



Department of Planning & Community & Economic Development
Planning Division

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

November 28, 2011

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

RE: Consideration of a two-lot Certified Survey Map (CSM) of the Miller property located at 2829 CTH T, Town of Sun Prairie, in the City of Madison's Extraterritorial Jurisdiction.

Dear Mr. Casson;

The Plan Commission, meeting in regular session on November 21, 2011, **conditionally approved** your client's two-lot Certified Survey Map of property located at 2829 CTH T, Town of Sun Prairie. The following conditions of approval shall be satisfied prior to final City approval of the CSM for recording, including two conditions of approval from the Plan Commission:

1. 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. The restrictive covenant shall require written approval of the Planning Division Director of the location of any new or expanded principal or accessory buildings located on Lots 1 and 2.
2. That the CSM be revised to dedicate a 24-foot wide utility easement to be centered on the proposed lot line as requested by Alliant Energy. For more information on this condition, please contact Brand Smith at Alliant Energy, 842-1705.
3. That 40 feet of right of way be dedicated from the centerline of CTH T along the frontage of Lots 1 and 2 of the CSM.
4. That no additional driveway access to CTH T be granted for Lots 1 and 2 of the CSM. The applicant shall create a joint driveway easement/ agreement to benefit both proposed lots, with the final easement/ agreement to be approved by the Planning Division and executed prior to final approval of the CSM for recording.

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 Jennifer Frese 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.

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 Plan Commission approval. 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, City Engineering Division
Jennifer Frese, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations