



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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May 23, 2006

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

RE: File No. LD 0619 – Certified survey map – 5817 Gemini Drive/ 841 Jupiter Drive/ 802 North Star Drive  
File No. LD 0620 – Certified survey map – 5802-18 Gemini Dr./ 755 Jupiter Drive/ 5817 Halley Way/  
770 North Star Drive.

Dear Mr. Barsness:

The certified surveys of the above-mentioned properties located in the Grandview Commons development in Section 11, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, are hereby **conditionally approved**. The sites are zoned PUD-GDP.

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

**Please contact Janet Gebert, City Engineering, at 266-4751 if you have questions regarding the following three items:**

1. 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.
2. A separate sanitary sewer lateral shall serve each lot.
3. On LD 0620, Lot 2 shall not be allowed to drain onto Lot 2 at the time of development unless an easement from the owner of Lot 2 is privately secured. (?)

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

4. The applicant shall obtain a minor alteration to the existing PUD-SIP to reflect these land divisions and provide or obtain any necessary shared facility easements to serve the developments on the lots proposed.

**Please be advised that the Traffic Engineer may have comments on this CSM not submitted in time for this letter. Please contact John Leach at 267-8755 for more information.**

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**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.**

A resolution authorizing the City to sign the Certified Survey Maps and any other documents related to the proposed land division was adopted by the Common Council on May 16, 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 Gebert, Engineering Division  
John Leach, Traffic Engineering  
Kathy Voeck, Assistant Zoning Administrator  
Jeff Ekola, Real Estate Development Unit  
Norb Scribner, Dane County Land Records and Regulations