



Plat Name
Wood Ger Development

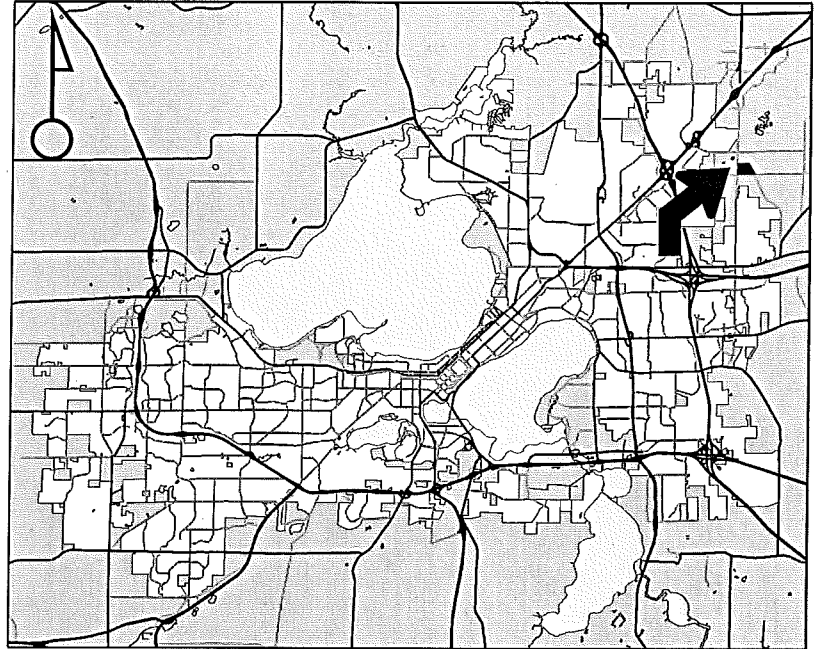
Location
3370 Burke Road

Applicant
Gerald Wood - JAD Land Development/
Mark Pynnonen - Birrenkott Surveying

Preliminary Final

Proposed Use
9 future commercial lots, 1 lot for an
existing residence, and 1 other future
lot in the Town of Burke

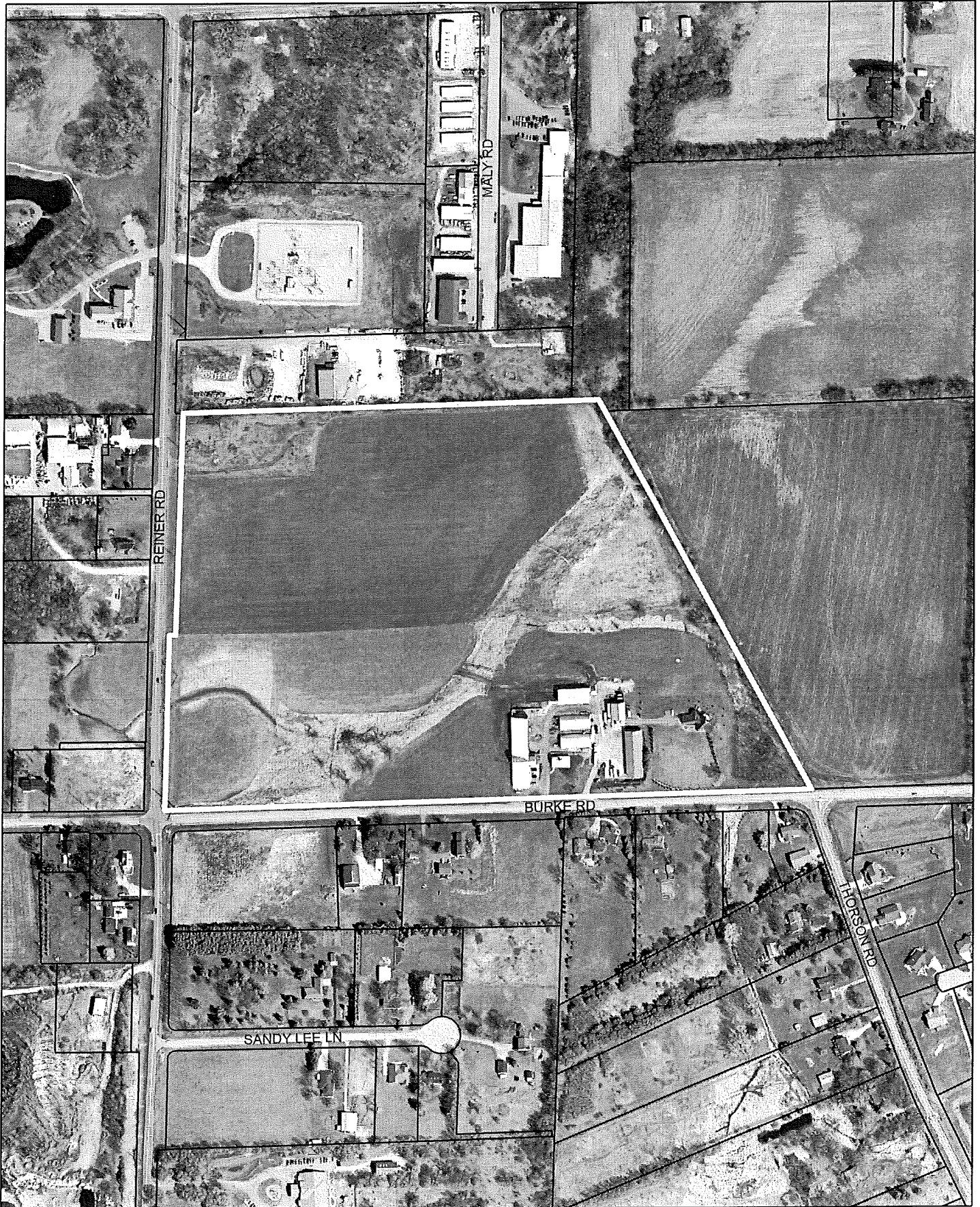
Meeting Dates
Plan Commission
18 June 2012
Common Council
03 July 2012



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



Scale : 1" = 600'



Date of Aerial Photography : Spring 2010



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.

Preliminary Subdivision Plat Final Subdivision Plat Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: WOOD GER DEVELOPMENT

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: JAD Land Development LLC Representative, if any: Gerald Wood

Street Address: 3370 Burke Road City/State: Sun Prairie, WI Zip: 53590

Telephone: (608) 695-3421 Fax: () Email: _____

Firm Preparing Survey: Birrenkott Surveying, Inc. Contact: Mark Pynnonen

Street Address: P.O. Box 237, 1677 N. Bristol Street City/State: Sun Prairie, WI Zip: 53590

Telephone: (608) 837-7463 Fax: (608) 837-1081 Email: mpynnonen@birrenkottsurveying.com

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

3a. Project Information.

Parcel Address: 3370 Burke Road, Sun Prairie, WI 53590 in the City or Town of: Town of Burke

Tax Parcel Number(s): See attached School District: Sun Prairie

Existing Zoning District(s): A-1, A-B Development Schedule: As soon as possible

Proposed Zoning District(s) (if any): C-2 **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: March 20, 2012 Date of Approval by Town: February 15, 2012

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	1		13.26	Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Retail/Office	9		21.35				
Industrial				Outlots Maintained by a Private Group or Association			
Other (state use)	1		12.69				
PROJECT TOTAL	11		47.30				

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.

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.

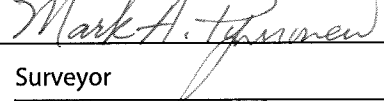
For Surveys Outside the Madison City Limits: A copy of the approval letters from both the town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval **town and Dane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

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 Mark Pynnonen / Birrenkott Surveying **Signature** 
Date April 4, 2012 **Interest In Property On This Date** Surveyor

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



BIRRENKOTT SURVEYING, INC.
Land Surveying and Soil Testing

DANIEL V. BIRRENKOTT
Registered Land Surveyor • Certified Soil Tester

P.O. Box 237 • 1677 N. Bristol Street • Sun Prairie, WI 53590 • (608) 837.7463 • Fax (608) 837.1081 • www.birrenkottsurveying.com

April 12, 2012

City of Madison Planning Division
Att: Timothy Parks
215 Martin Luther King Jr., Blvd., Suite LL-100
Madison, WI 53701

RE: Preliminary plat: Wood Ger Development
JAD Land Development, LLC

Dear Mr. Parks:

Please accept this submission of the preliminary plat of Wood Ger Development for the city of Madison's extraterritorial review. The Town of Burke and Dane County have both conditionally approved this preliminary plat. Copies of the town's resolution and the minutes of the Zoning & Land Regulation Committee's meeting approving the preliminary plat are included.

The JAD Condominium, located at 3370 Burke Road (intersection of Burke Road and Reiner Road) in the Southwest 1/4 of Section 24, Town of Burke, is currently zoned A-1. The property also contains a small zoning parcel with A-B zoning. JAD Land Development, LLC, the owner, has received conditional approval for rezoning portions of the property to commercial C-2 zoning in conjunction with approval of a conventional Chapter 236 subdivision plat for this land. A copy of the conditional approval for Petition No. 10295 for this rezone is included.

The portion of the property zoned A-1 is currently used for farming purposes and contains a single-residence house. The parcel zoned A-B is currently used for a cattle shipping business and for engine building/repair. This small parcel also contains a single-family residence. The property to the north is zoned C-2 and contains a contracting business. The lands to the east are zoned A-1 and are being farmed.

Although the specific future uses are presently unknown, the proposed uses of the property will conform to the allowable land uses for C-2 zoning as listed by Dane County on the approval for Petition No. 10295. One use that is presently anticipated for a portion of the property is storage warehouses. Because agricultural uses are not allowed in a C-2 zoning district, a conditional use permit will be obtained for the continued operation of the cattle shipping business. We are working with county zoning staff to draft a restrictive covenant to eliminate any uses otherwise allowed in C-2 zoning that are deemed obnoxious or offensive at this location.

Preliminary plat: Wood Ger Development
JAD Land Development, LLC
April 5, 2012
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In addition, we will work with the City of Madison and will comply with the city's conditions stated in its letter dated March 18, 2011.

To accommodate the rezoning and subsequent subdivision plat, the JAD Condominium will be removed prior to plat recordation, as required by state statutes. JAD Land Development, LLC intends to move forward with this project as soon as possible.

Respectfully submitted,

A handwritten signature in cursive script that reads "Mark Pynnonen". The signature is written in black ink and is positioned above the printed name and title.

Mark Pynnonen
Birrenkott Surveying, Inc.
Agent for JAD Land Development, LLC

