

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:

- | | |
|---|---|
| <input type="checkbox"/> Preliminary Certified Survey Map | <input type="checkbox"/> Certified Survey Map |
| <input checked="" type="checkbox"/> Subdivision Preliminary Plat* | <input type="checkbox"/> 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 Carriage Ridge, LLC; c/o Thomas F. Bunbury	Vierbicher Associates, Inc.; Michael S. Marty
Address 2970 Chapel Valley Road, Madison, WI 53711	999 Fourier Drive, Suite 201, Madison, WI 53717
Phone Number 608-310-8440	608-821-3955
E-Mail Address tbunbury@bunburyrealtors.com	mmar@vierbicher.com

Property/Location Information (accessdane.co.dane.wi.us)			
Township Westport	Section 16	¼ SW ¼ SW	Acreage 40.626
Parcel Number(s) 066/0809-163-9002-0			
Current Zoning A-1EX		Proposed Zoning R1 (Village of Waunakee)	
CSM	Lot	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: Michael S. Marty, P.L.S.	Date: November 25, 2014
Signature: _____	



November 25, 2014

Dan Everson, Assistant Zoning Administrator
Dane County Planning & Development
Land Division Review
210 Martin Luther King Jr. Blvd.
Room 116
Madison, WI 53709

Re: Preliminary Plat of Second Addition to Carriage Ridge

Dear Mr. Everson,

Enclosed for staff review and consideration of approval is the Preliminary Plat Map for Second Addition to Carriage Ridge. Should you require any additional information to complete your review of this project please feel free to contact me.

Sincerely,

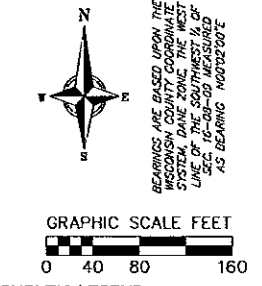
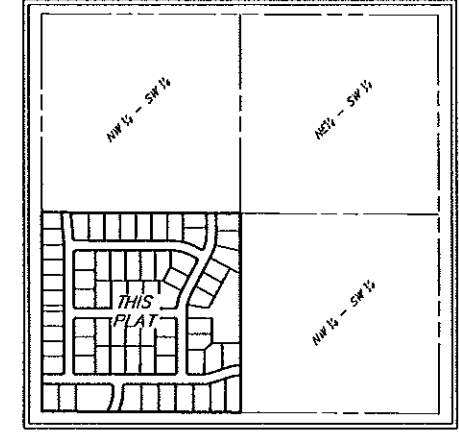
Michael S. Marty, P.L.S

Prepared For: Carrage Ridge, LLC
2970 Chapel Valley Road
Madison, WI 53711

WEST 1/4 CORNER OF SECTION 16-08-09 BRASS CAPPED MON. IN CONCRETE FOUND

Prepared By: Vierbicher Associates, Inc.
By: Michael S. Marly
999 Fourstar Drive
Suite 201
Madison, WI 53717
(608) 821-3355
mmar@vberbicher.com

LOCATION MAP
SW 1/4 SEC. 16, T08N, R09E, TOWNSHIP
WESTPORT, DANE COUNTY, WISCONSIN
(NOT TO SCALE)



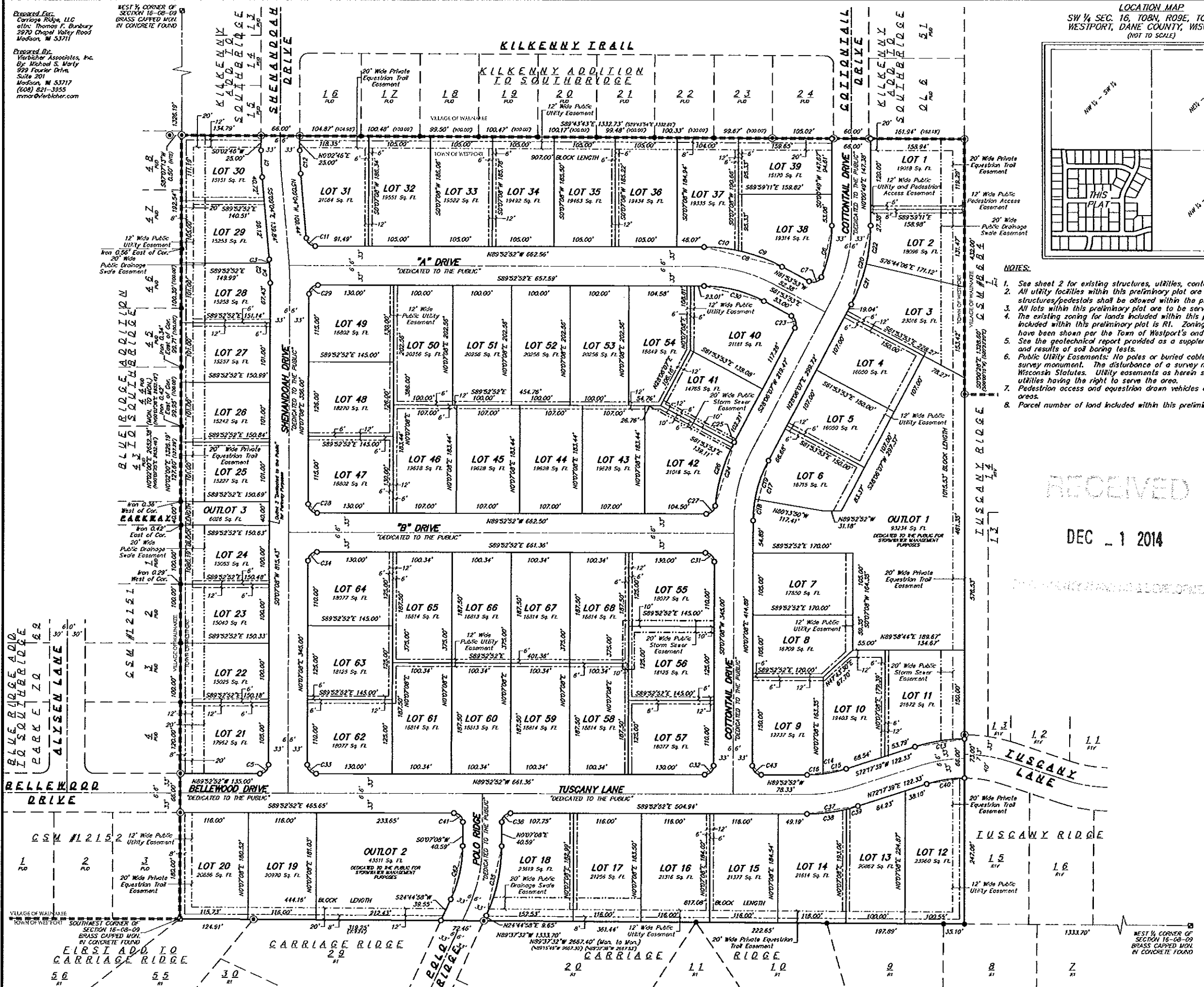
SURVEY LEGEND

- FOUND 1-1/4" # IRON ROD
- FOUND 3/4" # IRON ROD
- SET 1-1/4" x 18" SOLID IRON RE-ROD, WT. 4.30 lbs/l, MIN ALL OTHER CORNERS ARE 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs/l MIN

() INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

- See sheet 2 for existing structures, utilities, contours, soil types, environmental corridor and other improvements.
- All utility facilities within this preliminary plat are to be installed underground. No above ground utility structures/pedestals shall be allowed within the private equestrian trail easements.
- All lots within this preliminary plat are to be served by public sanitary sewer and water.
- The existing zoning for lands included within this preliminary plat is A-1EX. The proposed zoning for lands included within this preliminary plat is R1. Zoning of parcels adjacent to lands included within this preliminary plat have been shown per the Town of Westport's and Village of Wauoneke's website.
- See the geotechnical report provided as a supplement to this preliminary plat for information regarding location and results of soil boring tests.
- Public Utility Easements: No poles or buried cables are to be placed such that the installation would disturb any survey monument. The disturbance of a survey monument by anyone is a violation of Sec. 236.32 of the Wisconsin Statutes. Utility easements are herein set forth for the use of public bodies and private public utilities having the right to serve the area.
- Pedestrian access and equestrian driven vehicles are permitted uses within the private equestrian trail easement areas.
- Parcel number of land included within this preliminary plat: 066/0809-163-9002-0.

NOTES:



RECEIVED
DEC 1 2014

CURVE NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	45.35'	500.00'	005°11'49"	S02°33'09"W	45.34'
C2	39.92'	434.00'	005°16'11"	N02°30'58"W	39.90'
C3	6.32'	434.00'	000°50'02"	N04°44'03"W	6.32'
C4	33.60'	434.00'	004°26'09"	N02°05'57"W	33.59'
C5	23.56'	15.00'	090°00'00"	N45°07'08"E	21.21'
C6	69.45'	217.00'	02°33'02"	N11°49'20"E	68.81'
C7	24.73'	15.00'	094°28'16"	N70°51'59"E	22.02'
C8	134.22'	283.00'	027°58'59"	N75°32'23"W	136.65'
C9	78.87'	283.00'	016°10'17"	N69°59'02"W	78.81'
C10	58.34'	283.00'	011°48'43"	N83°58'31"W	58.24'
C11	22.18'	15.00'	084°43'49"	S47°30'58"E	20.22'
C12	39.37'	434.00'	005°11'49"	S02°33'09"E	39.35'
C13	65.17'	278.00'	017°40'48"	S81°08'03"W	64.83'
C14	67.51'	217.00'	017°49'29"	N81°12'23"E	67.24'
C15	40.77'	217.00'	010°45'33"	N77°40'35"E	40.71'
C16	26.74'	217.00'	007°03'35"	N85°33'20"E	26.72'
C17	105.98'	217.00'	027°58'59"	S14°08'37"W	104.93'
C18	36.55'	217.00'	009°39'02"	S04°36'39"W	36.51'
C19	69.43'	217.00'	018°19'57"	S18°56'08"W	69.14'
C20	138.74'	283.00'	028°05'18"	N14°03'28"E	137.35'
C21	73.28'	283.00'	014°50'13"	N20°41'00"E	73.08'
C22	63.45'	283.00'	013°15'05"	N68°38'21"E	63.31'
C23	23.56'	15.00'	090°00'00"	N16°53'53"W	21.21'
C24	113.38'	283.00'	022°57'20"	S16°37'27"W	112.63'
C25	3.96'	283.00'	000°48'04"	S27°42'05"W	3.96'
C26	109.43'	283.00'	022°09'16"	S16°32'25"W	108.75'
C27	22.25'	15.00'	084°58'21"	N47°37'57"E	20.26'
C28	23.56'	15.00'	090°00'00"	S44°52'52"E	21.21'
C29	23.56'	15.00'	090°00'00"	S45°07'08"W	21.21'
C30	105.98'	217.00'	027°58'59"	N75°32'23"W	104.93'
C31	23.56'	15.00'	090°00'00"	N44°52'52"W	21.21'
C32	23.56'	15.00'	090°00'00"	N45°07'08"E	21.21'
C33	23.56'	15.00'	090°00'00"	S44°52'52"E	21.21'
C34	23.56'	15.00'	090°00'00"	S45°07'08"W	21.21'
C35	121.68'	283.00'	024°37'51"	N12°26'03"E	120.72'
C36	23.56'	15.00'	090°00'00"	S45°07'08"W	21.21'
C37	68.04'	283.00'	017°49'29"	N81°12'23"E	67.69'
C38	67.45'	283.00'	013°39'23"	N83°17'26"E	67.29'
C39	20.59'	283.00'	004°10'05"	N74°22'41"E	20.58'
C40	64.78'	210.00'	017°40'27"	S81°07'52"W	64.52'
C41	23.56'	15.00'	090°00'00"	N44°52'52"W	21.21'
C42	93.29'	217.00'	024°37'51"	N12°26'03"E	92.57'
C43	23.56'	15.00'	090°00'00"	S44°52'52"E	21.21'



Vierbicher Associates
engineers/planners

PRELIMINARY PLAT OF SECOND ADDITION TO CARRIAGE RIDGE
THE SW 1/4, SW 1/4 OF SECTION 16, TOWNSHIP 08 NORTH, RANGE 09 EAST, TOWNSHIP OF WESTPORT,
DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

SCALE: 1"=80' (22'x34")
1"=180' (11'x17")

DATE: 2014-11-25

DRAWER: AVEA/WMAR

CHECKED: WMAR/WZE

PROJECT NO: 140051

SHEET: 1 OF 2

DWG. NO: S-567

Prepared For:
Carriage Ridge, LLC
c/o: Thomas F. Dunbury
2970 Chapel Valley Road
Madison, WI 53711

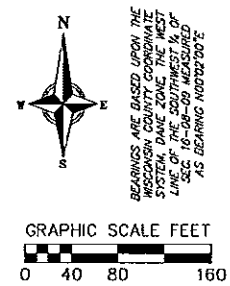
Prepared By:
Vierbicher Associates, Inc.
By: Michael S. Marty
959 Fourer Drive,
Suite 201
Madison, WI 53717
(608) 821-3955
mmr@vierbicher.com

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- ⊕ EXISTING FLAG POLE
- ⊕ EXISTING MAILBOX
- ⊕ EXISTING MONITORING WELL
- ⊕ EXISTING POST
- ⊕ EXISTING SIGN (TYPE NOTED)
- ⊕ EXISTING CURB INLET
- ⊕ EXISTING ENDWALL
- ⊕ EXISTING FIELD INLET
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING CURB STOP
- ⊕ EXISTING WATER MANHOLE
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING ELECTRIC PEDESTAL
- ⊕ EXISTING TRANSFORMER
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING TV PEDESTAL
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING TRAFFIC SIGNAL
- ⊕ EXISTING SHRUB
- ⊕ EXISTING CONIFEROUS TREE
- ⊕ EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINEWORK LEGEND

- LTV --- LTV --- EXISTING UNDERGROUND CABLE TV
- OHTV --- OHTV --- EXISTING OVERHEAD CABLE TV
- FO --- FO --- EXISTING FIBER OPTIC LINE
- OT --- OT --- EXISTING OVERHEAD TELEPHONE LINE
- UT --- UT --- EXISTING UNDERGROUND TELEPHONE
- CL --- CL --- EXISTING CHAIN LINK FENCE
- G --- G --- EXISTING GENERAL FENCE
- H --- H --- EXISTING HIRE FENCE
- W --- W --- EXISTING WOOD FENCE
- G --- G --- EXISTING GAS LINE
- UE --- UE --- EXISTING UNDERGROUND ELECTRIC LINE
- SS --- SS --- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- SF --- SF --- EXISTING STORM SEWER LINE (SIZE NOTED)
- --- --- EXISTING EDGE OF TREES
- --- --- EXISTING WATER MAIN (SIZE NOTED)
- 820 --- 820 --- EXISTING MAJOR CONTOUR
- 810 --- 810 --- EXISTING MINOR CONTOUR



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE. THE WEST LINE IS 18-06-00 MEASURED AS 15 DEGREES NORTH 202'00"

NOTES:

1. Contours, benchmarks and elevations depicted herein are based upon the NAVD88 vertical datum.
2. The approximate limits of the Environmental Corridor have been shown based upon information obtained from the AccessDane, DCMop website on November 25, 2014.
3. The soil classifications depicted herein are based upon information obtained from the AccessDane, DCMop on November 25, 2014.

DESCRIPTION:

The SW 1/4 - SW 1/4 of Section 16, Township 08 North, Range 09 East, Town of Westport, Dane County, Wisconsin, more fully described as follows:

Beginning at the Southwest corner of said Section 16, thence N00°02'00"E along the West line of the SW 1/4 of said Section 16, 1326.19 feet to the Northwest corner of the SW 1/4 - SW 1/4 of said Section 16; thence S89°43'43"E along the North line of the SW 1/4 - SW 1/4 of said Section 16, 1332.73 feet to the Northeast corner of the SW 1/4 - SW 1/4 of said Section 16; thence S00°00'28"E along the East line of the SW 1/4 - SW 1/4 of said Section 16 to the Southeast corner of the SW 1/4 - SW 1/4 of said Section 16; thence N89°37'32"W along the South line of the SW 1/4 - SW 1/4 of said Section 16, 1333.70 feet to the point of beginning. Said description contains 1,769,671 square feet or 40.626 acres more or less.

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor No. 2452, do hereby certify that I have surveyed and mapped the above described property in accordance with information furnished, under the direction of the developer listed herein and that this preliminary plat is in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes regarding Preliminary Plats, the subdivision regulations of Dane County, the subdivision regulations of the Town of Westport and the subdivision regulations of the Village of Waukesha; and that the above map is an accurately scaled and dimensioned representation of such survey showing the location of the exterior boundaries, buildings, improvements and easements to the best of my knowledge and belief.

Vierbicher Associates Inc.
By Michael S. Marty, P.L.S. No. 2452
Dated this ___ day of _____, 201__.
Signed: Michael S. Marty, P.L.S. No. 2452

vierbicher
planners | engineers | architects

REDSBURG - MADISON - PARIS - CHEN
777 Folsom Street, Suite 200, Madison, WI 53703

PRELIMINARY PLAT OF SECOND ADDITION TO CARRIAGE RIDGE
THE SW 1/4 - SW 1/4 OF SECTION 16, TOWNSHIP 08 NORTH, RANGE 09 EAST, TOWN OF WESTPORT,
DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

SCALE
1"=80' (22'x34")
1"=160' (11'x17")

DATE
2014-11-25

DRAFTER
AMEA/MMAR

CHECKED
MMAR/MZE

PROJECT NO.
140051

SHEET
2 OF 2

DWG. NO.
S-567