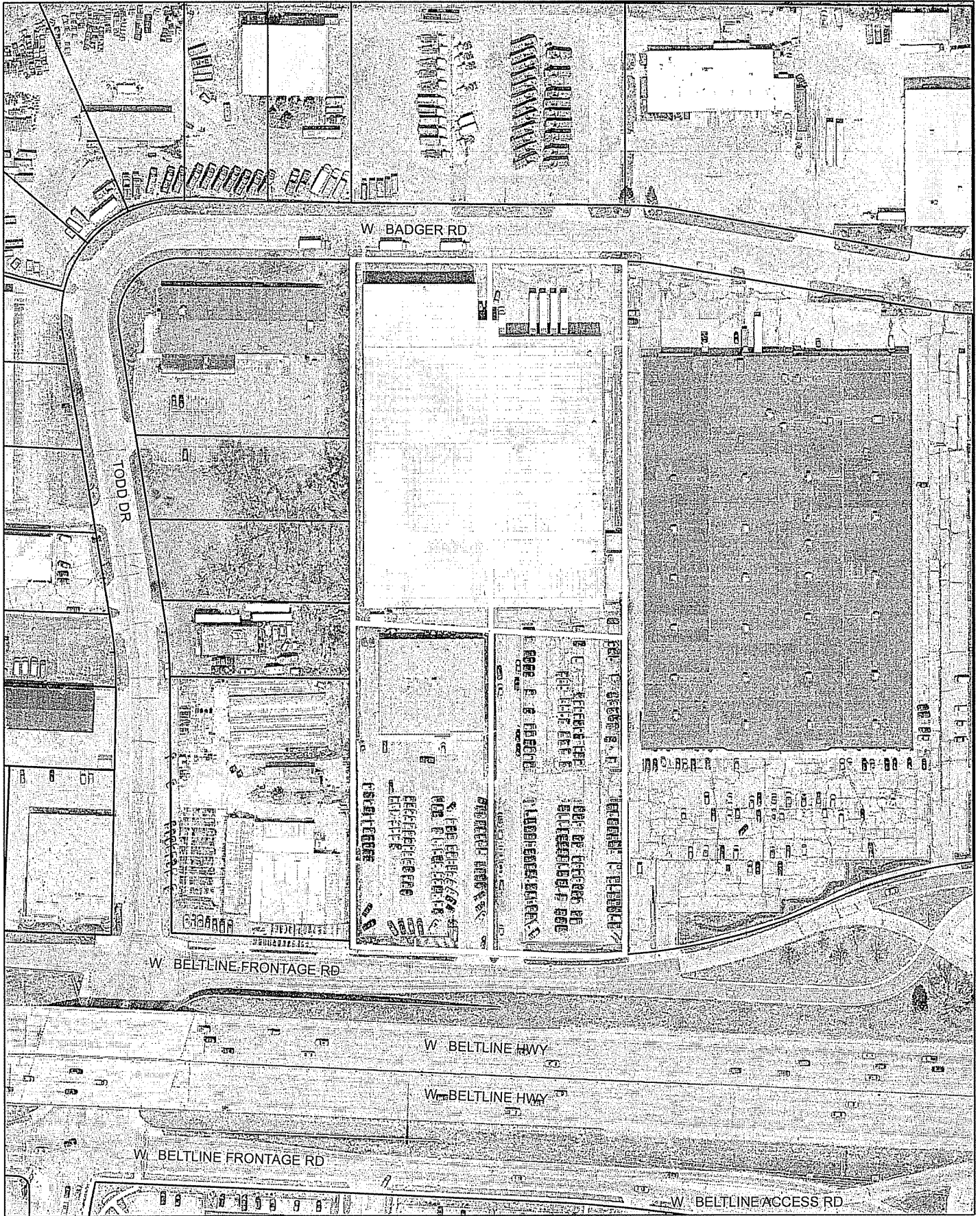


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 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

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 outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

2. Applicant Information.

Name of Property Owner: Mustang Properties, LLC Representative, if any: Sean Baxter

Street Address: 2303 W. Beltline Hwy City/State: Madison, WI Zip: 53703

Telephone: (608) 276-0238 Fax: (608) 276-022 Email: kayserexec@yahoo.com

Firm Preparing Survey: Vierbicher Associates, Inc Contact: Michael S. Marty

Street Address: 999 Fourier Drive, Suite 201 City/State: Madison, WI Zip: 53717

Telephone: (608) 821-3955 Fax: (608) 826-0530 Email: mmar@vierbicher.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) : 2510 W Beltline Hwy & 2417 W Badger Rd

Tax Parcel Number(s): 0709-343-8810-8; 0709-343-8830-4; 0709-343-8820-6; 0709-343-8840-2

Zoning District(s) of Proposed Lots: C-2 School District: Madison

→ 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 exterritorial 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			
Retail/Office	3		6.32
Industrial			
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	3		6.32

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 **8-1/2 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 Michael S. Marty **Signature** Michael S. Marty

Date November 20, 2013 **Interest In Property On This Date** Surveyor

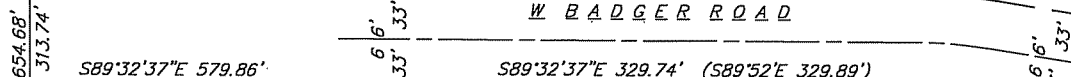
CERTIFIED SURVEY MAP No.

LOT 4, CERTIFIED SURVEY MAP NUMBER 1536, AS RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS, ON PAGES 256-257, AS DOCUMENT NUMBER 1411023, DANE COUNTY REGISTRY, ALSO LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 2084, AS RECORDED IN VOLUME 8 OF CERTIFIED SURVEY MAPS, ON PAGE 278, AS DOCUMENT NUMBER 1477586, DANE COUNTY REGISTRY, LOCATED IN THE NW¼-SW¼ OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 09 EAST, TOWN OF MADISON, DANE COUNTY, WISCONSIN

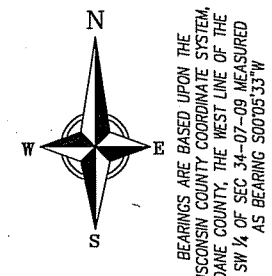
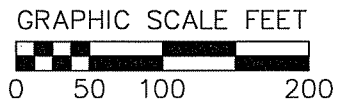
W ¼ Corner of Sec 34-07-09
Brass Capped Monument of Record Found

C.S.M. 1536

C.S.M. 1536



S89°32'37"E 579.86'
S89°32'37"E 329.74' (S89°52'E 329.89')
S00°05'33"W 2654.68'
2340.94'
313.74'
SW Corner of Sec 34-07-09
Mag Nail of Record Found



- SURVEY LEGEND**
- FOUND 1" Ø IRON PIPE
 - FOUND 3/4" Ø IRON ROD
 - ⊗ SET 3/4" dia x 24" SOLID IRON ROD WT. 1.50 lbs./lin. ft.
 - () RECORDED AS INFORMATION

- NOTES**
- Reference Line "FN" is Shown Per Plat of Right-of-Way Required Project T 04-2(42), South Madison Belt Line (Nakoma Road - Fish Hatchery Road Section).
 - See sheet 2 for easement detail.
 - See sheet 3 for existing improvements detail.
 - See sheet 4 for additional notes.

Curve Table

CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	97.75'	682.20'	008°12'35"	S88°33'06"W	97.67'

20 Nov 2013 - 1:04p M:\Legal Builders\130289_Kayser Nison Expansion\Surveying\Civil 3D\130289_CSA.dwg by: mmr

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHEN
999 Fountain Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 130289
DATE: 11/20/2013
REV:
Drafted By: MMAR
Checked By: MMAR

SURVEYED FOR:
Mustang Properties, LLC
2303 W. Bellline Hwy
Madison, WI 53713

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

SHEET
1 OF 6

CERTIFIED SURVEY MAP No.

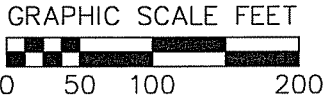
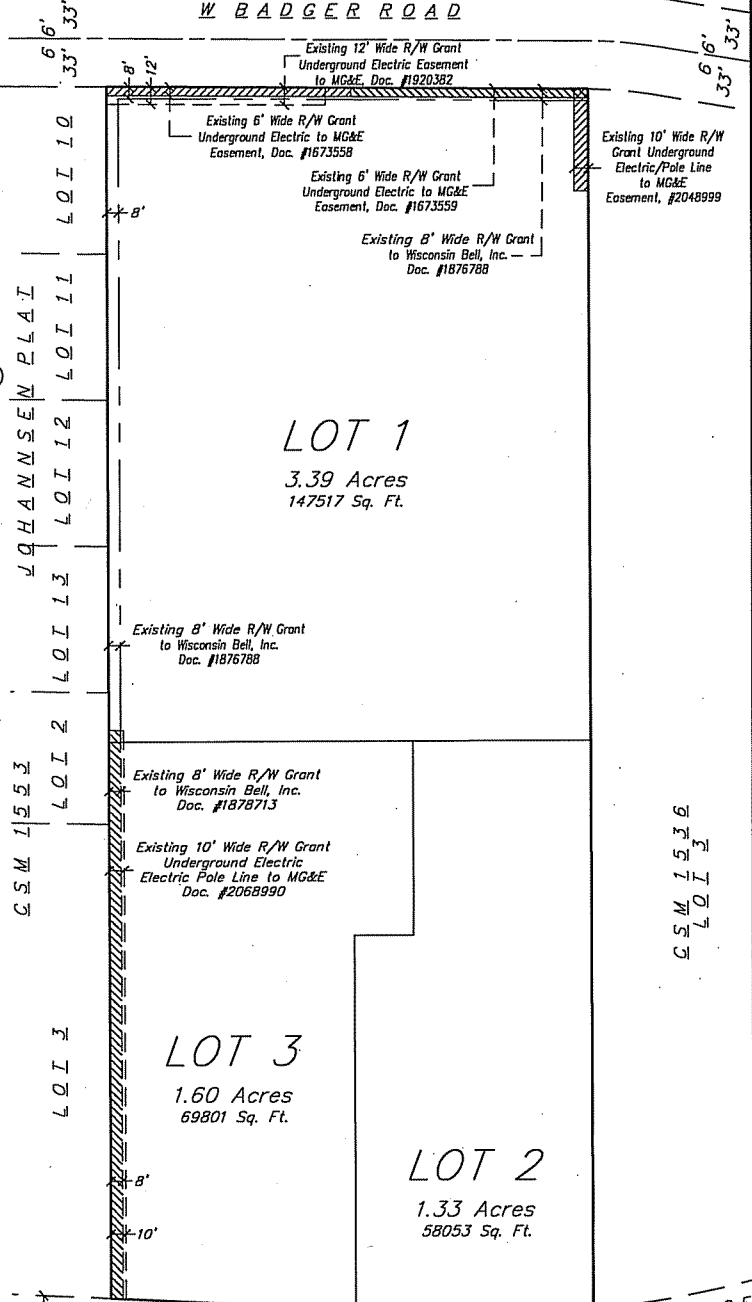
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SW Corner of Sec 34-07-09
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BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE SW¼ OF SEC 34-07-09 MEASURED AS BEARING S00°05'33"W

20 Nov 2013 - 1:04p M:\Vocal Builders\130289_Kayser Nison Expansion\Surveying\Civil 3D\130289_CS.mxdwg by: mmr

Reference Line "FN" See Notes
USH 1214 & 18/151 W BELLINE HWY (R/W WIDTH VARIES)

vierbicher
planners | engineers | advisors



FN: 130289
DATE: 11/20/2013
REV:
Drafted By: MMAR
Checked By: MMAR

SURVEYED FOR:
Mustang Properties, LLC
2303 W. Beltline Hwy
Madison, WI 53713

C.S.M. No. _____
Doc. No. _____
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SHEET
2 OF 6

REEDSBURG - MADISON - PRAIRIE DU CHEN
999 Frontier Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 826-0532 Fax: (608) 826-0530

CERTIFIED SURVEY MAP No.

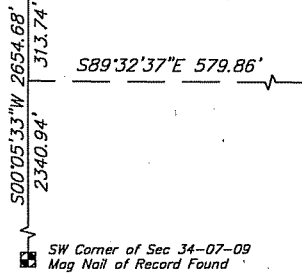
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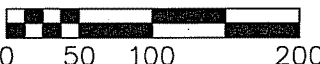
C S M 1 5 3 6

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W B A D G E R R O A D



GRAPHIC SCALE FEET



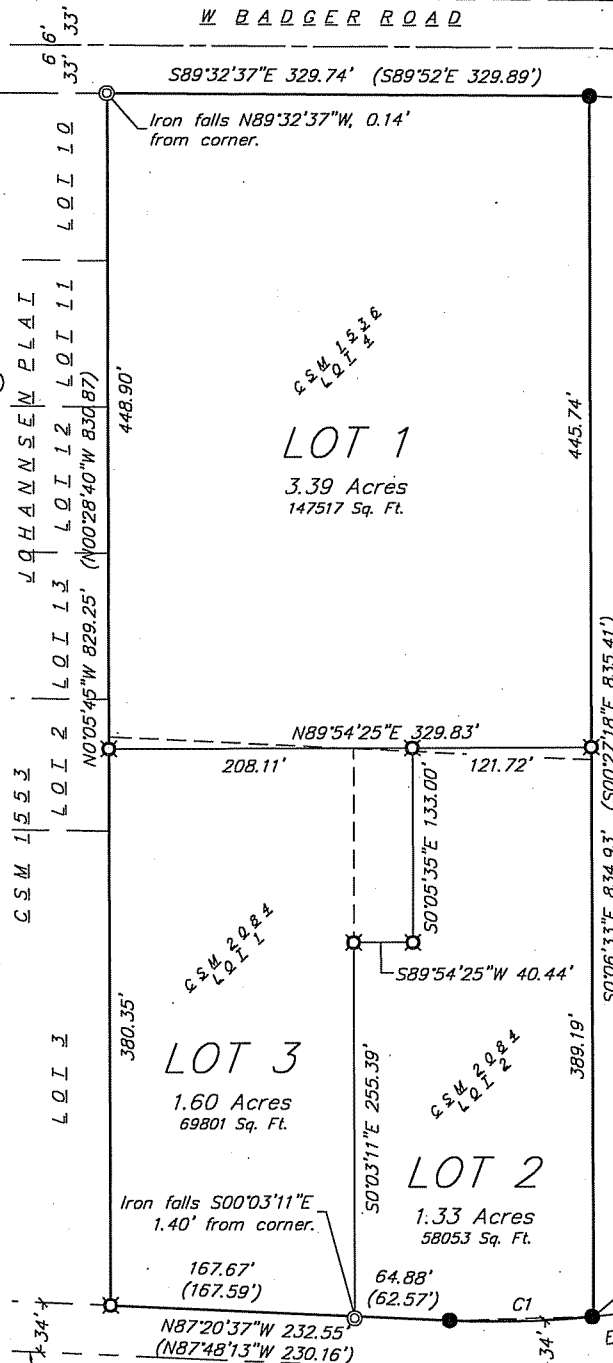
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999 Fowler Drive, Suite 201 Madison, Wisconsin 53717
Phone: (608) 824-0532 Fax: (608) 824-0530