



City of Madison

Proposed Certified Survey Map

CSM Name
Miller CSM

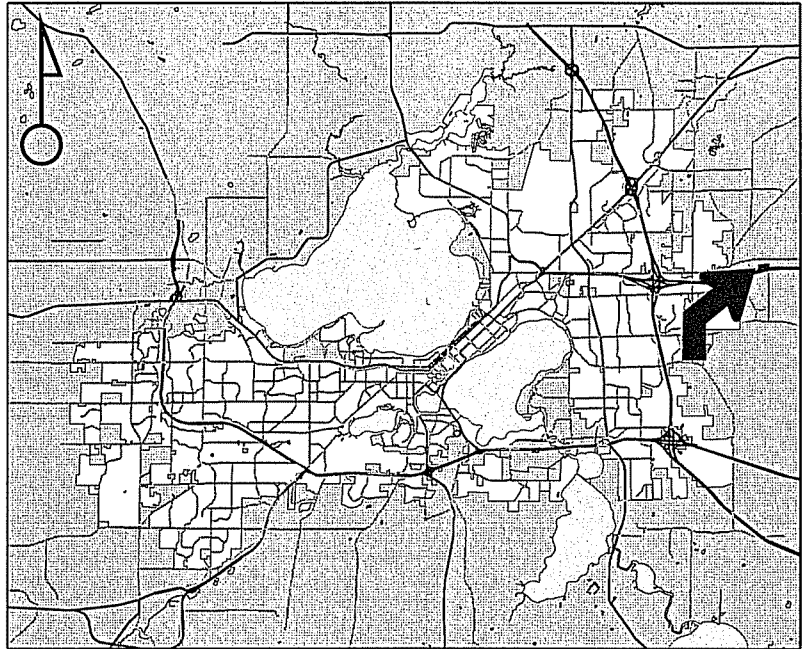
Location
4781 Norton Drive

Applicant
Kevin Miller/Chris Adams –
Williamson Survey & Associates

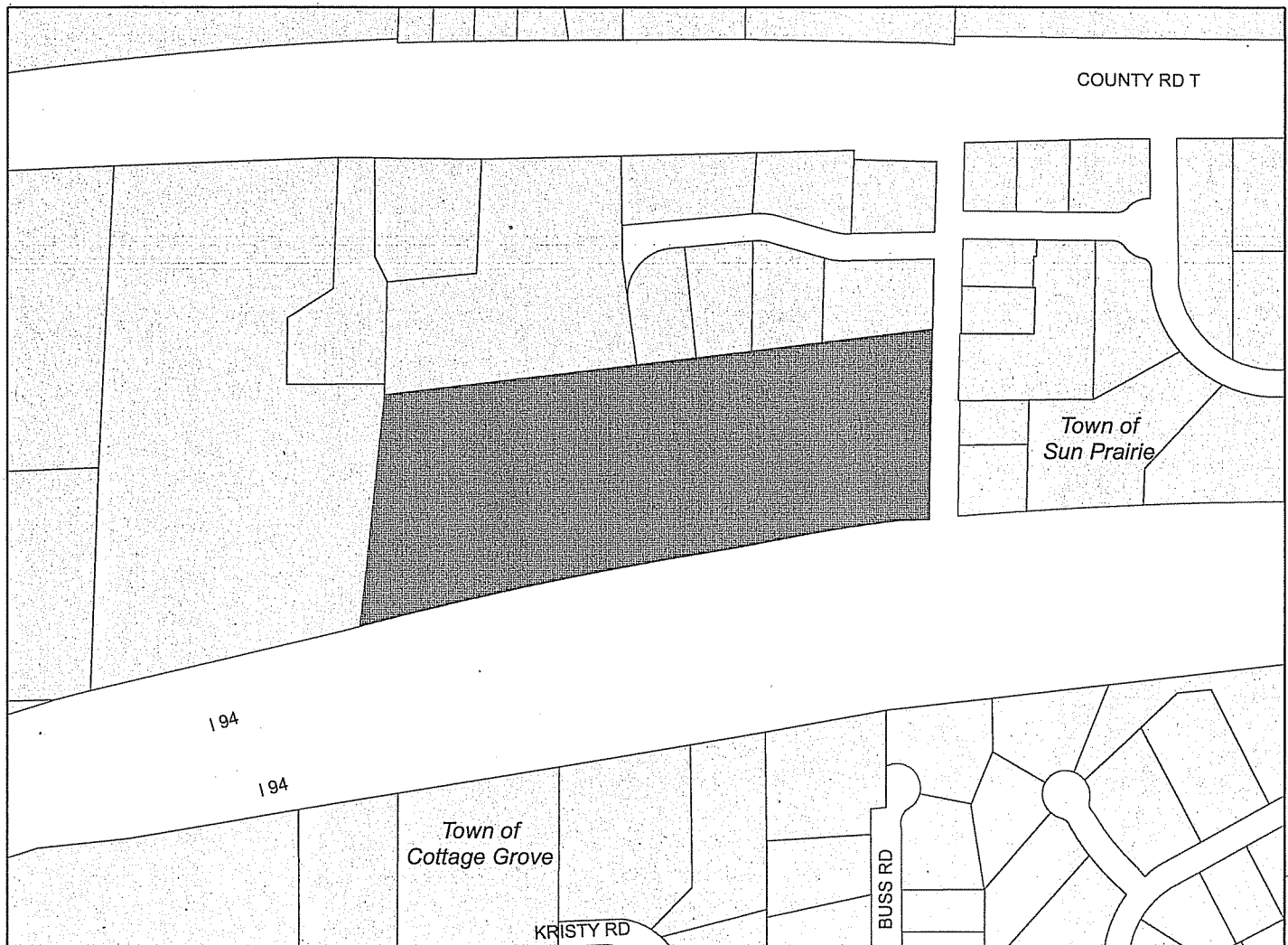
☐ Within City ☒ Outside City

Proposed Use
2 lots in the Town of Sun Prairie

Public Hearing Date
Plan Commission
19 November 2012

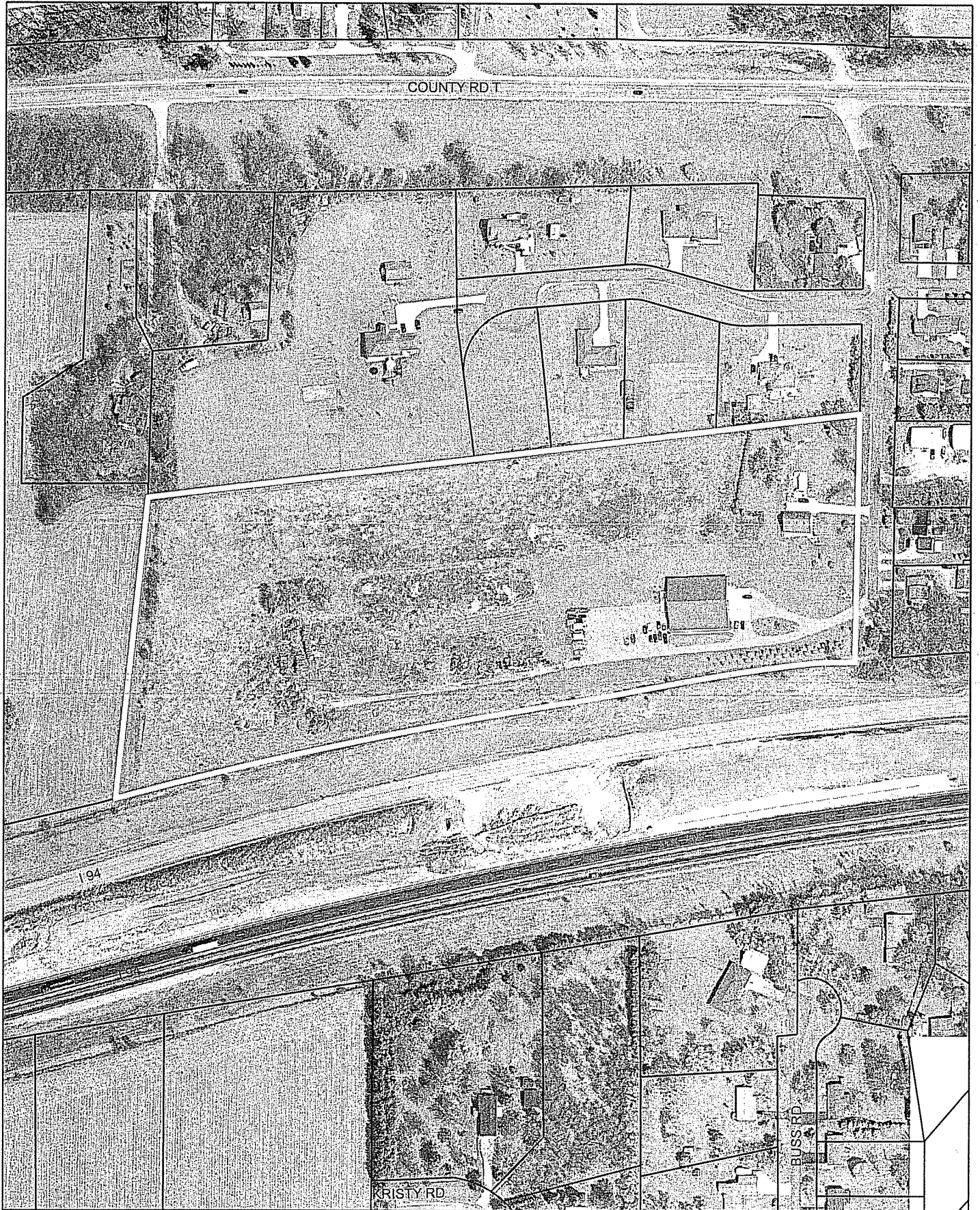


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 06 November 2012





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: Kevin Miller Representative, if any: John Klement
Street Address: 6936 N Braeburn Lane City/State: Glendale / WI Zip: 53209
Telephone: (414) 788-2942 Fax: (414) 351-3242 Email: jklement@gmail.com

Firm Preparing Survey: Williamson Survey & Associates Contact: Chris Adams
Street Address: 104A West Main Street City/State: Waukegan, WI Zip: 53597
Telephone: (608) 255-5705 Fax: () Email: willsurv@tds.net

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

3a. Project Information.

Parcel Address: 4781 Norton Drive in the City or Town of: Sun Prairie
Tax Parcel Number(s): 0811-314-9531-2 School District: Town of Sun Prairie
Existing Zoning District(s): RH-3 and LC-1 Development Schedule: _____
Proposed Zoning District(s) (if any): _____ **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 extraterritorial 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		12.22	Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Retail/Office							
Industrial	1		2.86	Outlots Maintained by a Private Group or Association			
Other (state use)							
PROJECT TOTAL	2		15.08				

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 John Klement

Signature 

Date 3/30/12

Interest In Property On This Date Agent for fee-simple owner

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

Effective July 20, 2010

Parks, Timothy

From: Parks, Timothy
Sent: Wednesday, October 17, 2012 10:52 AM
To: 'Chris Adams'
Subject: RE: 4781 Norton Drive CSM & Faust CSMs downtown

Chris,

I apologize for any confusion, but the respective town and Dane County's approval of an extraterritorial plat or CSM are the only approvals I need before I can book an ETJ subdivision for approval by the City's Plan Commission by ordinance. I realize that the County in particular may not be able to issue their approval until the correct zoning is in place, which is why County approval of a rezoning typically precedes the County approval of the CSM. However, our Subdivision Regulations are clear that we cannot schedule your application until we have the town and County approvals in hand.

I e-mailed Dan this morning and he indicated that he thought it was possible to issue his approval letter by November 8, which would allow me to confirm your application for the November 19 Plan Commission meeting. For the time being, I will tentatively book your request for the November 19 meeting.

Cheers,

TIM PARKS
Planner, Planning Division
Dept. of Planning and Community
& Economic Development
City of Madison, Wisconsin
T: 608.261.9632
F: 608.267.8739

From: Chris Adams [mailto:chris@williamsonsurveying.com]
Sent: Tuesday, October 16, 2012 12:42 PM
To: Parks, Timothy
Subject: RE: 4781 Norton Drive CSM & Faust CSMs downtown

Tim,

I will get somebody on the fees for the Faust projects right away.

As far as Norton Drive CSM, I still do not have the Everson letter. I did not understand you correctly then, that I needed his letter of review for you to move forward. I never turn the CSM into Everson until we have the approval of the rezone, because the fees for him are non-refundable. The rezone is the only "approval" necessary from the county level. Dan Everson is only reviewing the CSM for technical requirements. Is there any way to get this on the city's agenda with the approval of the rezone and csm through the town and county as is? I am turning this into Everson today, but will most likely not have his letter for a month. We may have it by the Nov 19th but I can't guarantee that.

Let me know if you would be ok with this scenario?

Thanks,

Chris Adams
Williamson Surveying and Assoc. LLC
104 A W. Main St

Waunakee, WI 53597
608-255-5705

Williamsonsurveying.com

From: Parks, Timothy [mailto:TParks@cityofmadison.com]
Sent: Tuesday, October 16, 2012 12:11 PM
To: 'Chris Adams'
Subject: 4781 Norton Drive CSM & Faust CSMs downtown
Importance: High

Chris,

Sorry to not have responded to your message sooner.

I don't think I can fit the Norton Drive CSM onto the next Plan Commission meeting on November 5, but I think November 19, the meeting after next, could be possible. Would that work for your clients? On that topic, I haven't seen the County approval letter for the CSM from Dan Everson yet, and that is usually my benchmark for what I consider County approval of a CSM. (It looks like the approval you referenced was for the rezoning, which while related and important, isn't exactly what I need to book your CSM application.) Once I have Dan's letter, we can schedule this request with a certain meeting date.

Also, you may recall from a message I sent you on August 2, we still need additional review fees to be submitted for Scott Faust's CSMs on N. Frances Street and N. Bassett & W. Dayton streets. Scott has filed his rezoning and demolition applications for both of those properties and we would like to get those CSMs into the pipeline, so if you can send me the balance for each CSM, I would appreciate it. The fee difference for each CSM is **\$250 plus \$200 per lot and outlot** contained on the CSM. I think you submitted \$350 for each CSM, so we would need an additional \$100 for each application to formally accept them for review.

If you have any questions about the Norton Drive or Faust CSMs, please do not hesitate to contact me.

All the best,

TIM PARKS
Planner, Planning Division
Dept. of Planning and Community
& Economic Development
City of Madison, Wisconsin
T: 608.261.9632
F: 608.267.8739

From: Chris Adams [mailto:chris@williamsonsurveying.com]
Sent: Thursday, October 11, 2012 11:44 AM
To: Parks, Timothy
Subject: RE: 4781 Norton Drive CSM status

Tim,

Well I finally have the Town and County approvals for this one. Please do what you need to do to get us signed up for the next possible City hearing.

I have attached the County Minutes and the Town Action Report, and the latest and greatest CSM, in case you do not have the most current version. Let me know if you need anything else from me to move this one along.

Thanks

Chris Adams
Williamson Surveying and Assoc. LLC
104 A W. Main St
Waunakee, WI 53597
608-255-5705

Williamsonsurveying.com

From: Parks, Timothy [<mailto:TParks@cityofmadison.com>]
Sent: Monday, June 11, 2012 9:24 AM
To: 'Chris Adams'
Subject: RE: 4781 Norton Drive CSM status

Chris,

I don't think we have a problem with the 90-day clock on this application because no extraterritorial application in the City of Madison can be considered complete without the town and County approvals in hand, as stated in both our ordinances and on the application form. Therefore, I think we can let the Miller application ride until it is ready to go. Just so you and your client are aware, I won't be able to schedule the City's hearing on the CSM until everything is sorted out with the Town of Sun Prairie and Dane County, and I may need additional time before we schedule it if the configuration of the land division changes beyond the zoning of the property.

So I will stay tuned and try to enjoy my summer. You do the same!

Cheers,

TIM PARKS
Planner, Planning Division
Dept. of Planning and Community
& Economic Development
City of Madison, Wisconsin
T: 608.261.9632
F: 608.267.8739

From: Chris Adams [<mailto:cawillsurv@tds.net>]
Sent: Monday, June 11, 2012 7:15 AM
To: Parks, Timothy
Subject: Re: 4781 Norton Drive CSM status

Tim,

well were do I start with this one. there appears to be issues with the town about this parcel. long story short, we are switching direction again. The owner has decided to give up the commercial parcel and go with just two residential lots. This means I will need to apply to the county for a rezone and go back to the Town for approval. It is going to be a while

before I have anything ready for you. Are you able to sit on this for that long? if so, I will keep you informed as to our progress with the town and county.

thanks

Chris Adams

Williamson Surveying and Associates LLC
104A W. Main St.
Waunakee, WI 53597
1-608-255-5705
WILLIAMSONSURVEYING.COM

----- Original Message -----

From: Parks, Timothy

To: 'Chris Adams'

Sent: Friday, June 08, 2012 3:13 PM

Subject: 4781 Norton Drive CSM status

Chris,

What is the status of the Miller CSM at 4781 Norton Drive, Town of Sun Prairie? I haven't heard anything in the last two weeks and have the application idling until I get written approvals from the Town and from Dan Everson at Dane County Zoning. The next available Plan Commission now is July 9, and I will need copies of those approvals by June 27 in order to schedule the hearing for that meeting. Let me know where we stand.

Have a good weekend!

TIM PARKS
Planner, Planning Division
Dept. of Planning and Community
& Economic Development
City of Madison, Wisconsin
T: 608.261.9632
F: 608.267.8739



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS

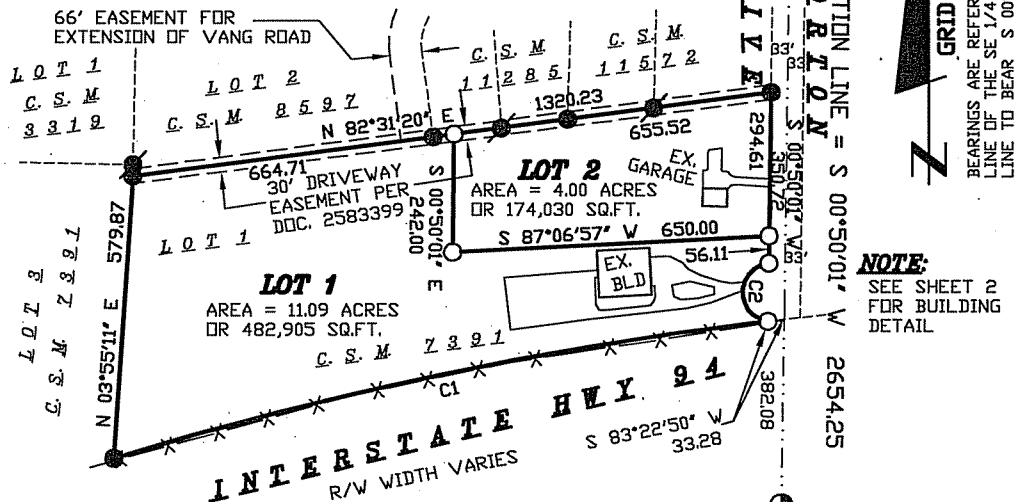
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the S 1/2 of the SE 1/4 of Section 31, T8N, R11E, Town of Sun Prairie, Dane County, Wisconsin. Including all of Lots 1, C.S.M. No. 7391.

SCALE 1" = 300'



CURVE	LONG CHORD	RADIUS	ARC
C1	S 78°11'24" W	1370.82	7759.49
C2	S 00°50'01" W	119.10	60.00



PREPARED FOR:

KEVIN MILLER
P.O. BOX 7144
MADISON, WI 53707

GENERAL NOTES:

- 1.) AS OWNER OF LOT 1 AND 2 OF THIS CERTIFIED SURVEY MAP, I HEREBY STIPULATE THAT I AND MY HEIRS OR ASSIGNS WILL NOT OBJECT TO ANY OF THE LEGALLY PERMITTED USES THAT OCCUR ON THE ADJOINING PROPERTY.
- 2.) DRIVEWAY IS TO BE MAINTAINED AT 24' WIDE BY 24' DEEP. NO OBSTRUCTIONS IN THIS AREA, INCLUDING BUT NOT LIMITED TO BUSHES, ROCKS, TREES, ETC. CULVERT MARKERS WILL BE MAINTAINED BY THE TOWN OF SUN PRAIRIE.
- 3.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 4.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 5.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

LEGEND:

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1 1/4" PIPE
- ⊕ = FOUND ALUM. MON.
- (##) = RECORDED AS

SURVEYORS SEAL

PRELIMINARY

Sheet 1 of 5

September 26, 2012

12W-37



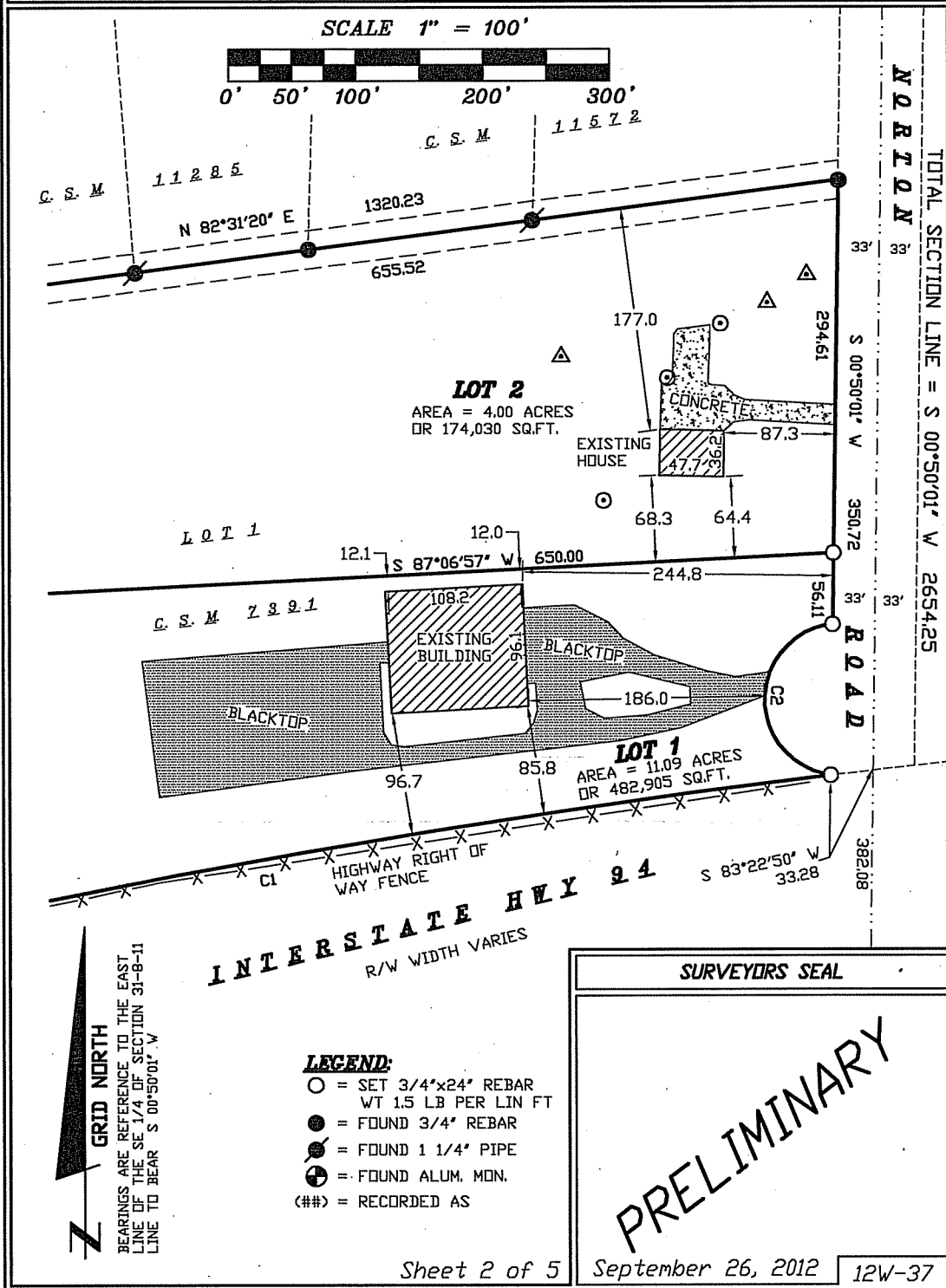
CERTIFIED SURVEY MAP

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 the S 1/2 of the SE 1/4 of Section 31, T8N, R11E, Town of Sun Prairie, Dane County, Wisconsin. Including all of Lots 1, C.S.M. No. 7391.





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 the S 1/2 of the SE 1/4 of Section 31, T8N, R11E, Town of Sun Prairie, Dane County, Wisconsin. Including all of Lots 1, C.S.M. No. 7391.

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, 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 South 1/2 of the SE 1/4 of Section 31, T8N, R11E also being Lot 1, C.S.M. No. 7391, more particularly described as follows:

Commencing at the Southeast corner of said Section 31, thence N 00°50'01" E, 382.08 feet; thence S 83°22'50" W, 33.28 feet to a point on the northerly right of way line of Interstate Highway 94 and the point of beginning.

thence along said right of way and the arc of a curve concaved southeasterly having a radius of 7759.49 feet and a long chord bearing S 78°11'24" W, a distance of 1370.82 feet; thence N 03°55'11" E, 579.87 feet; thence N 82°31'20" E, 1320.23 feet to the westerly right of way of Norton Drive; thence S 00°50'01" W along said right of way, 350.72 feet; thence along the arc of a curve concaved southeasterly having a radius of 60.00 feet and a long chord bearing S 00°50'01" W, a distance of 119.10 feet to the point of beginning. This parcel contains 15.08 acres.

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

Date _____

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

OWNERS' CERTIFICATE

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I 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 Dane County Zoning and Land Regulation Committee for approval.

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

STATE OF WISCONSIN
DANE COUNTY

Kevin S. Miller

Bonnie L. Miller

Personally came before me this _____ day of _____, 2012 the above named Kevin S. and Bonnie L. Miller 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

PRELIMINARY

Sheet 3 of 5

September 26, 2012

12W-37



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 the S 1/2 of the SE 1/4 of Section 31, T8N, R11E, Town of Sun Prairie, Dane County, Wisconsin. Including all of Lots 1, C.S.M. No. 7391.

CONSENT OF MORTGAGEE:

Anchorbank FSB, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the described land, does hereby consent to the surveying, dividing, dedication and mapping of the land described on this certified survey map and does hereby consent to the above owners certificate.

IN WITNESS WHEREOF, the said Anchorbank FSB, has caused these presents to be signed by its corporate officer listed below at _____, Wisconsin and its corporate seal hereunto affixed on this _____ day of _____, 20__.

Anchorbank FSB

STATE OF WISCONSIN
DANE COUNTY

Personally came before me this _____ day of _____, 20____, its _____ of the above named corporation, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public

County, Wisconsin.

My commission expires _____

SURVEYORS SEAL

PRELIMINARY



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 the S 1/2 of the SE 1/4 of Section 31, T8N, R11E, Town of Sun Prairie, Dane County, Wisconsin. Including all of Lots 1, C.S.M. No. 7391.

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Sun Prairie on this _____ day of _____, 2012.

Jo Ann Ramsfield
Town Clerk

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 2012

Steven R. Cover
Secretary Plan Commission

NOTE:

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

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

Daniel Everson
Assistant Zoning Administrator

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

Register of Deeds
Kristi Chlebowski

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

PRELIMINARY

Sheet 5 of 5

September 26, 2012 12W-37