

March 15, 2005

Patricia D. Linton
330 S. Owen Drive
Madison, Wisconsin 53705

RE: File No. LD 0502 – Certified survey map – 330 S. Owen Drive

Dear Ms. Linton:

Your three-lot certified survey of property located at 330 S. Owen Drive, Section 20, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned R2 (Single-Family Residence District).

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 nine items:

1. Show existing sanitary lateral serving existing home. Prior to approval, show proposed sanitary laterals for newly created lots, for approval of the City Engineer. Lot 3 may need an easement from Lot 1 for private sanitary service.
2. Identify the correct horizontal datum associated with coordinates shown for PLS Corners on Page 1. NAD 83 (1997) converted to WCCS, Dane Zone using Wisconsin 2.2.
3. Revise south line of Lots 2 and 3, which is also the north right-of-way line of Mineral Point Road to be 33-feet north of section line to match county highway record intent and adjacent subdivision dedications.
4. The developer shall show a 40-foot building setback line on the CSM adjacent to Mineral Point 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.
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. In accordance with Section s.236.34(1) (c) which says a CSM shall be prepared in accordance with s.236.20(2) (c) & (f), Wisconsin Statutes, the Applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (site Register of Deeds recording data) and easements that are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements.

7. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference **City of Madison NAD 1927 coordinates** on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established NAD 1927 Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division web site for current tie sheets and control data. If a surveyor encounters an area without a published NAD 1927 value, contact Engineering Division for this information.
8. 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.
9. The Applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat 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 Si Widstrand, Parks Division, at (608) 266-4711 if you have questions about the following item:

10. Park dedication required for the two additional lots is 2200 square feet, based on 1100 square feet of dedication per additional lot. The required dedication shall be paid as a fee in lieu of land, based on the actual value of the acreage up to a maximum of \$1.65 per square foot.
→ Land Fee Value: \$3,630 + Park Development Fee: \$1,559 = Total Park Fees: \$5,189.00

The park fees shall be paid prior to the final approval of the CSM.

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

11. All portions of the exterior wall of newly constructed one and two-family dwellings shall be within 500 feet of at least one fire hydrant. Distances measured along the path traveled by the fire truck as the hose lay off the truck. See Section 34.20 of the Madison General Ordinances for more information.

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Please contact my office at (608) 261-9632 if you have questions about the following two items:

12. That the CSM be revised to note that there will be no direct vehicular access to Mineral Point Road for Lot 2.
13. That the existing utilities on and adjacent to the site be shown on the survey, and that a ten-foot wide utility easement centered on the overhead utility lines that cross proposed Lots 1 and 3 from north to south be dedicated with this CSM.

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.

Resolution 05-00183, authorizing the City to sign the CSM and any related documents, was adopted 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 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 two years 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 (608) 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Thomas Hansen; KL Engineering; 5950 Seminole Court; Madison, Wisconsin 53711

Kathy Voeck, Acting Zoning Administrator
Gary Dallmann, Engineering Division
Si Widstrand, Parks Division
John Lippitt, Madison Fire Department
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations