

April 28, 2005

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

RE: File No. LD 0508 – Certified survey map – 641 and 645 Hercules Trail
File No. LD 0510 – Certified survey map – 633 and 637 Hercules Trail

Dear Mr. Barsness:

The two-lot certified surveys of properties located at the above referenced addresses in Section 11, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, are hereby **conditionally approved**. Both sites are zoned PUD- SIP (Planned Unit Development, Specific Implementation Plan) and are developed with duplexes.

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 two items:

1. In the case of 633-37 Hercules Trail, easement releases must be recorded prior to the recording of that CSM. Please contact Heidi Fischer in the Real Estate Development Unit at 264-9297 if you have questions (Real Estate Project No. 8140).
2. Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.

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

3. Approval of split duplexes shall include: a) separate water services, curb stops, lines and meters, except for dwellings constructed prior to the adoption of this ordinance (February 4, 1997), the water service may be split in the terrace, with separate curb stops, lines and meters; b) separate sanitary sewer service laterals and lines, except for dwellings constructed prior to the adoption of this ordinance, subject to including a provision in a joint access and maintenance agreement that addresses emergency access to, and the responsibility for, sanitary sewer building blockage; c) separate gas and electric meters; and d) a joint cross access and maintenance agreement that has been submitted with the land division application and which shall be recorded with the land division.

Please note that the City Real Estate Office is reviewing the reports of title provided with these surveys 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.

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Resolutions authorizing the City to sign these two CSM and any other documents related to the proposed land divisions were adopted by the Common Council on April 19, 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 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 you may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Gary Dallmann, Engineering Division
Jeff Ekola, Real Estate Development Unit
Kathy Voeck, Acting Zoning Administrator
Norb Scribner, Dane County Land Records and Regulations