



Department of Planning & Development  
**Planning Unit**

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

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October 11, 2005

Dan Birrenkott  
Birrenkott Surveying, Inc.  
PO Box 237  
1677 N Bristol Street  
Sun Prairie, Wisconsin 53590

RE: LD 0530 – Consideration of a two-lot Certified Survey Map (CSM) of the Dowling property located at 941 Pontiac Trail creating a deep residential lot.

Dear Mr. Birrenkott:

The Plan Commission, meeting in regular session on October 10, 2005, **conditionally approved** your client's two-lot certified survey of property located at 941 Pontiac Trail creating a deep residential lot. The conditions of approval from the reviewing agencies are:

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

1. The City Engineer may require a site plan with detailed drainage information for the proposed home on this lot. The drainage plan must direct all or nearly all of the runoff to Pontiac Trail.
2. Each lot shall have a separate sanitary sewer lateral.
3. The Applicant shall dedicate a 10- foot wide Permanent Limited Easement for grading and sloping along Pontiac Trail.
4. 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.

5. 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.
6. 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.
7. This land division contains or is adjacent to facilities of MMSD. Prior to approval, applicant shall provide evidence that MMSD has reviewed and approved the proposed land division.
8. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference **City of Madison NAD 1927 Coordinates** on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established NAD 1927 Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division web site for current tie sheets and control data. If a surveyor encounters an area without a published NAD 1927 value, contact Engineering Division for this information.
9. 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.
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 Plat or CSM. Note: Land tie to two PLS corners required.

**Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following two items:**

11. The existing barn shall be noted on the CSM "to be removed within 12 months of the recording of the CSM on proposed Lot 2 or prior to issuance of a building permit for Lot 2, whichever is less." Note: The barn cannot be located in a required front yard nor can there be an accessory building without a principal building on a lot.
12. To determine the required front yard on Lot 2, draw a line parallel to the front property line on Lot 2 at the point where the narrow strip meets the portion of the lot that is a minimum of 65 feet wide. The required front yard is 30 feet from that line and the proposed 104.04 feet common property line.

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

13. The water service lateral that serves the existing house on Lot 1 appears to cross Lot 2. A private water service lateral easement shall be dedicated over this lateral. A new water service lateral connected to a public

water main shall be installed to serve Lot 2. MWU will not need to sign off on final copies of the plat but requests an approved copy for their files.

**Please contact John Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following item:**

14. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.

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

15. 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 \$1.65 per square foot.

→ Land Fee Value: \$1,815 + Park Development Fee: \$779.50 = Total Park Fees: \$2,594.50

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.

**In addition, the Plan Commission added the following condition:**

16. That the applicant receive approval from the Madison Fire Department of a plan for identification of the residence on the deep residential lot.

**Please note that the City Real Estate Office has reviewed the report of title provided with this survey has faxed comments to your surveyor separately. If you or your surveyor has 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 will be adopted by the Common Council on October 11, 2005.

The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use (a deep residential lot is approved as a conditional use).

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.

LD 0530 – 941 Pontiac Trail

October 11, 2005

Page 4

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  
Kathy Voeck, Assistant Zoning Administrator  
Dennis Cawley, Madison Water Utility  
Si Widstrand, Parks Division  
John Lippitt, Madison Fire Department  
Jeff Ekola, Real Estate Development Unit  
Norb Scribner, Dane County Land Records and Regulations