



Department of Planning & Development
Planning Unit

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

February 7, 2006

Dan Birrenkott
Birrenkott Surveying, Inc.
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590

RE: Approval of a Certified Survey Map of approximately 25 acres of land located at or near 2878 Femrite Drive, Town of Cottage Grove, in the City of Madison's extraterritorial plat approval jurisdiction (Korfmacher property)

Dear Mr. Birrenkott;

The Plan Commission, meeting in regular session on February 6, 2006, determined that the agricultural land division standards were met and **conditionally approved** your client's two-lot certified survey of property located at or near 2878 Femrite Drive, Town of Cottage Grove. The conditions of approval from the reviewing agencies are:

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

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following two revisions:

1. There is a rounding difference between the map and written description:
N00°24'00' on map
N00°23'59 on written
2. Bearing and distance difference between map and written:
N39°48'52.5' West 200.23 Feet on map
N41°17'15' West 244.00 Feet on written curve table appears to be correct.

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

3. That the Certified Survey Map be revised to note whether the residence on Lot 2 exists. If only proposed, the house footprint should be removed.
4. That the applicant work with City staff to show the remainder of the property owner's 25-acre site on the Certified Survey Map as a lot as required by City's Subdivision Regulations.
5. That the applicant execute a deed restriction for the 25-acre property that prohibits residential development on all but proposed Lot 2 and requires separate driveways for proposed Lots 1 and 2 as stipulated by Dane County as a condition of its approval of the subject land division and rezoning. The City of Madison shall be

added as a beneficiary of this deed restriction, and a copy of the properly executed restriction shall be provided to the Planning Unit prior to final City approval of this Certified Survey Map.

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.

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 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: Gary Dallmann, Engineering Division
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations