



Department of Planning & Community & Economic Development
Planning Division

Website: 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

March 29, 2007

Michael H. B. Matty
Renaissance Property Group, LLC
1 Sherman Terrace, Suite 102
Madison, Wisconsin 53704

RE: File No. LD 0708 – Certified survey map – 309 Dempsey Road.

Dear Mr. Matty:

The two-lot certified survey of property located at 309 Dempsey Road, Section 4, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned R2 (Single-Family Residence District) and is currently developed with a single-family residence.

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 four conditions:

1. Bearing reference shall read Wisconsin County Coordinate System, Dane Zone, 1997. Revisions to the “1991” reference appear to be needed on Sheet 1 of 5 and 5 of 5 and any other sheet where this datum is documented.
2. Distance shown as 170.86’ on the map on Sheet 1 of 5 along the north line of proposed Lot 2 appears to be transposed in the legal description portion on Sheet 2 of 5.
3. Include the following note at the end of note number 3 on Sheet 5 of 5: “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.”
4. A separate and independent sanitary sewer lateral shall serve each unit of a duplex building.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following two items:

5. Provide an 8’ 10” right side yard on Lot 2 or obtain a side yard variance. The depth of the house appears to be 51 feet. There is a 22-inch side yard penalty on the right side of the house, requiring 8’ 10” on that side.

6. The driveway on Lot 1 shall lead to a parking stall that is outside of the required front yard, i.e. an attached garage or along side the house.

Please contact Si Widstrand, Parks Division, at 266-4711 if you have questions about the following item:

7. The park dedication required for the additional single-family lot is 1,100 square feet. The required dedication shall be paid as a fee in lieu of land, based on the actual value of the acreage up to a maximum of \$1.82 per square foot. A park development fee of \$841.45 per lot is also due.
→ Land Fee Value: \$2,002 + Park Development Fee: \$841.45 = Total Park Fees: \$2,843.45

Park fee payment checks shall be payable to the City of Madison Treasurer, and all questions, payments and deliveries shall be made to the office of the Madison Parks Division. Prior to City signoff on this project, the developer shall select one of the following options for paying these fees:

- Payment of all fees in a lump sum prior to City signoff on the project, or;
- The fee payment may be paid within fourteen days of issuance of any zoning, conditional use or building permit. No certificate of occupancy may be issued for buildings on any parcel for which there are unpaid impact fees. Under this option, the fees shall be calculated and prorated to each lot on the development, and the developer shall record a notice of the outstanding impact fees for each lot prior to receiving City signoff for the project. All fees shall be paid at the rate in effect at the time of payment.

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

8. Revise the Certified Survey Map to remove the proposed residence on Lot 1 and the proposed garage on Lot 2. The survey shall only show any existing improvements on the property.

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 will be approved by the Common Council on April 17, 2007. The survey cannot be recorded until this resolution has been adopted.

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.

LD 0708
309 Dempsey Road
March 29, 2007
Page 3

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 Gebert, 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