



Department of Planning & Development
Planning Unit

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
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September 21, 2006

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

RE: Approval of a Certified Survey Map of 2.6 acres of land located at 3333 Fieldview Lane, Town of Cottage Grove, in the City of Madison's extraterritorial plat approval jurisdiction (Bollig property).

Dear Mr. Williamson;

The Plan Commission, meeting in regular session on September 18, 2006, **conditionally approved** your client's three-lot certified survey of property located at 3333 Fieldview Lane, Town of Cottage Grove. 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 two conditions:

1. Surveyor shall certify and place a note on the face of the CSM, that there are no existing wetlands or floodplains with the CSM.
2. Surveyor's written certificate is missing. Distance to point of beginning S88 05 43W 294.76 is on map; written reads N89 05 43E ? ft. Also map should be shown as N & E, not S & W.

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

3. That the applicants submit [two copies of] a highway noise study to the Planning Unit and City Traffic Engineer describing existing and future highway noise impacts and any necessary noise abatement measures required to reduce highway noise to acceptable levels as stipulated in the City's Subdivision Regulations. The study shall be submitted for review and approval prior to the City's final approval of the land division. The applicants shall agree to install any noise abatement measures deemed necessary by the study and approved by the City.
4. That the Certified Survey Map be revised as follows:
 - a.) that a note be placed on the CSM stating that any future residential buildings constructed on these lots will be designed so that traffic-induced interior noise levels will not exceed 52 decibels;
 - b.) include the following note on the CSM:

"The owners and occupants of existing and future residences on lots contained on this Certified Survey Map acknowledge the presence of high levels of noise and vibration resulting from adjacent US Highway 12 & 18 and shall hold harmless the Wisconsin Department of Transportation from any impacts on the use, enjoyment or value of these properties resulting from existing or future highway traffic volumes."

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. 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 month from the date of approval. 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, Engineering Division
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations