

CITY OF MADISON Proposed Plat and Certified Survey Map

Plat Name: Lokre Plat

Location: 5818 & 5830 Femrite Drive

Lokre Development Co/Michelle Burse -

Applicant: Burse Surveying & Engineering

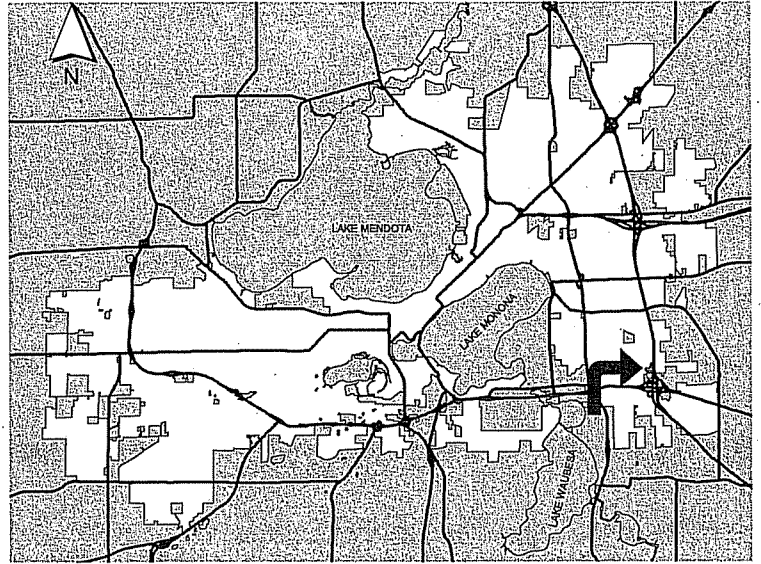
- | | |
|--|---|
| <input checked="" type="checkbox"/> Preliminary | <input checked="" type="checkbox"/> Within City |
| <input checked="" type="checkbox"/> Lot Division | <input type="checkbox"/> Outside City |
| <input type="checkbox"/> Final | |

Proposed Use: 2 Industrial Lots

Public Hearing Dates:

Plan Commission 21 November 2005

Common Council 13 December 2005



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



5818 & 5850 Femrite Drive

0 100 Feet



Date of Aerial Photography - April 2000



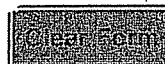
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SUBDIVISION APPLICATION

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



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: Lokre Development

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: Lokre Development Company Representative, if any: _____
Street Address: 119 Scott Street City/State: WAUWATON, WI Zip: 54403
Telephone: (715) 849-3125 Fax: (715) 849-3126 Email: MELISSA@LOKRE.COM

Firm Preparing Survey: Burse Surveying and Engineering, Inc. Contact: Michelle L. Burse
Street Address: 1400 E. Washington Ave., Suite 158 City/State: Madison, WI Zip: 53703
Telephone: (608) 250-9263 Fax: (608) 250-9266 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: 5818 & 5830 Femrite Drive in the City or Town of: Madison, WI
Tax Parcel Number(s): 251/0710-223-0109-8 School District: _____
Existing Zoning District(s): M1 Development Schedule: Fall 2005
Proposed Zoning District(s) (if any): _____ 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: _____

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			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
TOTAL			

Describe the use of the lots and outlots on the survey.

OVER →

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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): \$ 270 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.

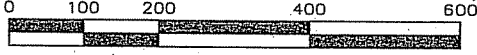
The signer attests that this application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name RODOLPH LOKRE Signature [Signature]
Date 10-10-05 Interest In Property On This Date _____

For Office Use Only	Date Rec'd	PC Date	Alder District	Amount Paid	\$
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CERTIFIED SURVEY MAP No.

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 11546, AS RECORDED IN VOLUME 70 OF CERTIFIED SURVEYS, ON PAGES 206-209, AS DOCUMENT NUMBER 4116172, DANE COUNTY REGISTRY, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

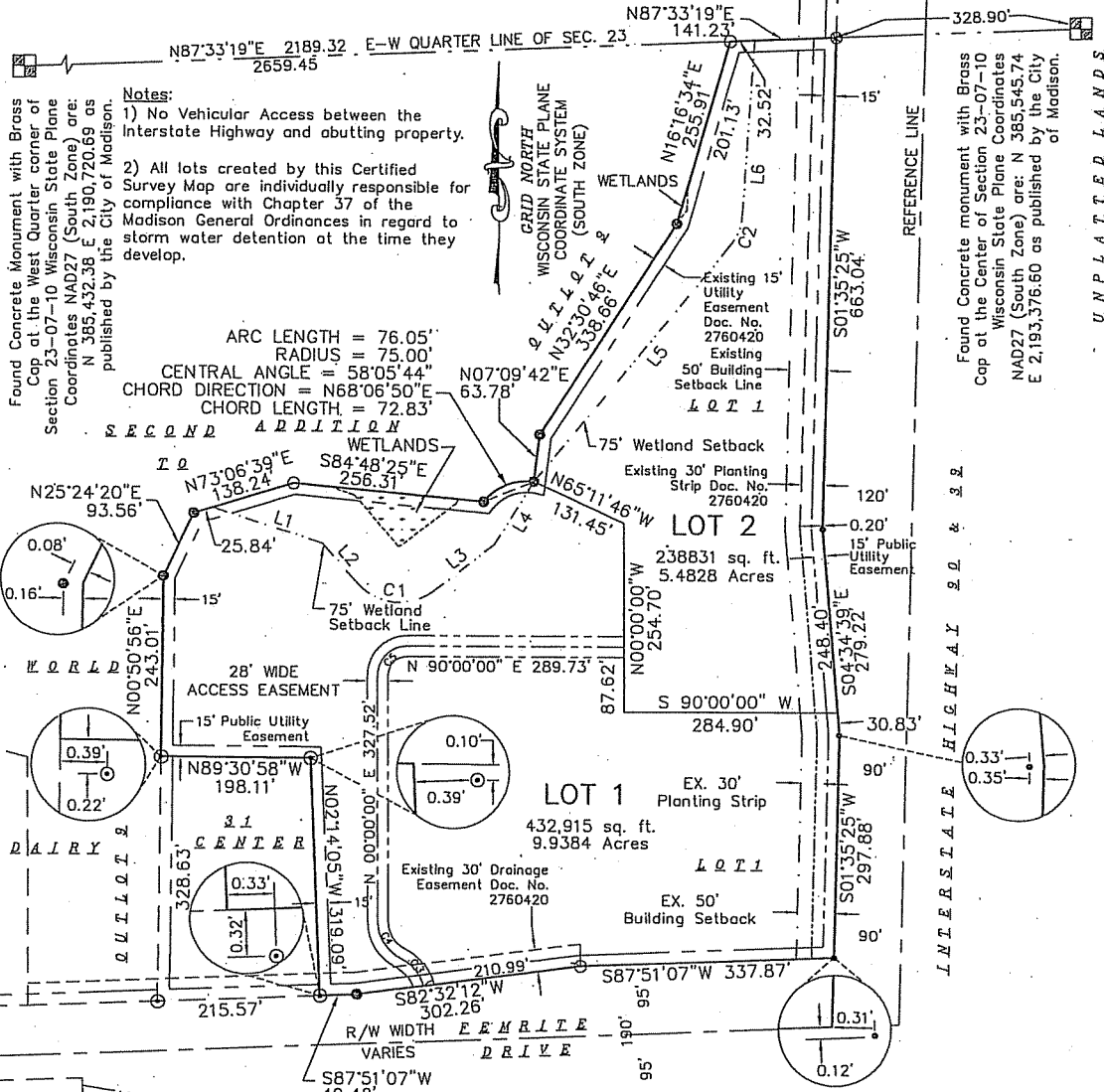


SCALE : ONE INCH = TWO HUNDRED FEET

Found Concrete Monument with Brass Cap at the West Quarter corner of Section 23-07-10 Wisconsin State Plane Coordinates NAD27 (South Zone) are: N 385,432.38 E 2,190,720.69 as published by the City of Madison.

Notes:

- 1) No Vehicular Access between the Interstate Highway and abutting property.
- 2) 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.

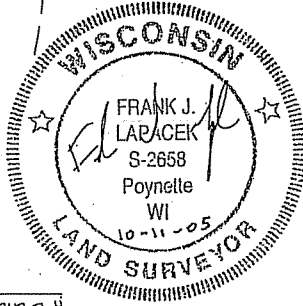


Found Concrete monument with Brass Cap at the Center of Section 23-07-10 Wisconsin State Plane Coordinates NAD27 (South Zone) are: N 385,545.74 E 2,193,376.60 as published by the City of Madison.

UNPLATTED LANDS

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 71°55'40" E	153.80'
L2	S 41°00'33" E	70.70'
L3	N 52°17'02" E	103.63'
L4	N 32°17'46" E	99.83'
L5	N 39°15'30" E	412.38'
L6	N 04°01'27" E	234.98'



SURVEYED FOR :
Lokre Development Company
P O BOX 2033
WAUSAU, WI 54402

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

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____
Date: October 11, 2005
Plot View: SH11
PROJECTS\BSE898\CSM\CSBSE898.DWG