



# 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)

**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, or 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: Delores Lillge Subdivision

### 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.

### 2. Applicant Information.

Name of Property Owner: Habitat for Humanity of Dane County Representative, if any: Adam Helt-Baldwin, Construction Mgr.

Street Address: 1014 Fiedler Lane #29 City/State: Madison, WI Zip: 53713

Telephone: (608) 255-1549 Fax: (608) 255-1823 Email: ahelt-baldwin@habitatdane.org

Firm Preparing Survey: Burse Surveying and Engineering Contact: Michelle Burse, President

Street Address: 1400 E. Washington Ave, Suite 158 City/State: Madison, WI Zip: 53703

Telephone: (608) 250-9263 Fax: (608) 250-9266 Email: mburse@bse-inc.net

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): 1 & 9 Cherbourg Court, Madison

Tax Parcel Number(s): 070836304116 & 070836304108

Zoning District(s) of Proposed Lots: TR-C2 School District: Madison

→ 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 extraterritorial 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	6		
Retail/Office			
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			
<b>PROJECT TOTALS</b>			


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 **8-1/2 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** Adam Helt-Baldwin; Construction Manager

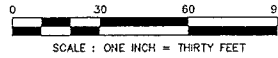
**Signature** 

**Date** February 3rd, 2015

**Interest In Property On This Date** \_\_\_\_\_

# PRELIMINARY PLAT OF DOLORES LILLGE SUBDIVISION

ALL OF LOTS 20 AND 21, HEATHER DOWNS WEST, AS RECORDED IN VOLUME 50 OF PLATS, ON PAGES 12-13, AS DOCUMENT NUMBER 1596200, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



CURVE TABLE

NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	58.18	66°40'00"	50.00	N34°37'31"E	54.85
C2	26.94	30°52'02"	50.00	N52°31'33"E	26.61

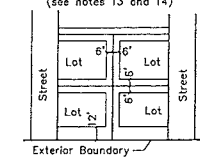
LOT AREA TABLE

NAME	SQUARE FEET	ACRES
1	16,167	0.3711
2	8,277	0.1900
3	8,514	0.1955
4	6,009	0.1379
5	6,054	0.1390
6	5,384	0.1231

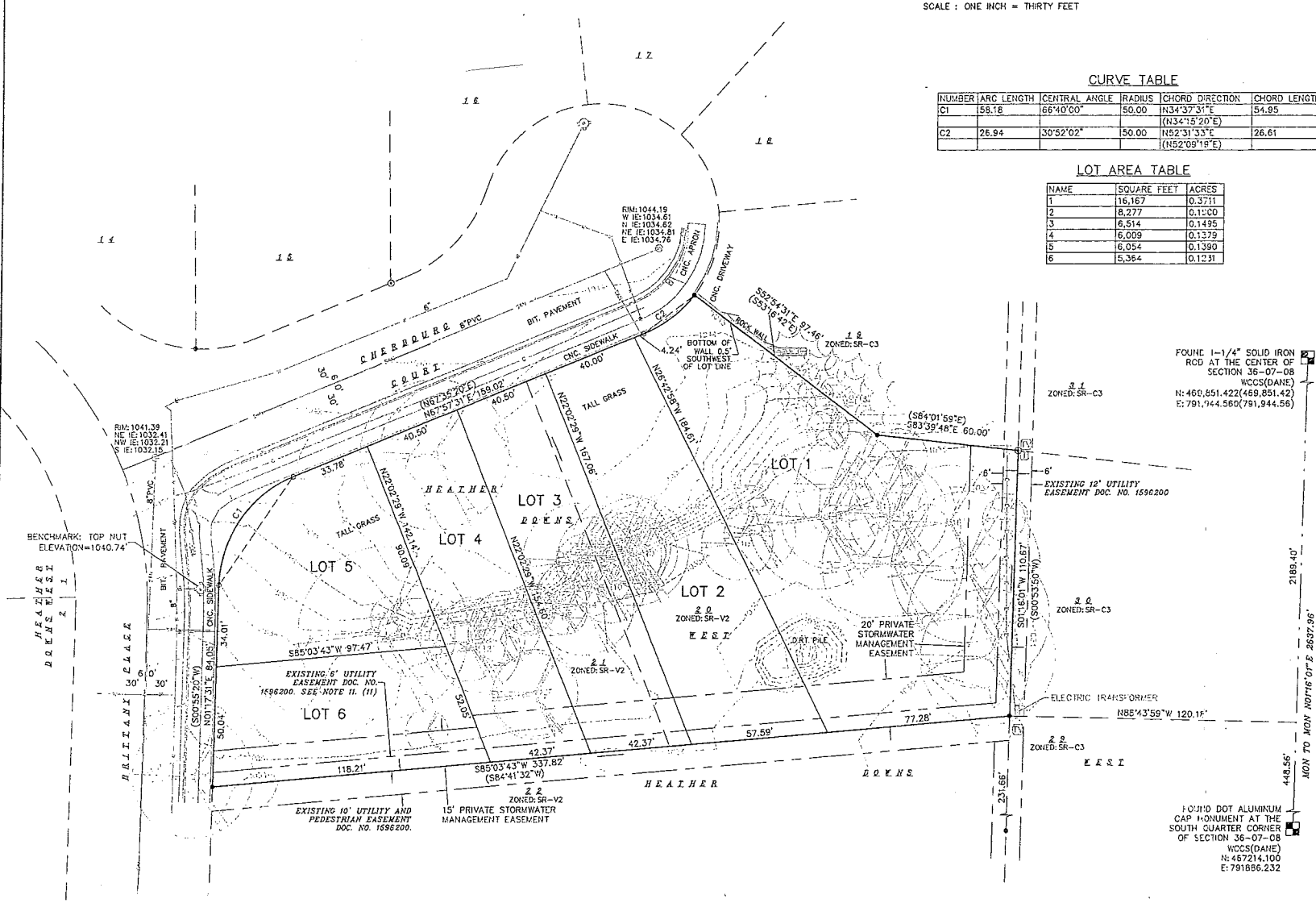
LEGEND

- SOLID IRON ROD FOUND SIZE NOTED
- ⊙ IRON PIPE FOUND OUTSIDE DIAMETER NOTED
- 1-1/4" X 24" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER CORNERS MARKED WITH A 3/4" X 1/8" SOLID IRON ROD, WT. 1.50 lbs./ft.
- BURIED GAS LINE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- BURIED ELECTRIC
- ⊕ WATER VALVE
- ⊞ TV PEDESTAL
- ⊞ ELECTRIC PEDESTAL
- ⊞ TELEPHONE PEDESTAL
- ⊞ FIRE HYDRANT
- ⊞ MAILBOX
- ⊞ SANITARY SEWER MANHOLE
- ⊞ DECIDUOUS TREE
- ⊞ CONIFEROUS TREE
- ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- DRAINAGE ARROW SEE NOTE 15

TYPICAL DRAINAGE EASEMENTS:

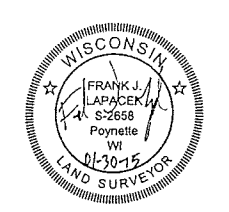


GRID NORTH  
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE), THE EAST LINE OF TOWNSHIP 07 NORTH AND RANGE 08 EAST IS THE POINT OF BEGINNING FOR THIS SUBDIVISION.



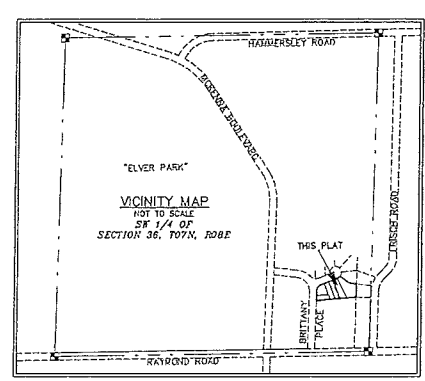
NOTES:

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.
- 2) No attempt has been made as a part of this survey to obtain or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Date of field work: 12-29-2014
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- 7) Total parcel area = 48,385 square feet or 1.1108 acres.
- 8) The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin State Statutes.
- 9) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Numbers 20145100587, 20145100581 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
- 10) Elevations are based upon NAVD83 datum. The top nut of the hydrant at the intersection of Cherbourg Court and Brittany Boulevard has an elevation of 1040.74'. Elevation was transferred to the site using Trimble RTK GPS.
- 11) Surveyor was provided a copy of Title Commitment No. F-13082119 from Dane County Title Company, dated October 03, 2013. (Numbers in parenthesis represent items in Schedule B - Section II Exceptions.) [Surveyor's note are in brackets]
  - (1) All matters as may affect the captioned premises as shown on the recorded plat of Heather Downs West, recorded as Document Number 1596200, as modified by Correction Instrument recorded May 4, 1979 in Volume 1057 of Records, page 32 as Document Number 1819533. [This is a change in owners certificate]
  - (2) as modified by Release of Easement by Madison Gas and Electric Company recorded April 18, 2000 as Document Number 3206043. [This is a release to the south 6' of Lots 20 and 21]
  - (3) as modified by Release of Easement by Charter Communications Company, LLC VIII recorded May 12, 2000 as Document Number 3212828. [This is a release to the south 6' of Lots 20 and 21]
  - (4) as modified by Release of Easement by Wisconsin Bell, Inc. d/b/a Ameritech-Wisconsin, 1/4" Wisconsin Telephone Co. recorded September 11, 2000 as Document Number 3249935. [This is a release to the south 6' of Lots 20 and 21]
  - (5) as modified by Release of Public Utility Easements and Pedestrian Easements recorded May 22, 2001 as Document Number 3323674. [This is a release to the south 6' of Lots 20 and 21]
  - (6) All matters as may affect the captioned premises as shown on the recorded Plat of Second Addition to Westvale, recorded as Document Number 132026.
  - (7) Declaration of Conditions and Covenants for Plot of Heather Downs West recorded October 16, 1978 in Volume 1004 of Records, page 116 as Document Number 1596263. [Not Mappable]
- 12) All lots within this plat are subject to 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 plot. 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 plot. 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.
- 13) 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.
- 14) 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.
- 15) Drainage arrows are shown per recorded plat of Heather Downs West. Note per plat is "Arrows indicate that direction of drainage swale construction during grading. Drainage swales shall be maintained by the lot owner unless modified with approval of the City Engineer."



OWNER/SUBDIVIDER:  
Habitat for Humanity of Dane County, Inc.  
1014 Fiedler Lane #29  
Madison, WI 53713

SURVEYOR/ENGINEER:  
**Burse**  
surveying & engineering inc.  
1400 E. Washington Ave., Suite 156  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: mburse@BSE-INC.net  
www.bursesurveyeng.com  
Date: 01-30-2015  
Plot View: Pre Plat  
PROJECTS\BSE1781\DWG\Option 1.DWG



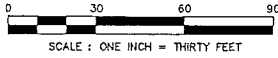
**DIGGERS HOTLINE**  
Dial 811 or (800) 242-8511  
www.DiggersHotline.com

# DELORES LILIGE SUBDIVISION

ALL OF LOTS 20 AND 21, HEATHER DOWNS WEST, AS RECORDED IN VOLUME 50 OF PLATS, ON PAGES 12-13, AS DOCUMENT NUMBER 1596200, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

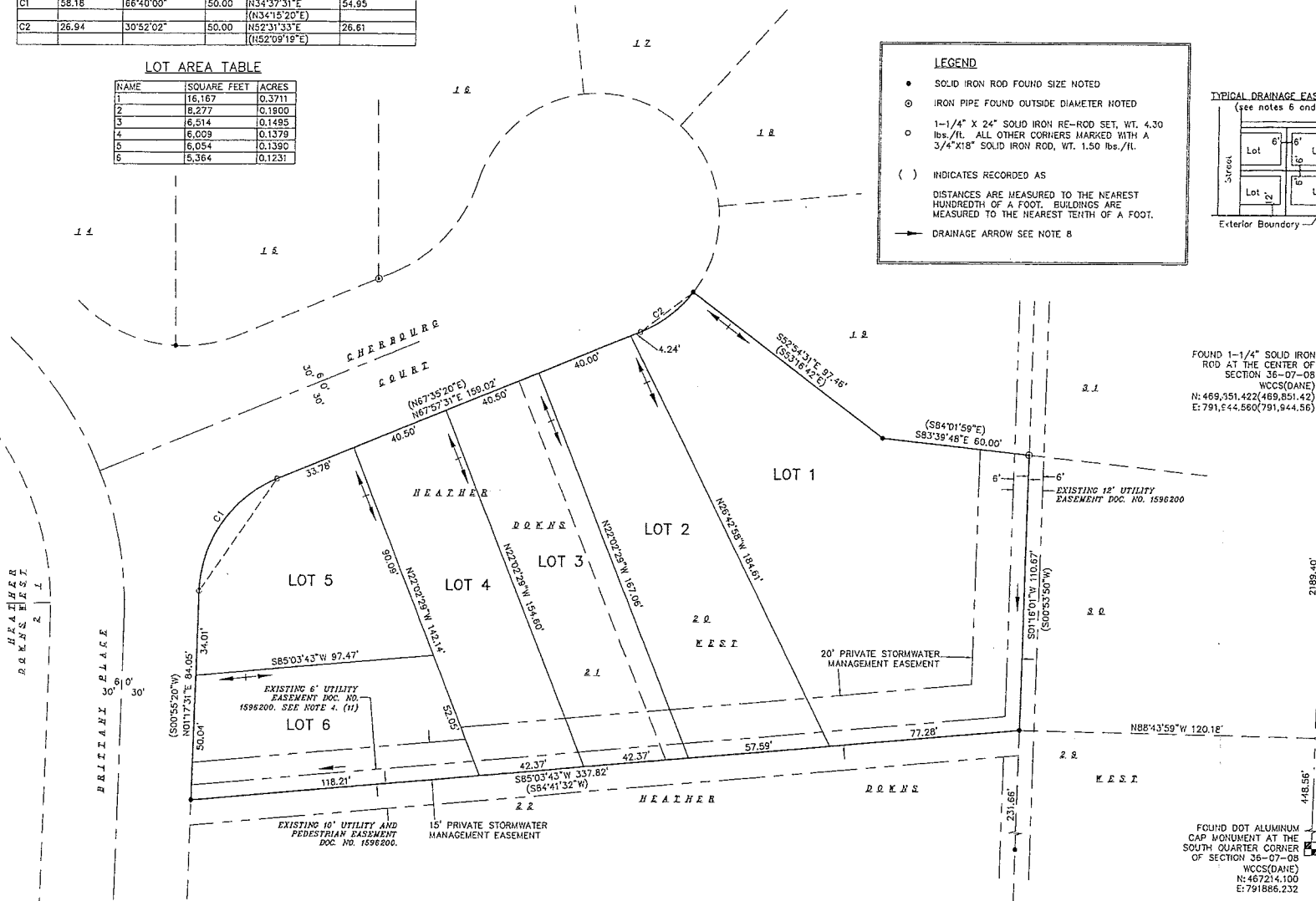
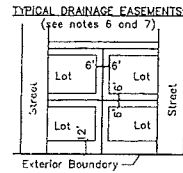
NUMBER	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	58.18	66°40'00"	50.00	(N34°37'31"E)	54.95
C2	26.94	30°52'02"	50.00	(N34°15'20"E)	26.61
				(S52°09'18"E)	

NAME	SQUARE FEET	ACRES
1	16,167	0.3711
2	8,277	0.1900
3	6,514	0.1495
4	6,009	0.1379
5	6,054	0.1390
6	5,364	0.1231



**LEGEND**

- SOLID IRON ROD FOUND SIZE NOTED
- IRON PIPE FOUND OUTSIDE DIAMETER NOTED
- 1-1/4" X 24" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER CORNERS MARKED WITH A 3/4" X 1/8" SOLID IRON ROD, WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.
- DRAINAGE ARROW SEE NOTE 8



**CITY OF MADISON COMMON COUNCIL APPROVAL**

Resolved that this plat located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_ File I.D. Number \_\_\_\_\_ adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

Morbeth Witzel-Behl, City Clerk  
City of Madison, Dane County, Wisconsin

**OWNER'S CERTIFICATE**

Habitat for Humanity of Dane County, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Plat.

Habitat for Humanity of Dane County, Inc. does further certify that this Plat is required by S.236.10 and S.236.12, Wisconsin Statutes to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said Habitat for Humanity of Dane County, Inc. has caused these presents to be signed by Valerie Johnson, its chief executive officer on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

Habitat for Humanity of Dane County, Inc.

Valerie Johnson, chief executive officer

STATE OF WISCONSIN )  
County of Dane )

Personally come before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, Valerie Johnson, chief executive officer of the above named Habitat for Humanity of Dane County, Inc. to me known to be the corporation who executed the foregoing instrument, and to me known to be such chief executive officer of said Corporation, and acknowledged that they executed the foregoing instrument as such officers and in the case of said corporation, by its authority.

Notary Public, Wisconsin

My commission expires \_\_\_\_\_

**NOTES:**

- Date of field work: 12-29-2014
- Total parcel area = 48,385 square feet or 1.1108 acres.
- The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin State Statutes.
- Surveyor was provided a copy of Title Commitment No. F-13062119 from Dane County Title Company, dated October 03, 2013. (Numbers in parenthesis represent items in Schedule B - Section II Exceptions.) [Surveyor's note are in brackets]
  - (1) All matters as may affect the captioned premises as shown on the recorded plat of Heather Downs West, recorded as Document Number 1596200, as modified by Correction Instrument recorded May 4, 1979 in Volume 1057 of Records, page 32 as Document Number 1618533. [This is a change in owners certificate] as modified by Release of Easement by Madison Gas and Electric Company recorded April 15, 2000 as Document Number 3208043. [This is a release to the south 6' of Lots 20 and 21]
  - (2) as modified by Release of Easement by Charter Communications Company, LLC VIII recorded May 12, 2000 as Document Number 3212628. [This is a release to the south 6' of Lots 20 and 21]
  - (3) as modified by Release of Easement by Wisconsin Bell, Inc. d/b/a Ameritech-Wisconsin, 1/4/a Wisconsin Telephone Co. recorded September 11, 2000 as Document Number 3249935. [This is a release to the south 6' of Lots 20 and 21]
  - (4) as modified by Release of Public Utility Easements and Pedestrian Easements recorded May 22, 2001 as Document Number 3320674. [This is a release to the south 6' of Lots 20 and 21]
  - (5) All matters as may affect the captioned premises as shown on the recorded Plat of Second Addition to Westvale, recorded as Document Number 1352026.
  - (6) Declaration of Conditions and Covenants for Plat of Heather Downs West recorded October 16, 1978 in Volume 1004 of Records, page 116 as Document Number 1596203. [Not Mappable]
- All lots within this plat are subject to 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 lot. 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 lot. 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.
- In the event of a City of Madison Plan Commission and/or Common Council approved redvision 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.
- Arrows indicate that direction of drainage swale construction during grading. Drainage swales shall be maintained by the lot owner unless modified with approval of the City Engineer.

**CITY TREASURER'S CERTIFICATE**

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

I, \_\_\_\_\_ being the duly appointed, qualified and acting city treasurer of the City of Madison, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of \_\_\_\_\_ on any of the land included in the plat of DELORES LILIGE SUBDIVISION.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

Treasurer, City of Madison, Dane County, Wisconsin

**COUNTY TREASURER'S CERTIFICATE**

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

As the duly appointed/elected County Treasurer of Dane County, I hereby certify that the records in our offices show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in "DELORES LILIGE SUBDIVISION".

Date \_\_\_\_\_  
Dave Gowanda, County Treasurer

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

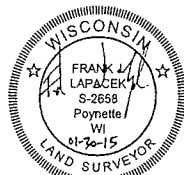
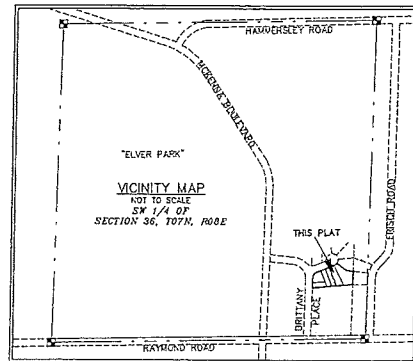
Department of Administration

**RECORDING DATA**

**CERTIFICATE OF REGISTER OF DEEDS**

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in Volume \_\_\_\_\_ of Plots, on pages \_\_\_\_\_.

Kristi Chiebowksi, Dane County Register of Deeds



OWNER/SUBDIVIDER:  
Habitat for Humanity of Dane County, Inc.  
1014 Fiedler Lane #29  
Madison, WI 53713

SURVEYOR/ENGINEER:  
**Burse**  
surveying & engineering inc.  
1400 E. Washington Ave, Suite 158  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com  
Date: 01-30-2015  
Plot View: Final Plat  
PROJECTS\BSE1791\DWG\BSE1791FP.DWG



Dated this 30<sup>th</sup> day of January, 2015.  
Signed: Frank J. Lapacek, P.L.S. No. 2658