



Department of Planning & Community & Economic Development  
**Planning Division**

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

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March 26, 2009

Paul Jasenski  
LaSamartaine Cooperative  
1501 Williamson Street  
Madison, Wisconsin 53703

RE: File No. LD 0907 – Certified survey map – 1045-1047 E. Wilson Street

Dear Mr. Jasenski:

The two-lot certified survey of your property generally located at 1045-1047 E. Wilson Street, Section 13, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned (unrecorded) PUD-GDP-SIP. 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 Division, at 261-9688 if you have questions regarding the following four conditions:**

1. The applicant intends to prepare a private joint driveway easement agreement for the two proposed CSM lots. It is most beneficial to all parties (lot owners & city) if the easement agreement is recorded prior to this CSM and the recording information made reference thereto prior to CSM recording. The easement agreement should include intentions of perpetuated joint use in the existing location and also include maintenance/ assessment terms so both driveway intentions and whom is responsible for what assessable costs are clear at the time of any future E Wilson St. reconstruction.
2. These lots do not appear to have positive drainage in any direction. Prior to approval, review with the City Engineer how these lots are to safely drain.
3. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. Note: Land tie to two PLS corners required.
4. 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 contact my office at 261-9632 if you have questions about the following two Planning Division conditions:**

5. The applicant shall execute and record the 10-foot wide cross-access and building separation easement to govern the space between the two residences and provide a copy of the same to the Planning Division prior to signoff on the CSM. The recorded easement shall be reflected on the final CSM presented to staff for signoff.

**Note: The Common Council approved the PUD-GDP-SIP for this property on March 3, 2009. The PUD zoning shall receive final staff approval and be received for recording by the Zoning Administrator prior to the final approval and recording of this CSM.**

**Please note that the City Office of Real Estate Services has reviewed the report of title provided with this survey and verbally indicated their approval for this CSM. Please contact Jeff Ekola at 267-8719 for more information about this review.**

**A resolution approving the CSM and authorizing the City to sign it and any other documents related to the proposed land division will be approved by the Common Council on March 31, 2009.**

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: Janet Dailey, City Engineering Division  
Pat Anderson, Assistant Zoning Administrator  
Jeff Ekola, Office of Real Estate Services  
Norb Scribner, Dane County Land Records and Regulations