



Department of Planning & Development  
**Planning Unit**

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

October 17, 2006

Harvey Johnson  
Ayres Associates  
1802 Pankratz Street  
Madison, Wisconsin 53704

RE: Approval of a Certified Survey Map of 24 acres of land located at 1224 Felland Road, Town of Burke, in the City of Madison's extraterritorial plat approval jurisdiction, and in the City of Madison (Madison Water Utility/ Nelson properties).

Dear Mr. Johnson;

The Plan Commission, meeting in regular session on October 16, 2006, **conditionally approved** the certified survey of property located at 1224 Felland Road, Town of Burke, creating three lots and one outlot. 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 twenty (20) conditions:**

1. Add City of Madison to the Owner's Certificate.
2. Public water main easements must be created by this proposed CSM satisfactory to the Water Utility.
3. Renumber the "Nelson" Lot 4 to 1. [Note: This comment may have previously been addressed.]
4. Revise the 33' Access Easement as shown to read 33' Private Access Easement Across Lot 1 (Nelson Lot) Exclusively Benefiting Lot 2 (Water Utility Lot). [Note: This condition pertains to an earlier version of the CSM and may no longer apply; it may be further modified by the Planning Unit condition below (#21).]
5. Felland Road dedication as required by the City of Madison must be defined from the section line, not the centerline. Unfortunately the southern adjoining CSM 1472 dedicated from the centerline, but Bridle Downs plat and CSM 8422 dedicated from the section/ ownership line, and is the required dedication method resulting in the required eighty (80) feet of right of way for Felland Road centered on the section line.
6. All required Felland Road dedication shall be specific and exclusive to the City of Madison.
7. Add the missing bearing and distance for Lot 1 (Nelson Lot) along Felland Road frontage.
8. Correct the spelling of "Diana" Nelson listed in the "survey prepared for" note on page 1.
9. In addition to the PLSS land ties to both the North and South ¼ corners, include PLSS land tie to center of section. Dimension both half-mile calls.

10. Add the following note: "All lots created by this CSM are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regards to Stormwater Management."
11. Lands within this CSM may be subject to future impact fees for sanitary sewer and/ or stormwater management.
12. The applicant shall be responsible for payment of the Felland Road Neighborhood Impact fee at time of connection to the sewer system.
13. The applicant shall dedicate a 40-foot wide strip of right of way along Felland Road.
14. The applicant shall dedicate a 15-foot wide permanent limited easement for grading and sloping along Felland Road.
15. Arrows shall be added to the certified survey map indicating the direction of drainage for each property line not fronting on a public street. In addition, the certified survey map shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the certified survey map.
  - a.) Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
  - b.) All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

Note: In the event of a City Of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
16. A minimum of two 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).
17. 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.
18. In accordance with Section s.236.34(1) (c) which says a CSM shall be prepared in accordance with s.236.20(2) (c) & (f), Wisconsin Statutes, the Applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (site Register of Deeds recording data) and easements that are being conveyed by the CSM. Identify the owner and/or benefiting interest of all easements.
19. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison NAD 1927 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control

exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established NAD 1927 Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division web address site for current tie sheets and control data. If a surveyor encounters an area without a published NAD 1927 value, contact Engineering Division for this information.

20. 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.

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

21. That a cross-access easement be dedicated over Outlot 1 in conjunction with the final approval of this Certified Survey Map to assure sufficient access to proposed Lot 3.

**In addition, Madison Gas and Electric has requested that utility easements be provided on this survey as shown on the attached drawing.**

**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.

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 approval.** If you have any questions or if you 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  
Jeff Ekola, Real Estate Development Unit  
Norb Scribner, Dane County Land Records and Regulations