



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: BRANDON J. RIPP Representative, if any: _____
 Street Address: 8839 ANCIENT OAK LANE City/State: VERONA WI Zip: 53719
 Telephone: () 827-0183 Fax: () _____ Email: BRANDON@BEAVERENTERPRISES.COM

Firm Preparing Survey: DONOFRIO KOTTKE & ASSOC. Contact: WAYNE BARSNESS
 Street Address: 7530 WESTWARD WAY City/State: MADISON WI Zip: 53717
 Telephone: () 833-7530 Fax: () 833-1089 Email: WBARSNESS@DONOFRIO.CC

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

3a. Project Information.

Parcel Address: 8839 ANCIENT OAK LANE in the City or Town of: MADISON
 Tax Parcel Number(s): 0708-342-0118-2 School District: MADISON
 Existing Zoning District(s): A - AGRICULTURE Development Schedule: 2010
 Proposed Zoning District(s) (if any): R2T 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 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	2		0.24
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)	1		5.84
TOTAL			6.08

Describe the use of the lots and outlots on the survey
<u>SINGLE FAMILY RESIDENTIAL</u>
<u>Future Development</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): \$ 650.00 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 BARSNESS Signature Wayne Barsness
Date 12-9-09 Interest In Property On This Date OWNERS SURVEYOR

For Office Use Only	Date Rec'd <u>12/16/09</u>	PC Date <u>2/12/10</u>	Alder District <u>1</u>	Amount Paid <u>\$ 650</u>
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106152

LEGEND

- FOUND CONCRETE MONUMENT W/BRASS CAP
- FOUND 1-1/4" SOLID ROUND IRON STAKE
- FOUND 3/4" SOLID ROUND IRON STAKE
- PLACED 3/4" X 18" SOLID ROUND IRON STAKE WT= 1.50 LB/LF

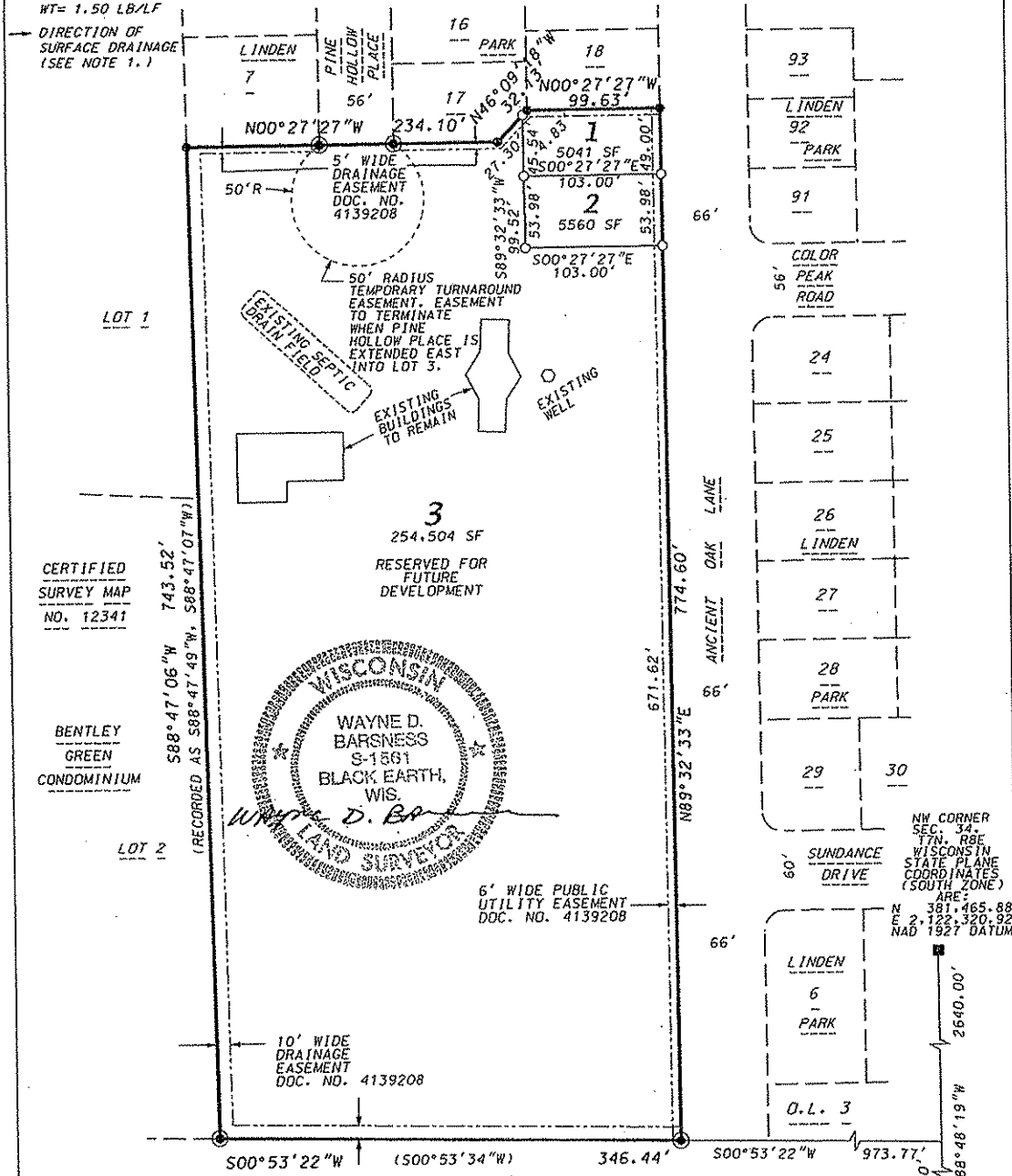
DIRECTION OF SURFACE DRAINAGE (SEE NOTE 1.)

CERTIFIED SURVEY MAP
 OUTLOT 4, LINDEN PARK, LOCATED IN THE
 NW 1/4 OF THE NW 1/4 OF SECTION 34,
 T7N, R8E, CITY OF MADISON, DANE
 COUNTY, WISCONSIN



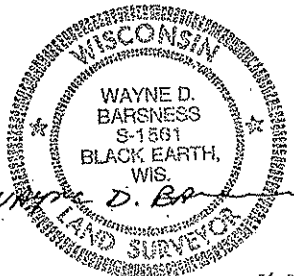
BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 34, T7N, R8E, NAD 27 COORDINATE SYSTEM, GRID BEARING N88°48'19"E

0 100
 Scale 1" = 100'



CERTIFIED SURVEY MAP NO. 12341

BENTLEY GREEN CONDOMINIUM



LOT 2

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
 7530 Westward Way, Madison, WI 53717
 Phone: 608.833.7530 • Fax: 608.833.1089
 YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE 12-07-2009
 F.N. 09-07-111
 CSM NO. _____
 DOC. NO. _____
 VOL. _____ PAGE _____

CERTIFIED SURVEY MAP

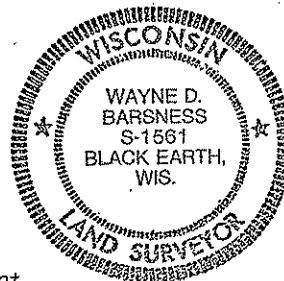
SURVEYOR'S CERTIFICATE

I, Wayne D. Barsness, Registered Land Surveyor S-1561, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows: Outlot 4, Linden Park, recorded in Volume 58-095B of Plats on Pages 488-493 as Document Number 4139208, Dane County Registry, located in the NW1/4 of the NW1/4 of Section 34, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit: Commencing at the north quarter corner of said section 34; thence S88°48'19"W, 1320.20 feet; thence S00°53'22"W, 973.77 feet to the northeast corner of said Outlot 4 and the point of beginning; thence continuing S00°53'22"W along the east line of said Outlot 4, 346.44 feet to the southeast corner of said Outlot 4; thence S88°47'06"W along the south line of said Outlot 4, 743.52 feet to the southwest corner of said Outlot 4; thence N00°27'27"W along the west line of said Outlot 4, 234.10 feet; thence N46°09'18"W along said west line, 32.13 feet; thence N00°27'27"W along said west line, 99.63 feet to the northwest corner of said Outlot 4; thence N89°32'33"E along the north line of said Outlot 4, 774.60 feet to the point of beginning. Containing 265,105 square feet.

Dated this 7TH day of DECEMBER, 2009

Wayne D. Barsness

Wayne D. Barsness, Registered Land Surveyor S-1561



NOTES

- Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
- All lots within this survey are subject to public easements for drainage purposes which shall be a minimum of five (5) feet in width measured from the property line to the interior of each lot except that the easements shall be ten (10) feet in width on the perimeter of the survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be ten (10) feet in width along the perimeter of the survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

In the event of a City of Madison Plan Commission and/or Common Council approved redivision of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- Subsoil information indicates that basements of structures within the plat may encounter bedrock. The subsurface conditions report, dated May 10, 2002 is on file with the City Engineer (as shown on Linden Park plat).
- This Certified Survey Map is subject to the following recorded instruments:
 - Declaration of Protective Covenants, Conditions and Restrictions recorded as Document No. 4140102; amended by Document No. 4158823; Amended by Document No. 4180132; Amended by Document No. 4192102; Amended by Document No. 4439804 and Restatement and Amendment of Declaration Document No. 4478968.
 - Declaration of Conditions and Covenants recorded as Document No. 4150972, Document No. 4176509 and Document No. 4176510.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE 12-07-2009
F.N. 09-07-111
CSM NO. _____
DOC. NO. _____
VOL. _____ PAGE _____

CERTIFIED SURVEY MAP

OWNER'S CERTIFICATE

Brandon J. Ripp, as Owner, does hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. I further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval.

Witness the hand and seal of said Owner this _____ day of _____, 2010

Brandon J. Ripp

STATE OF WISCONSIN)
COUNTY OF DANE) S.S.

Personally come before me this _____ day of _____, 2010. Said Owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires _____
Notary Public, Dane County, Wisconsin

OWNER'S CERTIFICATE

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on the certified survey map.

We also certify that this certified survey map is required by s.236.34 to be submitted to the City of Madison for approval.

Witness the hand and seal of said owners this _____ day of _____, 2010.

In presence of:
Land Contract Vendor: Eugene J. Ripp and Marcia A. Ripp Living Trust dated October 1, 2002.

Eugene J. Ripp, Trustee

Marcia A. Ripp, Trustee

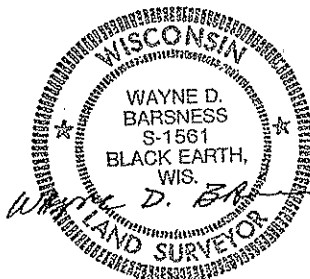
Land Contract Vendee:

Brandon J. Ripp

State of Wisconsin)
County of Dane) SS.

Personally come before me this _____ day of _____, 2010, the above named persons to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____
Notary Public, Dane County, Wisconsin



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DOC. NO. _____
VOL. _____ PAGE _____

CERTIFIED SURVEY MAP

MADISON COMMON COUNCIL CERTIFICATE

"RESOLVED that this certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____, adopted on this _____ day of _____, 2010, and that said enactment further provided for the acceptance of those lands and rights dedicated by said certified survey map to the City of Madison for public use."

Dated this _____ day of _____, 2010.

Maribeth Witzel-Behl, City Clerk,
City of Madison, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

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

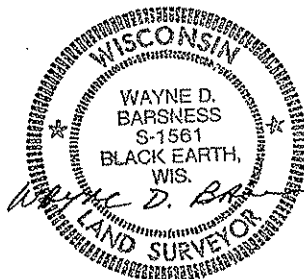
Dated this _____ day of _____, 2010.

Mark A. Olinger, Secretary, Plan Commission

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____,
2010, at _____ o'clock _____ M. and recorded in Volume _____ of
Certified Survey Maps on Pages _____ as Document
Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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