



CSM Name
Homburg CSMs

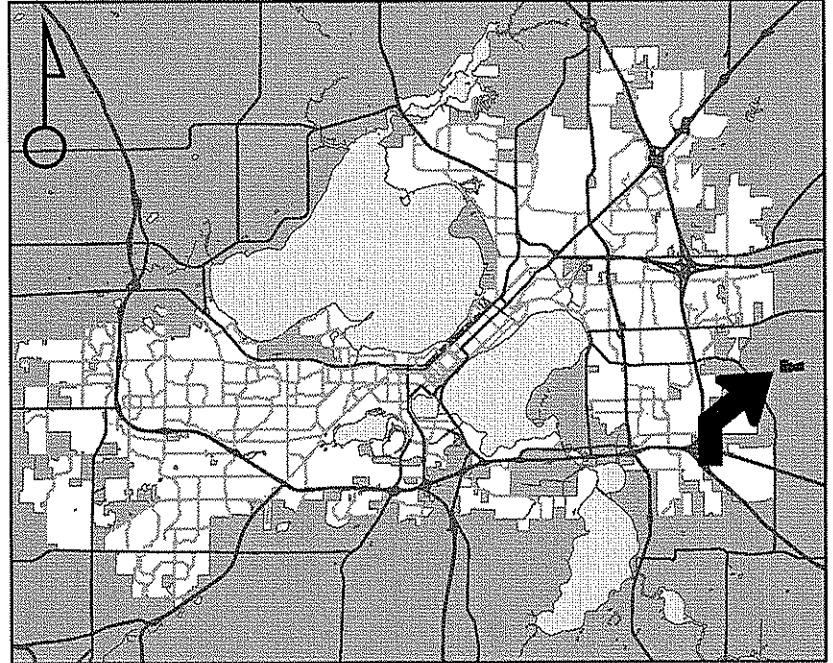
Location
West and East Sides of
Vilas Hope Rd at Janke Rd

Applicant
Andrew Homburg – Homburg Farms/
Peter Lewis – Kapitan Engineers

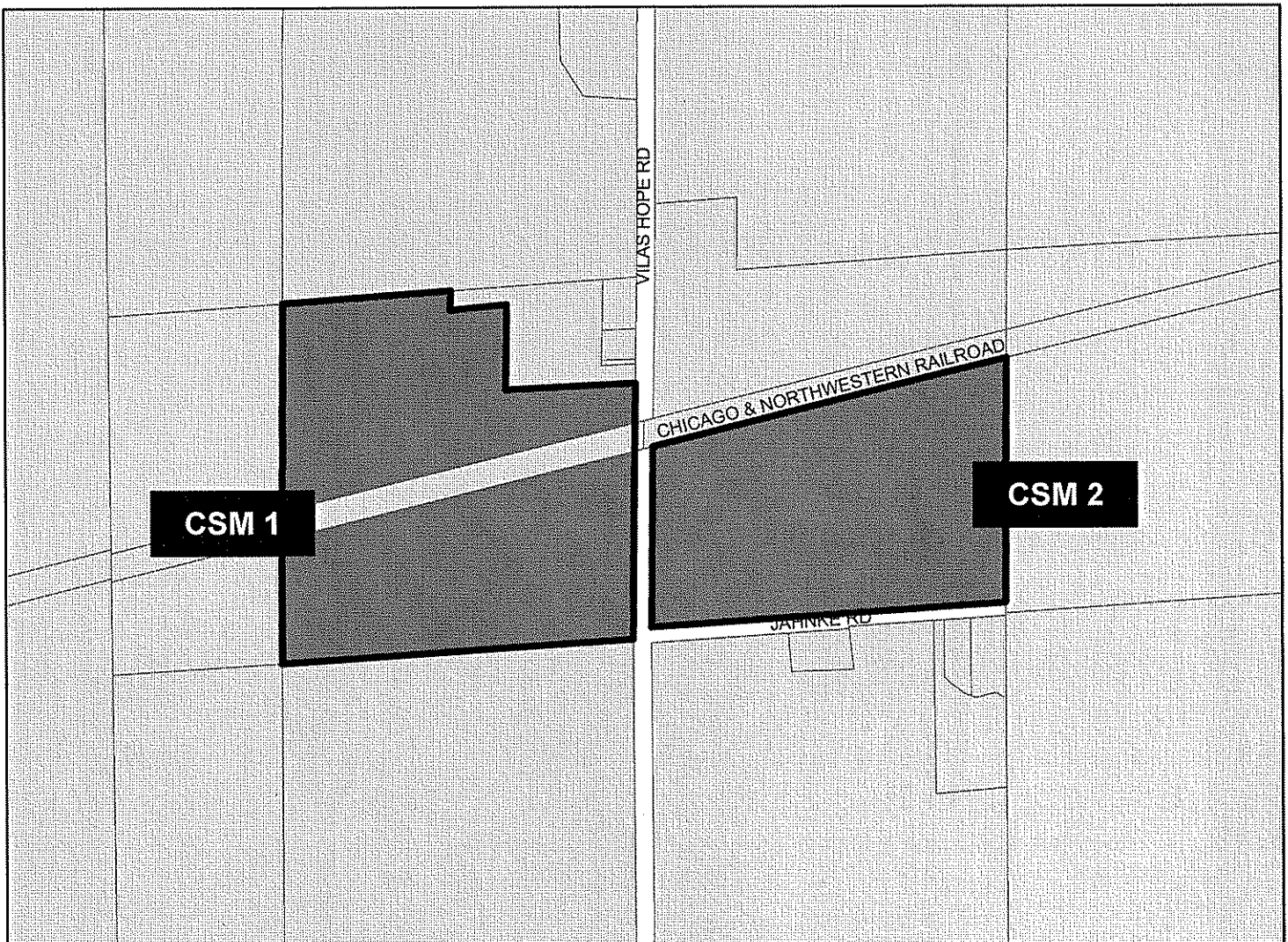
Within City Outside City

Proposed Use
2 Lots for Recreational Trail
and 3 Agriculture Lots

Public Hearing Date
Plan Commission
06 July 2009
Common Council
21 July 2009



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







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, of 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. (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." WAIVED

- 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: HOMBURG FARMS, LLC Representative, if any: ANDREW HOMBURG
 Street Address: 6106 MILWAUKEE ST. City/State: MADISON WI Zip: 53718
 Telephone: (608) 241-1178 Fax: () Email: _____

Firm Preparing Survey: KAPITAN ENGINEERING, INC. Contact: PETER LEWIS, RLS
 Street Address: Box 665, 802 FRANKLIN ST City/State: SAUK CITY WI Zip: 53583
 Telephone: 608-643-6977 x 116 Fax: (608) 643-6374 Email: PLEWIS@KAPITAN-ENG.COM

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

3a. Project Information.

Parcel Address: N.A. in the City or Town of: COTTAGE GROVE
 Tax Parcel Number(s): 182-9560-9 School District: MADISON GROVE
 Existing Zoning District(s): A1-X Development Schedule: _____
 Proposed Zoning District(s) (if any): CO-1, A-4 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: READING Date of Approval by Town: 4/28/09

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: _____
PER CITY OF MADISON

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)	<u>2,3</u>		
TOTAL	<u>5</u>		

Describe the use of the lots and outlots on the survey
<u>RECREATIONAL TRAIL, A-4 AGRICULTURE</u>

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.
- Report of Title and Supporting Documents:** All plats and certified surveys submitted 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 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 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 Residential Preliminary Plats ONLY:** If the proposed project will result in **ten 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 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 **town and Dane County** approval.
- 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):** 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 PETER G. LEWIS, RLS Signature *Peter G. Lewis* 2890
 Date 5/12/2009 Interest In Property On This Date None. Surveyor

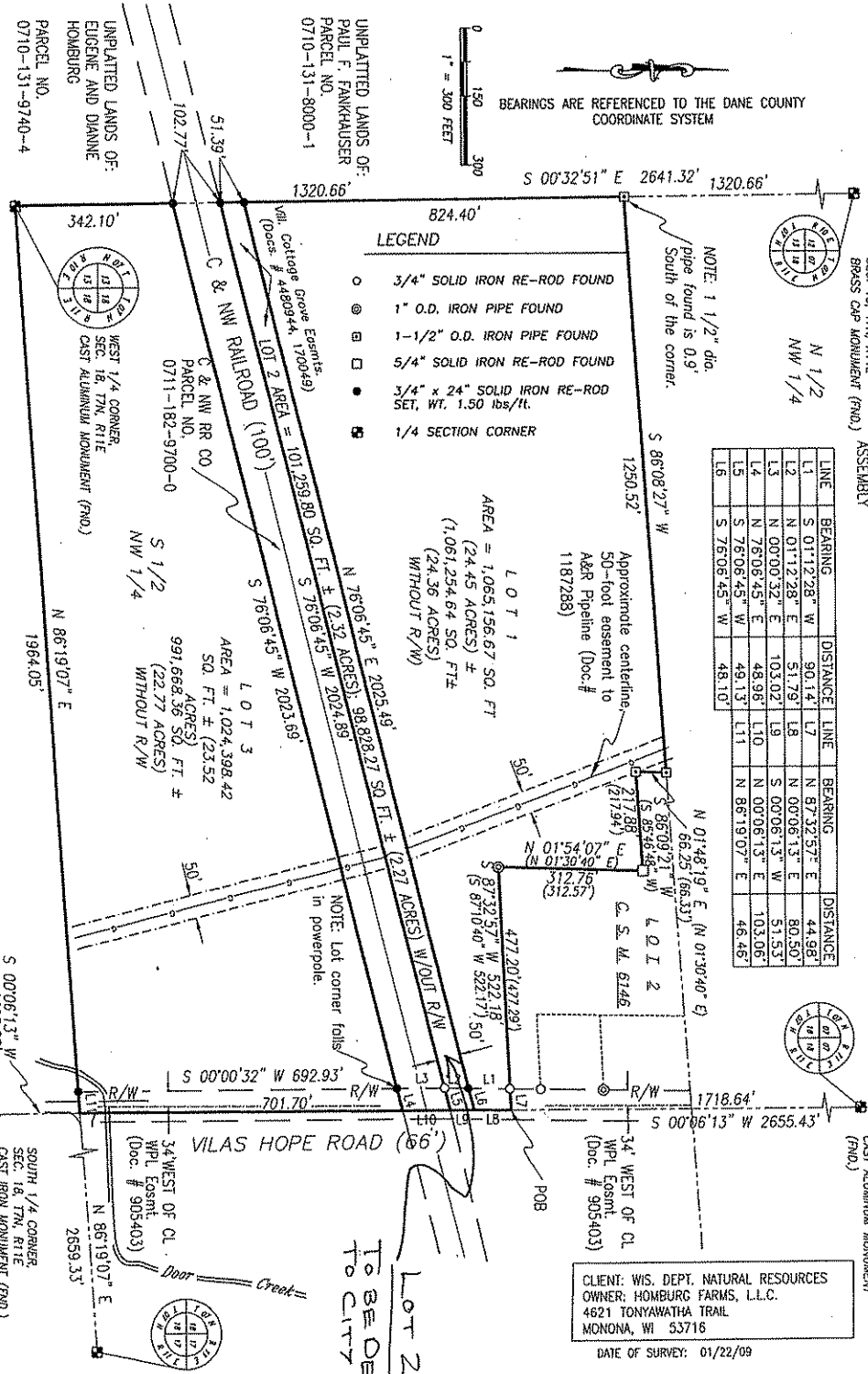
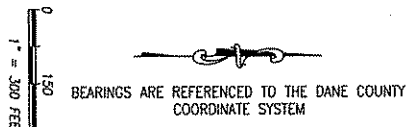
For Office Use Only	Date Rec'd: <u>5/12/09</u>	PC Date	Alder District:	Amount Paid: \$
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Effective January 18, 2006

received by Jenny Lewis

CERTIFIED SURVEY MAP NO. _____

PART OF THE SE 1/4 OF THE NW 1/4 AND OF THE FRACTIONAL SW 1/4 OF THE NW
 1/4 OF THE NW 1/4, SECTION 18, T7N, R11E, TOWN OF COTTAGE GROVE, DANE
 COUNTY, WISCONSIN



CLIENT: WIS. DEPT. NATURAL RESOURCES
 OWNER: HOMBURG FARMS, L.L.C.
 4621 TONYAWATHA TRAIL
 MONONA, WI 53716

DATE OF SURVEY: 01/22/09

KAPITAN
 ENGINEERING, INC.
 SAUX CITY, WISCONSIN (608) 643-6477

MAP NO. _____
 DOCUMENT NO. _____
 VOLUME _____ PAGE _____

LOT DATE: 02-23-09
 DRAFTED BY: PCL
 \PROJ\2009\0020_06-R06E_2\DRAWINGS\HomburgDNR.dwg

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE SE 1/4 OF THE NW 1/4 AND OF THE FRACTIONAL SW 1/4 OF THE NW
1/4 OF THE NW 1/4, SECTION 18, T7N, R11E, TOWN OF COTTAGE GROVE, DANE
COUNTY, WISCONSIN

SURVEYORS CERTIFICATE

I, Peter G. Lewis, Registered Land Surveyor # S-2740, hereby certify that by the order of Homburg Farms, L.L.C. (Owner), I have surveyed, monumented, mapped and divided part of the South one-half of the Northwest Quarter of Section 18, Town 7 North, Range 11 East, Township of Cottage Grove, Dane County, Wisconsin, more fully described as follows:

Part of the South one-half of the Northwest one-quarter of Section 18, Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 18, thence S 00°06'13" W along the North-South Quarter Section line thereof, 1718.64 feet to the Southeast corner of , Certified Survey Map (CSM) 6146 and the point of beginning of the lands being described herein; thence S 87°32'57" W along the South line of said CSM 6146, 522.18 feet; thence N 01°54'07" E along the West line of said CSM, 312.76 feet; thence S 86°09'21" W along the South line of said CSM, 217.88 feet; thence N 01°48'19" E along the West line of said CSM, 66.25 feet to the North line of the South one-half of the Northwest one-quarter of said Section 18; thence S 86°08'27" W along said North line, 1250.52 feet to the West line of said Northwest one-quarter; thence S 00°32'51" E along said West line, 875.78 feet to the North line of the Chicago and Northwest Railroad; thence N 76°06'45" E along said North line, 2024.89 feet to the North-South Quarter Section line of said Section 18, thence S 00°06'13" W along said North-South Quarter Section line, 804.76 feet to the Southeast corner of said Northwest one-quarter; thence S 86°19'07" W along the South line thereof, 1964.05 feet to the West Quarter corner of said Section 18; thence N 00°32'51" W along the West line of said Northwest one quarter, 342.10 feet to the South line of the Chicago and Northwest Railroad; thence N 76°06'45" E along said South line, 2023.69 feet to the North-South Quarter Section line; thence N 00°06'13" E along said Quarter Section line, 235.09 feet to the point of beginning. The lands described herein are 2,190,814.65 sq. ft. (50.29 acres), more or less, and are subject to easements, rights-of-way and restrictions of record and usage.

I further certify that I have complied with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County and A-E7 of the Administrative Code of the State of Wisconsin to the best of my knowledge and belief, in surveying, dividing and mapping the same; That such Certified Survey Map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land.

Dated: _____

Signed: _____
Peter G. Lewis, RLS

Town of Cottage Grove APPROVAL

Resolved that this Certified Survey Map in the Town of Cottage Grove be, and hereby is approved by the Town of Cottage Grove Board this ____ day of _____, 2009.

Approved: _____
Town Chairman

Dane County Zoning and Land Regulation Committee Approval

Approved for recording per Dane County Zoning and Land Regulation Committee action of _____ by _____, authorized representative this ____ day of _____, 2009.



KAPITAN
ENGINEERING, INC.

SAUK CRY, WISCONSIN (608) 643-6477

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE SE 1/4 OF THE NW 1/4 AND OF THE FRACTIONAL SW 1/4 OF THE NW 1/4 OF THE NW 1/4, SECTION 18, T7N, R11E, TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

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. I (we) also certify that this Certified Survey Map is required by s.236.10 or s.236.12 and s 75.17 (1) (a), Dane County Code of Ordinances to be submitted to the following for approval or objection: Dane County Zoning and Land Regulation Committee

Witness the hand and seal of said owners this _____ day of _____, 2009.

Andrew G. Homburg, L.L.C. Member _____

STATE OF WISCONSIN)
NAME COUNTY) ss

Personally came before me this _____ day of _____, 2009, the above named, Owners Name to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____, Notary Public, _____, Wisconsin

(print name here) _____

My Commission Expires: _____.

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2009, at _____ o'clock, _____ m. and recorded in Volume _____ of CSMS on Page _____.

Kristi Chlebowski, Dane County Register of Deeds

PETER G. LEWIS S-2740
Wisconsin Registered Land Surveyor



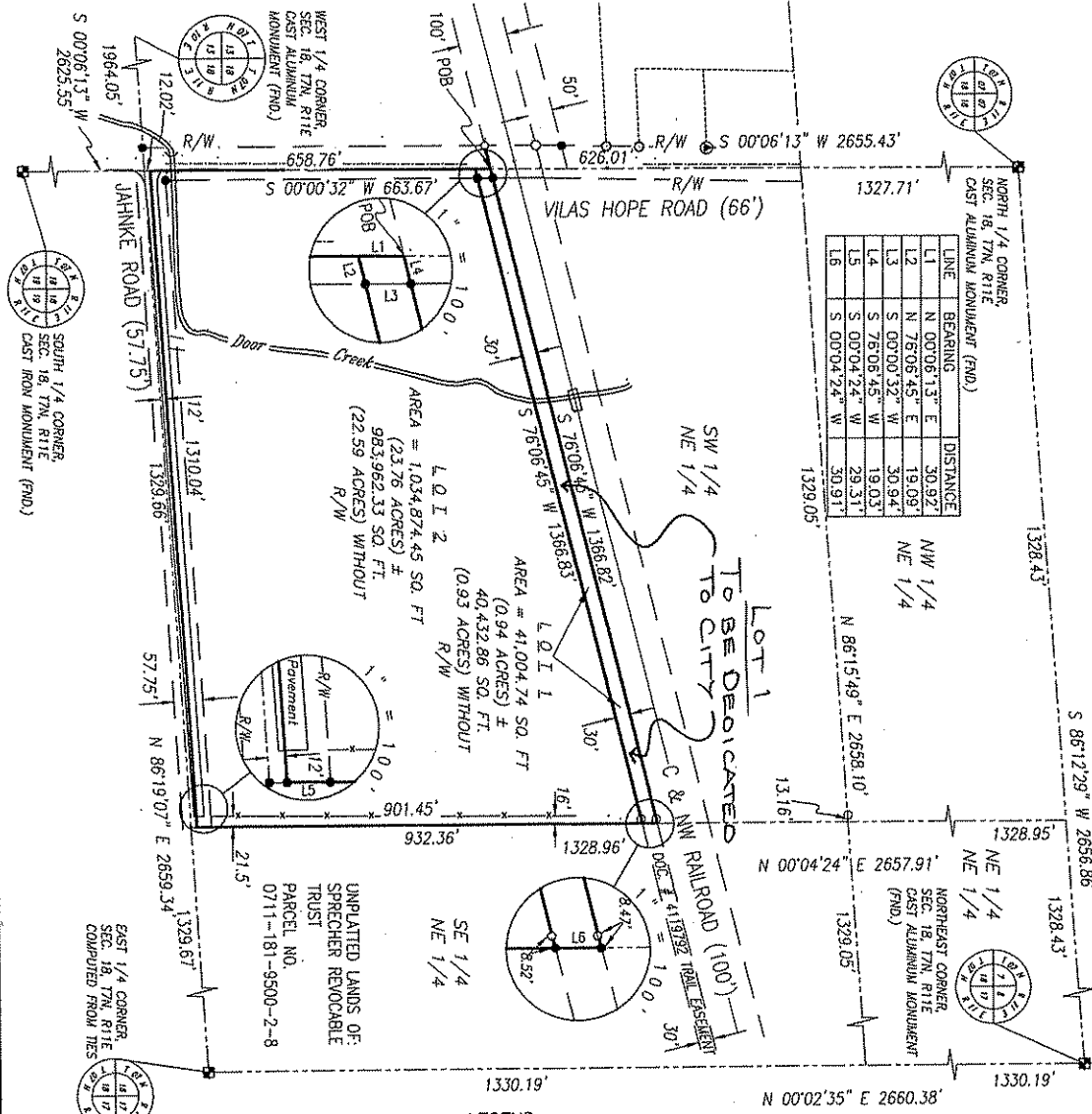
KAPITAN ENGINEERING, INC.

SAAK CITY, WISCONSIN (608) 643-6477

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE SW 1/4 OF THE NE 1/4, SECTION 18, T7N, R11E,
TOWN OF
COTTAGE GROVE, DANE COUNTY, WISCONSIN

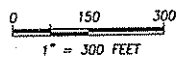


LINE	BEARING	DISTANCE
L1	N 00°06'13" E	30.92'
L2	N 78°06'45" E	18.09'
L3	S 00°00'32" W	30.94'
L4	S 78°06'45" W	19.03'
L5	S 00°04'24" W	29.31'
L6	S 00°04'24" W	30.91'

LEGEND

- 3/4" SOLID IRON RE-ROD FOUND
- ⊙ 1" O.D. IRON PIPE FOUND
- ⊠ 1-1/2" O.D. IRON PIPE FOUND
- 5/4" SOLID IRON RE-ROD FOUND
- 3/4" x 24" SOLID IRON RE-ROD SET, WT. 1.50 lbs/ft.
- ⊖ POWER POLE

BEARINGS ARE REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM



MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____

CLIENT:
WIS. DEPT. NATURAL RESOURCES
OWNER:
HOMBURG FARMS, L.L.C.
4621 TONYAWATHA TRAIL
MONONA, WI 53716

KAPITAN
ENGINEERING, INC.
SAUK CITY, WISCONSIN (608) 643-6477

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE SW 1/4 OF THE NE 1/4, SECTION 18, T7N, R11E,
TOWN OF COTTAGE GROVE, DANE COUNTY, WISCONSIN

SURVEYORS CERTIFICATE

I, Peter G. Lewis, Registered Land Surveyor # S-2740, hereby certify that by the order of Homburg Farms, L.L.C. (Owner), I have surveyed, monumented, mapped and divided part of the Southwest one-quarter of the Northeast one-quarter of Section 18, Town 7 North, Range 11 East, Township of Cottage Grove, Dane County, Wisconsin, more fully described as follows:
That part of the Southwest one-quarter of the Northeast one-quarter of Section 18, Town 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, lying South of the Chicago and Northwestern Railroad EXCEPT the South 12 feet thereof, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 18, thence S 00°06'13" W along the North-South Quarter Section line thereof, 1953.72 feet to the South line of the Chicago and Northwestern Railroad and the point of beginning of the lands being described herein; thence continuing along said North-South Quarter Section line S 00°06'13" W, 689.68 feet; thence N 86°19'07" E along a line that is parallel to and 12.00 feet North of the East-West Quarter Section line of said Section 18, 1329.67 feet to the East line of the Southwest one-quarter of the Northeast one-quarter of said Section 18; thence N 00°4'24" E along said East line, 932.36 feet to the South line of said Chicago and Northwestern Railroad; thence S 76°06'45" W along said South line, 1366.83 feet to the point of beginning. The lands described herein are 1,075,879.20 sq. ft. (24.70 acres), more or less, and are subject to any easements, rights-of-way and restrictions of record and/or usage.

I further certify that I have complied with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County and A-E7 of the Administrative Code of the State of Wisconsin to the best of my knowledge and belief, in surveying, dividing and mapping the same; That such Certified Survey Map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land.

Dated: _____

Signed: _____
Peter G. Lewis, Wisconsin Registered Land Surveyor, 2740

Town of Cottage Grove APPROVAL

Resolved that this Certified Survey Map in the Town of Cottage Grove be, and hereby is approved by the Town of Cottage Grove Board this _____ day of _____, 2009.

Approved: _____
Town Chairman

Dane County Zoning and Land Regulation Committee Approval

Approved for recording per Dane County Zoning and Land Regulation Committee action of _____ by _____, authorized representative, this _____ day of _____, 2009.

OWNER'S CERTIFICATE OF DEDICATION

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. I (we) also certify that this Certified Survey Map is required by s.236.10 or s.236.12 and s 75.17 (1) (a), Dane County Code of Ordinances to be submitted to the following for approval or objection: Dane County Zoning and Land Regulation Committee

Witness the hand and seal of said owners this _____ day of _____, 2009.

Andrew G. Homburg, L.L.C. Member

STATE OF WISCONSIN)
NAME COUNTY) ss

Personally came before me this _____ day of _____, 2009, the above named, Owners Name to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____, Wisconsin

(print name here) _____

My Commission Expires: _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2009, at _____ o'clock, _____ m. and recorded in Volume _____ of CSMs on Page _____.

Kristi Chlebowski, Dane County Register of Deeds



KAPITAN
ENGINEERING, INC.
SAUK CITY, WISCONSIN (608) 643-6477