



CSM Name
Walser CSM

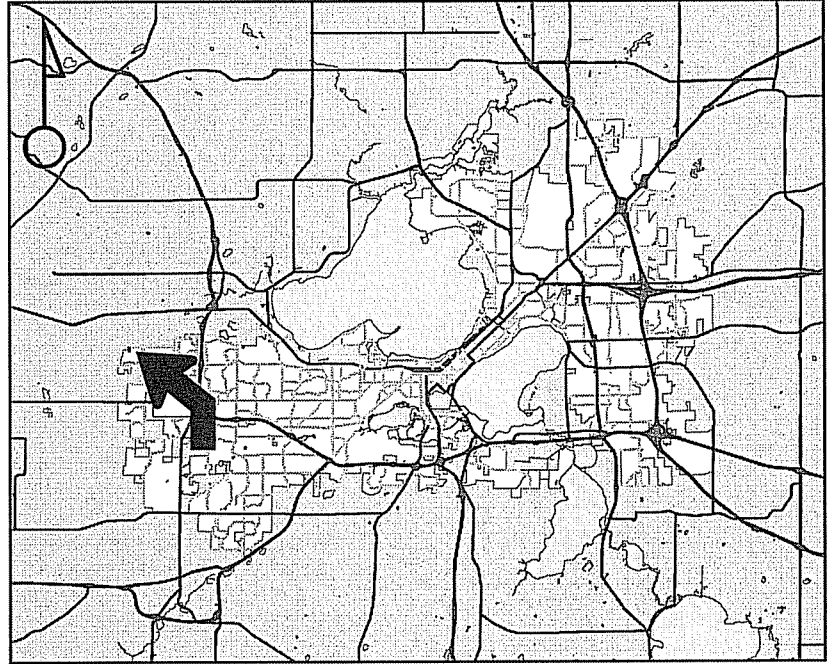
Location
9861 Blackhawk Road

Applicant
Ann Walser/Chris Adams-Williamson
Surveying & Associates, LLC

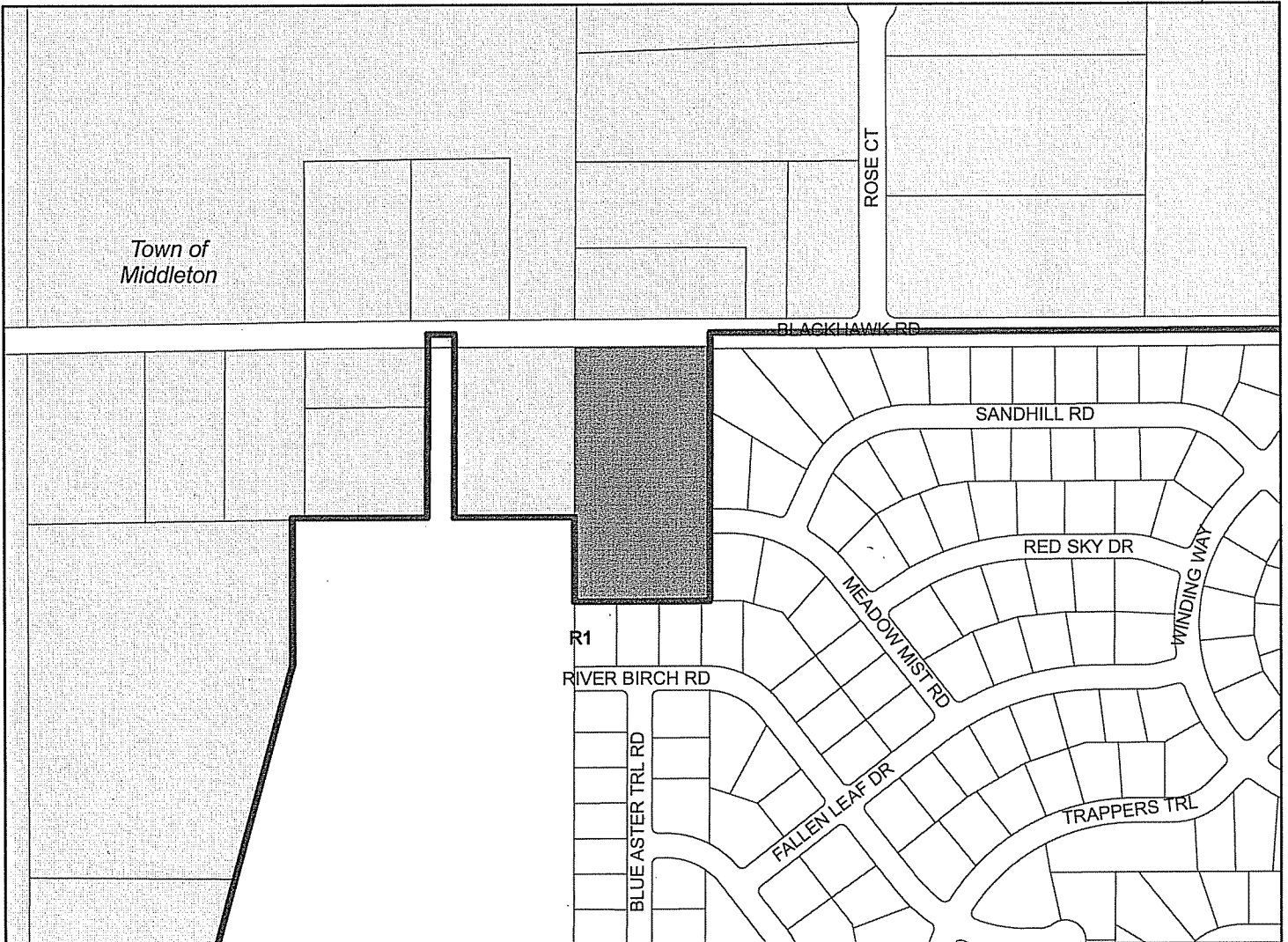
Within City Outside City

Proposed Use
Create 2 residential lots in the
Town of Middleton

Public Hearing Date
Plan Commission
16 May 2011



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



Scale : 1" = 500'

City of Madison, Planning Division : RPJ : Date : 03 May 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

**** 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

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: _____

1b. Review Fees. Make checks payable to "City Treasurer."

- For **Preliminary** and **Final Plats**, an application fee of \$200, plus \$35 per lot or 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.

2. Applicant Information.

Name of Property Owner: Ann Walser Representative, if any: Kent Walser
Street Address: 9861 Blackhawk Dr City/State: Middleton
Telephone: (608) 268-2710 Fax: () Email: _____

Firm Preparing Survey: Williamson Surveying and Associates, LLC Contact: Chris Adams
Street Address: 104A W. Main St City/State: Wausaukee Zip: 53597
Telephone: (608) 255-5705 Fax: (608) 849-9760 Email: cawillsurv@tds.net

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

3a. Project Information.

Parcel Address: 9861 Blackhawk Dr in the City or Town of: Middleton
Tax Parcel Number(s): 070816386002 School District: Middleton-Cross Plains
Existing Zoning District(s): A-1 Development Schedule: As soon as approved
Proposed Zoning District(s) (if any): Same **Please provide a Legal Description on your CSM or plat.**

3b. For Surveys Located Outside the Madison City Limits 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 processed, a copy of the approval letters from both the town and Dane County must be submitted.

4. Survey Contents and Description. Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres	Land Use	Lots	Outlot	Acres
Residential	2	N/A	5.00	Outlots Dedicated to the Public (Parks, Stormwater, etc.)		N/A	N/A
Retail/Office	N/A	N/A	N/A				
Industrial	N/A	N/A	N/A	Outlots Maintained by a Private Group or Association		N/A	N/A
Other (state use)							
PROJECT TOTAL	2	N/A	5.00				

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) & (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. **The requirement to include a letter of intent is not required for 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. The survey firm and property owner should refer to the Report of Title when preparing the plat or CSM.

NA **For any plat or CSM creating common areas to be maintained by private association:** Two copies of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.

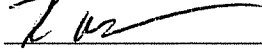
For Surveys Outside the Madison City Limits: A copy of the approval letters from both the town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval **town and Dane County**.

NA **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.

Completed application and required fee (from Section 1b): Make all checks payable to "City Treasurer."

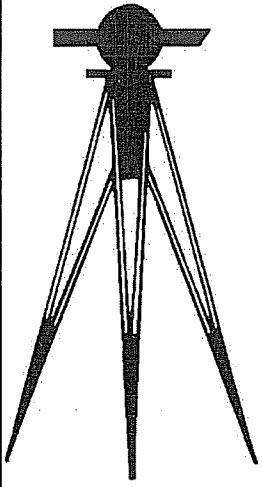
Electronic Application Submittal: All applicants are required to submit a copy of the completed application form, legal description and preliminary and/or final plats or certified survey map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at 266-4635 for assistance.

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

Applicant's Printed Name Kent Walser **Signature** 
Date 3/30/11 **Interest In Property On This Date** Son of Owner/plans to build on lot

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

Effective July 20, 2010



WILLIAMSON SURVEYING AND ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

REGISTERED LAND SURVEYORS

PHONE: 1-608-255-5705

FAX: 1-608-849-9760

EMAIL: WILLSURV@TDS.NET

April 5, 2011

Letter of Intent:

Kent Walser is proposing to split an existing 5.0 acre parcel located in part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, T7N, R8E, in the Town of Middleton, Dane County, Wisconsin. The purpose of this split is to create one (1) additional building parcel at this time. The Walser estate contains his mother's old house, which is located toward the back of this existing parcel. Kent would like to create another parcel on the front portion of the parcel in order to build a new home for himself. The estate eventually intends to annex into the City of Madison and either subdivide the remaining land or sell it for someone else to subdivide in the future. Kent's proposed new house and site are being planned for this potential future subdividing. The current use of this parcel is an existing residential house. The immediate plan is not to annex and to only add one additional residential house at this time.

At this time there is no need to rezone this parcel of land.

The land included in this proposed certified survey map is the only land this family owns in this area.

The most recent land divisions adjacent to the proposed certified survey map is to the east and south. This land division is Seventh Addition to Blackhawk Subdivision.

There is no plan for new public streets with this land division.

Soil testing will be done to get permits for the proposed residential house and its septic system.

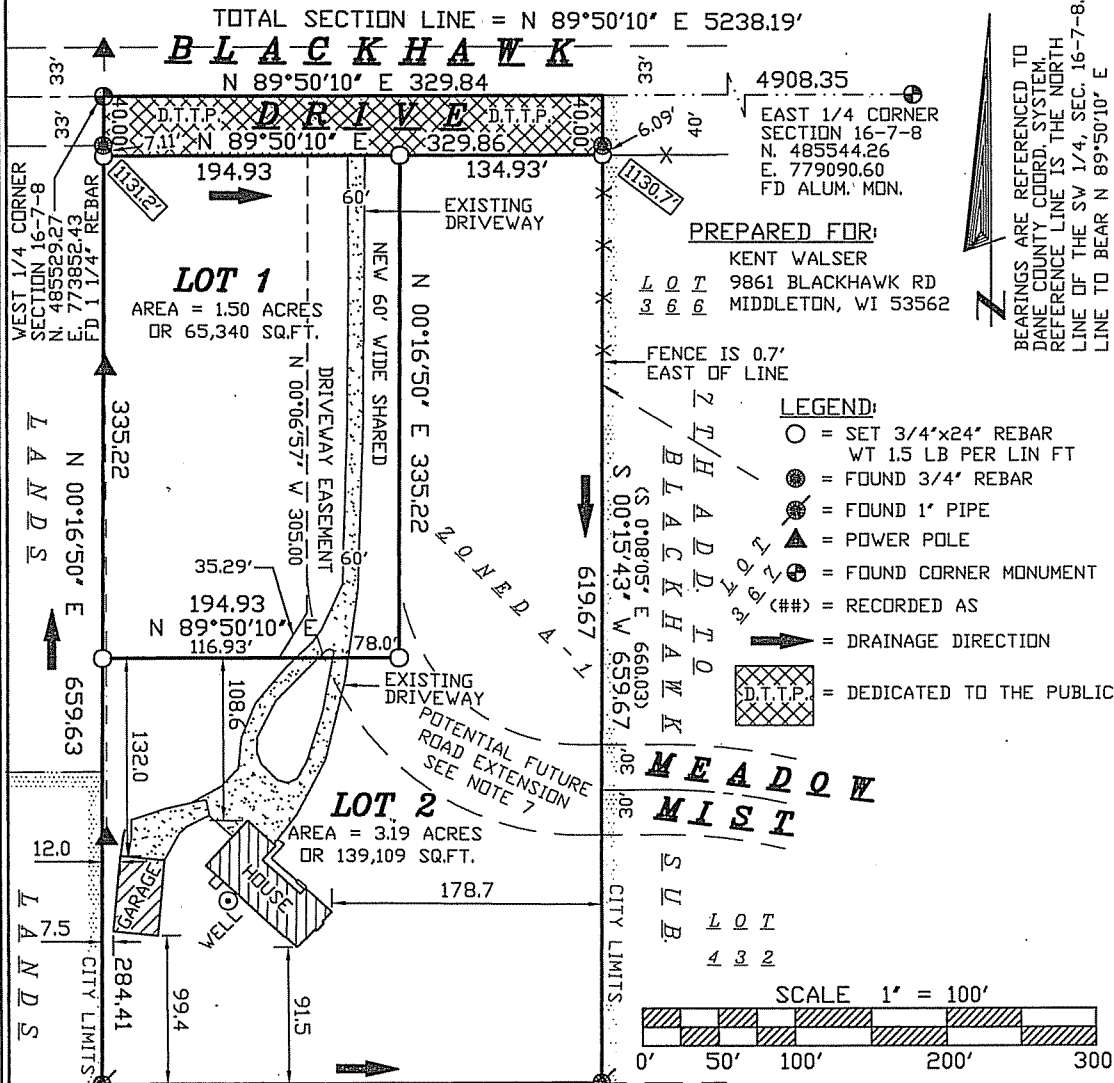
The schedule to develop is as soon as possible. Once this CSM is approved and recorded, Kent will proceed to build his family's new home.



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the NW 1/4 of the SW 1/4, Section 16,
T7N, R8E, in the Town of Middleton, Dane County, Wisconsin.



EAST 1/4 CORNER
SECTION 16-7-8
N. 485544.26
E. 779090.60
FD ALUM. MON.

PREPARED FOR:
KENT WALSER
LOT 9861 BLACKHAWK RD
MIDDLETON, WI 53562

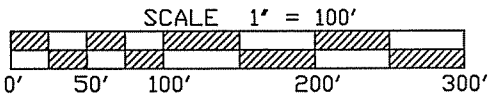
FENCE IS 0.7'
EAST OF LINE

- LEGEND:**
- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
 - = FOUND 3/4" REBAR
 - ⊙ = FOUND 1" PIPE
 - ▲ = POWER POLE
 - ⊕ = FOUND CORNER MONUMENT
 - (##) = RECORDED AS
 - ➔ = DRAINAGE DIRECTION
 - ▨ = DEDICATED TO THE PUBLIC

BEARINGS ARE REFERENCED TO
DANE COUNTY COORD. SYSTEM.
REFERENCE LINE IS THE NORTH
LINE OF THE SW 1/4, SEC. 16-7-8.
LINE TO BEAR N 89°50'10" E

MEADOW
MIST

SUB
LOT
432



L O T	L O T	L O T	L O T
4 1 9	4 2 0	4 2 1	4 2 2
Z T H A D D T O			
B L A C K H A W K S U B			

NOTES:
SEE SHEET 2 FOR ALL NOTES
AND RESTRICTIONS.

DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the NW 1/4 of the SW 1/4, Section 16,
T7N, R8E, in the Town of Middleton, Dane County, Wisconsin.

NOTES:

- 1.) ALL LOTS WITHIN THIS SURVEY ARE SUBJECT TO A PUBLIC EASEMENT FOR DRAINAGE PURPOSES AND SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO STRUCTURES MAY BE CONSTRUCTED OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. WITHIN SAID EASEMENT AND NO OTHER OBSTRUCTIONS TO DRAINAGE, INCLUDING LANDSCAPING ARE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- 2.) ARROWS INDICATE THE DIRECTION OF 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 TOWN ENGINEER, ELEVATIONS GIVEN ARE FOR PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.
- 3.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- 4.) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARDS TO STORM WATER DETENTION AT THE TIME THEY DEVELOP.
- 5.) UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- 6.) IN THE EVENT THAT THE TOWN OF MIDDLETON AND THE CITY OF MADISON PLAN COMMISSION APPROVE RE-DIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENT FOR DRAINAGE PURPOSES ARE RELEASED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
- 7.) THERE IS TO BE NO CONSTRUCTION OF IMPROVEMENTS IN THE AREA LABELED 'POTENTIAL FUTURE ROAD EXTENTION'.

OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on the certified survey map. We also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Town of Middleton, City of Madison and Dane County for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Ann C. Walser

STATE OF WISCONSIN
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named Ann C. Walser to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the NW 1/4 of the SW 1/4, Section 16,
T7N, R8E, in the Town of Middleton, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, the Town of Middleton and the City of Madison, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SW 1/4 of Section 16, T7N, R8E, Town of Middleton, Dane County, Wisconsin being more particularly described as follows:

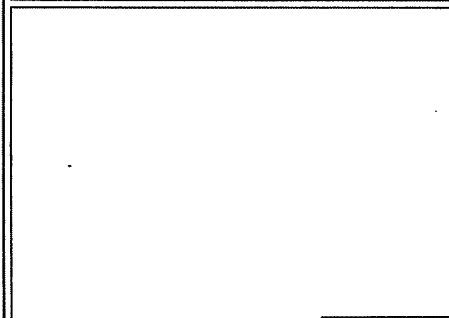
beginning at the West 1/4 corner of said Section 16; thence N 89°50'10" E, 329.84 feet; thence S 00°15'43" W along the westerly boundary of Lots 366, 367 and 432 of Seventh Addition to Blackhawk Subdivision, 659.67 feet; thence S 89°50'38" W along the northerly boundary of Lots 422, 421, 420 and 419 of said subdivision, 330.05 feet; thence N 00°16'50" E, 659.63 feet to the point of beginning. Said parcel contains 5.00 acres or 217,643 sq.ft. and is subject to a road right of way dedication of 40.00 feet over the most northerly part thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Chris W. Adams S-2748
Registered Land Surveyor - Owner

SURVEYORS SEAL





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the NW 1/4 of the SW 1/4, Section 16,
T7N, R8E, in the Town of Middleton, Dane County, Wisconsin.

TOWN BOARD RESOLUTION

Resolved that this certified survey map and the highway right of way dedication in
the Town of Middleton is hereby accepted and approved by the Town of Middleton on
this _____ day of _____, 20__.

David Shaw
Town Clerk of Middleton

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of
____ day of _____, 20__

Steven R. Cover
Secretary Plan Commission

Approved for recording per Dane County Zoning and Land Regulation Committee
action on _____.

Authorized County Representative

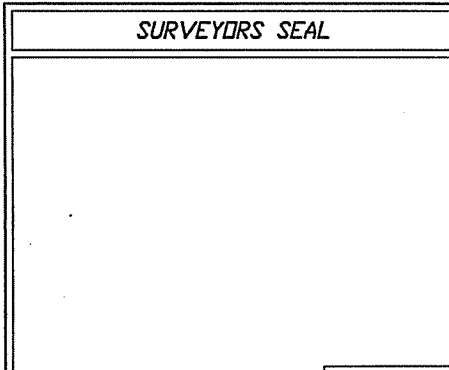
Print Name

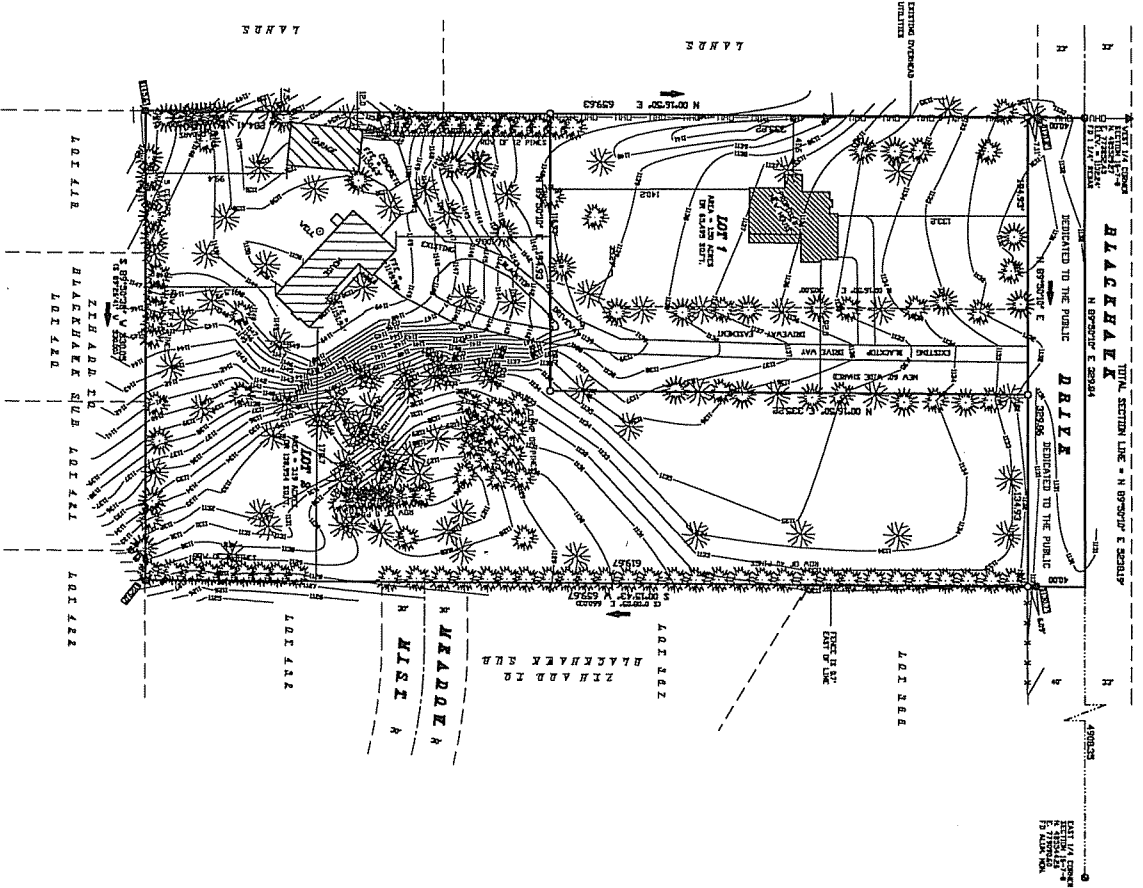
Received for recording this _____ day of _____, 20__ at _____
O'clock ____ M. and recorded in Volume _____ of
Dane County Certified Surveys on pages _____,
_____ & _____.

Register of Deeds
Kristi Chlebowski

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____





BLACKHAWK TRAIL
 SECTION LINE - N 87°30'00" E 529.81'
 SECTIONED TO THE PUBLIC DRIVE
 SECTION LINE TO THE PUBLIC DRIVE

PREPARED FOR:
 MISSOURI STATE
 HIGHWAY DEPARTMENT
 JEFFERSON, MISSOURI

NOTES:
 1. THIS MAP WAS PREPARED FROM AERIAL PHOTOGRAPHS AND FIELD SURVEY DATA. THE ACCURACY OF THE DATA IS GUARANTEED TO BE WITHIN THE LIMITS OF THE SURVEYING TECHNIQUE EMPLOYED.
 2. THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
 3. ELEVATIONS ARE INDICATED IN FEET ABOVE MEAN SEA LEVEL.

- LEGEND:**
- - 2" DIA. CIRCULAR MARK
 - - 4" DIA. CIRCULAR MARK
 - - 6" DIA. CIRCULAR MARK
 - - 8" DIA. CIRCULAR MARK
 - - 10" DIA. CIRCULAR MARK
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 - - 92" DIA. CIRCULAR MARK
 - - 94" DIA. CIRCULAR MARK
 - - 96" DIA. CIRCULAR MARK
 - - 98" DIA. CIRCULAR MARK
 - - 100" DIA. CIRCULAR MARK

DISCUSSION:
 THIS MAP WAS PREPARED AS PART OF THE SURVEY FOR THE PROPOSED DRIVE. THE MAP IS THE PROPERTY OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILLIAMSON SURVEYING & ASSOCIATES, LLC.

WILLIAMSON SURVEYING & ASSOCIATES, LLC
 1000 N. GARDNER ST. SUITE 100
 JEFFERSON, MISSOURI 64108
 PHONE: 636-585-5200 FAX: 636-585-5201
 WWW.WILLIAMSONSURVEYING.COM

SITE MAP TYPOGRAPHIC

Prepared for: MISSOURI STATE HIGHWAY DEPARTMENT
 Project: BLACKHAWK TRAIL
 Date: 11/15/2011
 Scale: 1" = 40'