



Department of Planning & Community & Economic Development
Planning Division

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June 22, 2011

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

RE: File No. LD 1117 – Certified survey map – 401 Woodward Drive (Redmann)

Dear Mr. Kaukl;

The one-lot certified survey combining property located at 401 Woodward Drive, Section 35, Township 8N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is rezoned R1 (Single-Family Residence District). The conditions of approval from the reviewing agencies to be satisfied before final approval and recording of the CSM are:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following four (4) conditions:

The applicant shall confirm the location of the existing City sewer by surveying the manhole on the property subject of the CSM as well as the manholes upstream and downstream of this manhole (on adjacent properties).

1. The new proposed 15-foot public sewer easement is mislabeled. It refers to the pipe location as the center of the easement, but the pipe is offset within the proposed easement.
2. The surveyor shall revise the CSM to include a note that summarizes the intentions that the new easement created and dedicated by this CSM corrects and memorializes the physical location of the existing facilities and easement itself. All terms and conditions from the original easement recorded January 9, 1957 with the Dane County Register of Deeds as Document No. 931738 remain in effect and the physical easement location is now memorialized by this CSM.
3. The Surveyor's Certificate appears to contain a typographical error in the bearing call along the North line of the NE $\frac{1}{4}$ portion of the legal description. Please revise as appropriate.

Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have questions about the following item:

4. Note: All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO13.21.

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

5. Show the mapped floodplain on the final CSM. Any future construction within a floodplain shall meet flood proofing protection measures and such design shall be certified by a registered professional engineer or architect per MGO 28.04(20)(b).

Approval of this one-lot Certified Survey Map does not constitute approval of the applicant and property owner's demolition permit and conditional use application pending before the Plan Commission, which proposes to demolish the existing residence on the property and construct a new residence. The unrelated consideration of the demolition permit and conditional use will be considered against the standards in MGO Sections 28.04(19), 28.12(11) and 28.12(12). As of the date of this letter, the demolition permit and conditional use application is on hold at the request of the applicant and property owner.

Please note that the City's 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.

A resolution approving the CSM and authorizing the City to sign it and any other documents related to the proposed land division will be approved by the Common Council on July 5, 2011.

As soon as the comments and conditions have been satisfied as verified with a completed affidavit form (attached), 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 must occur a minimum of two working days prior to final Engineering Division signoff. E-mail submittal of the final CSM in PDF form is preferred. 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 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 or this letter, whichever is later.** 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
Dennis Cawley, Madison Water Utility
Pat Anderson, Assistant Zoning Administrator
Jeff Ekola, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations