



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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March 29, 2006

Ronald M. Trachtenberg  
Murphy Desmond, SC  
2 E. Mifflin Street  
PO Box 2038  
Madison, Wisconsin 53701

RE: File No. LD 0609 – Certified survey map – 5929 University Avenue (Ross Richardson, LLC).

Dear Mr. Trachtenberg:

The two-lot certified survey of property located at 5929 University Avenue, Section 13, Township 7N, Range 8E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned R1.

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

**Please contact Janet Gebert, City Engineering, at 266-4751 if you have questions regarding the following twelve conditions:**

1. Prior to approval, provide agreement for access, maintenance and repair of the shared ingress-egress easement (including snow plowing) to the City Engineer's Office and Planning Unit.
2. Public sewer easement created by document recorded in Volume 335 Miscellaneous, Page 149 as Document 977743 must be shown on this proposed CSM or released prior to CSM recording. If release is desirable, submit release request to Engineering Division (Eric Pederson) a legal description and scale map exhibit, prepared by a Registered Land Surveyor, for the release of this easement. Also submit a \$500 check payable to City Treasurer to cover City Real Estate staff charges and recording costs to administer this release document. [Author's note: This release of easement appears to have been accomplished by Document 4139045 as shown in our files.]
3. A separate sanitary sewer lateral shall serve each lot.
4. Correct curve direction in description.
5. The applicant shall dedicate 10 feet of right of way along University Avenue.
6. The applicant shall dedicate a 15-foot wide permanent limited easement for grading and sloping along University Avenue and Heim Avenue.
7. The developer shall show a 40-foot building setback line on the plat adjacent to University Avenue for all lots on the CSM adjacent to said roadway.

8. The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along University Avenue and Heim Avenue in accordance with Section 66.0703(7)(b) Wisconsin Statutes and section 4.09 of the MGO.
9. 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."
10. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
11. In accordance with Section s.236.34(1) (c) which says a CSM shall be prepared in accordance with s.236.20(2) (c) & (f), Wisconsin Statutes, the Applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (site Register of Deeds recording data) and easements that are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements.
12. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. Note: Land tie to two PLS corners required.

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

13. The applicant shall note on the face of the C.S.M. the following access restriction for C.S.M. as follows:  
"No Access shall be granted along the southerly right-of-way line of University Avenue except for a temporary ingress-egress easement for Lot 1 that may continue until such time that University Avenue reconstruction occurs. The owners of Lots 1 & 2 shall be financially responsible to construct a driveway and approach to Heim Avenue and remove the approach to University Avenue according to MGO."

**Please contact Si Widstrand, Parks Division, at 266-4711 if you have questions about the following item:**

14. Park dedication required for the single-family additional lot is 1100 square feet. The required dedication shall be paid as a fee in lieu of land, based on the actual value of the acreage up to a maximum of \$1.74 per square foot.  
→ Land Fee Value: \$1,914 + Park Development Fee: \$815.36 = Total Park Fees: \$2,729.36

The park fees shall be paid prior to the final approval of the CSM. Approval of the CSM does not include approval of pruning, removal or planting of trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

**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 March 21, 2006.

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The new residential unit may require a separate water service lateral. Please contact Dennis Cawley in the Madison Water Utility for additional information at 266-4651.

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.

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 may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks  
Planner

cc: Janet Gebert, Engineering Division  
John Leach, Traffic Engineering  
Si Widstrand, Parks Division  
Kathy Voeck, Assistant Zoning Administrator  
Jeff Ekola, Real Estate Development Unit  
Norb Scribner, Dane County Land Records and Regulations