



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
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November 2, 2006

Rick Lawrence
Mayo Corporation
600 Grand Canyon Drive
Madison, Wisconsin 53719

RE: File No. LD 0647 – Certified survey map – 9 Kanazawa Circle (Habitat for Humanity property).

Dear Mr. Lawrence:

The two-lot certified survey of property located at 9 Kanazawa Circle, Section 34, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned R2S (Single-Family Residence District) and is currently being developed with a single-family residence on the northern lot.

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

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

1. Clearly identify the difference between existing and new easements shown on this CSM. Add underlying old plat numbers (Lots 17 & 18, Twin Oaks).
2. Due to the close proximity of the proposed lot corner on the west line with the original platted lot corner, it is recommended that a monument be placed in this location not so similar in size and type to avoid confusion and reduce the probability of future encroachments and boundary disputes.

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 will be approved by the Common Council on November 7, 2006.

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.

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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 **six months** 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
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations