



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

August 13, 2009

Wayne Barsness
D'Onofrio Kottke & Associates
7530 Westward Way
Madison, WI 53717

RE: File No. LD 0915 – Certified Survey Map – 6205 Kilpatrick Lane
RE: Approval to demolish/remove 2 single-family residences and rezone the property at 6202-6206 Cottage Grove Road to R2T

Dear Mr. Barsness:

The four-lot certified survey of your client's property located at 6205 Kilpatrick Lane, Section 11, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned R2T pending recording of this CSM. 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 six (6) conditions:

1. Each lot shall have a separate sanitary sewer lateral.
2. The Developer shall enter into a City / Developer agreement for the installation of public improvements required to serve this plat/csm. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat/csm without the agreement executed by the developer.
3. This development is subject to impact fees for the Door Creek Stormwater Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall be placed on the CSM:

LOTS / BUILDINGS WITHIN THIS SUBDIVISION / DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.

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 A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION 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. 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."
6. 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. Transmit to epederson@cityofmadison.com

Please contact John Leach, Traffic Engineering Division, at 267-8755 if you have any questions about the following two (2) items:

7. The Developer shall put the following note on the face of the plat: "ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT (S)." Note: The final sign-off may be delayed until the transportation impact fees are negotiated or approved by the Council.
8. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

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

9. An additional water service lateral will need to be installed by the developer in order that each parcel will have a separate connection to a public water main.

Please contact Tom Maglio, Parks Division, at 266-4711 if you have questions about the following item:

10. The developer shall pay 9,307.95 in park dedication and development fees for 3 new sf units, minus credits for the existing 3 sf units.
11. The developer must select a method for payment of park fees before signoff on the rezoning.

Please contact my office at 267-1150 should you have questions on the following item:

12. That the 40' buffer be shown as a no build zone on the face of the CSM. Fences and landscaping would be allowed.

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 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 ordinance approving the rezoning of this property from A and PUD-SIP to R2T.** If you have any questions or if you may be of any further assistance, please do not hesitate to contact my office at 267-1150.

The following conditions relate to the demolition and zoning map amendment:

At its July 21, 2009 meeting, the Common Council approved your request to demolish two single-family residences and rezone 6202-6206 Cottage Grove Road from A (Agriculture) and PUD-SIP (Planned Unit Development – Specific Implementation Plan) to R2T (Single-Family Residence District). The following conditions of approval shall be satisfied prior to final approval and recording of the rezoning.

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following six (6) conditions:

1. The accompanying Certified Survey Map application shall be conditionally approved and recorded prior to issuance of building permits.
2. Each lot shall be served by a separate sanitary sewer lateral.
3. This development is subject to impact fees for the Door Creek Stormwater Impact Fee District. All impact fees are due and payable at the time building permits are issued.
4. The value of the sidewalk installation is under \$5000. The Applicant shall install public sidewalk along Cottage Grove Road. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

5. The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
6. All work in the public right-of-way shall be performed by a City licensed contractor.

Please contact Patrick Anderson, Assistant City Zoning Administrator, at 266-5978 if you have questions regarding the following two (2) items:

7. Provide a reuse/recycling plan, to be reviewed and approved by The City's Recycling Coordinator, Mr. George Dreckmann, prior to a demolition permits being issued.
8. Sec 28.12(12)(e) of the Madison Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.

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

9. An additional water service lateral will need to be installed by the developer to lot 905 in order that each parcel will have a separate connection to a public water main.
10. All operating private wells shall be identified and permitted by the Water Utility in accordance with Madison General Ordinance 13.21. All unused private wells shall be abandoned in accordance with Madison General Ordinance 13.21. This property is not in a Wellhead Protection District. The Water Utility will not need to sign off the final plans, but will need a copy of the approved plans.

Please contact my office at 267-1150 should you have questions on the following two items:

11. That the applicants receive the approval of Planning Division, Zoning and Building Plan Review staff of site and building plans for the relocation of the residences currently at 6202-6210 Cottage Grove Road. (if the new sites are located within the City of Madison). Plans should identify the scope of the renovations to occur. In the event that the all or some of those buildings are not relocated, the reuse and recycling plan shall be approved by the Recycling Coordinator prior to the issuance wrecking permits.
12. That the landscape plan proposed for the 40' buffer on Cottage Grove Road be approved by staff.

Approval of this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

Please file nine (9) sets of the revised, complete site plans and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

If you have any questions regarding final approval of this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 267-1150.

Sincerely,

Kevin Firchow
Planner

Enc.

cc: Janet Dailey, City Engineering Division
Dennis Cawley, Madison Water Utility
Tom Maglio, Parks Division
Pat Anderson, Assistant Zoning Administrator
Jeff Ekola, Office of Real Estate Services
Norb Scribner, Dane County Land Records and Regulations
Brian Munson, Vandewalle and Associates

For Official Use Only Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (Firchow)	<input type="checkbox"/>	CDBG
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Comm. Staff
<input checked="" type="checkbox"/>	Traffic Engineering	<input checked="" type="checkbox"/>	Recycling Coordinator (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: Metro