



Department of Planning & Community & Economic Development
Planning Division

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November 1, 2010

Wayne Barsness
D'Onofrio Kottke & Associates, Inc.
7530 Westward Way
Madison, Wisconsin 53717

RE: File No. LD 1022 – Certified survey map – 2126-2202 S. Stoughton Road (Farm & Fleet, Inc.)

Dear Wayne:

The one-lot certified survey combining your client's property located at 2126-2202 S. Stoughton Road, Section 16, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned C3L (Commercial Service & Distribution District). 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 eleven (11) conditions:

1. The "South" in Stoughton Road is a directional prefix only. Please revise street name to read "S. Stoughton Road (U.S.H. 51)". Also revise frontage road name to read "S. Stoughton Road Service Road".
2. Underlying Lot 1, CSM 944 should be added to this Certified Survey Map.
3. The applicant shall dedicate an easement for sidewalk and storm sewer along the north line of the proposed addition. Also, the applicant shall dedicate a sidewalk easement approximately 150 feet in length from the northwest corner of the property southerly along the west property line, if required by the City Engineer. Coordinate the creation of necessary public land easement interests by this Certified Survey Map with the design and construction of public sidewalk and public storm sewer improvements.
4. The developer shall enter into a City-Developer Agreement for the installation of the new public sidewalk along the eastern, northern and western lot lines, and storm sewer along the northern property line. The public sidewalk along the northern and western lot lines will ultimately connect with public sidewalk located within the Hob Street right of way.
5. The applicant shall coordinate with City Contractors to access the site to remove and replace the existing storm sewer in the existing easement along the western property line of the proposed addition.

6. The applicant shall modify the storage yard to fence around proposed sidewalk, which shall be approximately 150 feet in length from the northwestern corner of the property southerly along the western property line.
7. Prior to final approval, the applicant shall remove the existing shed from the 20-foot public storm sewer easement.
8. 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. (Per MGO 16.23(9)c)
9. 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.

10. A minimum of two 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 sub-division 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).
11. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering Division sign-off unless otherwise collected with a Developer's/ Subdivision Contract. Please contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.

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 October 19, 2010.

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.

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.** 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 Dailey, City Engineering Division
Jeff Ekola, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations