



Department of Planning & Community & Economic Development  
**Planning Division**

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August 1, 2008

Al Kaukl  
Badger Surveying & Mapping Service, LLC  
3602 Atwood Avenue  
Madison, Wisconsin 53714

RE: File No. LD 0816 – Certified survey map – 1835-1849 Wright Street (Kinsman Development Co.)

Dear Mr. Kaukl:

The three-lot certified survey of your client's property located at 1835-1849 Wright Street, Section 29, Township 8N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned M1 (Limited Manufacturing District). The conditions of approval from the reviewing agencies to be satisfied before final approval and recording of the CSM are:

**Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following ten conditions:**

1. Revise the legal description contained within the Surveyor's Certificate and individual sheet headers to include reference to the fact that a portion of this CSM lies within the West ½ of the Southwest ¼ of Section 28.
2. Revise and clarify the easement dimensions in the southeast corner of Lot 3 with respect to the existing public drainage and Wisconsin Department of Transportation easements.
3. Include specific easement type and use(s) relative to the existing WisDOT Permanent Limited Highway Easement per Document No. 2008137.
4. Proposed Lot 1 has approximately 50% of its area reserved for stormwater detention for the benefit of other lots. Revise the CSM to restrict further development.
5. Proposed Lots 2 and 3 have shared stormwater detention facilities that shall be shown on the CSM in accordance with the approved plan on file with the City Engineer.
6. Prior to approval, all lots must demonstrate compliance with approved stormwater detention plans on file with the City Engineer.
7. 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.

Note: In the event of the City of Madison Plan Commission and/or Common Council approve re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

8. If the lots within this certified survey map are inter-dependent upon one another for storm water runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the certified survey map and recorded at the Dane County Register of Deeds.
9. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.
10. 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 CSM. Note: Land tie to two PLS corners required.

**Please contact Dennis Cawley, Madison Water Utility, at 266-4651 if you have any questions regarding the following item:**

11. The existing 12-foot water main easements shall be upgraded to 20-foot public water main easements over existing water mains. There are a number of existing water main easements that may be eliminated as the water mains have been abandoned. The Water Utility will need to sign off the final plans, and will need a copy of the approved plans.

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

12. The applicant shall note on the face of the CSM reciprocal cross-access easements between Lots 1-3.

**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.**

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**A resolution authorizing the City to sign the CSM and any other documents related to the proposed land division will be approved by the Common Council on September 2, 2008.**

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

Sincerely,

Timothy M. Parks  
Planner

cc: Janet Dailey, Engineering Division  
John Leach, Traffic Engineering Division  
Dennis Cawley, Madison Water Utility  
Jeff Ekola, Office of Real Estate Services  
Norb Scribner, Dane County Land Records and Regulations