



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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March 8, 2011

Al Kaukl
Badger Surveying & Mapping Service, LLC
525 W. Prairie Street
Columbus, Wisconsin 53925

RE: Consideration of a one-lot Certified Survey Map (CSM) of the Voit property located at 3450 Milwaukee Street, Town of Blooming Grove, in the City of Madison's Extraterritorial Jurisdiction.

Dear Mr. Kaukl;

The Plan Commission, meeting in regular session on March 7, 2011, **conditionally approved** your client's one-lot Certified Survey Map of property located at 3450 Milwaukee Street, Town of Blooming Grove. The conditions of approval from the reviewing agencies to be satisfied before final City approval and recording of the CSM are:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following six (6) items:

1. Revise this CSM to provide for a 75-foot setback from Starkweather Creek (from the edge of water).
2. In addition to the dimensions that were provided on this CSM between the creek meander line and centerline, provide dimensions between the existing stream shore and the meander lines as established and created by this Certified Survey Map in accordance with Wis. Stats. Sec. 236.15(1)(d).
3. Revise this CSM to include land area calculations to the nearest square foot to the existing stream shore.
4. Revise this CSM to correct the typographical error contained within the Range reference for the East ¼ Corner PLSS as shown on Page 1 of 4.
5. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Please contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff of the CSM.
6. City of Madison Environmental Projects Staff have reviewed the subject site and determined that a Phase I ESA will not be required of the applicant. If there are any changes in the approved land dedications, the applicant shall notify Brynn Bemis (267-1986) to determine if a Phase I ESA will be required.

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

7. The applicant shall execute and return declarations of conditions and covenants for streetlights and traffic signals prior to sign off.

[A condition of approval recommended in the February 7, 2011 staff report requiring the dedication of a 20-foot wide ped-bike easement along Starkweather Creek was removed by the Plan Commission at the recommendation of staff.]

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following three (3) items:

8. Show designated flood plain area and flood way on the CSM. Any construction within a floodplain shall meet flood proofing protection measures and such design shall be certified by a registered professional engineer or architect per Section 28.04(20)(b) of the Madison General Ordinances.
9. Provide a 75-foot protective buffer from the normal high water mark of Starkweather Creek and any wetlands pursuant to MGO Section 37.09(3)(h) and the Wisconsin Administrative code (NR 103.04).
10. Shoreland development shall comply with MGO Section 28.04(19). The cutting of trees and shrubbery shall be limited in the strip of land 35 feet inland from the normal waterline of the Starkweather Creek. Not more than 30% of the water frontage of the lot shall be cleared of trees and shrubbery. (Note: Within the waterfront setback requirements, tree and shrub cutting shall be limited to consideration of the effect on water quality, protection and scenic beauty, erosion control and reduction of the effluents and nutrients from the shoreland.)

Please contact my office at 261-9632 if you have questions about the following three (3) items:

11. That the deed restrictions requested by the City as part of the Dane County rezoning process be executed by the property owner and recorded prior to final City approval of the CSM for recording.

Please note that the City Office of Real Estate Services is reviewing the report of title provided with this survey and may have comments. That office will send any comments to you by fax or e-mail. 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.

Prior to City Engineering final sign-off by the main office of the CSM, the final CSM shall be submitted to the Engineering Division Surveyor/ Land Records Coordinator for final technical review and approval. This submittal shall occur a minimum of two working days prior to final Engineering Division signoff. Electronic mail submittal of the final CSM in PDF form is preferred; please transmit to epederson@cityofmadison.com.

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 this approval. If you have any questions or if you may need any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Dailey, City Engineering Division
John Leach, Traffic Engineering Division
Pat Anderson, Assistant Zoning Administrator
Jeff Ekola, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations