



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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February 15, 2007

Wayne Barsness
D'Onofrio Kottke & Associates
7530 Westward Way
Madison, Wisconsin 53717

RE: File No. LD 0702 – Certified survey map – 901 McLean Drive (AKA 6201 Kilpatrick Lane) (Veridian)

Dear Mr. Barsness:

The two-lot certified survey of property located at 901 McLean Drive, Section 11, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned PUD-SIP.

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

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

1. The Civil Engineering Consultant, D'Onofrio Kottke & Associates, has brought to the attention of the City Engineer that existing public sidewalk constructed by the Grandview Commons Private Contract No. 1874 was erroneously laid out and constructed outside of the Kilpatrick Lane public right of way. Fee title right-of-way dedication or conveyance of a permanent easement for public street purposes must be accomplished by this proposed CSM. Limits of the fee dedication or permanent easement solution shall be one foot behind the encroaching public sidewalk onto proposed Lot 1.
2. Note: The correct address for this property is 6201 Kilpatrick Lane.
3. Prior to Engineering final sign-off by main office for Certified Survey Maps (CSM), final CSM must be submitted to 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 sign-off. Electronic mail submittal of the **final CSM in PDF form** is preferred. Please transmit to epederson@cityofmadison.com

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

4. The attached streetlight declaration of conditions and covenants shall be executed and returned.

Please contact my office if you have questions regarding the following CSM revision:

5. Please revise Note 5 on Page 3 of the survey to include that at such time as the owner of 6202 Cottage Grove Road (currently shown by the City Assessor' Office as Veridian subsidiary Great Neighborhoods, LLC) should submit a request to rezone that parcel from A (Agriculture) zoning to any other zoning district that a subdivision instrument will be submitted to the City for approval combining Outlot 1 of this proposed CSM

LD 0702
901 McLean Drive
February 15, 2007
Page 2

with the parcel at 6202 Cottage Grove. The revised note should also include language encouraging the ready exchange of Outlot 1 (if not already owned by the owner of 6202) from the owner of Lot 1 of this CSM to the adjoining parcel to facilitate the future zoning change and lot combination instrument.

Please note that the City Real Estate Office has reviewed the report of title provided with this survey and has provided comments to you separately. If you have any questions about those comments, 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 is scheduled to be considered by the Common Council on February 27, 2007.

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 **six months** 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: Janet Dailey, Engineering Division
John Leach, Traffic Engineering
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations