



CSM Name
St. Joseph's CSM

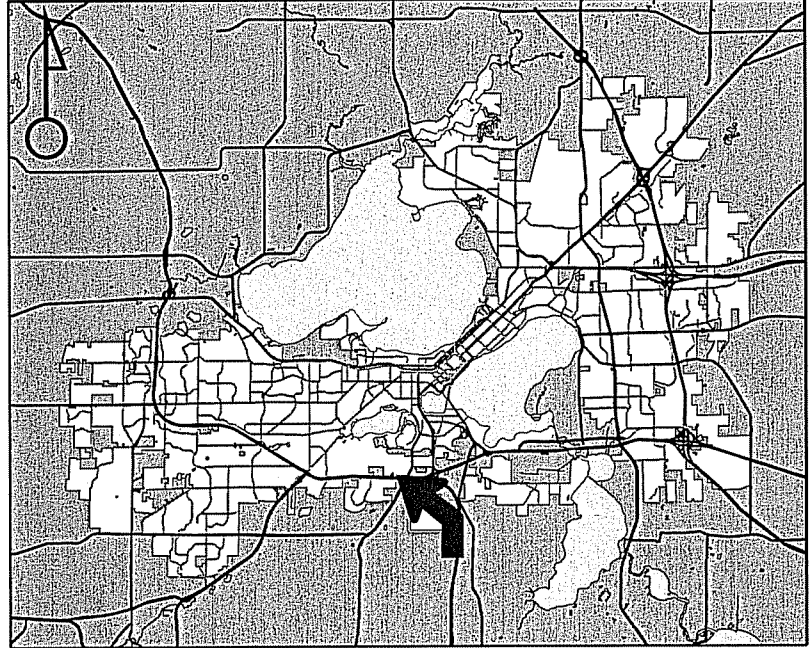
Location
1902-1910 West Beltline Highway

Applicant
St. Joseph's Ventures, LLC/
Brett Stoffregan-D'Onofrio Kottke & Assoc

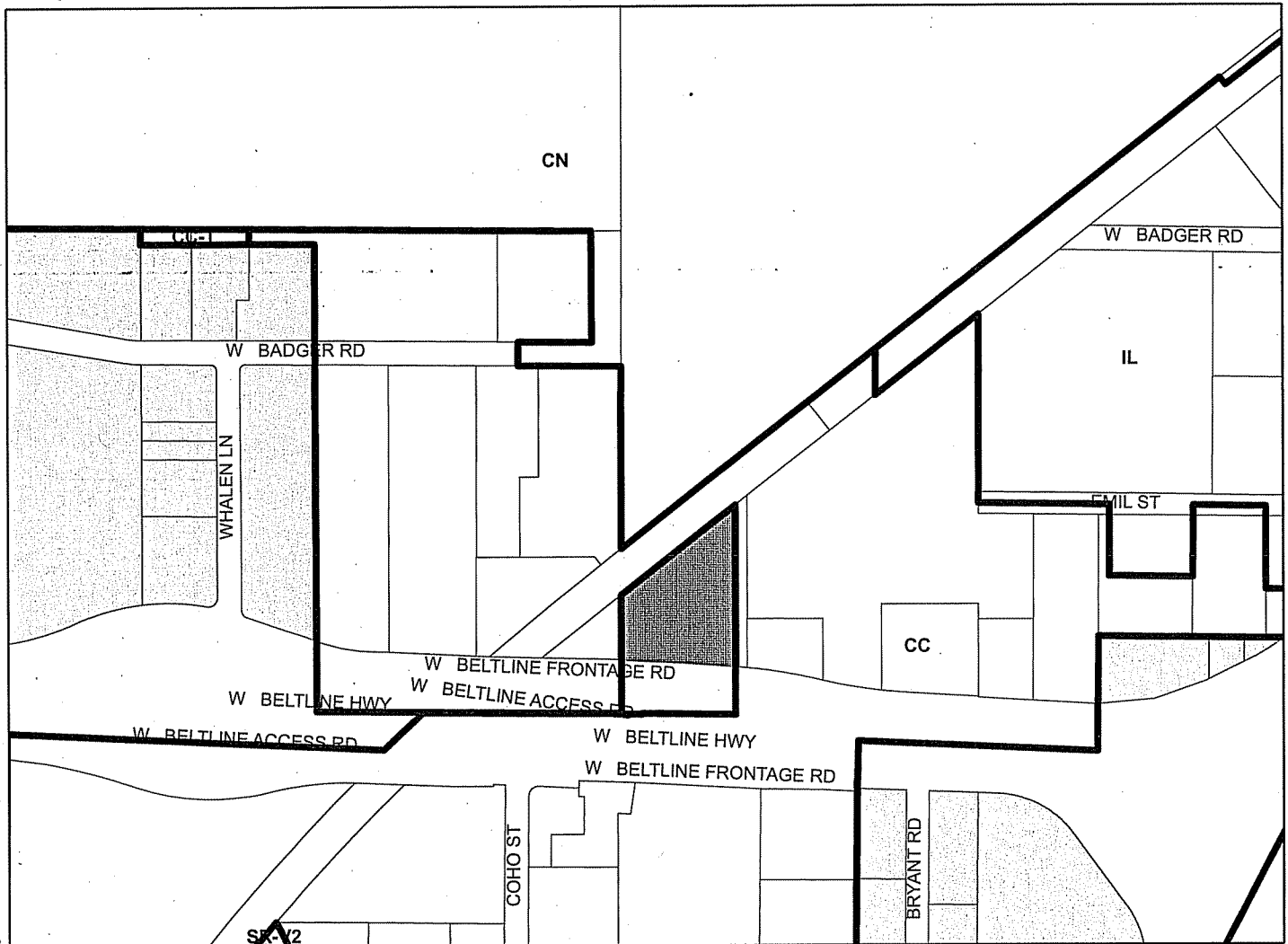
Within City Outside City

Proposed Use
Create 2 lots in the Town of Madison

Public Hearing Date
Plan Commission
22 September 2014
Common Council
N/A



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 : 18 September 2014



W. BELTLINE FRONTAGE RD

W. BELTLINE HWY



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: _____

CITY OF MADISON

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.

AUG 6 2014
**Planning & Community
 & Economic Development**

2. Applicant Information.

Name of Property Owner: St. Joseph's Ventures, LLC Representative, if any: _____

Street Address: 2616 Industrial Drive City/State: Madison, WI Zip: 53719

Telephone: (608) 22-1243 Fax: () Email: _____

Firm Preparing Survey: D'Onofrio Kottke & Assoc. Contact: Brett Stoffregan

Street Address: 7530 Westward Way City/State: Madison, WI Zip: 53717

Telephone: (608) 833-7530 Fax: () Email: bstoffregan@donofrio.cc

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): 1902 & 1910 W Beltline Highway - Town of Madison

Tax Parcel Number(s): 0709-344-8770-6/0709-344-8720-6

Zoning District(s) of Proposed Lots: C-1 School District: C-1

→ 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	2		2.3
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	2		2.1

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 **8-½ 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 Brett Stoffregan

Signature 

Date 08-05-14

Interest In Property On This Date Representative

Effective May 21, 2012

August 1, 2014

City of Madison
(Madison Plan Commission)
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Re: Proposed Subdivision (2 Lot Certified Survey Map)
1902-1910 West Beltline Highway ~ Town of Madison
Dane County, Wisconsin

To Whom it May Concern:

St. Joseph's Ventures, LLC ("Owner") currently owns a parcel of land located in the Town of Madison, in Dane County, Wisconsin, which is legally described on Exhibit A attached hereto and has an address of 1902-1910 W. Beltline Highway, Madison, Wisconsin ("Existing Parcel"). The Existing Parcel is currently used for a retail shopping center, including a multi-tenant building and associated common areas (including sidewalks, parking, drive lanes, delivery areas, etc.).

Owner intends to reconfigure and modify the common areas of the Existing Parcel, and has concluded that subdividing the Existing Parcel into 2 Lots via a Certified Survey Map will facilitate this process. Following the subdivision and the completion of the project, one of the new Lots will continue to be used for the retail building and some common areas, while the other Lot will include only common areas. (Additional common areas are located on a parcel that is outside of the boundaries of the proposed Certified Survey Map.)

Owner intends to commence work on this project as soon as possible after recording of the Certified Survey Maps and to complete it prior to the end of 2014. The names of persons involved include the following:

- For Owner: Travis Ganser
- Contractor: Iconica, Inc. (John Seamon)
- Engineer/Surveyor: D'Onofrio, Kottke & Associates, Inc.
(Brett Stoffregen, Bruce Hollar)

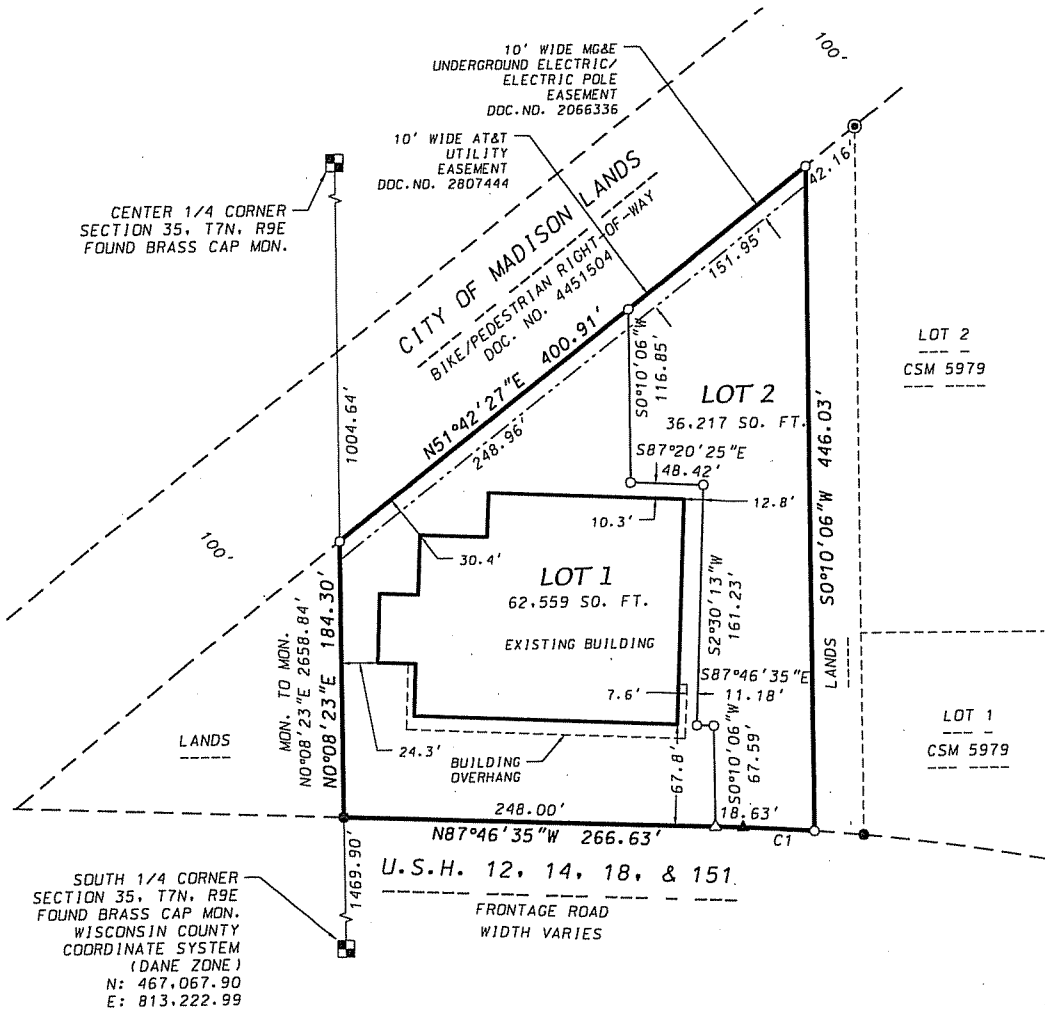
Very Truly Yours,

ST. JOSEPH'S VENTURES, LLC

By: Travis H. Ganser
Travis H. Ganser

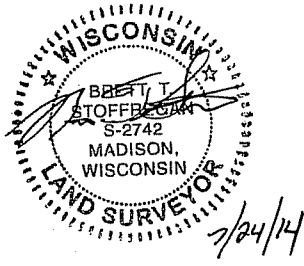
CERTIFIED SURVEY MAP

LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 34,
T7N, R9E, TOWN OF MADISON, DANE COUNTY, WISCONSIN



CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	1466.39	47.46	47.46	N86°26'09"W	001°51'16"	IN-N85°30'31"W OUT-N87°21'47"W



GRID NORTH
WISCONSIN COUNTY
COORDINATE SYSTEM
(DANE ZONE)
THE WEST LINE OF THE
SE1/4 OF SECTION 34,
T7N, R9E BEARS
N00°08'23"E

0 100
Scale 1" = 100'

LEGEND	
○	PLACED 3/4"X18" IRON REBAR (WT.=1.5 LBS./FT.)
△	PLACED PK NAIL
⊙	FOUND 1" PIPE
▲	FOUND RAILROAD SPIKE
()	RECORDED AS INFORMATION

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: July 24, 2014
F.N.: 14-07-109
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 34,
T7N, R9E, TOWN OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Registered Land Surveyor, S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Town of Madison, Dane County, Wisconsin and under the direction of the Owners listed herein, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

A parcel of land located in the NW1/4 of the SE1/4 of Section 34, T7N, R9E, Town of Madison, Dane County, Wisconsin to-wit:
Commencing at the South 1/4 corner of said Section 34; thence N00°08'23"E, 1469.90 feet along the West line of said SE1/4 to the Northerly right-of-way line of U.S.H. 12, 14, 18 and 151 and the point of beginning; thence continuing N00°08'23"E, 184.30 feet along said West line to the Southeasterly line of a City of Madison Bike/Pedestrian right-of-way; thence N51°42'27"E, 400.91 feet along said Southeasterly right-of-way line; thence S00°10'06"W, 446.03 feet to a point of curve on the North right-of-way line of U.S.H. 12, 14, 18 and 151; thence Westerly along a curve to the left which has a radius of 1466.39 feet and a chord which bears N86°26'09"W, 47.46 feet; thence N87°46'35"W, 266.63 feet along said North right-of-way line to the point of beginning. Containing 98.776 square feet (2.268 acres).

Dated this 24th day of July, 2014.



Brett T. Stoffregan, Registered Land Surveyor, S-2742


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

SHEET 2 OF 4

DATE: July 24, 2014
F.N.: 14-07-109
C.S.M. NO. _____
DCC. NO. _____
VOL. _____ SHEET _____



CERTIFIED SURVEY MAP

LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 34,
T7N, R9E, TOWN OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Joseph's Ventures, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

Joseph's Ventures, LLC, does further certify that this map is required by s.236.34 to be submitted to:
Town of Madison
City of Madison
Dane County Zoning and Land Regulation Committee

IN WITNESS WHEREOF, the said, Joseph's Ventures, LLC has caused these presents to be signed by said member, this _____ day of _____, 2014.

Joseph's Ventures, LLC

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

Personally came before me this _____ day of _____, 2014, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires: _____

CONSENT OF CORPORATE MORTGAGEE

Monona State Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said Monona State Bank has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this _____ day of _____, 2014.

Monona State Bank

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

Personally came before me this _____ day of _____, 2014, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

Notary Public, Dane County, Wisconsin
My commission expires: _____

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: July 24, 2014
F.N.: 14-07-109
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 34,
T7N, R9E, TOWN OF MADISON, DANE COUNTY, WISCONSIN

TOWN OF MADISON APPROVAL CERTIFICATE

Approved for recording by the Town of Madison on this _____ day of _____, 2014.

, Town of Madison, Clerk

CITY OF MADISON APPROVAL CERTIFICATE

Approved for recording by the City of Madison on this _____ day of _____, 2014.

Tim Parks, Authorized Representative

DANE COUNTY APPROVAL CERTIFICATE

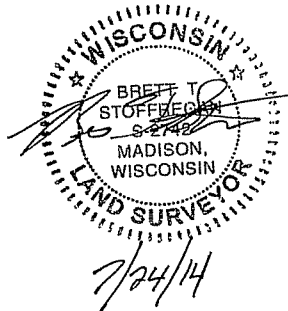
Approved for recording per Dane County Zoning and Land Regulation Committee
action of _____, 2014

Daniel Everson, Authorized Representative

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2014
at _____ o'clock _____ M. and recorded in Volume _____ of Plats on Pages _____ as Document
Number _____.

Kristi Chlebowski, Dane County Register of Deeds



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

SHEET 4 OF 4

DATE: July 24, 2014
F.N.: 14-07-109
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____