



Department of Planning & Community & Economic Development
Planning Division

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May 4, 2011

Andy Mullendore
Strand Associates, Inc.
910 W. Wingra Drive
Madison, Wisconsin 53715

RE: File No. LD 1108 – Certified survey map – Aldo Leopold Park, 2906 Traceway Drive

Dear Mr. Mullendore;

The two-lot certified survey subdividing Aldo Leopold Park to create an outlot for a future Madison Water Utility booster station located in Section 3, Township 6N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The park is zoned R3 (Single- and Two-Family Residence District); a conditional use for the booster station was approved by the Plan Commission on May 2, 2011 (see approval comments in separate letter dated May 3).

The conditions of approval from the reviewing agencies to be satisfied before final approval and recording of the CSM are:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following ten (10) conditions:

1. The CSM shall create a 16-foot wide public bike path easement across proposed Outlot 1 for the future public path. The easement alignment shall be centered on the proposed path alignment and indicate that this is public access for non-motorized uses. The easement should accommodate the 10-foot wide path and shall have no obstructions (poles, parked vehicles, trees, fence posts, etc.) within 3 feet' of the edge of the path at any time.
2. The City Engineering Division and Water Utility shall agree to terms under which the path may be used for access and indicate the responsible party for maintenance, including snow removal and pavement maintenance.
3. The CSM shall create public storm and public sanitary sewer easement rights over the entire existing 60-foot wide public water main easement that was created by the Bowman Heights subdivision plat.
4. Revise the CSM to add the existing MG&E and Wisconsin Telephone Company easement (Register of Deeds Doc. No. 1582702).
5. The proposed booster station to be located on proposed Outlot 1 will require a Greenway View address. Coordinate the final address assignment with Lori Zenchenko in the City Engineering Division Mapping Section.

6. The Fire Department may require designation of public fire lane/ access to proposed Outlot 1 with this CSM.
7. The following note shall be placed on the CSM: "No changes in drainage patterns associated with development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer."
8. A minimum of 2 working days prior to requesting City Engineering Division signoff on the CSM, the applicant shall contact Janet Dailey (261-9688) 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).
9. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off of the CSM, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering Division signoff.
10. 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 Division. 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 plat or CSM. Note: Land tie to two PLS corners required.

Please contact Bryan Walker, Traffic Engineering Division, at 267-8754 if you have any questions regarding the following three (3) items:

11. The applicant shall note on the face of the CSM that Leopold Path shall not be used as a daily vehicular access route for routine maintenance. The path may only be used for construction and/or emergency access.
12. The applicant shall coordinate with City of Madison Engineering for review of access requirements.
13. The applicant shall coordinate the installation of the asphalt driveway leading to the booster station with Brian Smith, Traffic Engineering, to coordinate the installation of conduit for bike path lighting.

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

14. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.503.

Please note that the City's 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.

A resolution approving the CSM and authorizing the City to sign it and any other documents related to the proposed land division was approved by the Common Council on April 19, 2011.

Note: Permits for the construction of the proposed booster station will not be issued until this Certified Survey Map creating the project site has been recorded at the Dane County Register of Deeds.

As soon as the comments and conditions have been satisfied as verified with a completed affidavit form (attached), 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 must occur a minimum of two working days prior to final Engineering Division signoff. E-mail submittal of the final CSM in PDF form is preferred. 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 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 or this letter, whichever is later.** If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Alan Larson, Madison Water Utility
Janet Dailey, City Engineering Division
Bryan Walker, Traffic Engineering Division
Kay Rutledge, Parks Division
Bill Sullivan, Madison Fire Department
Jeff Ekola, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations