



Department of Planning & Development  
**Planning Unit**

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

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November 16, 2005

Ronald E. Williamson  
Williamson Surveying Co., Inc.  
104A W. Main Street  
Waunakee, Wisconsin 53597

RE: File No. LD 0534 – Certified survey map – 8526 Prairie Hill Road (Ripp Trust)

Dear Mr. Williamson:

The two-lot certified survey of property located at 8526 Prairie Hill Road, Section 34, Township 7N, Range 8E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned R3 (Single and Two-Family Residence District).

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 fourteen (14) comments and conditions:**

1. The City Engineer recommends *rejection* of this certified survey map due to concerns for setbacks and sanitary sewer service as detailed in these comments.
2. All lots in Westview Hills adjacent to CTH M had a 42-foot building setback requirement recorded on the plat. Lot 1 of the plat did not have the building setback because it had an existing home within the setback the City wanted to impose. The house has subsequently been torn down.
3. The projected traffic volume [of CTH M] at build out is 43,000 vpd. The roadway speed is likely to remain high. Building a home in close proximity to CTH M is not recommended. The quality of life for the occupants is likely to suffer due to noise and vibration issues. It is unlikely that an acceptable building footprint will remain after designation of the required building setback.
4. The applicant shall record a waiver of their right to notice and hearing on the assessments for the installation of streets and public utilities on Prairie Hill Road.
5. Applicant shall provide location of the existing septic system and well for Lot 1 prior to approval.
6. Applicant will be required to connect to sanitary sewer on Prairie Hill Road when it becomes available and pay both City of Madison and MMSD sewer assessments at the time of connection. Applicant is advised that public rates and sewer is not presently available to serve these lots.
7. Add "NAD 27" datum reference to PLSS State Plane Coordinate on Page 1 of 4.

8. Land tie and legal description contain a bearing error. Line described as S68°12'23" W should read S68°12'23"E.
9. Refer to Doc. No. 3538010 for previous street dedication.
10. The Applicant shall dedicate a 42-foot wide permanent limited easement for grading and sloping along CTH M.
11. The developer shall show a 42-foot building setback line on the plat adjacent to CTH M for all lots on the CSM adjacent to said roadway. No buffer strip shall be dedicated to the City, as the City does not want the maintenance.
12. 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.
13. In accordance with Section s.236.34(1) (c) which says a CSM 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/CSM. Identify the owner and/or benefiting interest of all easements.
14. 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.

**Please contact John Leach, Traffic Engineering, at (608) 267-8755 if you have questions about the following item:**

15. The attached Street Lights & Traffic Signal declaration of conditions and covenants shall be executed and returned.

**Please contact John Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following item:**

16. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. Distances are measured along the path traveled by the fire truck as the hoses lay off the truck. See MGO 34.20 for additional information.

**Please contact Dennis Cawley, Madison Water Utility, at 266-4651 if you have any questions regarding the following two items:**

17. There are no public water mains available to provide domestic water service or fire protection for this property.

18. If this development proceeds with a private well, the owner shall apply for a permit in accordance with Madison General Ordinance 13.21. The Water Utility will not need to sign off the final plans, but will need a copy of the approved plans.

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

19. Revise the CSM to include the following note on the Certified Survey Map:

*“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 the adjacent county trunk highway and shall hold harmless Dane County 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.”*

20. The applicant has one of two options to receive approval of the proposed CSM:

- a.) The CSM may be revised to make proposed Lot 2 (vacant) into an outlot “reserved for future development of one single-family residence once municipal water and sanitary sewer are available” to serve the property. A note should be included stating that a new CSM will be required to convert the outlot into a building lot prior to any such development occurring.
- b.) The property owner may execute a deed restriction benefiting of the City of Madison and first approved by the Planning Unit and the City Attorney’s Office that accomplishes both of the following:
  - Restricts development on proposed Lot 2 to one single-family residence.
  - Delays development of said single-family residence until municipal water and sanitary sewer serve the property.

**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.**

**The Parks Division may require Park dedication and development fees prior to approval of this land division. Please contact Si Widstrand, Parks Division, at 266-4711 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 November 8, 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

LD 0534  
8526 Prairie Hill Road  
November 16, 2005  
Page 4

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  
Kathy Voeck, Assistant Zoning Administrator  
John Leach, Traffic Engineering  
Si Widstrand, Parks Division  
Dennis Cawley, Madison Water Utility  
John Lippitt, Madison Fire Department  
Jeff Ekola, Real Estate Development Unit  
Norb Scribner, Dane County Land Records and Regulations