



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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July 21, 2009

Paul Spetz
Isthmus Surveying, LLC
2146 Oakridge Avenue
Madison, Wisconsin 53704

RE: Consideration of a one-lot Certified Survey Map (CSM) of property located at 1022-24 Sherman Avenue. (Peter Melone)

Dear Mr. Spetz:

The Plan Commission, meeting in regular session on July 20, 2009, **conditionally approved** your client's one-lot Certified Survey Map of property located at 1022-24 Sherman Avenue. The conditions of approval from the reviewing agencies to be satisfied before final approval and recording of the CSM are:

Please contact Jeff Ekola, Office of Real Estate Services, at 267-8719 if you have questions regarding the following condition:

1. That the owner provide sufficient evidence that he has title to the filled land between the old shoreline of Lake Mendota and the existing shoreline/ dock line to the satisfaction of the Office of Real Estate Services in consultation with the City Attorney's Office.

Approval of this CSM is also subject to the standard review comments provided by the Office of Real Estate Services, a copy of which is attached.

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

2. Coordinate title work review and necessary land records updates with the City Assessor's Office, Engineering Mapping Section and the Office of Real Estate Services.
3. 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.
4. Prior to Engineering final sign-off by main office for Certified Survey Maps (CSM), final CSM must be submitted to Engineering Division Surveyor / Land Records Coordinator for final technical review

and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off. Electronic mail submittal of the final CSM in PDF form is preferred.

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

5. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions about the following note:

6. Any new construction, additions to or reconstruction of, by demolition or otherwise shall require the structure to meet all provisions of the R2 zoning district and the waterfront development standards of the Madison General Ordinances, Sections 28.08 (3) & 28.04 (19).

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.

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 may be of 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
Norb Scribner, Dane County Land Records and Regulations