



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	Thomas H. Nelson and Diana M. Nelson	Christopher R. Badtke	
Address	4927 Felland Rd., Madison, WI 53718	5201 East Terrace Dr. Suite 200, Madison, WI 53718	
Phone Number	(608) 279-0491	(608) 443-1228	
E-Mail Address	nelhomes@gmail.com	badtkec@ayresassociates.com	

Property/Location Information (accessdane.co.dane.wi.us)			
Township	Burke	Section	35
		¼ NW	¼ SE
Acreage	11.03		
Parcel Number(s)	014/0810-352-9690-0		
Current Zoning	A-1	Proposed Zoning	A-1
CSM	13825	Lot	2
		Subdivision	
		Block/Lot	

- Is proposed land division associated with a rezone petition?
Yes No ETZ If Yes, Petition # DIVISION OF CSM 13825
- Does the property abut or adjoin a County or State Trunk Highway?
Yes No If Yes, Highway Name: _____
- Will public sewer serve the land division? Yes No
- Does the subdivision have significant features like shoreland, wetland and/or floodplain? Yes No
If Yes, describe features : _____

Print Name: <u>THOMAS H NELSON DIANA M. NELSON</u> Date: _____
Signature: _____

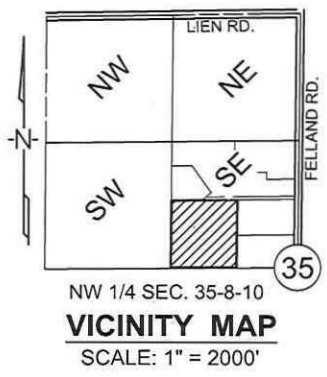
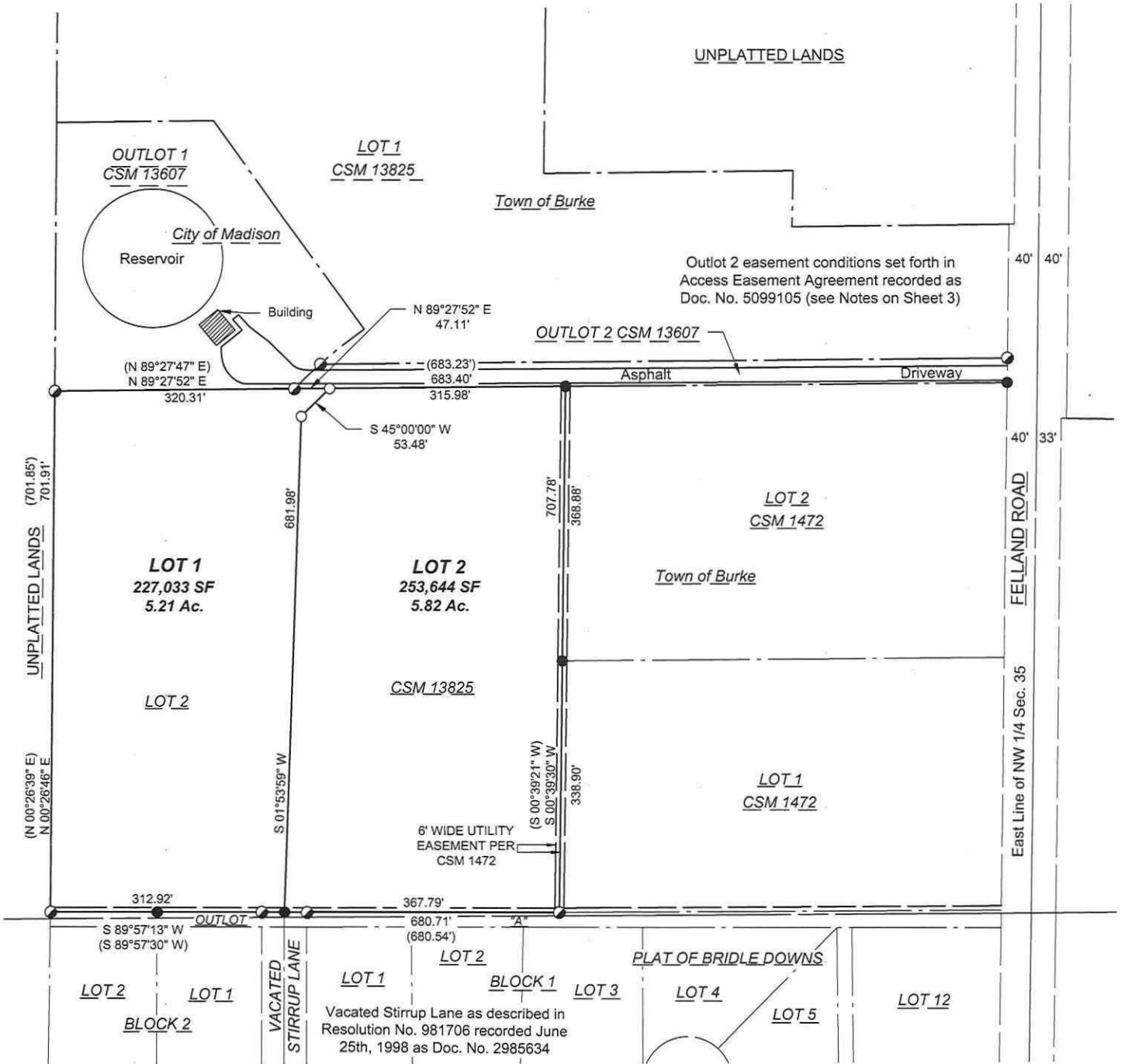
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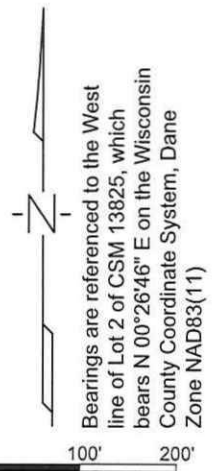
DANE COUNTY PLANNING & DEVELOPMENT

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

LOT 2 OF CERTIFIED SURVEY MAP NO. 13825, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 10 EAST, TOWN OF BURKE, DANE COUNTY, WISCONSIN.



- LEGEND**
- FOUND 3/4" REBAR
 - ⊙ FOUND 1-1/4" REBAR
 - SET 3/4" O.D. X 18" IRON REBAR W/CAP "AYRES ASSOC." @ 1.50 LBS. / LIN. FT.
 - (100.00') RECORD BEARING OR DISTANCE
 - PLATTED LOT LINE
 - - - EASEMENT LINE



AYRES ASSOCIATES
 5201 E. Terrace Dr., Suite 200
 Madison, WI 53718
 (608) 443-1200

OWNER & SUBDIVIDER:
 THOMAS H. NELSON
 AND DIANA M. NELSON
 4927 FELLAND RD.
 MADISON, WI 53718

SCALE: 1"=200'
 Date: 05/09/2018
 Project No. 74-0395.00

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

LOT 2 OF CERTIFIED SURVEY MAP NO. 13825, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 10 EAST, TOWN OF BURKE, DANE COUNTY, WISCONSIN.

Surveyor's Certificate:

That I have surveyed, divided and mapped Lot 2 of Certified Survey Map No. 13825, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 35, Township 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin, bounded and described as follows:

BEGINNING at the Northwest corner of said Lot 2 of Certified Survey Map No. 13825;
Thence N89°27'52"E, along the North line of said Lot 2, 683.40 feet to the Northeast corner of said Lot 2;
Thence S00°39'30"W, along the East line of said Lot 2, 707.78 feet to the Southeast corner of said Lot 2;
Thence S89°57'13"W, along the South line of said Lot 2, 680.71 feet to the Southwest corner of said Lot 2;
Thence N00°26'46"E, along the West line of said Lot 2, 701.91 feet to the **POINT OF BEGINNING**.

Said Parcel contains 480,677 square feet or 11.03 acres, more or less.

That I have made such survey, land division and map by the direction of Thomas H. Nelson and Diana M. Nelson, the owners of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and subdivision made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying and mapping the same.

Dated this _____ day of _____, 2018.

Christopher R. Badtke, PLS No. S-3150

City of Madison Certificate:

Pursuant to a certain cooperative plan between the Town of Burke, Village of DeForest, City of Sun Prairie and City of Madison Cooperative Plan dated January 5, 2007, the City of Madison does hereby waive its extraterritorial land division approval jurisdiction for this Certified Survey Map to allow the creation of not more than two residential lots as provided for in Sec. 11 B.(3) of said cooperative plan. Future additional subdivision, rezoning or development of the resulting lots may be subject to the review and approval of the City of Madison as provided for in the cooperative plan.

Steven R. Cover, Secretary of Madison Plan Commission

Town Board Resolution:

Resolved, that this Certified Survey Map, including any dedications shown thereon, which has been duly filed for the approval of the Town of Burke is hereby approved by the Town Board of the Town of Burke. I hereby certify that the foregoing is a copy of the resolution adopted by the Town Board of the Town of Burke on _____, 2018.

Brenda Ayres, Clerk/Treasurer

Dane County Zoning and Land Regulation Committee:

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

, Authorized Representative

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Notes:

The lands within the CSM are subject to a private sewage system maintenance agreement covenant recorded May 5, 1992 as Document No. 2350442.

Waiver granted by the Dane County Zoning and Land Regulation Committee on _____ from CH. 75.19(6)(b), Dane County Code of Ordinances to allow Lots 1 and 2 to have no public frontage.

Refer to building site information contained in the Dane County soil survey.

Outlots 1 and 2 of adjacent CSM No. 13607 are located in the City of Madison and Lots 1 and 2 are located in the Town of Burke.

Cross Access Easement: A private cross access easement created by CSM 13607 to the owner of Lots 1 and 2 for the right to use adjacent Outlot 2 CSM 13607 for pedestrian and vehicular access between Lot 1 and 2, with conditions of said easement contained in access easement agreement recorded as Doc. No. 5099105.

Access Easement: A private access easement created by CSM 13607 to the owner of adjacent Lot 2 of CSM 13825 for the right to access Felland Road over Outlot 2 CSM 13607. This right shall run with the land and shall terminate only when Lot 2 of CSM 13825 has approved access to a public street. Conditions of said easement are contained in access easement agreement recorded as Doc. No. 5099105.

Owner's 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 hereon. We also certify that this Certified Survey Map is required by S. 75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

In witness hereof, Thomas H. Nelson and Diana M. Nelson, have caused these presents to be signed:

Dated this _____ day of _____, 2018.

By: _____
THOMAS H. NELSON, OWNER

By: _____
DIANA M. NELSON, OWNER

State of Wisconsin)
ss)
_____ County)SS

Personally care before me this _____ day of _____, 2018 the above named OWNERS, to me known to be the person who executed the above and foregoing instrument and acknowledged the same.

_____ Notary Public, _____, WI

My Commission Expires: _____ (SEAL)

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Consent of Corporate Mortgagee:

Anchorbank, FSB, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Thomas H. Nelson and Diana M. Nelson, owners.

In witness whereof, the said Anchorbank, FSB has caused these presents to be signed by _____, its President, and countersigned by _____, its Secretary, at _____, Wisconsin, and its corporate seal to be hereunto affixed this ____ day of _____, 2018.

In the presence of:

_____ (corporate seal)
Corporate Name

President Secretary Date

State of Wisconsin)
ss)
County of Dane)

Personally came before me this ____ day of _____, 2018, _____, President, and _____, Secretary of the above named corporation, to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(notary seal) _____
Notary Public, _____, Wisconsin
My Commission Expires _____

Certificate of Register of Deeds:

Received for record the _____ day of _____, 2018 at _____ o'clock ____m. and recorded in Volume _____ of Certified Survey Maps on Pages _____

Kristi Chlebowski, Dane County Register of Deeds