



Department of Planning & Development  
**Planning Unit**

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

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August 21, 2006

Kevin Pape  
D'Onofrio Kottke & Associates  
7530 Westward Way  
Madison, Wisconsin 53717

RE: File No. LD 0636 – Certified survey map – 613 Hercules Trail

Dear Mr. Pape:

The two-lot certified survey of the property located at 613 Hercules Trail in Section 11, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, are hereby **conditionally approved**. The site is zoned PUD-SIP and is developed with a duplex.

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

**Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following three conditions:**

1. Identify the correct adjoiner to the south, either Grandview Commons Lot 477, or the proposed CSM of that lot, depending on the status of the lot at the time of the recording of this CSM.
2. A separate and independent sanitary sewer lateral shall serve each unit of a duplex building.
3. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM, the applicant shall contact Janet Dailey to obtain the final stormwater utility charges that are due and payable prior to subdivision of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

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

4. Approval of split duplexes shall include: a) separate water services, curb stops, lines and meters, except for dwellings constructed prior to the adoption of this ordinance (February 4, 1997), the water service may be split in the terrace, with separate curb stops, lines and meters; b) separate sanitary sewer service laterals and lines, except for dwellings constructed prior to the adoption of this ordinance, subject to including a provision in a joint access and maintenance agreement that addresses emergency access to, and the responsibility for, sanitary sewer building blockage; c) separate gas and electric meters; and d) a joint cross access and maintenance agreement that has been submitted with the land division application and which shall be recorded with the land division.

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5. An alteration to an approved PUD-SIP to allow split duplex lots in Grandview Commons dated July 16, 2004 states that zero lot line homes are required to have 3,000 square feet of lot area and two-unit lots are required to have 6,000 square feet. The proposed lots do not meet this requirement. Obtain approval of a new alteration and zoning text that will be consistent with the proposed lot sizes.

**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. 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, Engineering Division  
Kathy Voeck, Assistant Zoning Administrator  
Jeff Ekola, Real Estate Development Unit  
Norb Scribner, Dane County Land Records and Regulations