



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
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January 10, 2006

Al Kaukl
Badger Surveying & Mapping
2702 International Lane
Madison, Wisconsin 53704

RE: Approval of a Certified Survey Map of 0.43 acres of land located at 4002 Alvarez Avenue, Town of Blooming Grove, in the City of Madison's extraterritorial plat approval jurisdiction (Nguyen property).

Dear Mr. Kaukl;

The Plan Commission, meeting in regular session on January 9, 2006, **conditionally approved** your client's two-lot certified survey of property located at 4002 Alvarez Avenue, Town of Blooming Grove. The conditions of approval from the reviewing agencies are:

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

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following three conditions:

1. A separate sanitary lateral shall serve each lot.
2. 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.
3. 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.

Please contact my office at 261-9632 if you have questions about the following item:

4. That the Certified Survey Map be revised as follows:
 - a.) that a note be placed on the CSM stating that any future residential buildings constructed on these two lots will be designed so that interior traffic-induced noise levels will not exceed the 52-decibel interior limit stipulated in the City's Subdivision Regulations;
 - b.) include the following note on the CSM:

"The owners and occupants of existing and future residences on lots contained on this Certified Survey Map acknowledge the presence of high levels of noise and vibration resulting from adjacent US Highway 51 (S. Stoughton Road) and shall hold harmless the Wisconsin Department of Transportation and the City of Madison from any impacts on the use, enjoyment or value of these properties resulting from existing or future highway traffic volumes."

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.

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: Gary Dallmann, Engineering Division
John Leach, Traffic Engineering
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations