



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
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June 12, 2006

Mike Ziehr
Calkins Engineering, LLC
5010 Voges Road
Madison, Wisconsin 53718

RE: File No. LD 0627 – Certified survey map – 718 Jupiter Drive (Jupiter Drive Investors, LLC).

Dear Mr. Ziehr:

The two-lot certified survey of property located at 718 Jupiter Drive, Section 11, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned PUD-SIP.

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

Please contact Janet Gebert, City Engineering, at 266-4751 if you have questions regarding the following six conditions:

1. Bearing and distance shown along the north line of Lot 1 is incorrect.
2. Include reference to CSM 11413 in bearing reference.
3. Include published City of Madison PLSS control data for section line (S00°57'26"E, 2644.44').
4. A separate sanitary lateral shall serve each lot or evidence of a recorded ownership/ maintenance agreement shall be provided prior to approval.
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. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM, the applicant shall contact Janet Gebert to obtain the final stormwater utility charges that are due and payable prior to subdivision of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

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

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7. Lot division crosses an approved and required fire lane. A recorded easement will be required for use and maintenance of fire lane and fire hydrants on both lots.

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

8. The applicant shall obtain a minor alteration to the existing PUD-SIP to reflect the land division and provide or obtain any necessary shared facility easements to serve the developments on the lots proposed.

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 was adopted by the Common Council on June 6, 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.

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 Gebert, Engineering Division
John Lippitt, Madison Fire Department
Kathy Voeck, Assistant Zoning Administrator
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations