



Department of Planning & Community & Economic Development
Planning Division

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October 31, 2008

Chris Schramm
Urban Land Interests
10 E. Doty Street, Suite 300
Madison, Wisconsin 53703

RE: File No. LD 0826 – Certified survey map – 159-171 Proudfit Street and 701-737 Lorillard Court

Dear Mr. Schramm:

The two-lot certified survey of your property generally located at 159-171 Proudfit Street and 701-737 Lorillard Court, Section 23, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The Common Council approved a rezoning of this property to Amended PUD-GDP-SIP on October 28, 2008 by separate application. The conditions of approval from the reviewing agencies to be satisfied before final approval and recording of the CSM follow. A letter outlining the conditions of the Amended PUD-GDP-SIP will be sent to you separately.

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

1. The developer shall construct sidewalk on Lorillard Court and dedicate sufficient right of way for a 14-foot terrace measured from the property line to the face of curb.
2. The developer shall dedicate right of way for sidewalk on the southerly side of Lorillard Court. The right of way line shall be located 14-feet south of the existing face of curb.
3. Within the boundary of this CSM, include graphical representation of all underlying platted lot lines and lot numbers created by Warren's Addition.
4. 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.
5. The applicant shall construct sidewalk along the south side of Lorillard Court to a plan approved by the City Engineer.
6. 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 the City of Madison Plan Commission and/or Common Council approve 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.

7. 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.

Please contact Dennis Cawley, Madison Water Utility, at 266-4651 if you have any questions regarding the following item:

8. It is unclear from Water Utility records whether the service to Lot 2 crosses Lot 1. If it does, a private water service lateral easement will be needed. The Water Utility will not need to sign off the final plans, but will need a copy of the approved plans.

In addition to the above conditions, the CSM shall be revised prior to final signoff and recording to include a 12-foot wide utility easement along the northwesterly (top of CSM) and northeasterly (right side of CSM) property lines of Lots 1 and 2 as requested by Madison Gas & Electric and AT&T (see 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 or e-mail. 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 will be approved by the Common Council on October 28, 2008.

Final approval of this Certified Survey Map for recording shall not occur until the PUD-SIP for the same property has received final staff approval and been received for recording by the Zoning Administrator. A final (pre-recording) copy of the CSM shall be included in the final PUD materials for the site. Contact my office at 261-9632 regarding the order of final approvals for the CSM and PUD-SIP.

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.

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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
Dennis Cawley, Madison Water Utility
Jeff Ekola, Office of Real Estate Services
Norb Scribner, Dane County Land Records and Regulations