



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

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

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May 17, 2011

Chris Adams  
Williamson Surveying & Associates, LLC  
104A W. Main Street  
Waunakee, Wisconsin 53597

RE: Consideration of a two-lot Certified Survey Map (CSM) of the Walser property located at 9861 Blackhawk Road, Town of Middleton, in the City of Madison's Extraterritorial Jurisdiction.

Dear Mr. Adams;

The Plan Commission, meeting in regular session on May 16, 2011, **conditionally approved** your client's two-lot Certified Survey Map of property located at 9861 Blackhawk Road, Town of Middleton. The conditions of approval from the reviewing agencies to be satisfied before final City approval and recording of the CSM are:

**Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following eight (8) items:**

1. The applicant shall provide a 15-foot wide public sanitary sewer easement on the CSM for any future sanitary sewer service that may be required to serve Lot 1.
2. The applicant will be required to connect to the City's public sewer system per MGO 35.02(3)(d) upon attachment to the City.
3. The applicant will be responsible for paying outstanding Madison Metropolitan Sewerage District fees upon future connection to City sewer.
4. Correct the street names referenced on the CSM: Blackhawk Road and Meadow Mist Road.
5. It appears the CSM will be the only instrument creating the shared private driveway easement. The note pertaining to a 60-foot wide easement implies 60 feet and parallel is misleading, as the easement appears to expand in width approaching the south line of proposed Lot 1. If a separate easement containing specific terms and conditions is intended to be recorded with the Dane County Register of Deeds to complement the CSM easement, provide a copy to the City Engineering Division – Mapping Section for City records.
6. Revise the CSM to include the following note: "The City of Madison will require dedication of a 60-foot wide right of way from the west end of Meadow Mist Road to Blackhawk Road for the future extension of Meadow Mist Road. The future right of way shall be dedicated to the public by the owners of Lots 1 and 2 as ordered by the City of Madison Common Council and the new road shall be constructed and assessed to the adjacent property owners. This order shall not occur before such time as either Lot or Lot 2 further subdivides."

7. The final location of the "Potential Future Road Extension See Note 7" shall be completely dimensioned and retraceable on this CSM. The configuration shall be revised to include 15-foot corner radii on both sides intersecting the new south Blackhawk Road right of way created by this CSM.
8. The applicant shall dedicate a 15-foot public grading and sloping easement along Blackhawk Road and a 10-foot public grading and sloping easements along both sides of the future public Meadow Mist Road alignment through this CSM.

**Please contact my office at 261-9632 if you have questions about the following two (2) items:**

9. That the Certified Survey Map be revised prior to final approval by the City for recording to include a 30-foot building line to restrict construction on both sides of the 60-foot wide driveway easement/future extended Meadow Mist Road right of way alignment and a note stating that no permanent structures shall be constructed between the building lines without written approval by the director of the City of Madison Planning Division.
10. The applicant shall execute a restrictive covenant over Lots 1 and 2 of the CSM in a form approved by the Planning Division prior to final City approval of the CSM for recording that governs the further subdivision of one or both lots as well as provisions to address the interim use and maintenance of the joint driveway. The restrictive covenant shall establish cooperation between the future owners of the 2 lots intended to ensure that the entire 60-foot driveway easement is dedicated to the public as street right of way and constructed to City standards for public streets at such time as either lot is further subdivided or when required consistent with the City Engineering Division condition (#8, below). If a separate joint driveway agreement will be used to govern the driveway, it shall also be approved by the Planning Division and include similar provisions.

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

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.

Prior to City Engineering final sign-off by the main office of the CSM, the final CSM shall be submitted to the Engineering Division Surveyor/ Land Records Coordinator for final technical review and approval. This submittal shall occur a minimum of two working days prior to final Engineering Division signoff. Electronic mail submittal of the final CSM in PDF form is preferred; please transmit to [epederson@cityofmadison.com](mailto:epederson@cityofmadison.com).

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.

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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 this approval. 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: Janet Dailey, City Engineering Division  
Jeff Ekola, Office of Real Estate Services  
Dan Everson, Dane County Land Records and Regulations