



CSM Name

Barash CSM

Location

205 North Prospect Avenue

Applicant

**Harvey & Gertrude Barash/
Noa Prieve - Williamson Surveying**

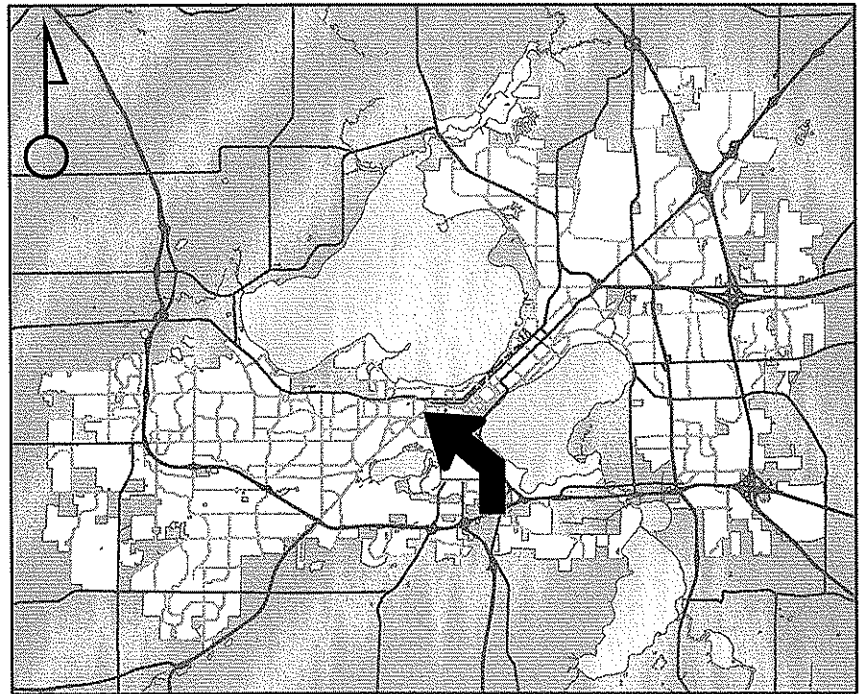
Within City Outside City

Proposed Use

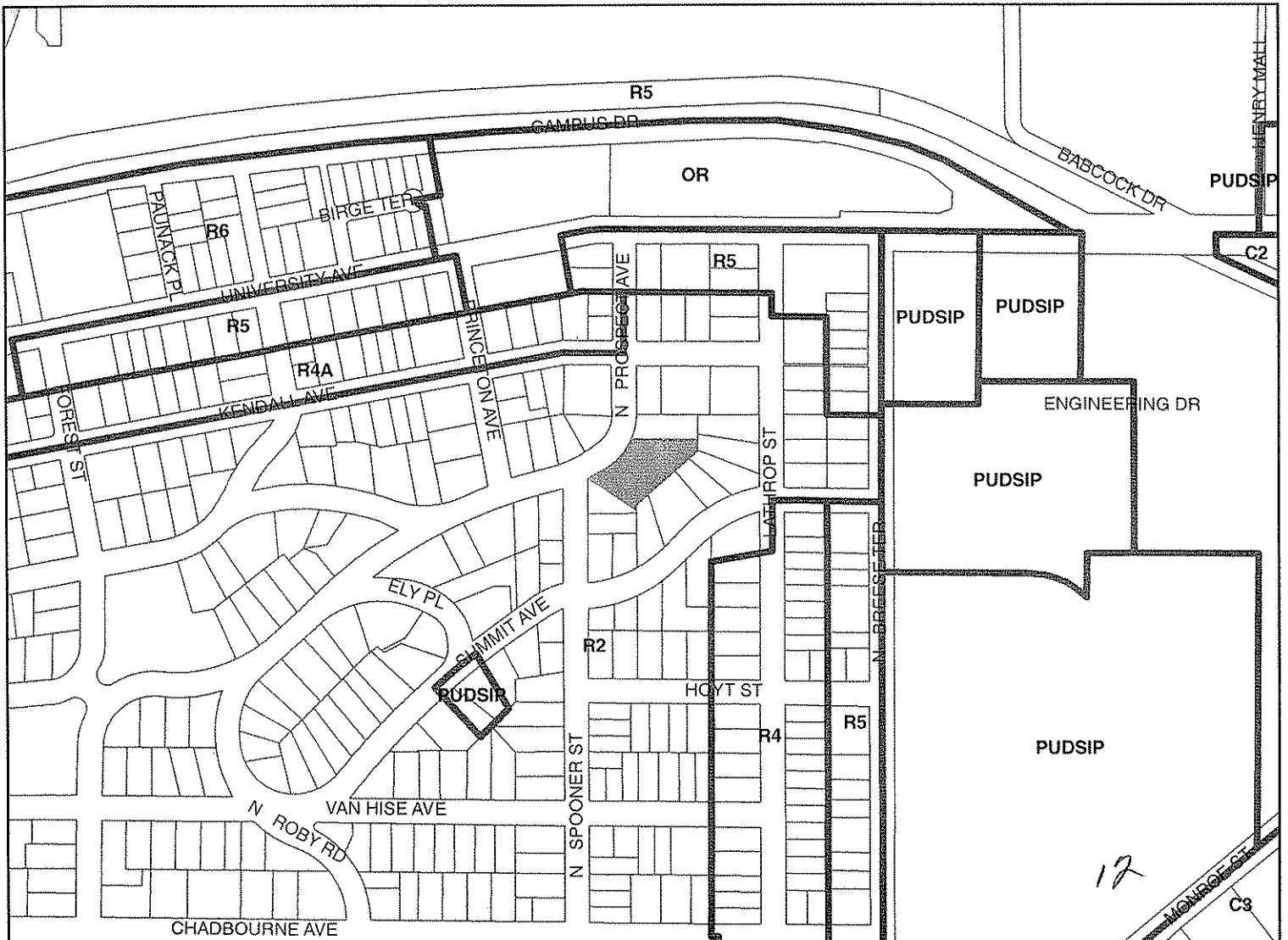
2 Residential Lots

Public Hearing Date

**Plan Commission
10 March 2008**

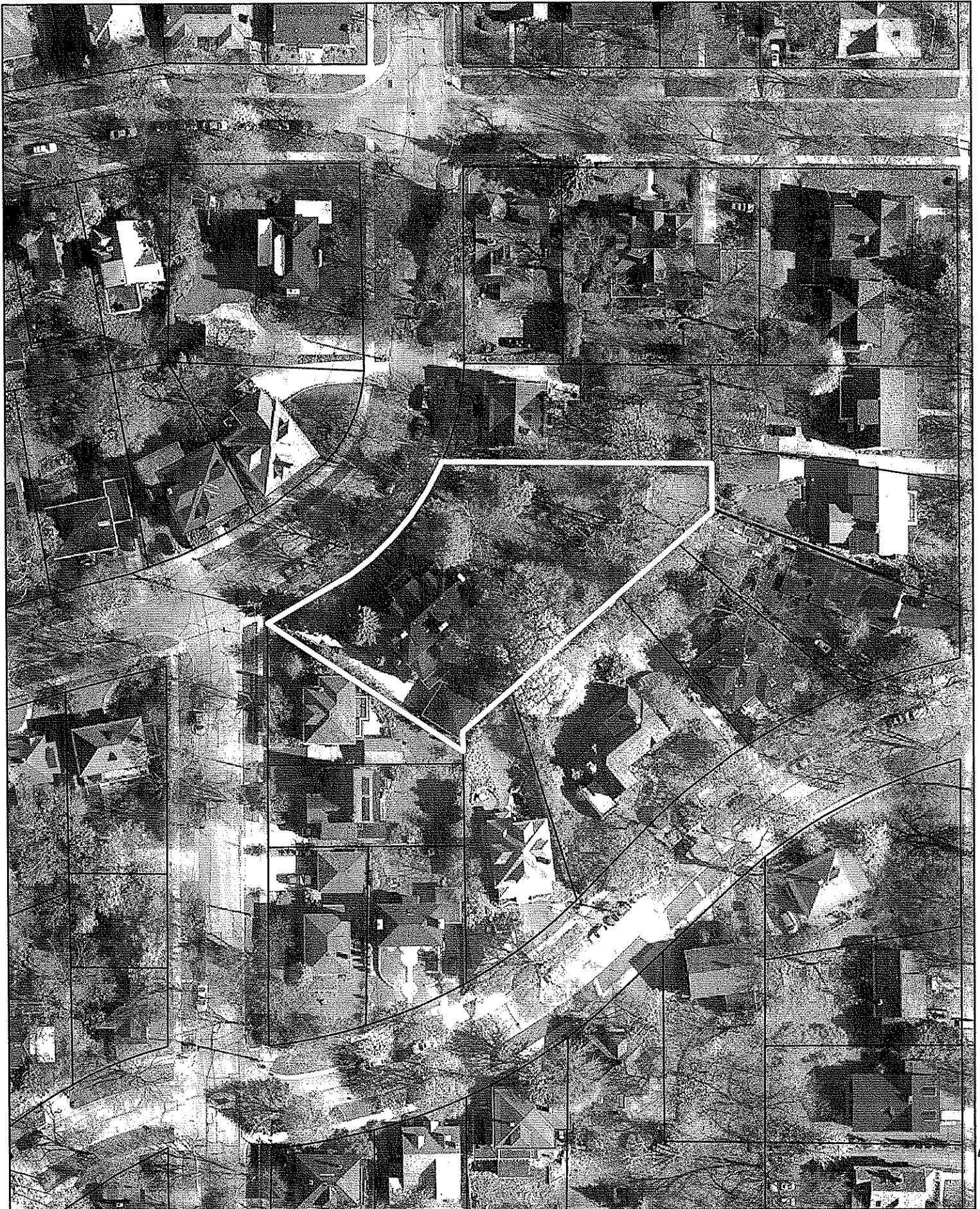


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 26 February 2008



12



**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.htm

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: HARVEY + GERTRUDE BARASH Representative, if any: WILLIAMSON SURVEY
Street Address: 205 N. PROSPECT AVE. City/State: _____ Zip: _____
Telephone: (608) 238-9516 Fax: () Email: _____

Firm Preparing Survey: WILLIAMSON SURVEYING Contact: NOA PRIEVE
Street Address: 104 A WEST MAIN ST. City/State: WAUNAKEE, WI Zip: 53597
Telephone: (608) 255-5705 Fax: (608) 849-9760 Email: WILLSURV@TDS.NET

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

3a. Project Information.

Parcel Address: 205 N. PROSPECT in the City or Town of: MADISON
Tax Parcel Number(s): 251/0709-222-1204-1 School District: 3269 MADISON METRO
Existing Zoning District(s): HIS-L RZ Development Schedule: _____
Proposed Zoning District(s) (if any): SAME 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 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	2		
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
TOTAL			

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.

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.

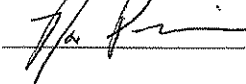
For Surveys Outside the Madison City Limits: A copy of the approval letters from both the town in which the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without it first having been approved 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): \$ _____ 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 NOA PRIEVE Signature 
 Date 1-23-08 Interest In Property On This Date _____

For Office Use Only	Date Rec'd: _____	PC Date _____	Alder. District: _____	Amount Paid: \$ _____
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February 16, 2008

Dear Neighbor -

*Tivi -
This is what we sent to
our neighbors - FYI*

Harvey Barash

You will soon receive a notice from the City of Madison Plan Commission announcing a public hearing on our proposal to divide our lot at 205 N. Prospect Avenue into two separate lots as outlined on the attached survey map. The Department of Planning and Development suggested that we contact our neighbors prior to the hearing to explain what we are intending.

Our property currently measures 24,500 square feet, slightly over one half acre. It is one of the largest private lots in University Heights. The dimensions of the two new lots to be created are 13,723 square feet and 10,763 square feet respectively (shown on the attached map). These lot sizes satisfy all normal city requirements pertaining to width, depth, setback, and total square footage per lot. By way of comparison, the average lot size on our block is 9,050 square feet ranging from 6000 square feet to 14,400 square feet, excluding our parcel. Four of these lots are less than 7,000 square feet, seven are between 7,000 and 10,000 square feet, and three are over 10,000 square feet. The two new lots (13,723 and 10,763 square feet) created by dividing our parcel would result in five lots on our block of over 10,000 square feet.

Our purpose in creating two lots is primarily personal. Our current residence at 205 N. Prospect Avenue is very large as is the property it stands on. It's been difficult to adequately maintain the expansive grounds. At some time in the future we will likely sell our home and move to a smaller one. At that time, should we wish to remain in the neighborhood we'd consider building our new home on the smaller of these newly created parcels. Of course that home would be built in proper proportion to the other nearby homes and with deference to our present home, which is listed on the National Register of Historic Homes.

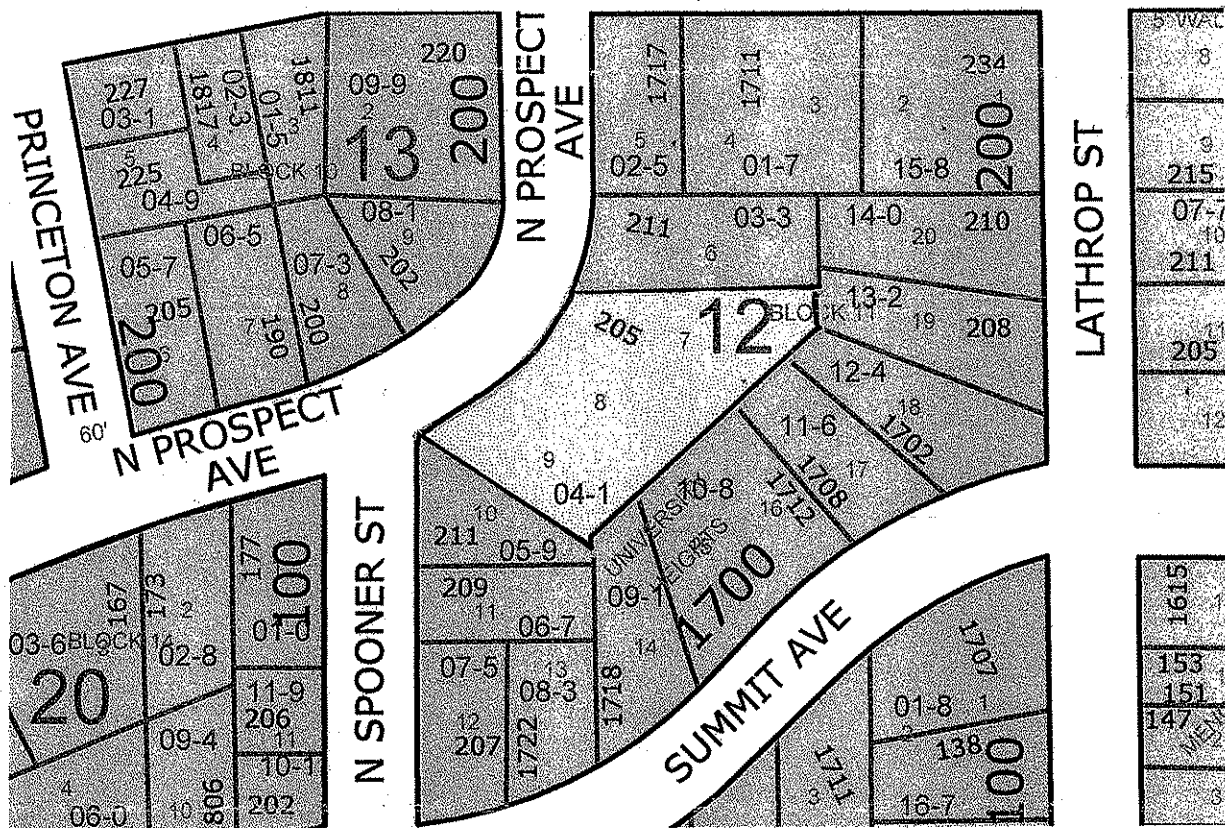
We've been apprised that the Madison Landmarks Commission intends to take a very close look at whatever plans might be drawn up for a new home and will approve such plans only in the best interests of the city and our neighborhood. This would be entirely consistent with our own wishes.

Should we decide not to build on the smaller parcel, we would provide a first option to purchase the lot to either the future new owner of our home or to the neighbors who own the property adjacent to ours at 211 N. Prospect Avenue at a price equal to or greater than any offer we might receive from a third party.

We have taken great care in the proposed division of the present parcel to insure that the two new parcels would blend well with the rest of the properties in our neighborhood. We ask any of you who might have questions about our plans to please contact us so that we can discuss the issues with you prior to the public hearing to be held on Monday, March 10, 2008.

With every good wish -

Trudy and Harvey Barash



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES LLC

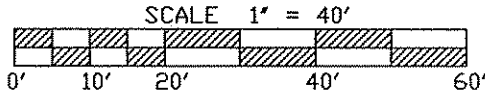
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
608-255-5705

PART of the NE 1/4 of the NW 1/4 of Section 22, T7N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN.

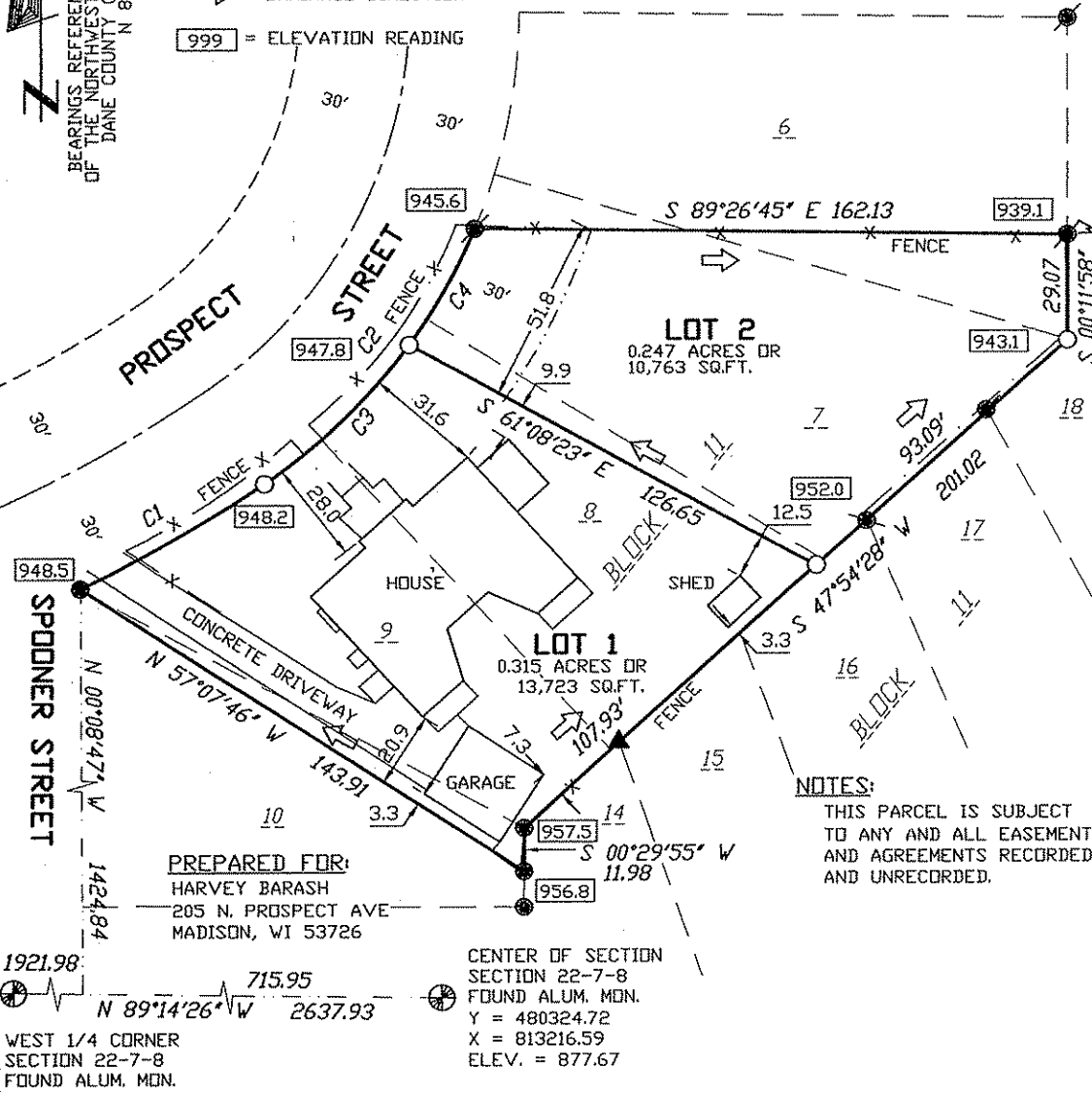
BEARINGS REFERENCED TO THE SOUTH LINE
OF THE NORTHWEST 1/4 OF SECTION 22-7-8,
DANE COUNTY COORD. LINE TO BEAR
N 89°14'26" W

LEGEND:

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
- ▲ = FOUND FENCE POST
- (##) = RECORDED AS
- ⇨ = DRAINAGE DIRECTION
- 999 = ELEVATION READING



CURVE	RADIUS	CHORD BEARING	DISTANCE
C1	408.50	N 60°04'25" E	58.30
C2	158.92	N 39°23'02" E	90.79
C3	158.92	N 46°00'03" E	55.09
C4	158.92	N 29°24'10" E	36.62



NOTES:
THIS PARCEL IS SUBJECT
TO ANY AND ALL EASEMENTS
AND AGREEMENTS RECORDED
AND UNRECORDED.

PREPARED FOR:
HARVEY BARASH
205 N. PROSPECT AVE
MADISON, WI 53726

CENTER OF SECTION
SECTION 22-7-8
FOUND ALUM. MON.
Y = 480324.72
X = 813216.59
ELEV. = 877.67

WEST 1/4 CORNER
SECTION 22-7-8
FOUND ALUM. MON.

CERTIFIED SURVEY MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____
Sheet 1 of 4

07W-317

12