



CSM Name  
**Peterscott CSM**

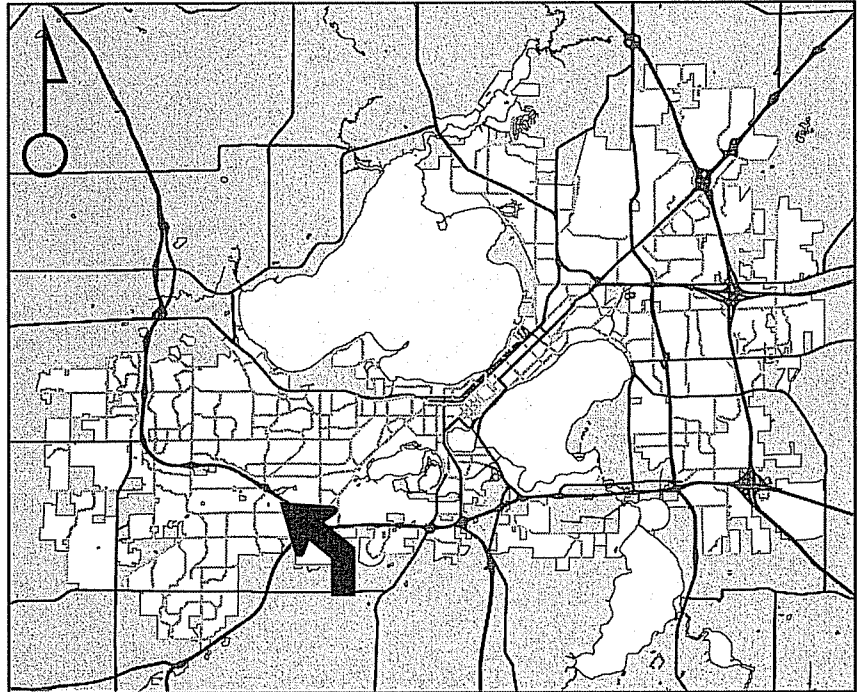
Location  
**5314 & 5318 Loruth Terrace**

Applicant  
**Scott Matthews – Peterscott, LLC/  
Michelle Burse – Burse Surveying &  
Engineering**

Within City    Outside City

Proposed Use  
**3 Residential Lots**

Public Hearing Date  
Plan Commission  
**17 September 2007**



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



Scale : 1" = 400'





**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](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: Peterscott LLC    Representative, if any: Scott Matthews  
Street Address: 2921 Interlaken Pass    City/State: Madison, WI    Zip: 53719  
Telephone: ( 608 ) 235-0586    Fax: (    )    Email: scottmadwi@yahoo.com

Firm Preparing Survey: Burse Surveying & Engineering Inc.    Contact: Michelle Burse  
Street Address: 1400 E. Washington Ave, Suite 158    City/State: Madison, WI    Zip: 53703  
Telephone: ( 608 ) 250-9263    Fax: ( 608 ) 250-9266    Email: burse@chorus.net

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

**3a. Project Information.**

Parcel Address: 5314 Loruth Terrace & 5318 Loruth Terrace    in the  City or Town of: Madison  
Tax Parcel Number(s): 0709-311-0207-7 & 0709-311-0233-2    School District: Madison  
Existing Zoning District(s): R1    Development Schedule: ASAP  
Proposed Zoning District(s) (if any): \_\_\_\_\_    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	3		.7514
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
<b>TOTAL</b>	<b>3</b>		<b>.7514</b>

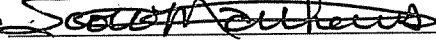
Describe the use of the lots and outlots on the survey
single-family residential

**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):** \$ 650 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.

NONE

The signer attests that this application has been completed accurately and all required materials have been submitted:

**Applicant's Printed Name** Scott Matthews **Signature**   
**Date** August 1, 2007 **Interest In Property On This Date** Peterscott LLC, member

<b>For Office Use Only</b>	Date Rec'd: _____	PC Date _____	Alder. District: _____	Amount Paid: \$ _____
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August 1, 2007

City of Madison Plan Commission  
c/o Department of Planning and Development  
215 Martin Luther King Jr. Boulevard  
Room LL100  
Madison, WI 53703

RE: Certified Survey Map – 5402 Whitcomb Drive

Members of the Plan Commission:

Peterscott LLC respectfully submits the attached application for a Certified Survey Map (CSM) to divide the former 5402 Whitcomb Drive property into three single-family lots. This application represents a renewal of a similar CSM that we proposed last year. The following history shows why we believe this application is necessary.

We purchased the subject property on March 31, 2006, at which time the house was uninhabitable and a blight on the neighborhood. In fact, the Circuit Court declared the property to be a public nuisance in November 2003. Our goal in purchasing the property was to remove the house and clean up the property for redevelopment. To that end, we sought a demolition permit for the house, which the City approved in June 2006.

As part of the demolition permit approval process, we proposed dividing the property into three single-family lots. The original lot was large enough to support four separate lots under the R-1 zoning district standards; however, we believed that three lots would provide spacing between the future structures that is more in keeping with the development pattern in the neighborhood. We met with the alderperson who represented the neighborhood as well as the president of the Orchard Ridge Neighborhood Association. We found reaction to our proposal to be generally positive, and the City staff recommended approval of our request.

To our surprise, a number of neighborhood residents appeared at the May 16, 2006 Plan Commission to voice opposition to our proposal to divide the property into three single-family lots. The Plan Commission that night approved our demolition permit, but conditioned the approval on a two-lot division of the property. The Plan Commission also added a condition that any residential buildings constructed on the lots shall first be subject to Plan Commission review and approval.

Since receiving the final approvals in June 2006, we have done what we can to achieve the goals sought by the Plan Commission. We have successfully razed the structure and substantially cleaned up the property. It is no longer a blight on the neighborhood. We have also actively marketed the two single-family lots in an attempt to recoup the money

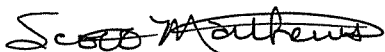
City of Madison Plan Commission  
August 1, 2007  
Page 2

we have invested in this formerly blighted property. Our efforts have borne out our suspicions – the costs involved with purchasing the property, razing the structure and restoring the site are too great to support only two building lots. We have also found the requirement of Plan Commission pre-approval of any building proposal to be a significant deterrent to interested buyers.

We still believe that a three-lot CSM represents the best development scenario for this property. Four lots would result in a development pattern that is not in concert with the surrounding neighborhood and two lots are not economically feasible.

Thank you for your serious consideration of this application.

Sincerely,



Scott Matthews, Managing Member  
Peterscott LLC

# CERTIFIED SURVEY MAP

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 11831, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 236-238, AS DOCUMENT NUMBER 4204772, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = FIFTY FEET

SURVEYED BY :

**Burse**  
surveying & engineering LLC

1400 E. Washington Ave., Suite 158  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: burse@chorus.net  
www.burseurveyengr.com

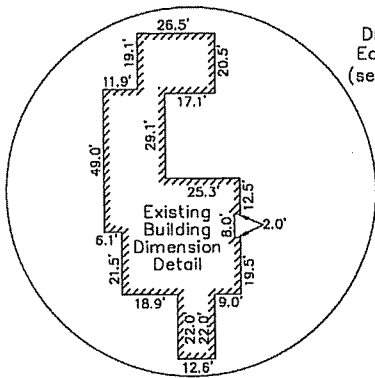
SURVEYED FOR :

SUSAN PETERS  
2921 INTERNATIONAL LANE  
MADISON, WI 53713

ASSUMED NORTH  
 BEARINGS ARE BASED UPON THE WEST  
 LINE OF THE NORTHEAST QUARTER OF  
 SECTION 31-07-09 ASSUMED TO BEAR  
 N 00°34'22" W

1" pinched  
106.17'(106.5')

Found Brass cap set in concrete at the meander corner for the north quarter corner of section 31-07-09 actual corner is 8.74' south along section line.



Drainage Easement (see Notes)



MON TO MON S 00°34'22" E 2639.27'  
 1932.91'

S 89°56'57" E 353.35'

0.07' 91.31' (91.50') 106.48' (106.5') 106.53' (106.5')

0.09' 0.07' 0.07'

10' Wide Permanent Public Sloping & Grading Easement

Found Brass cap monument at the Center of Section 31-07-09  
State Plane NAD83(1997) Coordinates  
N 379,178.06 US ft  
E 2,109,268.17 US ft

L A N D S  
(see Note 4)

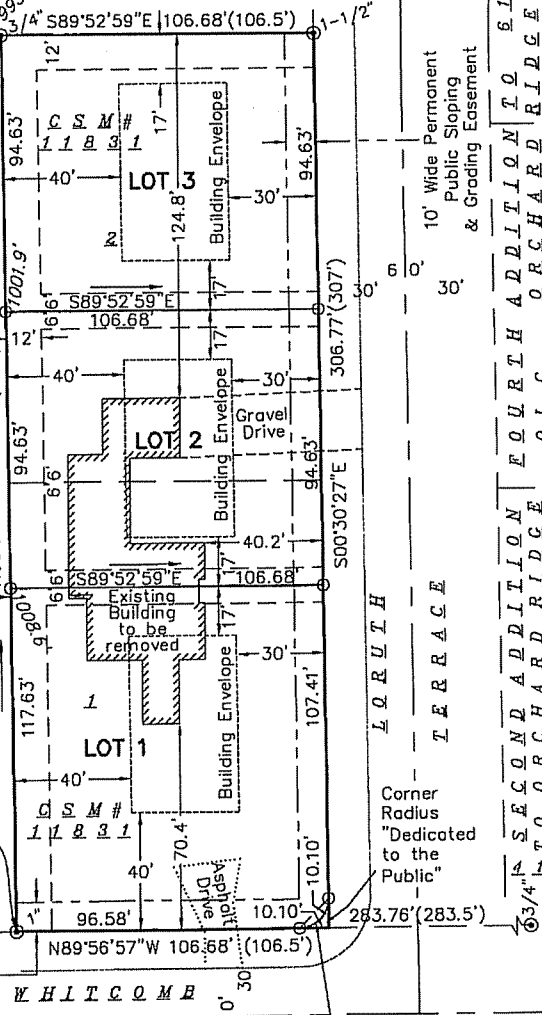
L A N D S

D R I V E

LOT AREA TABLE

NAME	SQUARE FEET	ACRES
1	12520	0.2874
2	10095	0.2317
3	10095	0.2317

R=10.00'  
 L=15.81'  
 I=90°33'30"  
 CH=S 44°46'18" W  
 CL=14.21'



10' Wide Permanent Public Sloping & Grading Easement  
 CORNER RADIUS "Dedicated to the Public"  
 S E C O N D A D D I T I O N F O U R T H A D D I T I O N T O E L S E C O N D A D D I T I O N F O U R T H A D D I T I O N T O E L  
 T E R R A C E  
 L O R U T H  
 S E C O N D A D D I T I O N F O U R T H A D D I T I O N T O E L  
 T E R R A C E  
 L O R U T H

MAP NO. \_\_\_\_\_  
 DOCUMENT NO. \_\_\_\_\_  
 VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_  
 Date: July 31, 2007  
 Plot View: Sht1  
 PROJECTS\BSE937\RevisedCSM-3\CSBSE937.DWG

# CERTIFIED SURVEY MAP

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 11831, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 236-238, AS DOCUMENT NUMBER 4204772, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGEND

- ⊙ IRON PIPE FOUND (OUTSIDE DIAMETER NOTED)
- 3/4" SOLID IRON ROD FOUND
- 3/4" X 18" SOLID IRON ROD SET, WT. 1.50 lbs./ft.
- SETBACK LINE
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

**NOTES:**

- 1) Date of Survey: March 15, 2006
- 2) Surveyor has been provided a copy of Title Report Number 27070410, dated July 19, 2007, prepared by Preferred Title LLC. There are no easements referenced in said Title Report.
- 3) All Lots within this Certified Survey Map (CSM) are subject to non-exclusive public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot, except that the easements shall be twelve (12) feet in width on the perimeter of the CSM. 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 CSM. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, 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 re-division 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.

The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

- 4) 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 (NAVD88 datum per City of Madison) and shall be maintained by the lot owner.

- 5) Lot 1 will be required to provide the R1-zoning required rear yard along the north or west property line dependent upon the orientation of the future residence as determined by the Zoning Administrator prior to issuance of building permits.

**SURVEYOR'S CERTIFICATE:**

I, Frank J. Lapacek, Registered Land Surveyor No. 2658, hereby certify that under the direction of Peterscott, LLC, owner of said land, I have surveyed, divided, mapped and dedicated that part of the Southwest Quarter of the Northeast Quarter of Section 31, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 11831, AS RECORDED IN VOLUME 72 OF CERTIFIED SURVEY MAPS, ON PAGES 236-238, AS DOCUMENT NUMBER 4204772, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

This parcel contains 32,731 square feet or 0.7514 acres. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, mapping and dedicating the same.

Dated this 31<sup>st</sup> day of JULY, 2007.

Signed: Frank J. Lapacek  
Frank J. Lapacek, R.L.S. No. 2658

**CITY OF MADISON APPROVAL**

Approved for recording by the secretary of the City of Madison Planning Commission.

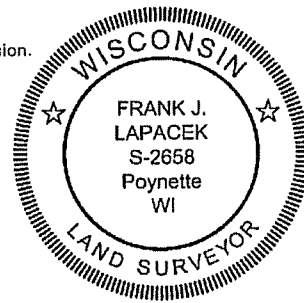
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_  
Mark A. Olinger, Secretary of Planning Commission.

MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: July 31, 2007  
Plot View: Sht1  
BSE937\RevisedCSM-3\CSBSE937.DWG

**SURVEYED BY :**  
**Burse**  
surveying & engineering llc  
1400 E. Washington Ave., Suite 158  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: burse@chons.net  
www.burse-surveying.com





# CERTIFIED SURVEY MAP

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**OWNER'S CERTIFICATE**

Peterscott, LLC, a 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 Limited Liability Company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Peterscott, LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes to be submitted to the following for approval or objection: City of Madison

IN WITNESS WHEREOF, the said Peterscott, LLC has caused these presents to be signed by \_\_\_\_\_, its managing member on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

Peterscott, LLC

By: \_\_\_\_\_  
managing member

STATE OF WISCONSIN )  
County of Dane )<sup>ss</sup>

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, \_\_\_\_\_, managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin \_\_\_\_\_ My commission expires \_\_\_\_\_

**CONSENT OF MORTGAGEE**

M&I Marshall & Ilsley Bank, a banking association duly organized and existing under and by virtue 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 Map, and does hereby consent to the owner's certificate.

IN WITNESS WHEREOF, the said M&I Marshall & Ilsley Bank, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

Authorized Representative \_\_\_\_\_

State of Wisconsin )  
County of Dane )<sup>ss</sup>

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, \_\_\_\_\_, its \_\_\_\_\_ of the above named banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public: \_\_\_\_\_  
My commission expires/is permanent: \_\_\_\_\_

**CITY OF MADISON COMMON COUNCIL APPROVAL**

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number \_\_\_\_\_, adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, 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.

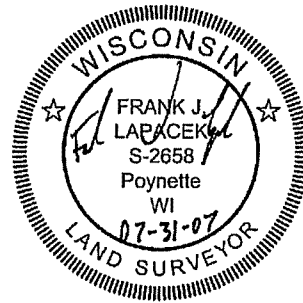
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

Sharon Christensen, Deputy City Clerk  
City of Madison, Dane County, Wisconsin

MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: July 31, 2007  
Plot View: Sht1  
PROJECTS\BSE937\RevisedCSM-3\CSBSE937.DWG

**SURVEYED BY :**  
**Burse**  
surveying & engineering  
1400 E. Washington Ave., Suite 150  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: burse@chorus.net  
www.burseurveyengr.com



Office of the Register of Deeds  
\_\_\_\_\_ County, Wisconsin  
Received for Record  
\_\_\_\_\_ 20\_\_ at \_\_\_\_\_  
\_\_\_\_\_ o'clock \_\_M as  
Document No. \_\_\_\_\_  
in \_\_\_\_\_  
\_\_\_\_\_  
Register of Deeds