



Department of Planning & Community & Economic Development
Planning Division

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October 16, 2007

Al Kaukl
Badger Surveying & Mapping, Inc.
3602 Atwood Avenue
Madison, Wisconsin 53714

RE: File No. LD 0732 – Certified survey map – 2814 Perry Street (Litho Productions)

Dear Mr. Kaukl:

The two-lot certified survey of your client's property located at 2814 Perry Street, Section 35, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned C3L. 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, at 261-9688 if you have questions regarding the following eleven conditions:

1. Each lot shall have a separate sanitary sewer lateral.
2. Coordinate this Certified Survey Map and proposed site plan improvements with City Engineering for the assignment of new addresses required for proposed Lots 1 and 2. Please contact Lori Zenchenko at 266-5952 or lzenchenko@cityofmadison.com.
3. Add the following to drainage note b) on Page 3 of 3:
Note: In the event of the City of Madison Plan Commission and/or Common Council approve re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
4. Identify the roof drain easement as "private".
5. Clarify the location of the centerline of the electric easement. It is unclear if the easement centerline is coterminous with the common line between proposed Lots 1 and 2 extending to the north line of the CSM.
6. The applicant shall dedicate a 10-foot wide Permanent Limited Easement for grading and sloping along Perry Street and Jonathon Drive.
7. Arrows shall be added to the certified survey map indicating the direction of drainage for each property line not fronting on a public street. In addition, the certified survey map shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the certified survey map:
 - a.) Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and

maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.

- b.) All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

Note: In the event of the City of Madison Plan Commission and/or Common Council approve re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

8. 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.
9. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering signoff, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering 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. 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.
11. Prior to Engineering final sign-off by main office for Certified Survey Maps (CSM), final CSM must be submitted to 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 sign-off. Electronic mail submittal of the **final CSM in PDF form** is preferred. Please transmit to epederson@cityofmadison.com.

Please contact Dennis Cawley, Madison Water Utility, at 266-4651 if you have any questions regarding the following item:

12. Lot 2 will require a separate water service lateral. The Water Utility will not need to sign off the final plans, but will need a copy of the approved plans.

Please contact Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the comment #13. The subject Certified Survey Map does not result in compliance for the developments on the resulting lots, and therefore cannot be approved as submitted.

13. City records indicate the subject property was developed as a single lot. The division of land may not result in the remaining structures or lots being substandard in regard to the requirements of the City's Zoning Ordinance. The proposed CSM divides the property into two lots, where setbacks, loading, and off-street parking are required on each lot. The following information must be provided before the CSM may be approved:
- a.) The required off-street parking must be provided for the land uses on each lot.
 - b.) The required off-street loading must be provided for the land uses on each lot.
 - c.) The building on the proposed lots must provide the required setback from their rear lot line, as follows (or obtain a variance from the City Board of Zoning Appeals):
 - i. 10' if the entire structure on the lot is less than 2 stories or,
 - ii. 30' if the entire structure on the lot is 2 stores or more in height.
 - d.) All associated provision for developments as identified in the Zoning Ordinance must be satisfied before the CSM may be approved.

Please contact my office at 261-9632 if you have questions about the following two items:

14. The applicant shall contact the Plans Review Section of the Neighborhood Preservation & Inspection Division to discuss Building and Fire Code compliance for the subject property. The applicant shall receive all necessary Building and Fire Code-related approvals required to bring the building(s) into compliance prior to the final approval and recording of the Certified Survey Map. Please contact Mike Van Erem at 266-4559 for more information.
15. The line weight of the outer boundary of the subject property and the proposed common property line shall be increased to improve legibility of the Certified Survey Map per Planning Division approval.

Madison Gas & Electric requests that all existing utility easements be shown and maintained on both proposed lots.

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.

Please contact Planning Division staff to have a Common Council resolution authorizing the City to sign the CSM and any other documents related to the proposed land division submitted a minimum of three weeks prior to your desired date of final City approval and recording.

As a requirement for final City approval of the proposed land division, the applicant will be required to submit site plan information to the City for approval prior to the CSM being approved for recording. The site plan approval requirement applies to both lots proposed in this land division and will ensure compliance with all applicable City codes for both properties following the division. Please contact Matt Tucker, Zoning Administrator at 266-4551 for more information on the site plan approval process.

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

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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 (6) months** from the date of the approving resolution. 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: Janet Dailey, Engineering Division
Dennis Cawley, Madison Water Utility
Matt Tucker, Zoning Administrator
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations