



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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April 19, 2006

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

RE: File No. LD 0613 – Certified survey map – 601 W. Wilson Street (Findorff/ NCBE)

Dear Mr. Barsness:

The certified survey of property located at 601 W. Wilson Street, Section 23, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, creating two lots 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 Gebert, City Engineering, at 266-4751 if you have questions regarding the following nine items:

1. The developer shall dedicate a permanent easement for sidewalk along the southwesterly right-of-way line of South Bedford Street as required by the City Engineer, 186.0 feet northwesterly from previous City Real Estate Project No. 7043 was established to administer this easement, but was never executed by the owner and recorded. Create the required easement with this certified survey map.
2. Revise the CSM as follows:
 - a.) orient grid north arrow;
 - b.) correct spelling of concrete in legend;
 - c.) correct direction of curve in legal description;
 - d.) show City Parks land between proposed Lot 2 and North Shore Drive.
3. 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.
4. 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.
5. 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.
6. The following note shall be added to the certified survey map. "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop."
7. 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.
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. In accordance with Section s.236.34(1) (c) which says a plat 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. Identify the owner and/or benefiting interest of all easements.

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

10. The proposed CSM showing the property line between Lots 1 and 2 going through a portion of the Lot 1 building shall be amended to include the underground portion of the building where you enter the underground parking garage and the ramp to get to the garage. The project shall meet applicable State building codes.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following two items:

11. The applicant shall note on the face of the CSM the reciprocal cross-access easements between Lots 1 and 2.
12. The attached streetlight and traffic signal declaration of conditions and covenants shall be executed and returned.

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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 CSM and any other documents related to the proposed land division was adopted by the Common Council on April 4, 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 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 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