



## Dane County Planning & Development

Division of Zoning

### Land Division Application

In order for applications to be processed, all information, survey drawings, application signatures and fees required must be submitted at time of application. Please check the appropriate box below for the type of application being submitted:

- Preliminary Certified Survey Map                       Certified Survey Map  
 Subdivision Preliminary Plat\*                               Subdivision Final Plat

\*As per DCCO Ch. 75 - Prior to filing an application for approval of a preliminary plat, the subdivider shall consult with staff of the committee for advice, assistance and for the purpose of reviewing the procedures and requirements of Chapter 75 and other ordinances, plans or data which may affect the proposed development.

Property Owner Information	Surveyor Information
Name <u>PAUL AND Nancy HUEPENBECKER</u>	<u>KEVIN LORD</u>
Address <u>3296 TIMBER LANE, VERONA WI 53593</u>	<u>2901 INTERNATIONAL LN, STE 300, MADISON WI 53704</u>
Phone Number <u>608-444-3705</u>	<u>608-242-7779</u>
E-Mail Address <u>pehuep@charter.net</u>	<u>klord@msa-ps.com</u>

Property/Location Information (accessdane.co.dane.wi.us)			
Township <u>7 NORTH</u>	Section <u>31</u>	<u>1/4 SE 1/4 of SW 1/4</u>	Acreage <u>12.07</u>
Parcel Number(s) <u>038/0708-313-9540-1</u>			
Current Zoning <u>A-1</u>		Proposed Zoning <u>NO CHANGE</u>	
CSM <u>4292</u>	Lot <u>1</u>	Subdivision	Block/Lot

1. Is proposed land division associated with a rezone petition?  
 Yes  No  ETZ  If Yes, Petition # \_\_\_\_\_
2. Does the property abut or adjoin a County or State Trunk Highway?  
 Yes  No  If Yes, Highway Name: \_\_\_\_\_
3. Will public sewer serve the land division? Yes  No
4. Does the subdivision have significant features like shoreland, wetland and/or floodplain? Yes  No   
 If Yes, describe features : \_\_\_\_\_

Print Name: <u>Paul Huepenbecker</u>	Date: <u>5/7/15</u>
Signature: <u><i>Paul Huepenbecker</i></u>	

MAY - 6 2015

# 9740

DANE COUNTY PLANNING & DEVELOPMENT



PROFESSIONAL SERVICES

**TRANSPORTATION • MUNICIPAL  
DEVELOPMENT • ENVIRONMENTAL**  
2901 International Lane Madison, WI 53704  
608-242-7779 1-800-446-0679 Fax: 608-242-5664  
Web Address: www.msa-ps.com  
© MSA Professional Services, Inc.

PROJECT NO.	17047000
DRAWN BY:	KCL
SURVEYOR:	BLT
FILE NO.	17047000 CSM.dwg
SHEET NO.	1 of 4

OWNER:  
Paul and Nancy Huepenbecker  
3296 Timber Lane  
Verona, WI 53593

DANE COUNTY CERTIFIED SURVEY MAP #

LOT 1 OF CSM 4292 BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN



BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY 2011 ADJUSTMENT. THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31 BEARS N 89°53'47" W.



CURVE INFO

**C1**  
ARC LENGTH - 300.73'  
RADIUS - 850.00'  
CHORD BRG - N 19°56'57" W (S19°23')  
CHORD LENGTH - 299.16' (297.60')  
CENTRAL ANGLE - 20°16'17"  
TANGENT IN - N 30°05'05" W  
TANGENT OUT - N 09°48'49" W

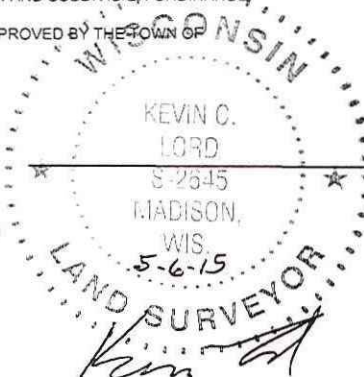
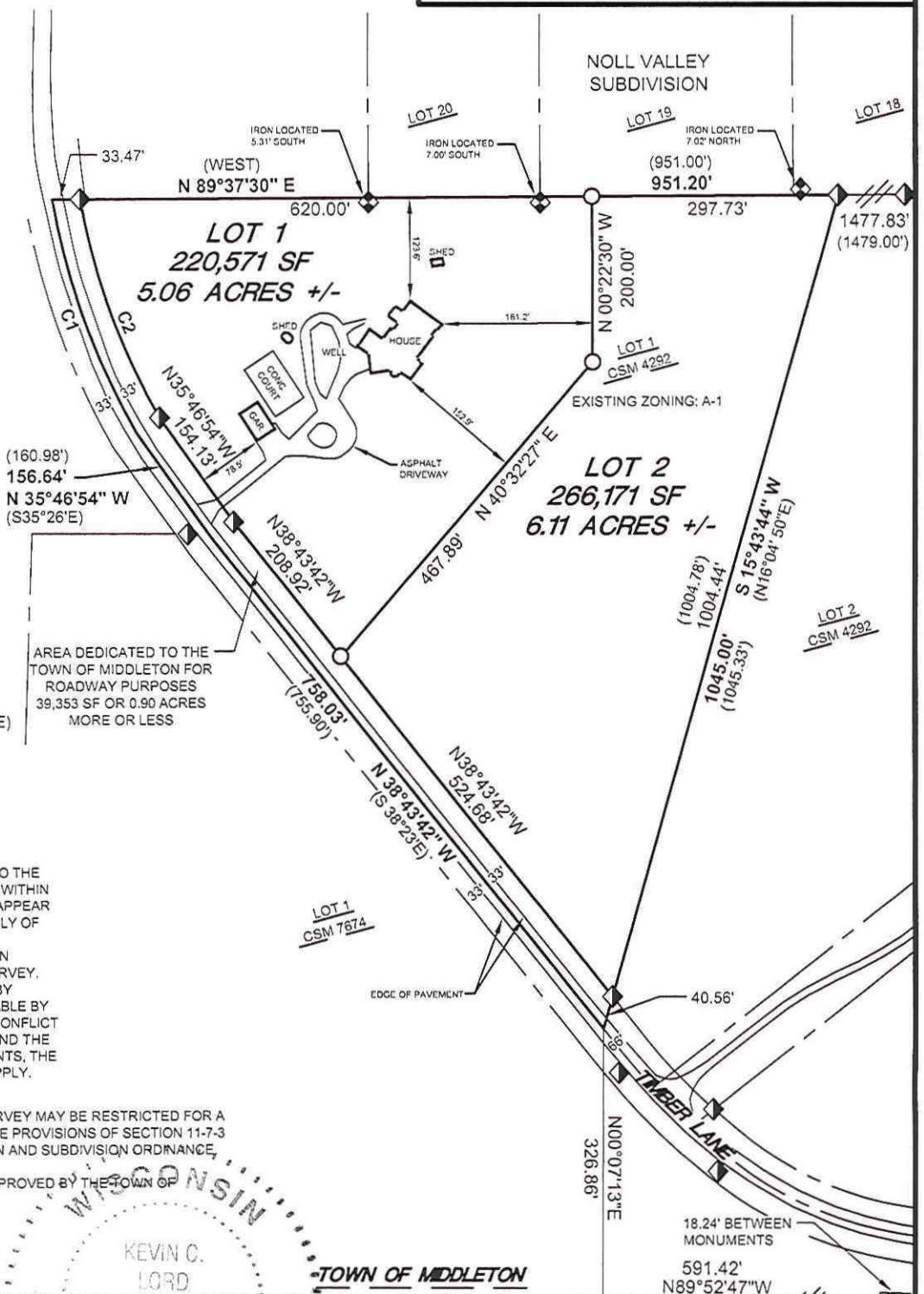
**C2**  
ARC LENGTH - 281.94'  
RADIUS - 817.00'  
CHORD BRG - N 20°05'05" W (S19°34'23"E)  
CHORD LENGTH - 280.54' (280.75')  
CENTRAL ANGLE - 19°46'21"  
TANGENT IN - N 29°58'15" W  
TANGENT OUT - N 10°11'54" W

NOTES:

- EXISTING IRONS FOR CSM 7674 LOCATED TO THE SOUTHWEST OF PROPERTY ARE LOCATED WITHIN THE RIGHT-OF-WAY OF TIMBER LANE AND APPEAR APPROXIMATELY 18.75 TO 19 FEET EASTERLY OF CORNERS.
- REFER TO THE BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.
- BUILDING SETBACK LINES ARE REQUIRED BY THE TOWN OF MIDDLETON AND ENFORCEABLE BY THE TOWN OF MIDDLETON. IN CASE OF A CONFLICT BETWEEN THE BUILDING SETBACK LINES AND THE DANE COUNTY ZONING CODE REQUIREMENTS, THE MORE RESTRICTIVE OF THE TWO SHALL APPLY.

FURTHER LAND DIVISIONS BY CERTIFIED SURVEY MAY BE RESTRICTED FOR A PERIOD OF UP TO FIVE (5) YEARS UNDER THE PROVISIONS OF SECTION 11-7-3 OF THE TOWN OF MIDDLETON LAND DIVISION AND SUBDIVISION ORDINANCE.

LOT 2 IS NOT TO BE DEVELOPED UNLESS APPROVED BY THE TOWN OF MIDDLETON.



SYMBOL LEGEND

- SECTION CORNER MONUMENTED
- ◆ FOUND 1 1/2" IRON PIPE
- ◇ FOUND 3/4" IRON REBAR
- SET 3/4" BY 18" IRON REBAR WEIGHING 1.50 LBS./FT.
- ( ) RECORD INFORMATION

FOUND NORTH 1/4 CORNER SECTION 6-6-8 CAST ALUMINUM MONUMENT N-466972.65 E-765532.50

FOUND SOUTH 1/4 CORNER SECTION 31-7-8 CAST ALUMINUM MONUMENT N-466972.50 E-765550.74

P:\2015\17047000\17047000.dwg 15:29:00 5/6/15



PROFESSIONAL SERVICES

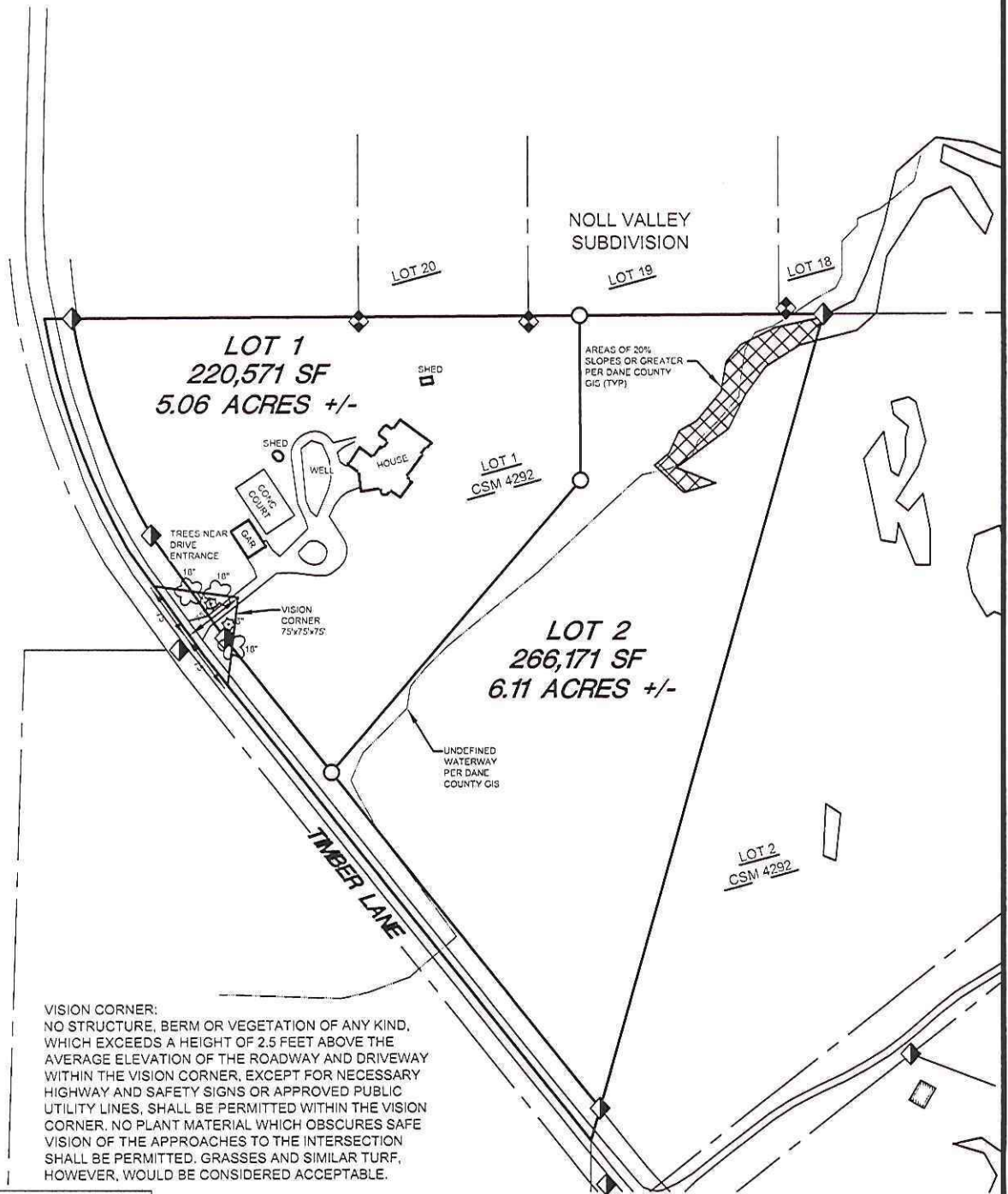
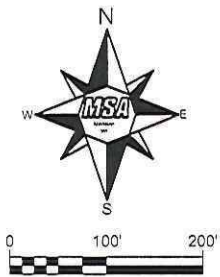
TRANSPORTATION • MUNICIPAL  
DEVELOPMENT • ENVIRONMENTAL

2901 International Lane Madison, WI 53704  
608-242-7779 1-800-446-0679 Fax: 608-242-5664  
Web Address: www.msa-ps.com  
© MSA Professional Services, Inc.

PROJECT NO.	17047000
DRAWN BY:	KCL
CHECKED BY:	BLT
FILE:	17047000 CSM.dwg
SHEET NO.	2 of 4

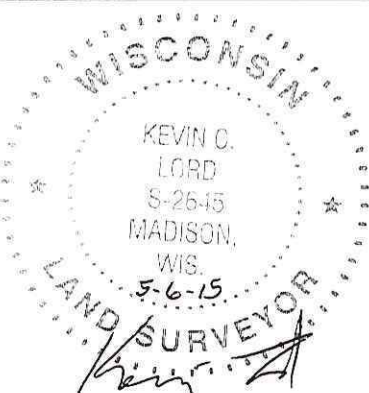
DANE COUNTY CERTIFIED SURVEY MAP #

LOT 1 OF CSM 4292 BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN



VISION CORNER:  
NO STRUCTURE, BERM OR VEGETATION OF ANY KIND, WHICH EXCEEDS A HEIGHT OF 2.5 FEET ABOVE THE AVERAGE ELEVATION OF THE ROADWAY AND DRIVEWAY WITHIN THE VISION CORNER, EXCEPT FOR NECESSARY HIGHWAY AND SAFETY SIGNS OR APPROVED PUBLIC UTILITY LINES, SHALL BE PERMITTED WITHIN THE VISION CORNER. NO PLANT MATERIAL WHICH OBSCURES SAFE VISION OF THE APPROACHES TO THE INTERSECTION SHALL BE PERMITTED. GRASSES AND SIMILAR TURF, HOWEVER, WOULD BE CONSIDERED ACCEPTABLE.

\*SURVEYOR'S SEAL\*



VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
 DOC. NO. \_\_\_\_\_  
 C.S.M. NO. \_\_\_\_\_

CLIENT:

Paul and Nancy Huepenbecker  
 3296 Timber Lane  
 Verona, WI  
 608-444-3705





PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL DEVELOPMENT • ENVIRONMENTAL

2901 International Lane Madison, WI 53704
608-242-7779 1-800-446-0679 Fax: 608-242-5664
Web Address: www.msa-ps.com
© MSA Professional Services, Inc.

Table with 2 columns: Field Name, Value. Includes PROJECT NO., DRAWN BY, CHECKED BY, FILE, SHEET NO.

DANE COUNTY CERTIFIED SURVEY MAP #

LOT 1 OF CSM 4292 BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

PAUL E. HUEPENBECKER AND NANCY M. HUEPENBECKER, AS OWNERS, DO HEREBY CERTIFY THAT SAID OWNERS HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, DEDICATED, AND MAPPED AS REPRESENTED HEREON.

IN WITNESS WHEREOF, PAUL E. HUEPENBECKER AND NANCY M. HUEPENBECKER, HAVE CAUSED THESE DOCUMENTS TO BE SIGNED BY THEIR REPRESENTATIVE THIS \_\_\_ DAY OF \_\_\_, 2015.

PAUL E. HUEPENBECKER

NANCY M. HUEPENBECKER

STATE OF WISCONSIN) SS
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME ON THIS \_\_\_ DAY OF \_\_\_, 2015. THE ABOVE NAMED PAUL E. HUEPENBECKER AND NANCY M. HUEPENBECKER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

MORTGAGE CERTIFICATE

OAK BANK, MORTGAGEE OF THE DESCRIBED LAND, DO HEREBY CONSENT TO THE SURVEYING, DIVIDING, AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND I DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF OWNER.

WITNESS THE HAND AND SEAL OF \_\_\_, MORTGAGEE, THIS \_\_\_ DAY OF \_\_\_, 2015.

OAK BANK AUTHORIZED REPRESENTATIVE

STATE OF WISCONSIN) SS
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME ON THIS \_\_\_ DAY OF \_\_\_, 2015. THE ABOVE NAMED \_\_\_, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

\*SURVEYOR'S SEAL\*



VOL. \_\_\_ PAGE \_\_\_
DOC. NO. \_\_\_
C.S.M. NO. \_\_\_

CLIENT:

Paul and Nancy Huepenbecker
3296 Timber Lane
Verona, WI
608-444-3705