



CSM Name  
Water Utility CSM

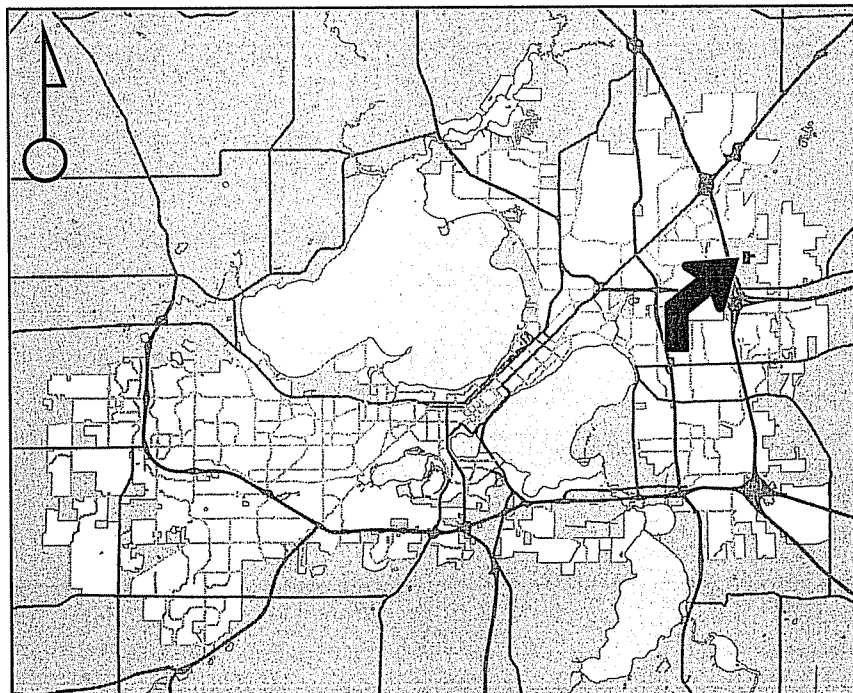
Location  
1224 Felland Road

Applicant  
Al Larson – Madison Water Utility/  
Harvey Johnson – Ayers Association

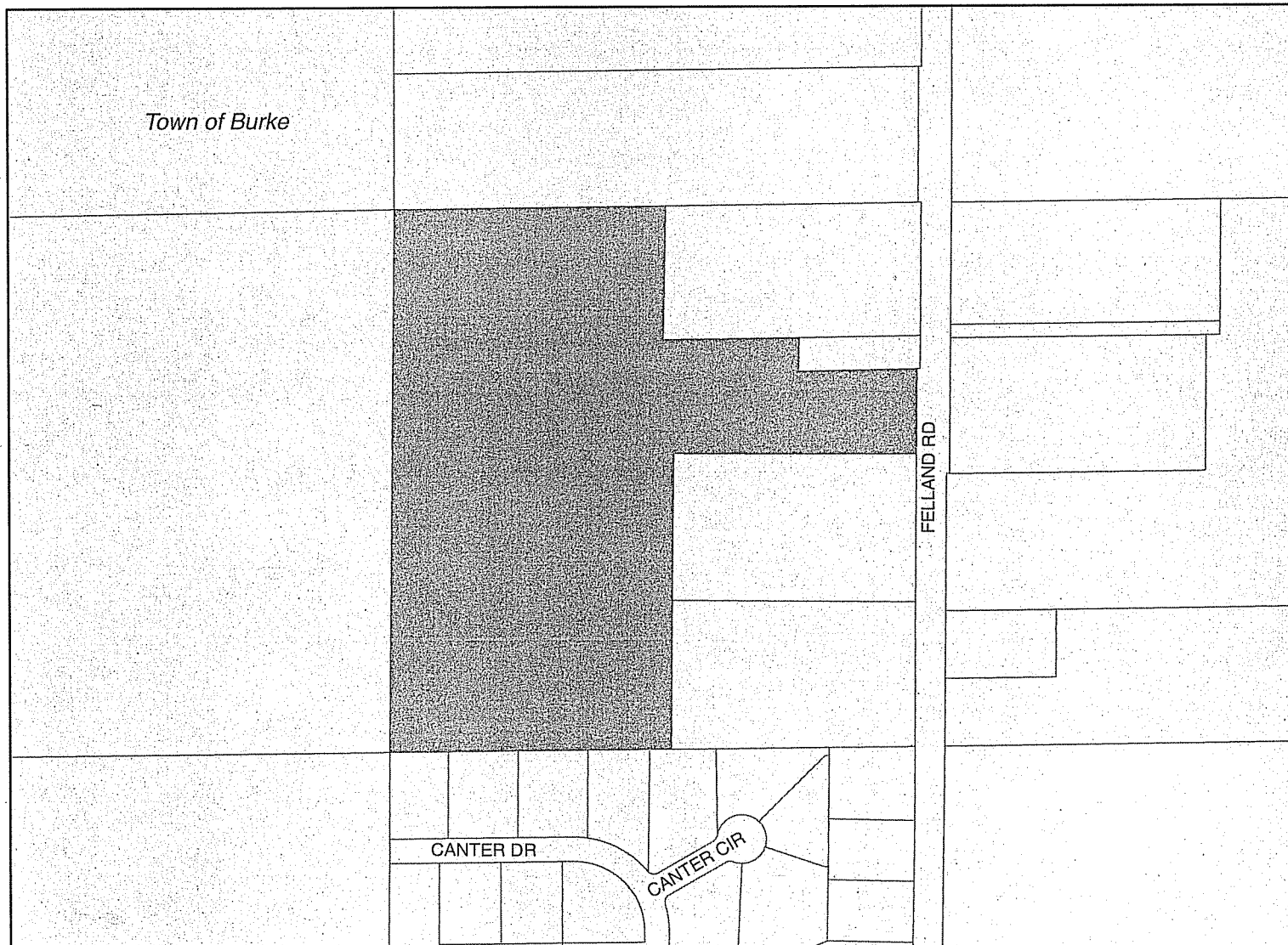
Within City  Outside City

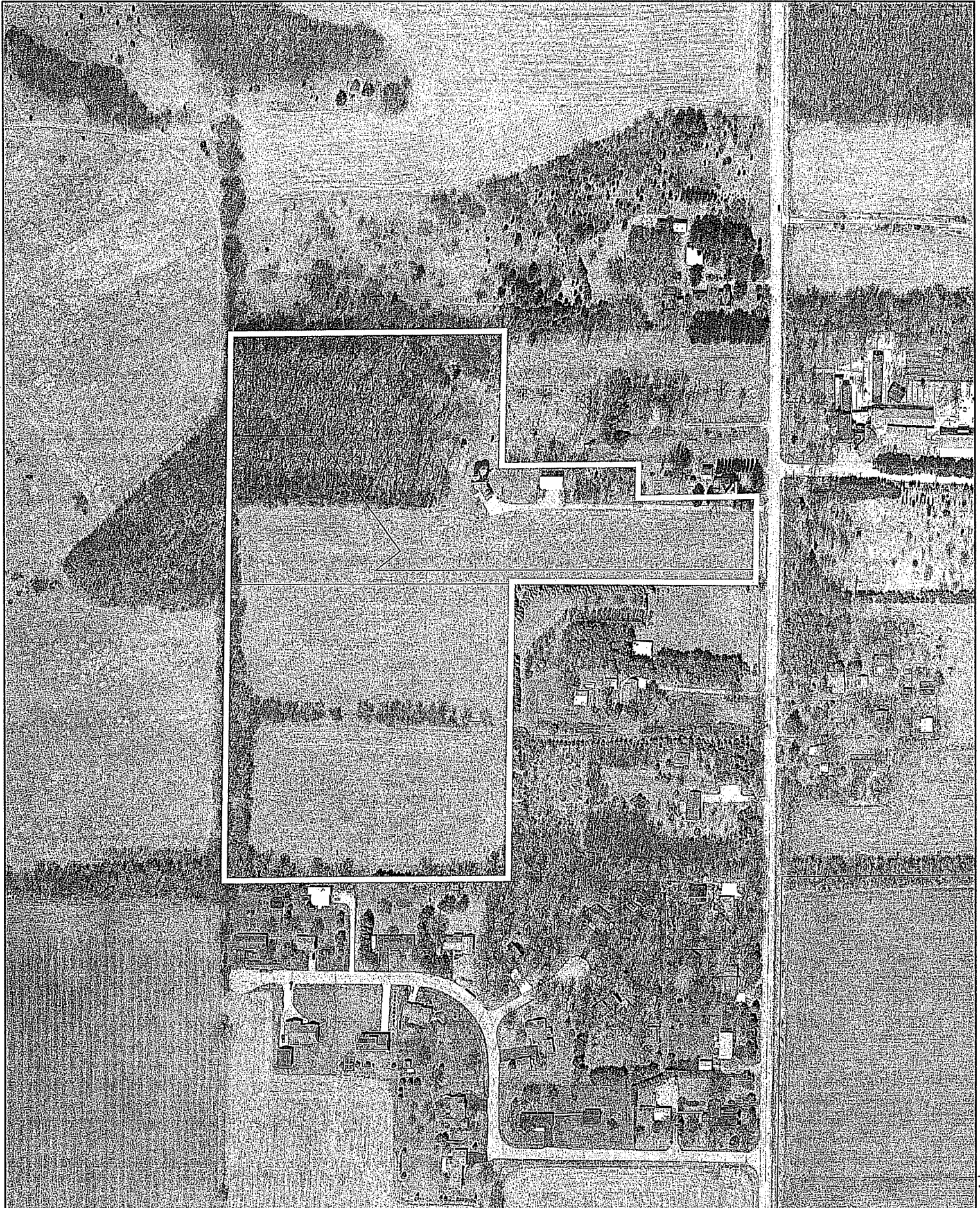
Proposed Use  
1 Utility Lot, 2 Residential Lots  
and 1 Outlot

Public Hearing Date  
Plan Commission  
16 October 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





1021



### 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: MADISON WATER UTILITY Representative, if any: A. LARSON  
 Street Address: OLIN AVE City/State: MADISON Zip: \_\_\_\_\_  
 Telephone: (608) 266-4653 Fax: (608) 266-4644 Email: \_\_\_\_\_

Firm Preparing Survey: AYRES ASSOCIATES Contact: HARVEY JOHNSON  
 Street Address: 1802 PANKRATZ City/State: MADISON Zip: 53704  
 Telephone: (608) 443-1238 Fax: (608) 443-1250 Email: JOHNSON.H@AYRESASSOCIATES.COM

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

#### 3a. Project Information.

Parcel Address: 4929 FELLAND ROAD in the City or Town of: CITY / TOWN MADISON / BURKE  
 Tax Parcel Number(s): 081035295710 / 081035296500 School District: SUN PRAIRIE  
 Existing Zoning District(s): A-1 Development Schedule: \_\_\_\_\_  
 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			
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

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](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 HARVEY JOHNSON Signature *Harvey Johnson*  
 Date 3/8/06 Interest In Property On This Date SURVEYOR

<b>For Office Use Only</b>	Date Rec'd: _____	PC Date: _____	Alder District: _____	Amount Paid: \$ _____
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# Dane County Planning & Development

Room 116, City-County Building, Madison, Wisconsin 53703-3342

Land Division Review  
608/266-9086

July 17, 2006

Ayres Associates  
1802 Pankratz Street  
Madison, Wisconsin 53704-4069

Re: **CERTIFIED SURVEY MAP (Nelson/City of Madison)**  
**NW1/4 S35 T8N R10E**  
**Town of Burke/City of Madison**  
**Dane County**



Gentlepeople:

The above-described certified survey map proposal (submitted for review on 06/19/06) is hereby conditionally approved (a full 62 days prior to the legal expiration date with this application) as follows:

1. The lots are to be numbered consecutively, beginning with the number "1."
2. A Town of Burke approval certificate is to be included and executed.
3. Lot boundaries and municipal boundaries are to be coterminous.  
This will require the creation of a lot 3.
4. The document is to be completed in accordance with S.236.34, Wisconsin Statutes.
5. The document is to comply with S.236.20(3)(b), Wisconsin Statutes (center of Section does not satisfy this provision).
6. An owners certificate in accordance with S.236.21(2), Wisconsin Statutes is to be included.
7. The owners certificate is to include "we also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval."
8. All owners of record are to be included in the owners certificate (County records indicate that Thomas H. Nelson, Diana M. Nelson & the City of Madison are owners). Spouses signatures and middle initials are required to provide valid certificates.
9. The required certificates are to be executed.

**MEETING MINUTES FROM TOWN BOARD SEPTEMBER 6, 2006****PRESENT: VINEY, VRANIAK, KURT, HENNINGS, HESS****CALL TO ORDER.**

**PUBLIC COMMENT:** Doug and Brenda Mitchell asked the Board what was happening with the conditional approval of Rain Garden plat from the County. Viney stated that the developer has not been in contact with the town.

**ATV ORDINANCES:** Volkmann stated that the attorney had obtained copies of ordinances from Dunn and Marshall that deal with noise from ATV use. Additionally, Deputy Dale Veto had conducted decibel reading tests to determine what the noise level should be set at. Art Burkhalter stated that it was the noise but more so the dust that prohibits them from enjoying their back yard. Loren and Terry Hoepker stated that they stopped running the ATV's on the track and only operate the motorcycles. Loren stated he could get a better muffler for his motorcycle to cut down on the noise. He asked to be given some time to work with the problem and will try to alleviate the issues.

Discussion was tabled until Officer Veto recommends an appropriate decibel level to put in the ordinance and have ordinances ready to review at the September 20<sup>th</sup> meeting.

**ASSESSOR CONTRACT:** Equity Appraisal and Landretti Company presented proposals for 2007 contract. Tabled until September 20<sup>th</sup> for information regarding viewing of records via computer and internet capabilities.

**LAW ENFORCEMENT CONTRACT:** Motion to approve \$50,000 for 2007 budget for Dane County Sheriffs deputy contract by Hennings second by Kurt motion carried. Ron Boylan stated that Dane County would send Dale Veto to truck enforcement training.

**DC ORD #9:** Tabled until receive recommendation from Dane County Towns Association.

→ **CSM FOR 4923 FELLAND ROAD:** Motion to approve by Vraniak second by Hennings. Motion carried.

**PUBLIC WORKS:** Board reviewed and approved long range capital equipment replacement schedule. Bids for trailer and gas tank were reviewed. John Blaska was highest bidder at \$725.00 for the trailer and Doug Yelk was the highest bidder for the gas tank. No bids were received on the chipper so the Board authorized it be traded in on the new chipper for \$8,000.

**ADMINISTRATOR REPORT:** Volkmann stated that she met with Gander Mountain Company who wants to locate a store at the Interstate and Hwy 51 in East Metro Plat. Hennings asked that they send any further plans to the Token Creek Watershed for review.

Volkmann stated that the Plan Commission has held a public hearing regarding the preschool proposal at Reiner Road and distributed the plans for the Boards review.

Volkmann asked about the Board's desire to be part of a study for the regionalization of EMS services. Vraniak stated that the group now want to hire a consultant to investigate the feasibility of the project. The Board agreed that it will not spend funds at this time for the study.

**INVOICES AND MINUTES:** Motion to approve invoices by Kurt second by Hennings. Motion carried. Motion to approve meeting minutes from August 2 and 16 by Vraniak second by Hennings. Motion carried.

Adjourned

# 1224 Felland Road area

Print Close

**2005 Roads**

- Local Roads
- County Highways
- State Highways
- Interstate
- US Highways
- On/Off Ramps

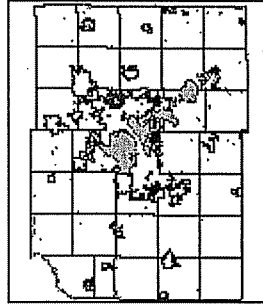
**Parcels**

**Hydrology (lines)**

**Municipality Boundaries**

**Hydrology (polygons)**

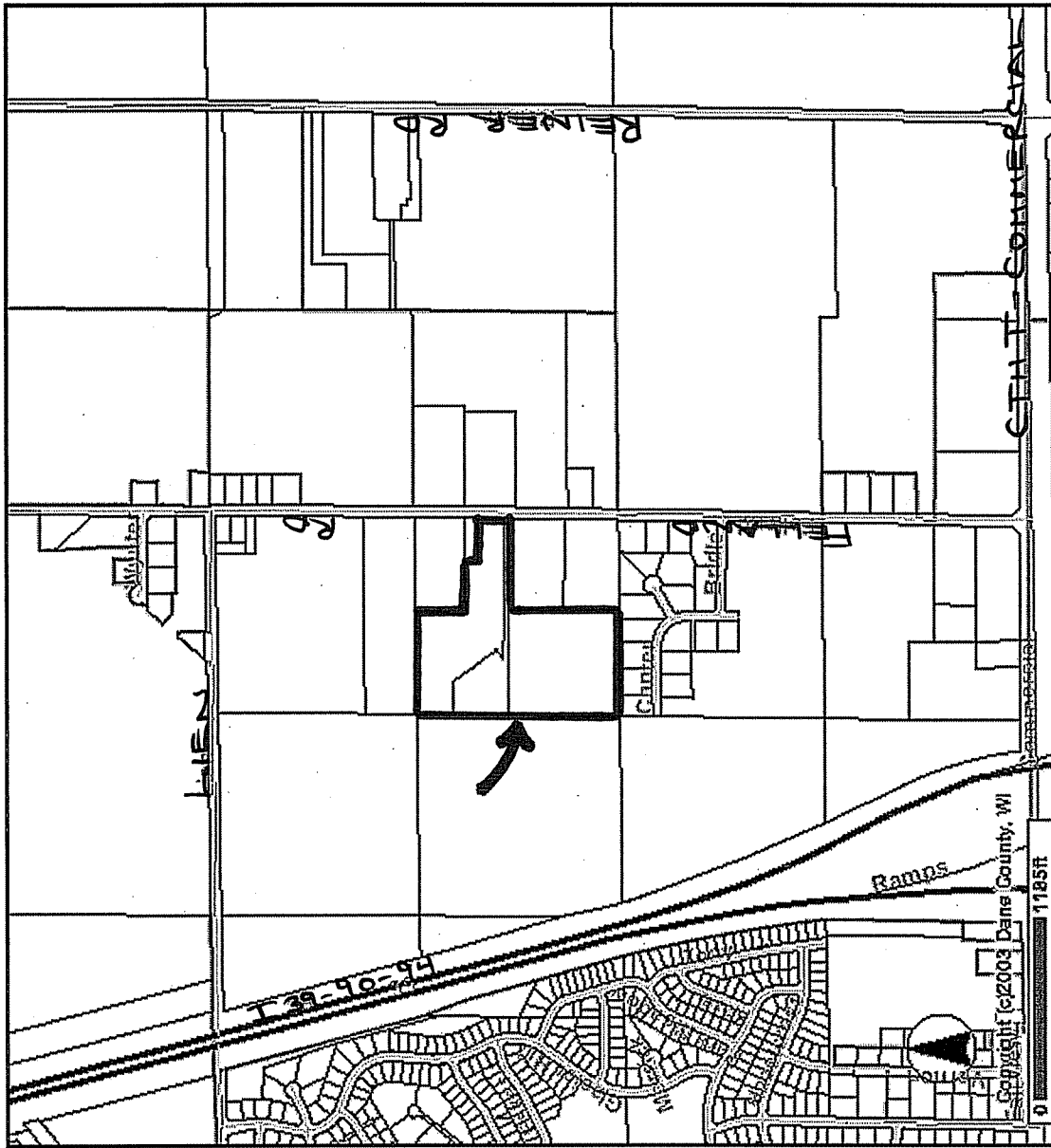
**Open Water**



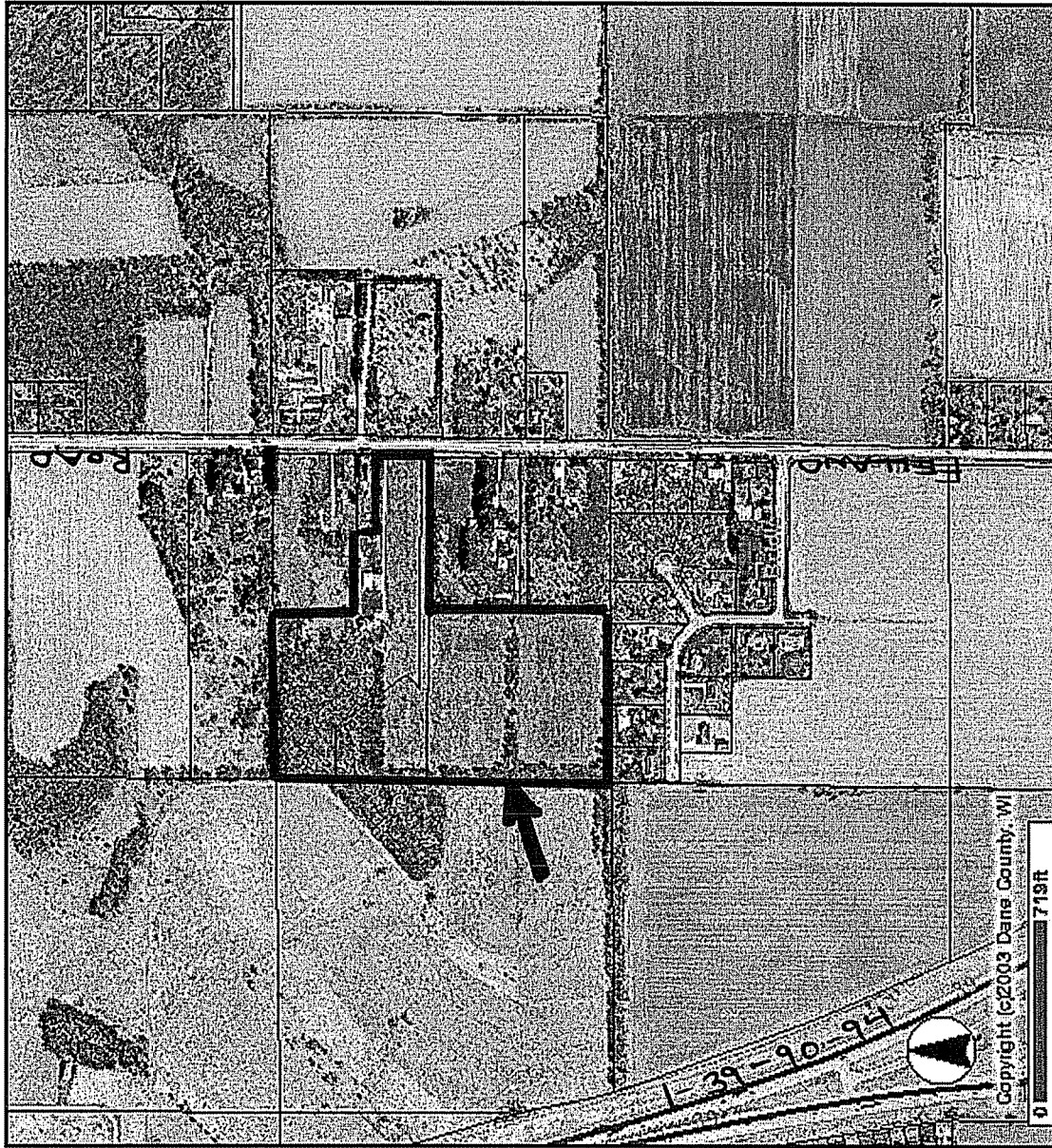
**DCI Map**

**DISCLAIMER**

This map was prepared using the Dane County DCI Map online geographic information system. All information is believed accurate but is NOT guaranteed to be without error. This map and its underlying data is intended to be used as a general index to land related information and is not intended for detailed, site-specific analysis. Dane County GIS datasets used to produce this map are copyrighted.



# 1224 Felland Road



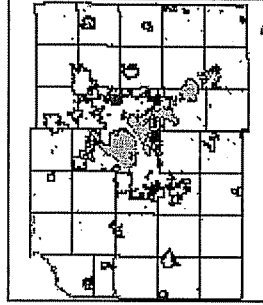
Print Close

**2005 Roads**

- Local Roads
- County Highways
- State Highways
- Interstate
- US Highways
- On/Off Ramps

**2005 Orthos - 1 foot**

- Parcels
- Ownership Boundaries
- Hydrology (lines)
- Municipality Boundaries
- Hydrology (polygons)
- Open Water



## DCI Map

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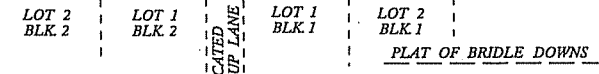
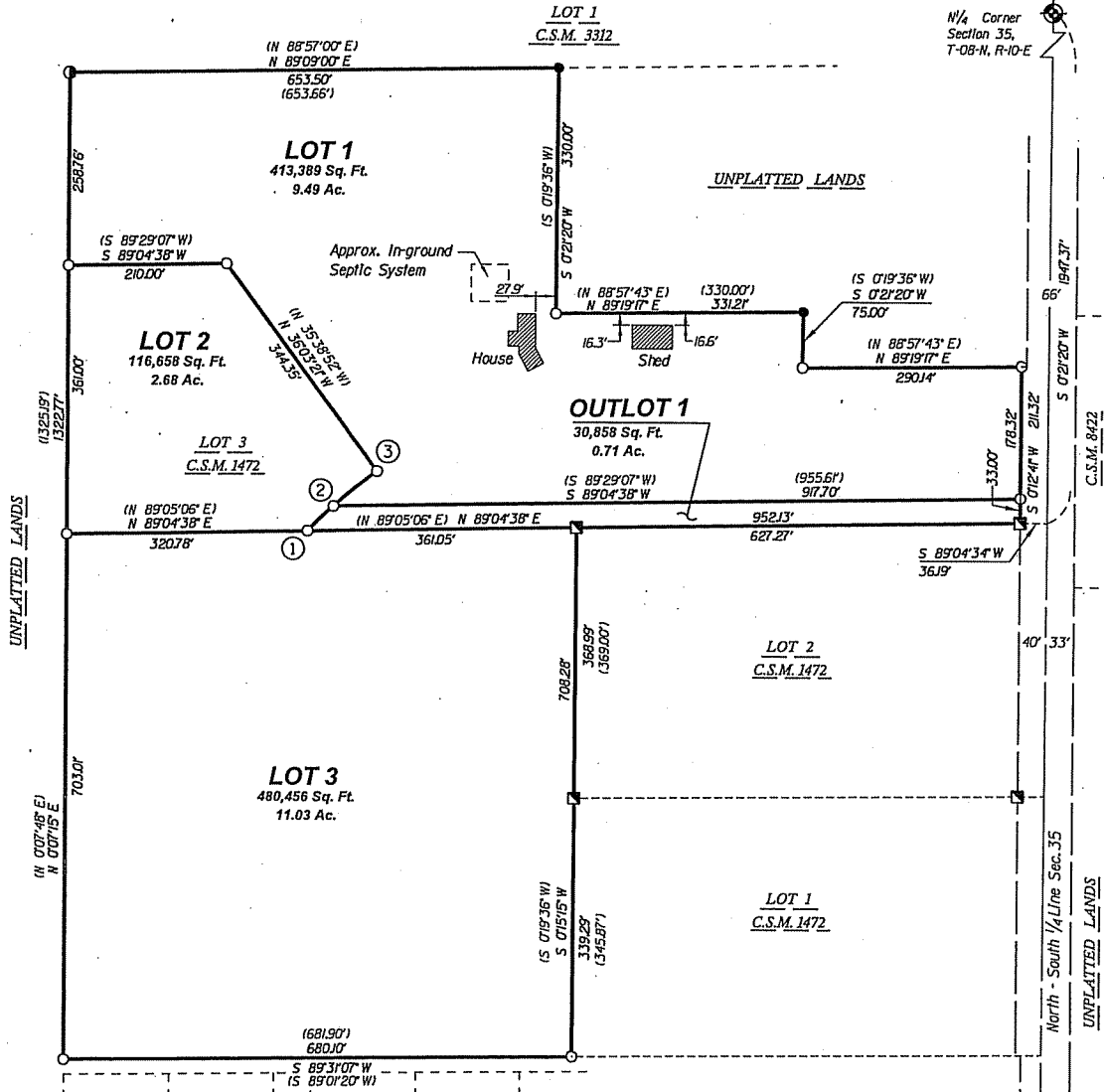
Copyright (c)2003 Dane County, WI

0 719ft



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of Southeast 1/4 of the Northwest 1/4 of Section 35, Town 08 North, Range 10 East, City of Madison, Township of Burke, Dane County, Wisconsin, being Lot 3 of C.S.M. 1472.

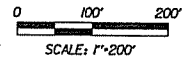


Survey Prepared For:  
 City of Madison Water Utility  
 Tom & Diania Nelson  
 Felland Road  
 Madison, WI

Surveyed & Drafted By:  
 Ayres Associates  
 1802 Pankratz Street  
 Madison, WI 53704-4069  
 (608) 443-1200

**LEGEND**

- Found PLSS Corner
- Set 1/4" x 30" Rebar Weighing 3.65 Lbs./Lin.Ft.
- Found 1" Iron Pipe
- ⊙ Found 1/2" Iron Pipe
- Found 3/4" Rebar
- ( ) Recorded As



- Curve I-3**
- Delta • 100°4'40"
  - Tangent • 61.72'
  - Length • 123.12'
  - Radius • 700.00'
  - Chord • 122.96'
  - Chord Bear. • S48°54'13"W
  - Tan. Bear. Bk. • S43°51'53"W
  - Tan. Bear. Ah. • S53°56'33"W
- Curve I-2**
- Delta • 3°56'34"
  - Tangent • 24.09'
  - Length • 48.17'
  - Radius • 700.00'
  - Chord • 48.16'
  - Chord Bear. • S45°50'10"W
  - Tan. Bear. Bk. • S47°48'27"W
  - Tan. Bear. Ah. • S43°51'53"W
- Curve 2-3**
- Delta • 6°08'06"
  - Tangent • 37.51'
  - Length • 74.95'
  - Radius • 700.00'
  - Chord • 74.92'
  - Chord Bear. • S50°52'30"W
  - Tan. Bear. Bk. • S53°56'33"W
  - Tan. Bear. Ah. • S47°48'27"W

Document No. \_\_\_\_\_  
 Certified Survey No. \_\_\_\_\_  
 Volume \_\_\_\_\_ Page (s) \_\_\_\_\_  
 Sheet 1 of 3

N/4 Corner  
 Section 35,  
 T-08-N, R-10-E