

April 13, 2005

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

RE: File No. LD 0504 – Certified survey map – 618 & 718 Jupiter Drive

Dear Mr. Barsness:

The two-lot certified survey of property located at 618 & 718 Jupiter Drive, Section 11, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned PUD-GDP (Planned Unit Development, General Development Plan). A request to rezone the site from PUD-GDP to PUD-SIP (Planned Unit Development, Specific Implementation Plan) will be considered by the Common Council on April 19, 2005.

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. City Engineering and the Real Estate Development Unit must complete and record an easement release document previously requested by the owner prior to recording of the Certified Survey Map. A \$500 processing fee submitted to the Real Estate Development Unit is required
2. The Applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat to the Mapping/GIS Section of the Engineering Division. The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums and be consistent with previous formats delivered to the City by the Applicant and contain the minimum of the following, each on a separate layer name/level number: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).

\*This transmittal is a separate requirement than the required submittals to Bob Arseneau for design purposes.

\*New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.

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

- 3. Please reflect the proposed lot lines as part of the materials to be submitted for recording with an approved PUD-SIP for the subject properties.

**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.**

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 March 29, 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 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  
Norb Scribner, Dane County Land Records and Regulations