

February 17, 2005

Michael S. Marty
Burse Surveying & Engineering, Inc.
1400 E. Washington Avenue, Suite 158
Madison, Wisconsin 53703

RE: File No. LD 0501 – Certified survey map – 615 [formerly 3982] Pleasant View Road

Dear Mr. Marty:

The one-lot certified survey of property located at 615 Pleasant View Road, Section 22, Township 7N, Range 8E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned PUD-SIP (Planned Unit Development, Specific Implementation Plan) and has been approved for use as a multi-family development.

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

Please contact Gary Dallmann, City Engineering, at (608) 266-4751 if you have questions regarding the following twelve items:

1. The applicant shall dedicate permanent limited easements as required for the installation of sidewalk in order to preserve existing trees in the right of way on Pleasant View Road and Old Sauk Road.
2. Prior to approval, owner shall pay storm water connection charges for the Old Sauk Road Drainage Improvement District. The rate is adjusted monthly for inflation and is \$43.75/1000 square feet, as of December 31, 2004.
3. Applicant will be required to extend public sewer up Pleasant View Road as part of the subdivision agreement.
4. The Applicant shall construct sidewalk according to a plan approved by the City Engineer along Old Sauk Road and Pleasant View Road.
5. 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.

6. The developer shall enter into a City/ Developer agreement for the installation of public improvements required to serve this CSM. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this CSM without the agreement executed by the developer.
7. The developer shall show a 30-foot building setback line on the CSM adjacent Pleasant View Road and Old Sauk Road for all lots on the CSM adjacent to said roadways. No buffer strip shall be dedicated to the City, as the City does not want the maintenance.
8. The following note shall be added to the certified survey map: "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop."
9. This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Please contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
10. NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration. NR-151 requires infiltration in accord with the following criteria:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

11. 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 CSM or CSM. Note: Land tie to two PLS corners required.
12. The Applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject CSM, two (2) digital and one (1) hard copy of the CSM to the Mapping/GIS Section of the Engineering Division. The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums and be consistent with previous formats delivered to the City by the Applicant and contain the minimum of the following, each on a separate layer name/level number: right of way lines (public and private); lot lines;

lot numbers; lot/plat dimensions; street names, and; easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).

*This transmittal is a separate requirement than the required submittals to Bob Arseneau for design purposes.

*New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.

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

13. All portions of the exterior wall of newly constructed public buildings, places of employment and open storage of combustible materials shall be within 500 feet of at least two fire hydrants. Distances measured along the path of the hoselay. See Section 34.20 of the Madison General Ordinances for more information.

Please contact Alan Larson, Madison Water Utility, at 266-4653 if you have any questions regarding the following item:

14. The owner shall sign a Waiver of Notice of Hearing for Water Main Assessments on both Old Sauk and Pleasant View Roads. MWU will not need to sign off on the CSM but requests an approved copy for their files.

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 Certified Survey Map and any supporting documentation will be heard by the Common Council on February 22, 2005.

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 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

LD 0501
615 Pleasant View Road
February 17, 2005
Page 4

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 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 (608) 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Gary Dallmann, Engineering Division
John Lippitt, Madison Fire Department
Alan Larson, Madison Water Utility
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations