



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
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November 27, 2006

Mike Marty
Calkins Engineering, LLC
5010 Voges Road
Madison, Wisconsin 53718

RE: File No. LD 0648 – Certified survey map – 407-411 S. Paterson Street (CMI Flats).

Dear Mr. Marty:

The two-lot certified survey of property located at 407-411 S. Paterson Street, Section 13, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned PUD-SIP.

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

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following five conditions:

1. All proposed lot corners and proposed lot lines shall have existing elevations and lot line arrows shown on them.
2. Each lot shall have a separate sanitary sewer lateral.
3. Revise lot square footages, which are currently incorrect.
4. If the existing driveway will be shared between Lots 1 and 2, record a separate driveway agreement and reference such on the CSM.
5. A minimum of two (2) working days prior to requesting City Engineering 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).

Please contact Kathy Voeck, Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following two items:

6. Obtain a minor alteration for the approved PUD-SIP to show the new property line on the previously approved plan. The driveway and bike parking shall be shown as previously approved with the addition of the new property line between the buildings.
7. The lot square footage on the face of the CSM is not correct or the lot line is shown in the wrong place.

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Please note that the City Real Estate Office has reviewed the report of title provided with this survey and has provided comments to you separately. If you have any questions about those comments, please contact Jeff Ekola at 267-8719 for more information.

A resolution authorizing the City to sign the CSM and any other documents related to the proposed land division was approved by the Common Council on November 21, 2006.

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 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 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
Kathy Voeck, Assistant Zoning Administrator
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations