



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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August 23, 2006

Michael S. Marty  
Calkins Engineering, LLC  
5010 Voges Road  
Madison, Wisconsin 53718

RE: File No. LD 0539 – Certified survey map – 8102 Watts Road (Raymond Property Management)

Dear Mr. Marty:

The **revised** certified survey of property located at 8102 Watts Road, Section 26, Township 7N, Range 8E, City of Madison, Dane County, Wisconsin, creating four lots is hereby **conditionally approved**. The property is zoned (unrecorded) PUD-GDP and is proposed for future development with two hotels and two commercial buildings.

The conditions of approval from the reviewing agencies for the CSM are:

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

1. An existing public stormwater easement and treatment area exists within this CSM area prior to approval of this CSM. A plan must be approved by City Engineering to redesign and relocate this facility and/or retain all easements as currently existing or used.
2. Each lot shall have a separate sanitary lateral. Private sanitary mains across neighboring lots shall have recorded private sanitary sewer easements. If multiple lots will utilize the main, there shall be a maintenance and ownership agreement in place prior to recording the CSM. Prior to approval, show how all lots shall be served.
3. Revise the CSM to clearly identify existing ingress/ egress easement rights granted in benefit of Lot 5, Ganser Heights (proposed Lots 1-4 inclusive of this CSM) from Lot 6, Ganser Heights (Princeton Club property). Also include the location and width of all ingress/ egress easement rights to be created by this CSM in benefit of appropriate Lots, specifically Lot 2, which is access locked.
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 survey are subject to a public easement 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 easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

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 required to comply with Chapter 37 of the Madison General Ordinances at the time they develop."
7. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM, the applicant shall contact Janet Dailey to obtain the final stormwater utility charges that are due and payable prior to subdivision 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 John Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following two items:**

8. Lot 2 will require code-compliant fire access at the time construction starts.
9. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path traveled by the fire truck as the hoses lay off the truck. See MGO 34.20 for additional information.

**Please contact Dennis Cawley, Madison Water Utility, at 266-4653 if you have any questions regarding the following item:**

10. Because Lot 2 does not have frontage onto a public street with a public water main, the developer will need to dedicate a private water lateral easement across one of the other lots to serve Lot 2. The Water Utility will not need to sign off on the final plans, but will need a copy of the approved plans.

**Please contact my office at 261-9632 if you have questions about the following two items:**

11. That a note be placed on the CSM stating that any proposed buildings on Lots 1 and 2 as shown on the CSM will be designed so that traffic-induced interior noise levels will not exceed 52 decibels.
12. The final CSM shall include all references to existing cross-access agreements serving this property as well as dedicate any additional cross-access easements necessary to serve the development shown on the concurrent Planned Unit Development for these four lots. References to cross-access to serve these four lots as well as the parcel(s) immediately east shall be referenced on the final CSM and in the final PUD documents to be recorded.

**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.**

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A resolution authorizing the City to sign the CSM and any other documents related to the proposed land division was approved by the Common Council on June 6, 2006.

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 **six months** 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 261-9632.

Sincerely,

Timothy M. Parks  
Planner

cc: Janet Dailey, Engineering Division  
John Leach, Traffic Engineering  
Dennis Cawley, Madison Water Utility  
Kathy Voeck, Assistant Zoning Administrator  
Jeff Ekola, Real Estate Development Unit  
Norb Scribner, Dane County Land Records and Regulations