



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

March 2, 2006

Roxanne Johnson
Calkins Engineering, LLC
5010 Voges Road
Madison, Wisconsin 53718

RE: File No. LD 0603 – Certified survey map – 3848-3864 Maple Grove Drive (Miller property)

Dear Ms. Johnson:

The one-lot certified survey combining property at 3848-3864 Maple Grove Drive, Section 12, Township 6N, Range 8E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned PUD-GDP-SIP.

The conditions of approval from the reviewing agencies for the CSM are:

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following eight items:

1. Identify what horizontal datum the coordinates are referenced to.
2. Identify what document recorded the bearing on the west line of the SW 1/4 of Section 12 as noted with north arrow bearing reference.
3. The developer shall enter into a City/Developer agreement for the installation of public improvements required to serve this CSM. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this CSM without the agreement executed by the developer.
4. The developer shall construct sidewalk along Maple Grove Drive per a plan approved by the City Engineer.
5. Arrows shall be added to the certified survey map indicating the direction of drainage for each property line not fronting on a public street. In addition, the certified survey map shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the certified survey map:
 - a. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
 - b. All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements

shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

6. The following note shall be added to the certified survey map. "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop."
7. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM, the applicant shall contact Randy Whitehead (266-4099) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
8. A separate and independent sanitary sewer lateral shall serve each unit of a duplex building.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following two items:

9. The reconstruction of the streets and sidewalk shall be subject to the plans and specifications of the City Engineer and City Traffic Engineer.
10. The applicant shall post a deposit or letter of credit and reimburse the City all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking , and conduits and hand holes, including labor, engineering and materials for both permanent and temporary installations.

Please contact John Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following two items, which may apply to the planned unit development for the same site:

11. Provide an additional fire hydrant on the site plans; see MGO 34.20 for additional information. A minimum of two shall be shown.
12. The site plans shall clearly identify the location of all fire lanes as required by Comm. 62.0509 and MGO 34.19

The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

Please note that the City Real Estate Office is reviewing the report of title provided with this survey and may have comments. That office will send any comments to you by fax. If you have any questions, please contact Jeff Ekola at 267-8719 for more information.

A resolution authorizing the City to sign the CSM and any other documents related to the proposed land division was adopted by the Common Council on February 21, 2006.

As soon as the comments and conditions have been satisfied as verified with a completed affidavit form (enclosed), the original along with the revised Certified Survey Map, with all signatures and approvals from the reviewing agencies, shall be brought to this office for final signoff. You or your client may then record the certified survey at the Dane County Register of Deeds. For information on recording procedures and fees, contact the Register of Deeds at 266-4141.

LD 0603
3848-64 Maple Grove Drive
March 2, 2006
Page 3

Upon acceptance and recording of the certified survey map by the Dane County Register of Deeds, please transfer the recorded volume, document number, and page numbers to the copies and forward a copy to this office for our records.

The original survey map with the recording information is permanently kept on file in the Dane County Register of Deeds Office. A copy of the recorded document can be obtained from the Register of Deeds Office, Room 110, City-County Building or the Real Estate Office in the Madison Department of Planning and Development.

Any appeal from this action, including the conditions of approval, must be filed with the Circuit Court within thirty (30) days from the date of this letter. The approval of this CSM shall be null and void if not recorded in two years from the date of the approving resolution. If you have any questions or if you may need any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Gary Dallmann, Engineering Division
John Leach, Traffic Engineering
John Lippitt, Madison Fire Department
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations