



Department of Planning & Community & Economic Development
Planning Division

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August 29, 2008

Michelle Burse
Burse Surveying & Engineering, Inc.
1400 E. Washington Avenue, Suite 158
Madison, Wisconsin 53703

RE: File No. LD 0822 – Certified survey map – 2200-2342 S. Park Street & 809 Ridgewood Way (CDA – Villager Mall)

Dear Ms. Burse:

The two-lot certified survey of the Community Development Authority's property located at 2200-2342 S. Park Street & 809 Ridgewood Way, Section 35, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned C2 (General Commercial 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, at 261-9688 if you have questions regarding the following six conditions:

1. Coordinate required right of way dedication for Hughes Place and S. Park Street with the City Engineering and Traffic Engineering Divisions and dedicate accordingly on this proposed Certified Survey Map.
2. Proposed Lot 2 does not have a sewer lateral to serve it. Any development of Lot 2 shall require installation of a new sanitary sewer lateral by the owner.
3. Prior to approval, determine location of existing sanitary sewer laterals to confirm that no existing lateral passes thru proposed Lot 2.
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.

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. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following three items:

7. The CSM shall be revised to dedicate land along Hughes Place as planned for with the new traffic signal installation there (see attached exhibit Design 4B).
8. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
9. The applicant shall note on the face of the CSM the reciprocal cross-access easements between Lots 1 and 2. As shown the Limits of Easement area XE1 (ingress / egress easement) is over most of lot 2, limits building on Lot 2 in the ingress/egress easement. The applicant should revise easement to reciprocal cross-access easement for Lots 1 & 2.

Please contact Dennis Cawley, Madison Water Utility, at 266-4651 if you have any questions regarding the following two items:

10. There is an existing water service lateral that serves Lot 1 and crosses Lot 2. A private water service lateral easement shall be dedicated over this lateral The Water Utility will not need to sign off the final plans, and will need a copy of the approved plans.
11. Note: This property is in a Wellhead Protection District, and this use is permitted in this district. Any future proposed change of use shall be reviewed by the Madison Water Utility.

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.

A resolution authorizing the City to sign the CSM and any other documents related to the proposed land division will be approved by the Common Council on September 2, 2008.

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

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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 **two years** 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: Joe Stepnik, Office of Real Estate Services
Janet Dailey, Engineering Division
John Leach, Traffic Engineering Division
Dennis Cawley, Madison Water Utility
Jeff Ekola, Office of Real Estate Services
Norb Scribner, Dane County Land Records and Regulations