



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

October 1, 2012

John W. Thompson &
Jane A. Bartell
5206 Harbor Court
Madison, Wisconsin 53705

RE: File No. LD 1226 – Certified Survey Map – 5206 Harbor Court

Dear Mr. Thompson & Ms. Bartell;

The one-lot certified survey combining your property located at 5206 Harbor Court, Section 18, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The subject site is zoned to zoned R2 (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 of the City Engineering Division at 261-9688 if you have questions regarding the following three (3) conditions:

1. The exterior boundary dimensions and legal description on the final Certified Survey Map (CSM) shall clearly include all lands lying between the meander line as defined by the CSM and the edge of water of Lake Mendota. The final CSM shall also clearly define the edge of water, presumably as the ordinary high water mark, as established on the date of his survey.
2. Reconcile the minor typographical error within the legal description just prior to the Harbor Court call.
3. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The developer's surveyor and/or applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering Division. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The applicant shall identify monument types on all PLS corners included on the plat or CSM. Note: Land tie to two PLS corners required.

Please contact Dennis Cawley of the 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 Section 13.21. All unused private wells shall be abandoned in accordance with MGO section 13.21.

Please contact Jennifer Frese of the Office of Real Estate Services at 267-8719 if you have any questions regarding the following six (6) items:

5. Prior to requesting approval sign-off, executed signature block certifications shall be included for all parties of interest, pursuant to MGO Section 16.23(5)(g)4 and Wis. Stats. 236.21(2)(a). The title of each certificate shall be consistent with the ownership interest reported in the most recent title report. The title report shows the following parties have an ownership interest in the lands within the CSM and shall be signatories on the Owner's Certificate:

→ John W. Thompson

6. A certificate of consent by the mortgagee/vendor shall be included following the Owner(s) Certificate for each of the mortgagees/vendors listed below:

→ JPMorgan Chase, dated December 8, 2011, Doc No. 4820951

7. Madison Common Council Certificate: This certificate is required when dedication of land and the conveyance of rights in land are required. For parcels located within the City of Madison, a Madison Common Council Certificate shall appear as follows:

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the ____ day of _____, 20__, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this ____ day of _____, 2012

Maribeth L. Witzel-Behl, City Clerk
City of Madison, Dane County Wisconsin

8. City of Madison Plan Commission Certificate: Pursuant to MGO Section 16.23(5)(e)4 and Wis. Stats. 236.21(2)(a), all CSM's that are subject to the review and approval of the City of Madison shall contain the following certificate of approval:

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Steven R. Cover, Secretary Plan Commission

9. As of September 20, 2012, the real estate taxes are paid for the subject property. In addition, there are no special assessments and no outstanding storm water fees.

10. The following CSM revisions shall be made:

- a.) All judgments and liens shall be satisfied prior to CSM approval sign-off. Affidavit 4303537 clears the owner and/or property of liens prior to April 30, 2007; however, multiple liens have occurred subsequent to that recording date. An assumption can be made that the liens do not apply to the owner and/or property, but please verify.

- b.) Depict and dimension all existing improvements (buildings, drives, parking lots, etc.), encroachments, wells and septic systems located on the lands within the CSM boundary. (Well abandonment: ref. NR 141). Aerial photos reveal that there are other structures that are not depicted on the proposed CSM.
- c.) Depict the 25-foot building setback line, per Spring Harbor Plat, Doc. No. 306247.
- d.) Place a note on the CSM that discloses the riparian rights incident to the premises, per the title report.
- e.) Depict and identify by document number on the proposed CSM all existing easements cited in the most recent title report.
- f.) Create and record, or show as being dedicated in the proposed CSM, easements for utility and drainage rights of way when the utility or drainage physically exists, but no document for it exists in record title.
- g.) Record satisfactions or releases for all mortgages or other instruments that encumber the title of the subject lands, but where the purpose for such instrument has been satisfied, fulfilled or resolved.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

A resolution approving the CSM and authorizing the City to sign it and any other documents related to the proposed land division was approved by the Common Council on September 18, 2012.

Approval of this CSM does not constitute approval of your related application for approval of a conditional use alteration to allow construction of an addition to the existing residence on the property. If that request is approved, a separate letter containing the conditions of that approval will be sent to you, with those conditions to be satisfied prior to the issuance of permits for that project.

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 six (6) months 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
Jennifer Frese, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations