



Department of Planning & Community & Economic Development
Planning Division

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December 4, 2007

Alden Kaukl
Badger Survey & Mapping Service, LLC
3602 Atwood Avenue, Suite 2
Madison, Wisconsin 53714

David R. Schreiber
Schreiber Anderson Associates, Inc.
717 John Nolen Drive
Madison, Wisconsin 53713

RE: File No. LD 0735 – Certified survey map – 3901 Packers Avenue (Oak Park MHC, LLC)

Gentlemen:

The Plan Commission, meeting in regular session on December 3, 2007, **conditionally approved** your client's application for approval of a Certified Survey Map creating one outlot at 3901 Packers Avenue, Section 30, Township 8N, Range 10E, City of Madison, Dane County, Wisconsin. The site is zoned PCD-MHP-GDP and PUD-MHP-SIP.

The conditions of approval from the reviewing agencies for the CSM that will need to be addressed prior to the recording of the survey are:

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

1. The developer shall create Outlot 1 at this time, rather than Lot 1 as proposed on this CSM, and submit for approval a future CSM creating Lot 1 and dedication of necessary interior public streets when those alignments are better defined by an approved private development plan.
2. The applicant shall dedicate an additional 22 feet of right of way along the easterly Packers Avenue right of way to accommodate future street improvements.
3. The applicant shall note on the current CSM that the City of Madison will require future dedication of a 66-foot wide north-south right of way, either running along and parallel to the entire eastern property line, or other City staff approved location, at the time such is ordered by the Common Council or a development site plan is approved by the City and subsequent CSM is recorded dedicating said right of way.
4. The applicant shall note on the current CSM that the City of Madison will require future dedication of a 66-foot wide east-west right of way between Packers Avenue and the new north-south right of way at the time such is ordered by the Common Council or a development site plan is approved by the City and subsequent CSM is recorded to convert the proposed outlot into a developable lot and dedicates said right of

way. The location and alignment of the future east-west right of way will be subject to the approval of City staff as part of the future CSM.

5. Preliminary review by Engineering indicates probable CSM non-closure. The surveyor shall check closure and revise as necessary.
6. Preliminary review by Engineering has identified numerous errors and/or typographical errors in the legal description of the Surveyor's Certificate. Please contact Eric Pederson at 266-4056 or epederson@cityofmadison.com to resolve.
7. 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.

8. 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.
9. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following six items:

10. If the CSM is approved as proposed, the developer shall put the following note on the face of the CSM: "All Lots within this subdivision are subject to impact fees that are due and payable within fourteen days of the issuance of building permit(s)." Note: The final sign-off may be delayed until the transportation impact fees are negotiated or approved by the Council.

11. The applicant shall dedicate an additional 22 feet of right of way along the easterly Packers Avenue right of way to accommodate future street improvements.
12. The applicant shall note on the current CSM that will require future dedication of a 66-foot wide north-south right of way, either running along and parallel to the entire eastern property line, or other City staff approved location, at the time such is ordered by the Common Council or a development site plan is approved by the City and subsequent CSM is recorded dedicating said right of way.
13. The applicant shall note on the current CSM that will require future dedication of a 66-foot wide east-west right of way between Packers Avenue and the new north-south right of way at the time such is ordered by the Common Council or a development site plan is approved by the City and subsequent CSM is recorded to convert the proposed outlot into a developable lot and dedicates said right of way. The location and alignment of the future east-west right of way will be subject to the approval of City staff as part of the future CSM.
14. There will be access restrictions for this CSM, which shall be noted on the face of the survey as follows: No access shall be granted along the easterly right-of-way line of CTH CV/ Packers Avenue. The applicant shall graphically show the "No Access Restriction" on the face of the CSM.
15. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

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

16. The creation of the 8-acre parcel proposed from the larger 63.8-acre parcel represents a land division. However, because the remaining land exceeds 40 acres, it does not need to be shown on the Certified Survey Map, though the applicant is required to submit a scaled drawing from recorded information for the remainder of the mobile home park parcel prior to signoff of this CSM.
17. That the Certified Survey Map be revised to identify the 8-acre parcel as an outlot (Outlot 1) with a note on the drawing indicating that the outlot is undevelopable. The note shall also acknowledge that a subsequent CSM will be required to convert the outlot into a developable lot prior to any development occurring.
18. That the applicant dedicate 22 feet of right of way along the easterly right of way line of Packers Avenue for proposed Outlot 1 on the current CSM.
19. That the Certified Survey Map be revised per Planning Division approval prior to final approval and recording to include the following notes:
 - a.) Dedication of a 66-foot wide north-south right of way to run along and parallel to the entire eastern property line of Outlot 1 will be required with the subsequent CSM;
 - b.) Dedication of a 66-foot wide east-west right of way between Packers Avenue and the new north-south right of way at the time of the subsequent CSM to convert the proposed outlot into a developable lot is approved. The location and alignment of the future east-west right of way will be subject to the approval of City staff as part of the future CSM.
20. That the property owner execute a minor alteration to the PCD-MHP-GDP/SIP with the approval of this CSM to acknowledge the proposed division of the property prior to final City approval of the survey for 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 will be approved by the Common Council on January 8, 2008.

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 (6) 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 Dailey, Engineering Division
John Leach, Traffic Engineering Division
Si Widstrand, Parks Division
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations