



Department of Planning & Development  
**Planning Unit**

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

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December 1, 2005

Jonathon D. Beck  
The Alexander Company  
145 E Badger Road, Suite 200  
Madison, Wisconsin 53713

RE: File No. LD 0541 – Certified survey map – 309-325 W. Washington Avenue, 30 S. Henry Street and 322 W. Main Street (Capitol West project).

Dear Mr. Beck:

The four-lot certified survey of property located at 309-325 W. Washington Avenue, 30 S. Henry Street and 322 W. Main Street, Section 23, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned PUD-GDP-SIP.

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 five conditions:**

1. Prior to approval, owner shall contact Randy Whitehead (266-4099) to ensure all storm water utility billings are paid in full.
2. Add the following note to the public drainage easement on Sheets 4 and 5 of 6: "Public drainage easements created by this CSM along the common lot line between Lots 2 and 4 supercede the public easements along the northeast line of Lot 3, CSM 11143."
3. The developer shall enter into a City/ Developer agreement for the installation of public improvements required to serve this 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 CSM without the agreement executed by the developer.
4. 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.

5. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.

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

6. The CSM shall be revised to show the full right of way of Broom Street (66 feet) and the 13-foot setback.
7. The CSM shall be revised to show how access to Lot 1 is to be provided.
8. The attached traffic signal and streetlight declaration of conditions and covenants shall be executed and returned.

**Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following item:**

9. Place notes on the Certified Survey Map of the existing buildings to be demolished. Note: Property lines cannot go through buildings unless building and fire codes are met. Include the lots lines proposed by this survey on the final sign off of the PUD-SIP.

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

10. Recording of this Certified Survey Map shall be timed to occur concurrently with the recording of the PUD-GDP-SIP for the Capitol West project(s). The recorded SIP shall reference the proposed lot lines and easements to be conveyed with this survey.

**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 was adopted by the Common Council on November 29, 2005.

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.

LD 0541  
309-325 W. Washington Avenue,  
30 S. Henry St. & 322 W. Main St.  
December 1, 2005  
Page 3

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  
John Leach, Traffic Engineering  
Kathy Voeck, Assistant Zoning Administrator  
Jeff Ekola, Real Estate Development Unit  
Norb Scribner, Dane County Land Records and Regulations