



# SUBDIVISION APPLICATION

## Madison Plan Commission

126 S. Hamilton St.  
 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)

**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, or 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: Cherokee Park, Inc. Representative, if any: William White  
 Street Address: 5000 North Sherman Avenue City/State: Madison, WI Zip: 53704  
 Telephone: (608) 249-1000 Fax: (608) 241-8909 Email: \_\_\_\_\_  
 Firm Preparing Survey: Birrenkott Surveying, Inc. Contact: Mark Pynnonen  
 Street Address: 1677 North Bristol Street City/State: Sun Prairie, WI Zip: 53590  
 Telephone: (608) 837-7463 Fax: (608) 837-1081 Email: mpynnonen@birrenkottsurveying.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): 1904 Wheeler Road, Madison, WI 53704  
 Tax Parcel Number(s): 0810-192-0101-1  
 Zoning District(s) of Proposed Lots: A - Agricultural district School District: DeForest

→ 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 extraterritorial 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			
Industrial			
Other (state use): <i>AGRICULTURE</i>	2		45.311

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
<b>PROJECT TOTALS</b>	2		45.311

OVER →

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](mailto: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** Mark A. Pynnonen      **Signature**   
**Date** January 3, 2018      **Interest In Property On This Date** Land surveyor

Effective May 21, 2012



**BIRRENKOTT SURVEYING, INC.**  
*Land Surveying and Soil Testing*

**DANIEL V. BIRRENKOTT**  
Registered Land Surveyor • Certified Soil Tester

P.O. Box 237 • 1677 N. Bristol Street • Sun Prairie, WI 53590 • (608) 837.7463 • Fax (608) 837.1081 • [www.birrenkottsurveying.com](http://www.birrenkottsurveying.com)

January 3, 2018

City of Madison  
Planning, Community and Economic Development  
Att: Tim Parks  
210 Martin Luther King Jr. Blvd.  
Madison, WI 53703

Re: Two-lot Certified Survey Map  
1904 Wheeler Road  
Cherokee Park, Inc., owner

Dear Mr. Parks:

As agent for Cherokee Park, Inc., we wish to submit a Certified Survey Map (CSM) to the city of Madison.

The proposed CSM comprises one parcel: 1904 Wheeler Road (PIN 0810-192-0101-1). The CSM will divide the parcel into two lots. Total area of the proposed CSM is 45.311 acres.

Respectfully submitted,

Mark A. Pynnonen  
Birrenkott Surveying, Inc.  
Agent for Cherokee Park, Inc.

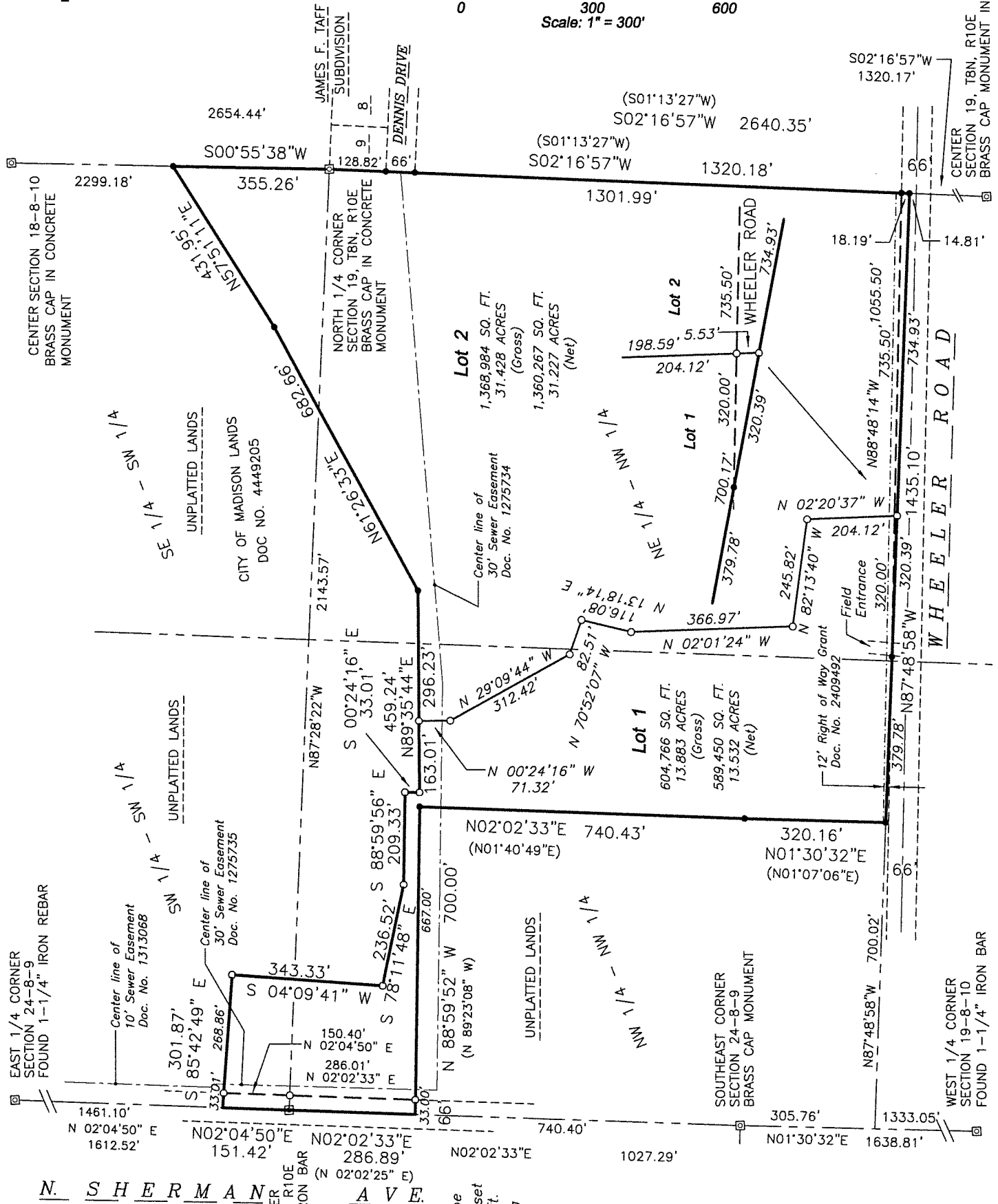
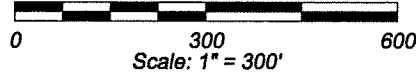


**BIRRENKOTT SURVEYING, INC.**

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

# CERTIFIED SURVEY MAP

Part of the Southwest 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4, Section 18; and part of the Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4, Section 19; T8N, R10E, City of Madison, Dane County, Wisconsin.



**N. SHERMAN AVE.**

REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 19-8-10 AS N87°28'22" W.



**Legend:**

- = Found 1" Iron Pipe
- o = 1"x24" Iron pipe set min. wt. = 1.13#/in. ft.
- ( ) = Recorded as data

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

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

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

CENTER SECTION 19, T8N, R10E BRASS CAP MONUMENT IN CONCRETE

WEST 1/4 CORNER SECTION 19-8-10 FOUND 1-1/4" IRON BAR

SOUTHEAST CORNER SECTION 24-8-9 BRASS CAP MONUMENT

CENTER SECTION 18-8-10 BRASS CAP IN CONCRETE MONUMENT

JAMES F. TAFF SUBDIVISION

NORTH 1/4 CORNER SECTION 19, T8N, R10E BRASS CAP IN CONCRETE MONUMENT

Lot 2  
1,368,984 SQ. FT.  
31.428 ACRES (Gross)  
1,360,267 SQ. FT.  
31.227 ACRES (Net)

Lot 2

Lot 1  
604,766 SQ. FT.  
13.883 ACRES (Gross)  
589,450 SQ. FT.  
13.532 ACRES (Net)

Lot 1

S02°16'57"W  
1320.17'

(S01°13'27"W)  
S02°16'57"W 2640.35'

(S01°13'27"W)  
S02°16'57"W 1320.18'

18.19'

14.81'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'

66'



# CERTIFIED SURVEY MAP DATED: January 2, 2018

## **Birrenkott Surveying, Inc.**

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

### **Owner Certificate:**

As owner, Cherokee Park, Inc., hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. It also certifies that this Certified Survey Map is required by the City of Madison as an approving authority.

### **Cherokee Park, Inc.**

\_\_\_\_\_  
Dennis B. Tiziani, President  
Cherokee Park, Inc.

### **State of Wisconsin)**

**Dane County) ss** Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, the above-named Dennis B. Tiziani, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Dane County, Wisconsin.

\_\_\_\_\_  
My Commission Expires

\_\_\_\_\_  
Printed name

### **Owner Certificate:**

As owner, Cherokee Property Development, LLC, hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. It also certifies that this Certified Survey Map is required by the City of Madison as an approving authority.

### **Cherokee Property Development, LLC**

\_\_\_\_\_  
Dennis B. Tiziani, Manager  
Cherokee Property Development, LLC

### **State of Wisconsin)**

**Dane County) ss** Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, the above-named Dennis B. Tiziani, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Dane County, Wisconsin.

\_\_\_\_\_  
My Commission Expires

\_\_\_\_\_  
Printed name

### **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.
- This survey shows no above-ground improvements. No guarantee is made for below-ground structures.



# CERTIFIED SURVEY MAP DATED: January 2, 2018

## 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 the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

\_\_\_\_\_  
Daniel V. Birrenkott, Professional Land Surveyor No. S-1531

### Description:

Part of the Southwest ¼ of the Southwest ¼ and part of the Southeast ¼ of the Southwest ¼, Section 18; part of the Northwest ¼ of the Northwest ¼ and part of the Northeast ¼ of the Northwest ¼, Section 19; T8N, R10E, City of Madison, Dane County, Wisconsin, described as follows: Beginning at the North ¼ Corner of said Section 19; thence S02°16'57"W (recorded as S01°13'27"W), 1320.18 feet; thence N87°48'58"W, 1435.10 feet along the South line of said Northeast ¼ of the Northwest ¼ and the South line of said Northwest ¼ of the Northwest ¼; thence N01°30'32"E (recorded as N01°07'06"E), 320.16 feet; thence N02°02'33"E (recorded as N01°40'49"E), 740.43 feet; thence N88°59'52"W (recorded as N89°23'08"W), 700.00 feet; thence N02°02'33"E (recorded as N02°02'25"E), 286.89 feet along the West line of said Northwest ¼; thence N02°04'54"E, 151.42 feet along the West line of said Southwest ¼; thence S85°42'49"E, 301.87 feet; thence S04°09'41"W, 343.33 feet; thence S78°11'48"E, 236.52 feet; thence S88°59'56"E, 209.33 feet; thence S00°24'16"E, 33.01 feet; thence N89°35'44"E, 459.24 feet; thence N61°26'33"E, 682.66 feet; thence N57°51'11"E, 431.95 feet; thence S00°55'38"W, 355.26 feet along the East line of said Southwest ¼ to the point of beginning; Containing 1,973,750 square feet, or 45.311 acres; Subject to public road rights of way over the Southerly 18.19 feet for Wheeler Road and the Westerly 33 feet for North Sherman Avenue.

### City of Madison Plan Commission Certificate:

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

\_\_\_\_\_  
Natalie Erdman, Secretary  
City of Madison Plan Commission

\_\_\_\_\_  
Dated

### City of Madison Common Council Certificate:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number

File ID Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2018 and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Maribeth L. Witzel-Behl, Clerk  
City of Madison

### Surveyed For:

Cherokee Park Inc.  
5000 N. Sherman Ave.  
Madison, WI 53704  
886-3649

### Register of Deeds Certificate:

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2018

Surveyed: T.A.S.  
Drawn: M.A.P.  
Checked: M.A.P./D.V.B.  
Approved: D.V.B.  
Field book: 356/95  
Tape/File: J:\2006\Carlson\060983

at \_\_\_\_\_ o'clock \_\_\_\_ m and recorded in Volume \_\_\_\_\_ of Certified Survey  
Maps of Dane County on Pages \_\_\_\_\_.

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

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

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