



# City of Madison

## Proposed Certified Survey Map

CSM Name  
Orvick II CSM

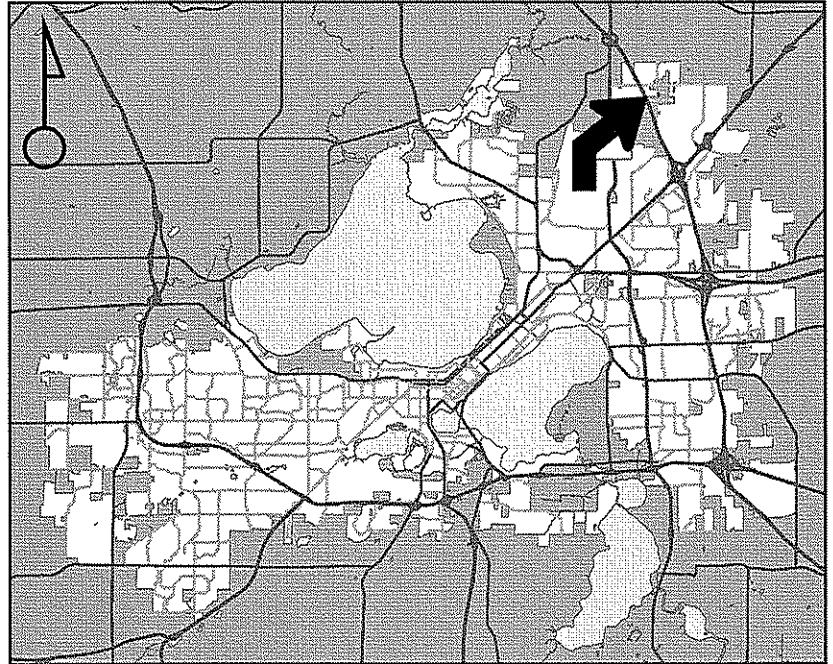
Location  
5756 Portage Road

Applicant  
Mark and Lisa Orvick/Mark Pynnonen-  
Birrenkott Surveying, Inc.

Within City  Outside City

Proposed Use  
3 Residential Lots

Public Hearing Date  
Plan Commission  
03 August 2009



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



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 22 July 2009





**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](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: Mark / Lisa Orvick and others    Representative, if any: Mark Orvick  
 Street Address: 5768 Portage Road    City/State: Madison, Wis    Zip: 53718  
 Telephone: ( ) 445-3934    Fax: ( ) \_\_\_\_\_    Email: \_\_\_\_\_

Firm Preparing Survey: Birrenkott Surveying, Inc.    Contact: Mark Pynnonen  
 Street Address: 1677 No. Bristol Street    City/State: Sun Prairie, Wis    Zip: 53590  
 Telephone: (608) 837-7463    Fax: (608) 837-1081    Email: birrenkott2@spwl.net

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

**3a. Project Information.**

Parcel Address: 5756 Portage Road    in the City or Town of: Town of Burke  
 Tax Parcel Number(s): 0810-152-8732-9 0810-152-8736-5    School District: DeForest  
 Existing Zoning District(s): A-1 0810-152-8710-5    Development Schedule: Lot 1 / Building during fall  
 Proposed Zoning District(s) (if any): No changes anticipated    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: January 16, 2007    Date of Approval by Town: December 20, 2006

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	3		1.603
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
<b>TOTAL</b>	<b>3</b>		<b>1.603</b>

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

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 Mark Orvick Signature Mark Orvick  
 Date June 17, 2009 Interest In Property On This Date Owner

<b>For Office Use Only</b>	Date Rec'd: _____	PC Date _____	Alder. District: _____	Amount Paid: \$ _____
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# BIRRENKOTT SURVEYING, INC.

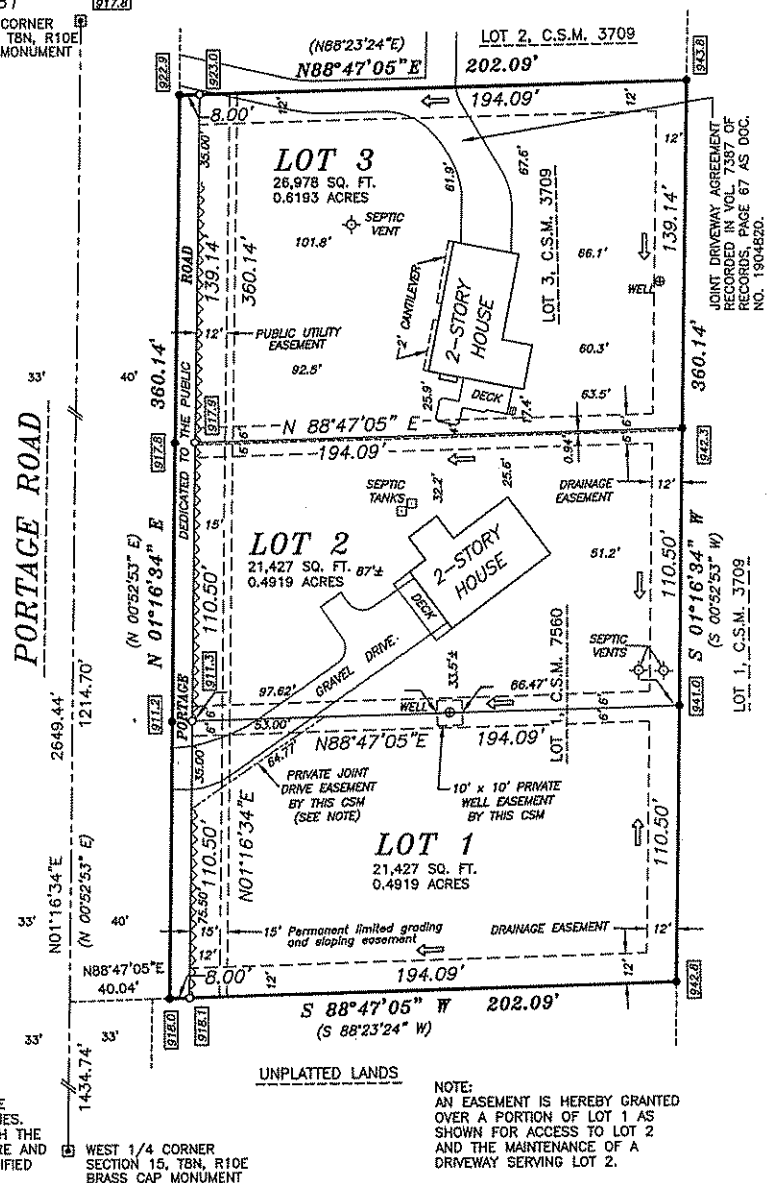
P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

PREPARED FOR:  
GEORGE ORVICK  
224 TERRACE DRIVE  
MANKATO, MN 56001  
507-387-1498  
DAN ORVICK 608-213-5602  
5768 PORTAGE ROAD  
MADISON, WI 53718

NORTHWEST CORNER  
SECTION 15, T8N, R10E  
BRASS CAP MONUMENT

# CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NUMBER 7560 AND LOT 3, CERTIFIED SURVEY MAP NUMBER 3709, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, T8N, R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 15, T8N, R10E, BEARING N01°16'34"E.

