



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
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April 5, 2006

Dave Glusick
Calkins Engineering, LLC
5010 Voges Road
Madison, Wisconsin 53718

RE: File No. LD 0612 – Certified survey map – 474 Commerce Drive (Cortland Commons).

Dear Mr. Glusick:

The two-lot certified survey of property located at 474 Commerce Drive, Section 27, Township 7N, Range 8E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned PUD-SIP.

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

Please contact Janet Gebert, City Engineering, at 266-4751 if you have questions regarding the following four conditions:

1. Lots within this CSM are inter-dependent for stormwater management and drainage. An agreement shall be provided for the rights and responsibilities of all lot owners.
2. If sanitary sewer laterals are to be shared, a recorded condo agreement shall be in place for maintenance and ownership of the laterals. If a lateral crosses another lot, a private sanitary easement shall be shown on the CSM.
3. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM the applicant shall contact Randy Whitehead ((608) 266-4099) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
4. A separate and independent sanitary sewer lateral shall serve each unit of a duplex building.

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

5. The applicant shall note on the face of the CSM the reciprocal easements between Lots 1 and 2 of CSM 10840 and proposed CSM Lots 1 and 2.
6. The applicant shall submit revised site plans showing proposed and existing easements, access and parking lot layout according to the MGO for approval prior to CSM sign off.

7. The attached streetlight declaration of conditions and covenants shall be executed and returned.

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

8. The applicant shall obtain a minor alteration to the existing PUD-SIP with this land division and obtain cross access agreements between Lots 1 and 2.

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 March 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: 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