



City of Madison

Proposed Certified Survey Map

CSM Name
Voit CSM

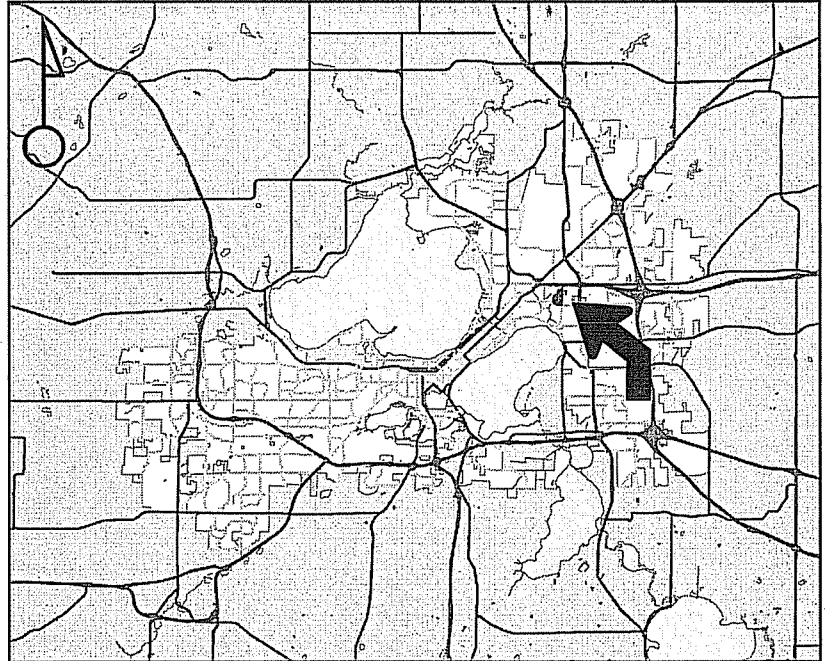
Location
3450 Milwaukee Street

Applicant
Thomas Voit – Voit Family Trust/
Al Kaukl – Badger Surveying & Mapping

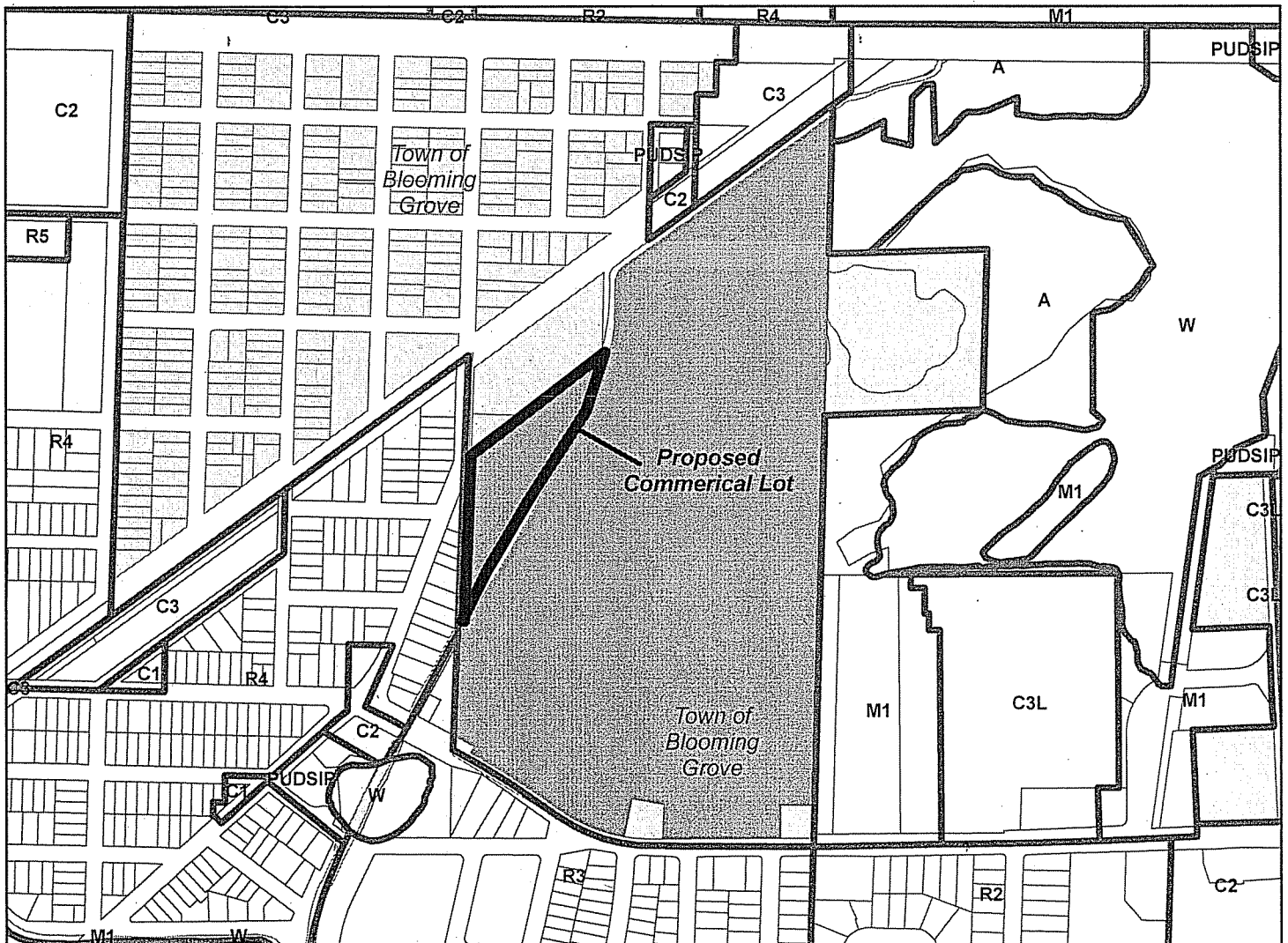
Within City Outside City

Proposed Use
1 commercial lot with 56 acre
remnant parcel

Public Hearing Date
Plan Commission
07 February 2011



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



Scale : 1" = 600'

City of Madison, Planning Division : RPJ : Date : 25 January 2011





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: VOIT FAMILY TRUST Representative, if any: THOMAS VOIT
 Street Address: 3450 MILWAUKEE ST. City/State: MADISON, WI Zip: 53714
 Telephone: (608) 244-0777 Fax: () Email: _____

Firm Preparing Survey: BADGER SURVEYING & MAPPING Contact: Al Kauki
 Street Address: 525 W. PRAIRIE ST. City/State: COLUMBUS, WI Zip: 53925
 Telephone: 608-244-2010 Fax: 920 623-9810 Email: badgersurvey@edinet.com
ckauki@badger.net

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

3a. Project Information.

Parcel Address: 3450 MILWAUKEE ST. in the City or Town of: BLOOMING GROVE
 Tax Parcel Number(s): 008/0710-051-8250-6 School District: Madison
 Existing Zoning District(s): C-2 commercial A-EXCL. AGRICULTURE Development Schedule: Immediate
 Proposed Zoning District(s) (if any): C-2 COMMERCIAL 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			
Retail/Office			
Industrial	1		4.5
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
TOTAL	1		4.5

Describe the use of the lots and outlots on the survey

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.



E-mailed to Jeff Ekola by Title Co. 12/3/10
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): \$ 350.⁰⁰ 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 Al Kauki Signature Al Kauki

Date 12/6/2010 Interest In Property On This Date Owner's Surveyor

For Office Use Only Date Rec'd: _____ PC Date _____ Alder-District: _____ Amount Paid: \$ _____

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF PART OF EAST 1/2 OF THE NE 1/4 OF SECTION 5, T7N, R10 E, IN THE TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN, LYING WEST OF THE STARKWEATHER CREEK.

PREPARED BY:
BADGER SURVEYING &
MAPPING SERVICE, LLC.
525 W. PRAIRIE STREET,
COLUMBUS, WI 53925
(608) 244-2010

PREPARED FOR:
THE VOIT FAMILY TRUST
ATTN: THOMAS VOIT
3450 MILWAUKEE STREET,
MADISON, WI 53714
(608) 244-0777

NE CORNER
SECTION 5, T7N, R10E
BRASS CAP CONC.
MONUMENT FOUND

EAST 1/4 CORNER
SECTION 5, T7N, R10E,
BRASS CAP CONC. MONUMENT FOUND
WISCONSIN STATE PLANE
COORDINATES SOUTH ZONE
N 400,979.7792 E 2,148,518.6591

LOT 1
178,764 SQ.FT. +/-
OR 4.1 ACRES +/-
TO CIL OF CREEK



WISCONSIN STATE PLANE COORDINATE
SYSTEM SOUTH ZONE NAD 83 (1987) AS
PUBLISHED BY THE CITY OF MADISON

SCALE: 1" = 100'

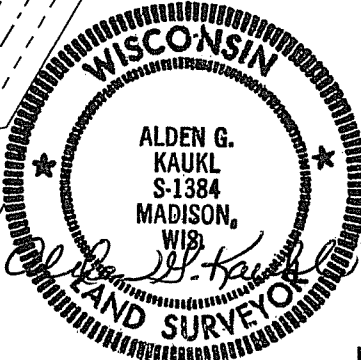


LEGEND:

- IRON STAKE FOUND, SIZE & TYPE AS NOTED
- △ P-K NAIL FOUND IN PAVT.
- 1" X 24" IRON PIPE SET, 1.13 LBS. \ FT.
- x-x FENCE
- () REC'D. AS
- EL. 893.0 PROP. COR. EL. @ GRND. LEVEL CITY OF MADISON DATUM
- DRAINAGE ARROW (SEE NOTES PAGE 4 OF 4)
- XXXXXX CITY OF MADISON CORPORATE LIMITS

NOTES:

- 1) SEE PAGE 2 OF 4 FOR SCALED DRAWING OF ENTIRE OWNERSHIP FROM RECORDED INFORMATION SHOWING LOT 1 AND THE PARCEL REMAINING.
- 2) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER DETENTION AT THE TIME THEY DEVELOP.
- 3) SEE PAGE 3 OF 4 PAGES FOR DRAINAGE NOTES.



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DOCUMENT NO. _____

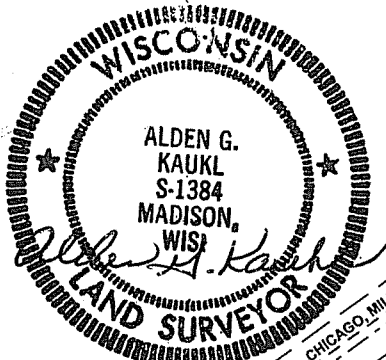
VOLUME _____ PAGE _____

CERTIFIED SURVEY NO. _____

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

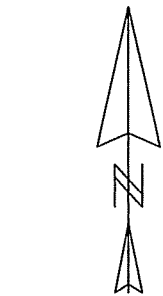
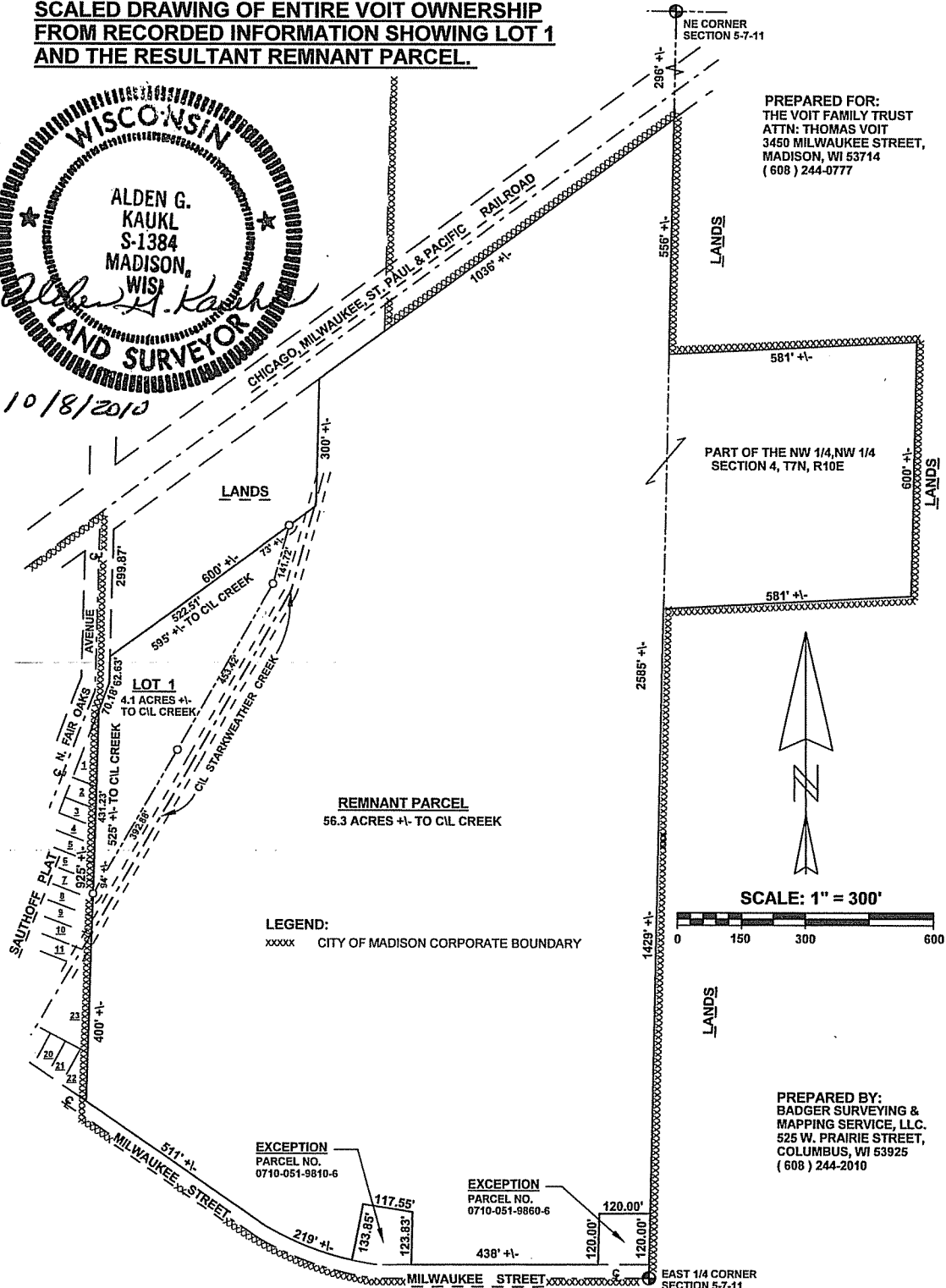
BEING A DIVISION OF PART OF EAST 1/2 OF THE NE 1/4 OF SECTION 5, T7N, R10 E, IN THE TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN, LYING WEST OF THE STARKWEATHER CREEK.

**SCALED DRAWING OF ENTIRE VOIT OWNERSHIP
FROM RECORDED INFORMATION SHOWING LOT 1
AND THE RESULTANT REMNANT PARCEL.**

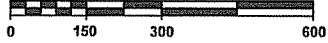


10/8/2010

PREPARED FOR:
THE VOIT FAMILY TRUST
ATTN: THOMAS VOIT
3450 MILWAUKEE STREET,
MADISON, WI 53714
(608) 244-0777



SCALE: 1" = 300'



PREPARED BY:
BADGER SURVEYING &
MAPPING SERVICE, LLC.
525 W. PRAIRIE STREET,
COLUMBUS, WI 53925
(608) 244-2010

DOCUMENT NO. _____

VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP NO. _____

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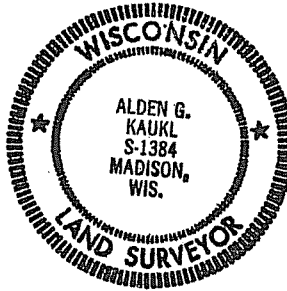
DANE COUNTY CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE:

I, ALDEN G. KAUKL, WISCONSIN LAND SURVEYOR S-1384, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF PART OF THE NE 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 5, T7N, R10E, TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE N 01°12'18"E, ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 5, 1774.33 FEET; THENCE WEST, 1294.63 FEET TO EAST RW LINE OF N. FAIR OAKS AVENUE; THENCE S 01°26'11"W, ALONG SAID EAST RW LINE, 310.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE N 53°30'13"E, PARALLEL TO THE SOUTHEASTERLY RW LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD, 522.51 FEET TO MEANDER CORNER NO. 1; THENCE S 15°19'28"W, ALONG A MEANDER LINE, 141.72 FEET TO MEANDER CORNER NO. 2; THENCE S 29°41'26"W, ALONG A MEANDER LINE, 453.42 FEET TO MEANDER CORNER NO. 3; THENCE S 30°16'42"W, ALONG A MEANDER LINE, 392.88 FEET TO THE EAST LINE OF SAUTHOFF PLAT AND MEANDER CORNER NO. 4; THENCE N 01°45'05"E, ALONG THE EAST LINE OF SAUTHOFF PLAT, 431.23 FEET TO THE NE CORNER THEREOF AND THE EASTERLY RW LINE OF N. FAIR OAKS AVENUE; THENCE N 21°10'05"E, ALONG SAID EASTERLY RW LINE, 70.18 FEET; THENCE N 01°26'11"E, ALONG SAID EASTERLY RW LINE, 62.63 FEET TO THE POINT OF BEGINNING. THIS LOT INCLUDES ALL THE LANDS BETWEEN THE MEANDER LINE AND THE CENTERLINE OF STARKWEATHER CREEK LYING BETWEEN THE THE NORTHEASTLY AND WESTERLY LINES OF THE LOT 1 EXTENDED TO THE CENTERLINE OF STARKWEATHER CREEK AS SHOWN. I ALSO CERTIFY THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE LAND DIVISION THEREOF MADE AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34, WISCONSIN STATUTES, THE SUBDIVISION REGULATIONS OF THE TOWN OF BLOOMING GROVE, THE DANE COUNTY LAND DIVISION AND SUBDIVISION REGULATIONS AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATE: OCTOBER 8, 2010

Alden G. Kaukl
ALDEN G. KAUKL,
WISCONSIN LAND SURVEYOR, S-1384



TOWN OF BLOOMING GROVE APPROVAL CERTIFICATE:

THIS CERTIFIED SURVEY MAP, INCLUDING ANY DEDICATIONS SHOWN THEREON, WHICH HAS BEEN DULY FILED FOR APPROVAL OF THE TOWN BOARD OF THE TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN, BE AND THE SAME IS HEREBY APPROVED AND THE PUBLIC ROAD RIGHT-OF-WAY DEDICATION DESIGNATED HEREON IS HEREBY ACKNOWLEDGED AND ACCEPTED BY THE TOWN OF BLOOMING GROVE.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN OF BLOOMING GROVE ON THE _____ DAY OF _____, 20__.

MIKE WOLFE, CLERK \ TREASURER \ ADMINISTRATOR
TOWN OF BLOOMING GROVE, DANE COUNTY, WI

OWNER'S CERTIFICATE OF DEDICATION:

THE VOIT FAMILY TRUST, AS OWNER, DOES HEREBY CERTIFY THAT THEY CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. THEY ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 75.17(1) (a), TO BE SUBMITTED TO THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE FOR APPROVAL OR OBJECTION AND REQUIRED BY SECTIONS 236.10 AND 236.12 TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL OR OBJECTION.

THOMAS J. VOIT, TRUSTEE

**STATE OF WISCONSIN) SS
COUNTY OF DANE)**

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20__, THE ABOVE NAMED TRUSTEE TO ME KNOWN TO THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC,
DANE COUNTY, WISCONSIN

DOCUMENT NO. _____

VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP NO. _____

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DANE COUNTY CERTIFIED SURVEY MAP NO. _____

DRAINAGE NOTES:

- a) 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.
- b) ALL LOTS WITHIN THIS CERTIFIED SURVEY ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF 6-FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENTS SHALL BE 12-FEET IN WIDTH ON THE PERIMETER OF THE CERTIFIED 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 SIX (6) 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 TWELVE (12) FEET IN WIDTH ALONG THE PERIMETER OF THE CERTIFIED 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.

NOTE: 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.

DANE COUNTY APPROVAL CERTIFICATE:

APPROVED FOR RECORDING THIS _____ DAY OF _____, 201____, PER DANE COUNTY
ZONING AND LAND REGULATION COMMITTEE ACTION _____, 201____.

AUTHORIZED REPRESENTATIVE

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 _____, 20____, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED BY SAID CERTIFIED SURVEY TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS _____ DAY OF _____, 20____.

MARIBETH WITZEL-BEHL, CITY CLERK,
CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION CERTIFICATE:

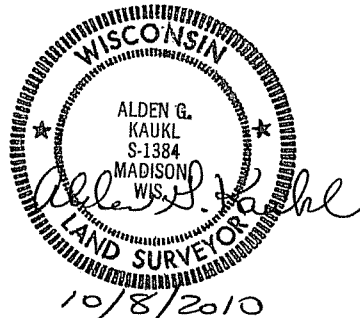
APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

BY: _____ DATE: _____
MARK A. OLINGER,
SECRETARY PLAN COMMISSION

CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS:

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2010, AT _____ O'CLOCK ____ M. AND RECORDED
IN VOLUME _____ OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES _____, AND _____.

KRISTI CHLEBOWSKI, REGISTER OF DEEDS,
DANE COUNTY, WISCONSIN



DOCUMENT NO. _____

VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP NO. _____

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