



CSM Name

**Bollig CSM**

Location

3333 Field View Lane

Applicant

James and Kathy Bollig/Ron Williamson-  
Williamson Surveying Company

Land Division

Within City

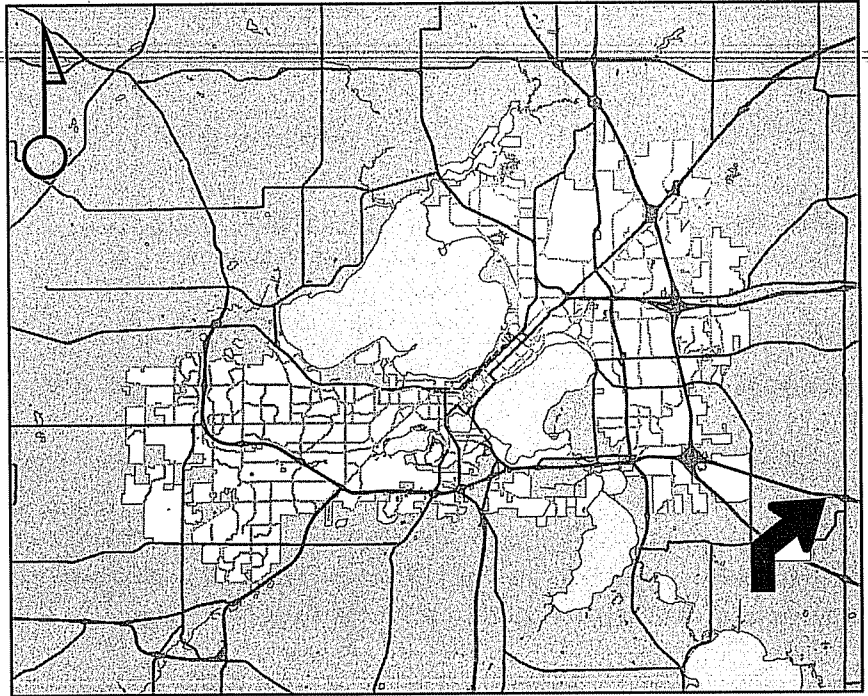
Outside City

Public Hearing Date

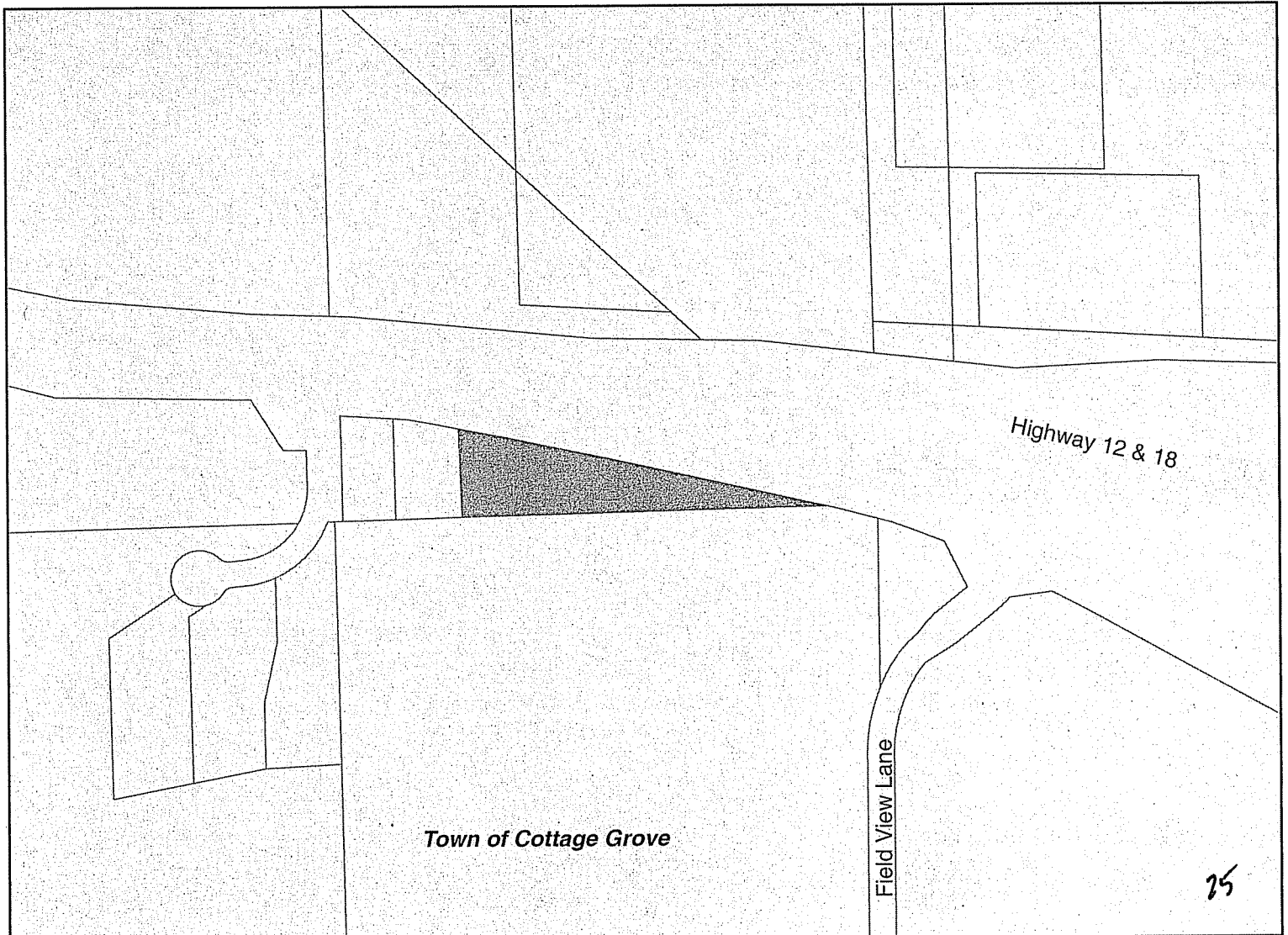
Plan Commission

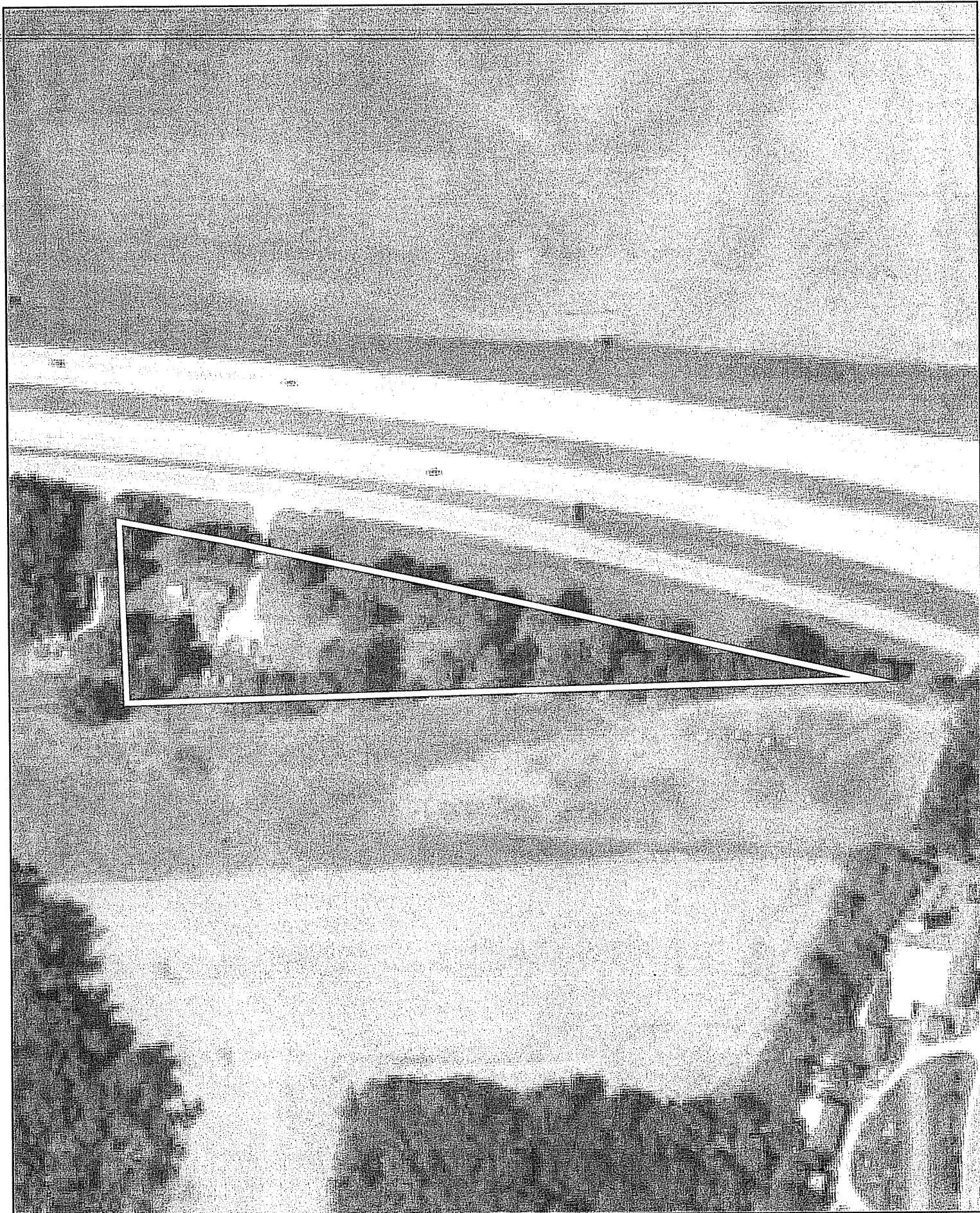
18 September 2006

Common Council



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







**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: James & Cathy Bollig Representative, if any: \_\_\_\_\_  
 Street Address: 3333 Field View Lane City/State: COTTAGE GROVE, WI Zip: 53527  
 Telephone: (608) 839-4577 Fax: ( ) Email: \_\_\_\_\_

Firm Preparing Survey: WILLIAMSON Surveying Co. Inc. Contact: Ron Williamson  
 Street Address: 104A W. MAIN ST. City/State: WAUNAKEE, WI Zip: 53597  
 Telephone: (608) 255-5705 Fax: (608) 849-9760 Email: ronwillowillsurve@chorus.net

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

**3a. Project Information.**

Parcel Address: 3333 Field View Lane in the City or Town of: COTTAGE GROVE  
 Tax Parcel Number(s): 0711-332-8780-3 School District: COTTAGE GROVE  
 Existing Zoning District(s): RA-1 Development Schedule: ASAP  
 Proposed Zoning District(s) (if any): R-2 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: ZONING WAS APPROVED 11-22-05 Date of Approval by Town: APPROX - 10-1-05  
 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		2.6
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
<b>TOTAL</b>			

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

THE EXISTING HOUSE ON LOT 1 IS GOING TO BE SOLD TO A DAUGHTER. JIM & CATY ARE BUILDING A HOUSE ON LOT 2. THEIR OTHER DAUGHTER IS GOING TO BUILD ON LOT 3.

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 238.20 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 colated, 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. *ZONING LETTER OF APPROVAL INCLUDED*

**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.<sup>00</sup> 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](mailto: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 Ronald E. Williamson Signature RONALD E. WILLIAMSON

Date 1-13-06 Interest In Property On This Date Surveyor

For Office Use Only	Date Rec'd:	PC Date	Alder. District:	Amount Paid: \$
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February 10, 2006

TIMOTHY PARKS  
DEPARTMENT OF PLANNING & DEVELOPMENT  
PLANNING UNIT  
MADISON MUNICIPAL BLDG  
215 MARTIN LUTHER KING JR BLVD  
MADISON WI 53701

Re: Land division request for 3333 Field View Ln., Cottage Grove

Dear Madison Plan Commission Members:

Thank you for considering my request for a land division for property located at 3333 Field View Ln., Cottage Grove, WI 53527. If approved, we intend to build two single-family residence homes; one for myself and my husband and one for our daughter. Our current home on the property is to be sold to our other daughter.

I feel that this would be the best possible use for the property because of the odd shape of the current lot. The lot is a triangular shape that gets extremely narrow at one end. This makes that part of the property very undesirable for almost any use. The property is currently at the end of a row of six houses and is over-sized compared to these residential lots. I would like to fill in the end of the row of houses with two more houses. I feel that doing this would not harm any future development plans for the area.

I have spent over a year working with the Township of Cottage Grove Planning Commission and Dane County to get to this point so I am willing to work with the Madison Planning Commission to do whatever is needed to get final approval. I have also spoken with Jim Merriman, Planning Project Manager, from the Wisconsin Department of Transportation who indicated that the State would not have any objections to the land being used for the purpose I am requesting and that they are not concerned with the noise level. Again, thank you for considering my request.

Sincerely,



Kathleen Bollig  
Property Owner

**TOWN OF COTTAGE GROVE**

4058 CTH "N"  
COTTAGE GROVE, WI

**FAX COVER SHEET**

TO:	FROM:	
Tim Parks	Kim Banigan, Clerk	
COMPANY:	DATE:	
Madison Plan Commission	8/28/2006	
	SENDER'S FAX NUMBER:	SENDER'S PHONE NUMBER:
608 267-8739	608-839-4432	608-839-5021
PHONE NUMBER:	SENDER'S EMAIL ADDRESS:	
	clerkcgtown@verizon.net	
RE:	TOTAL NO. OF PAGES INCLUDING COVER:	
Bollig CSM	2	

NOTES/COMMENTS:

This is to certify that at their regular meeting on April 17, 2006, the Cottage Grove Town Board approved a Certified Survey Map for James and Kathleen Bollig on Fieldview Lane identified as 04W-356 (copy attached) by a vote of 5 in favor 0 opposed.

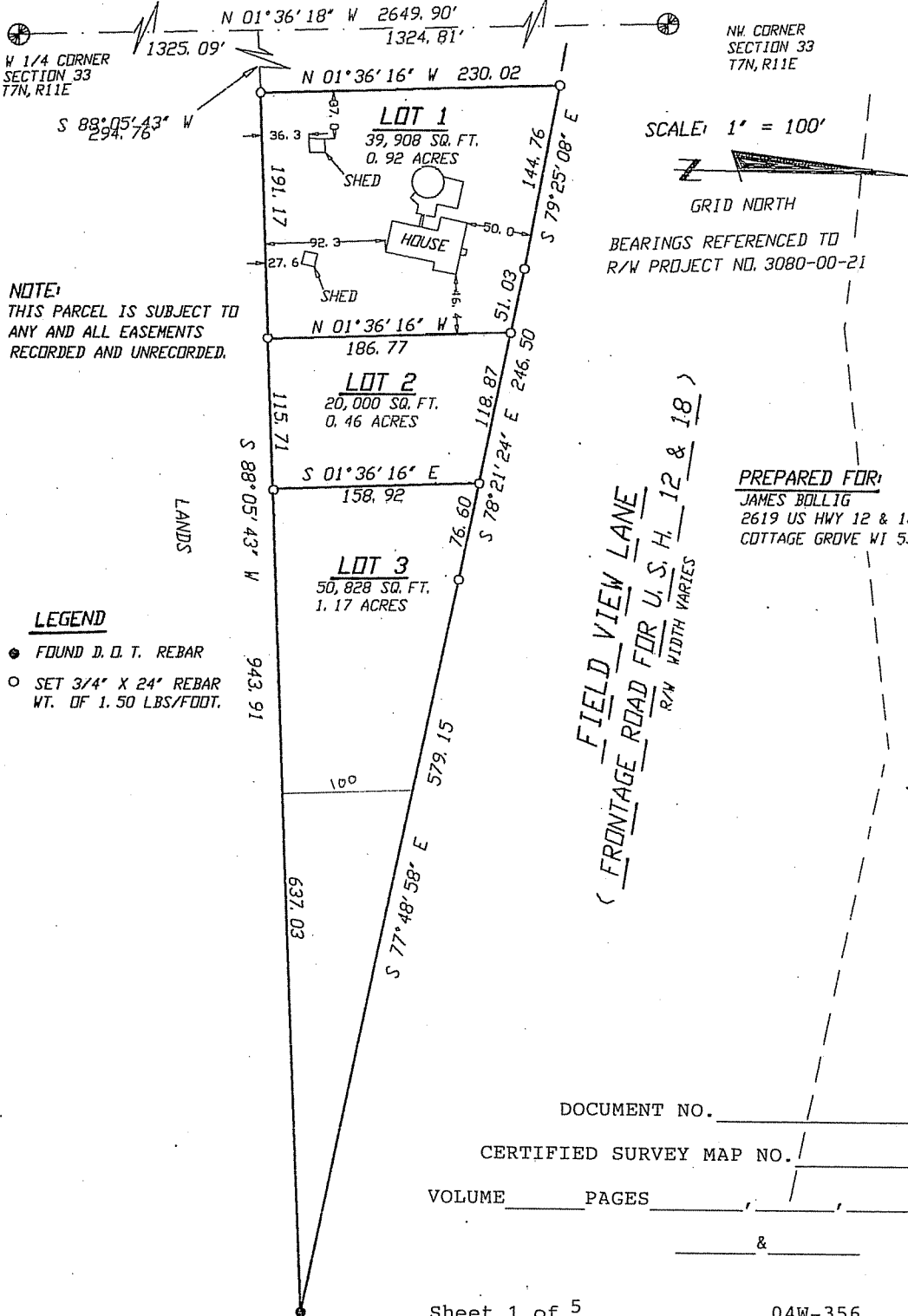
# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING CO., INC.

104 A WEST MAIN STREET WAUNAKEE WISCONSIN 53597

NW 1/4, NW 1/4, SECTION 33, T 7 N, R 11 E,

TOWN OF COTTAGE GROVE DANE COUNTY, WISCONSIN.



**NOTE:**  
THIS PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS RECORDED AND UNRECORDED.

- LEGEND**
- FOUND D. D. T. REBAR
  - SET 3/4" X 24" REBAR WT. OF 1.50 LBS/FDDT.

SCALE: 1" = 100'  
 GRID NORTH  
 BEARINGS REFERENCED TO R/W PROJECT NO. 3080-00-21

PREPARED FOR:  
 JAMES BOLLIG  
 2619 US HWY 12 & 18  
 COTTAGE GROVE WI 53527

DOCUMENT NO. \_\_\_\_\_  
 CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
 VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_  
 & \_\_\_\_\_

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