- Legend:**
- = Found 1" Iron Pipe
  - = 1"x24" Iron pipe set min.wt.=1.13#/in.ft.
  - = Former lot boundaries
  - ~~~~~ = No vehicular access
  - [XXX.X] = Elevation at Lot corner
  - ⇒ = Direction of drainage

ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR THE PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.

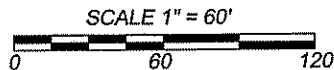
THE OWNERS OF THE LOTS OF THIS CERTIFIED SURVEY MAP RECOGNIZE AND ACKNOWLEDGE THAT STORM WATER DRAINAGE FROM ANY LOT OF THIS CERTIFIED SURVEY MAP MAY BE CONVEYED FROM AND TO ANY LOT IN A MANNER CONSISTENT WITH GRADES OF THE PROPERTY. FURTHER, IN THE EVENT OF DEVELOPMENT OF ANY LOT OF THIS CERTIFIED SURVEY MAP, NO LOT OWNER MAY ALTER THE CONTOURS OF THE LOT SO AS TO DIRECT MORE RUNOFF TOWARD THE REMAINING LOTS OF THIS CERTIFIED SURVEY MAP WITHOUT THE PRIOR APPROVAL OF THE OWNER OF THOSE LOTS.

THE LANDS OF THIS CERTIFIED SURVEY MAP ARE SUBJECT TO A PRIVATE SEWAGE SYSTEM MAINTENANCE AGREEMENT COVENANT, DOC. NO. 2661238.

NOTE:  
AN EASEMENT IS HEREBY GRANTED OVER A PORTION OF LOT 1 AS SHOWN FOR ACCESS TO LOT 2 AND THE MAINTENANCE OF A DRIVEWAY SERVING LOT 2.

NOTE:  
ALL LOTS WITHIN THIS CERTIFIED SURVEY ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH MEASURED FROM THE PROPERTY LINE OF THE INTERIOR OF EACH LOT, EXCEPT THAT THE EASEMENT SHALL BE TWELVE (12) FEET IN WIDTH ON THE PERIMETER OF THE CERTIFIED SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON THE 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.

UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.



COMP FILE 94183  
SHEET 1 OF 4  
Office Map No. 060884CSM

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

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

# CERTIFIED SURVEY MAP

DATED: OCTOBER 7, 2008



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

### Owners Certificate:

As owners we hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval. We further certify that this Certified Survey Map is required to be submitted to the City of Madison as an approving authority.

Mark George Orvick  
Mark George Orvick

Lisa Orvick  
Lisa Orvick

### State of Wisconsin )

Dane County ) ss Personally came before me this 17 day of Nov., 2008, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Terri Maly  
Notary Public

My Commission Expires 2-27-11

Terri Maly  
Printed name

### Consent of Mortgage Certificate

Wells Fargo Bank, NA mortgagee of the parcel described hereon, does hereby consent to the surveying, dividing, mapping and dedication of the land described hereon, and does hereby consent to the certificate of Mark George Orvick and Lisa Orvick, owners.

Wells Fargo Bank, NA

Lorna L. Slaughter  
Lorna L. Slaughter, Vice President  
Loan Transactions and Servicing Support

### State of Maryland )

Washington County ) ss Personally came before me this 22 day of May, 2009, the above named agent for Wells Fargo Bank, NA to me known to be the person who executed the foregoing instrument and acknowledged the same.

Ann M. Smith  
Notary Public

My Commission Expires 8/29/2009

Ann M. Smith  
Printed name

### Consent of Line of Credit Mortgage Certificate

Wells Fargo Bank, NA mortgagee of the parcel described hereon, does hereby consent to the surveying, dividing, mapping and dedication of the land described hereon, and does hereby consent to the certificate of Mark George Orvick and Lisa Orvick, owners.

Wells Fargo Bank, NA

Lorna L. Slaughter  
Lorna L. Slaughter, Vice President  
Printed name

### State of Maryland )

Washington County ) ss Personally came before me this 22 day of May, 2009, the above named agent for Wells Fargo Bank, NA to me known to be the person who executed the foregoing instrument and acknowledged the same.

Ann M. Smith  
Notary Public

My Commission Expires 8/29/2009

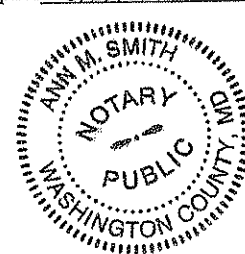
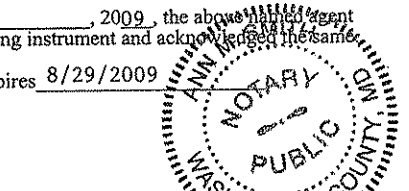
Ann M. Smith  
Printed name

Surveyed: \_\_\_\_\_  
Drawn: MK/RLM  
Check: MAP  
Approved: DVB.  
Field book: \_\_\_\_\_  
Tape/File: 94183

Document No. \_\_\_\_\_

Sheet 2 of 4  
Office Map No.: 060884sh2csm

Certified Survey Map No. \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_



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CERTIFIED SURVEY MAP DATED: OCTOBER 7, 2008



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

Owners Certificate:

As owner I hereby certify that I have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval. We further certify that this Certified Survey Map is required to be submitted to the City of Madison as an approving authority.

Emily M. Goetzke (signature)

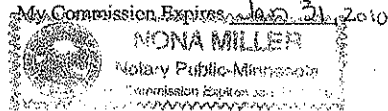
State of Minnesota )

Blue Earth County ) ss Personally came before me this 1 day of December, 2008, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Nona Miller (signature)

Notary Public

Nona Miller (printed name)



Owners Certificate:

As owners we hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval. We further certify that this Certified Survey Map is required to be submitted to the City of Madison as an approving authority.

Daniel N. Orvick (signature)

Daniel N. Orvick

Mark G. Orvick (signature)

Mark G. Orvick

Kirsten M. Orvick (signature)

Kirsten M. Orvick

State of Wisconsin )

Dane County ) ss Personally came before me this 17 day of November, 2008, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Terri Maly (signature)

Notary Public

Terri Maly (printed name)

My Commission Expires 2-27-08

Owners Certificate:

As owners we hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval. We further certify that this Certified Survey Map is required to be submitted to the City of Madison as an approving authority.

George Orvick (signature)

George Orvick

Ruth Elaine Orvick (signature)

Ruth Elaine Orvick

State of Wisconsin )

Dane County ) ss Personally came before me this 17 day of November, 2008, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Terri Maly (signature)

Notary Public

Terri Maly (printed name)

My Commission Expires 2-27-08

Surveyed: Drawn: MK/RLM Check: MAP Approved: DVB Field book: Tape/File: 94183

Document No. \_\_\_\_\_

Sheet 3 of 4 Office Map No: 060884sh3csm

Certified Survey Map No. \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_

# CERTIFIED SURVEY MAP DATED: JUNE 9, 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:

Lot 1, Certified Survey Map No. 7560 and Lot 3 Certified Survey Map No. 3709, located in the Northwest 1/4 of the Northwest 1/4 of Section 15, T8N, R10E, Town of Burke, Dane County, Wisconsin, described as follows: Commencing at the West 1/4 corner of said Section 15; thence N01°16'34"E (recorded as N00°52'53"E) along the West line of said Northwest 1/4, 1434.74 feet; thence N88°47'05"E, 40.04 feet to the Southwest corner of said Certified Survey Map No. 7560 and the point of beginning; thence N01°16'34"E (recorded as N00°52'53"E) along the West line of said Certified Survey Map No. 7560 and the West line of of said Certified Survey Map No. 3709, 360.14 feet to the Northwest corner of said Lot 3; thence N88°47'05"E (recorded as N88°23'24"E) along the North line of said Lot 3, 202.09 feet to the Northeast corner thereof; thence S01°16'34"W (recorded as S00°52'53"W) along the East line of said Certified Survey Map No. 3709 and the East line of said Certified Survey Map No. 7560, 360.14 feet to the Southeast corner of said Lot 1; thence S88°47'05"W (recorded as S88°23'24"W) along the South line of said Lot 1, 202.09 feet to the point of beginning.

### City of Madison Plan Commission Certificate:

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

\_\_\_\_\_ Dated \_\_\_\_\_  
Mark Olinger, Secretary, City of Madison Plan Commission

### Town of Burke Approval Certificate

This Certified Survey Map, including the public highway right of way dedication designated hereon, is hereby acknowledged and accepted by the Town Board of the Town of Burke, Dane County, Wisconsin on December 20, 2006

Brenda Ayers  
Brenda Ayers, Clerk, Town of Burke

### 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."
- "Wetlands if present have not been delineated."
- "This survey is subject to any and all easements and agreements both recorded and unrecorded."
- "Refer to building site information contained in Dane County Soil Survey."

Approved for recording per Dane County Zoning and Land Regulation Committee action of \_\_\_\_\_, 20\_\_\_\_.

**Surveyed For:**  
George Orvick  
224 Terrace Drive  
Mankato, MN 56001

\_\_\_\_\_  
Norbert Scribner, Authorized Representative

### 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 \_\_\_\_\_.

Surveyed: TAS  
Drawn: MK/RLM  
Checked: MAP  
Approved: DVB.  
Field book: 259/59-60  
Tape/File: 94183

\_\_\_\_\_  
Kristi Chlebowski, Register of Deeds

Document No. \_\_\_\_\_

Sheet 4 of 4  
Office Map No.: 060884csm

Certified Survey Map No. \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_

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