



Department of Planning & Community & Economic Development
Planning Division

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July 8, 2008

Mark Pynnonen
Birrenkott Surveying, Inc.
PO Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590

RE: Approval of a Certified Survey Map of 6.3 acres located at 2864 CTH T, Town of Sun Prairie, in the City of Madison's extraterritorial plat approval jurisdiction (Wolf Family Trust).

Dear Mr. Pynnonen;

The Plan Commission, meeting in regular session on July 7, 2008, **conditionally approved** your client's two-lot certified survey of property located at 2864 CTH T, Town of Sun Prairie. The conditions of approval from the reviewing agencies for the CSM to be satisfied prior to recording are:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following seven conditions:

1. The CSM shall dedicate a 15-foot wide Permanent Limited Easement (PLE) for Sloping and Grading Purposes adjacent to the northwesterly right of-way line of County Trunk Highway T. If any County or Town review authority requires additional right of way dedication for CTH T greater than the suggested 54 feet, then the PLE shall be behind that resultant new right of way line.
2. The applicant shall dedicate 54 feet of right of way along County Trunk Highway T adjacent to the CSM. [This condition is modified by condition #9 below.]
3. Prior to approval, provide additional information to the City Engineer for review. This information shall include contours and any existing environmental features such as drainageways, streams, water bodies, wetlands, rock outcroppings, etc.
4. 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 certified survey are subject to public easements 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 easements shall be 12 feet in width on the perimeter of the certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a

minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

Note: In the event of the City of Madison Plan Commission and/or Common Council approve re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

5. 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.
6. The following note shall be added to the certified survey map. "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop."
7. A minimum of two working days prior to requesting City Engineering signoff on the CSM the applicant shall contact Janet Dailey (261-9688) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

Please contact my office at 261-9632 if you have questions about the following three Planning Division conditions:

8. That the applicants execute a restrictive covenant on Lot 1 of the proposed CSM and on the remainder of the Wolf Family Trust property, in a form approved by the Planning Division, which states that said combined acreage will be used for agricultural purposes and that no additional principal structures shall be constructed on said property unless it is further subdivided and approved by the City of Madison. The final recorded restriction shall also be noted on the face of the Certified Survey Map.
9. That the applicant dedicate a 21-foot wide easement to the public for future right of way for CTH T with a note on the Certified Survey Map indicating that this 21-foot wide strip will be dedicated to the public at such time as the highway is widened.
10. Alliant Energy is requesting that a 12-foot wide utility easement be dedicated along the length of the CTH T frontage of the two proposed lots.

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. 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

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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 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, Engineering Division
Jeff Ekola, Office of Real Estate Services
Norb Scribner, Dane County Land Records and Regulations