



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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March 3, 2006

Ron Williamson
Williamson Surveying Co., Inc.
104A W. Main Street
Waunakee, Wisconsin 53597

RE: File No. LD 0605 – Certified survey map – 1605-1609 S. Park Street (Wingra Park, LLC)

Dear Mr. Williamson:

The certified survey of property located at 1605-1609 S. Park Street, Section 26, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, creating two lots is hereby **conditionally approved**. The site is zoned C3 (Highway Commercial District).

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

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following five items:

1. Prior to approval, provide documentation of location of separate sanitary sewer service to each proposed lot.
2. Identify NAD27 horizontal datum.
3. Adjoiner to north is not unplatted lands, but recorded CSM 82; please revise.
4. 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.
5. 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 Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following item:

6. That the applicant record/ provide a cross-access easement for the site to be noted shown on the CSM prior to final approval and recording.

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.

A resolution authorizing the City to sign the CSM and any other documents related to the proposed land division was adopted by the Common Council on February 21, 2006.

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: Gary Dallmann, Engineering Division
John Leach, Traffic Engineering
Kathy Voeck, Assistant Zoning Administrator
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations