



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
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January 4, 2006

Al Kaukl
Badger Surveying & Mapping
2702 International Lane
Madison, Wisconsin 53716

RE: File No. LD 0547 – Certified survey map – 506 E. Dean Avenue (Lipinski).

Dear Mr. Kaukl:

The two-lot certified survey of property located at 506 E. Dean Avenue, Section 16, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned R1.

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 conditions:

1. Each lot shall be served by a separate sanitary lateral.
2. Prior to approval, the owner shall dedicate a 15-foot easement for “public sanitary sewer and drainage”, along the rear lot line of proposed Lots 1 and 2. A note shall be placed on the CSM restricting the owner’s use within the easement area.
3. Add “1997 adjustment” to horizontal datum reference.
4. Coordinate shown for west quarter-corner PLS corner is actually the coordinate for the northwest corner. Correct on final CSM prior to recording.
5. Add the “East” prefix to Dean Avenue.
6. Fifth line of surveyors certificate is missing the “E” directional suffix in the S58°10’50” bearing.
7. In accordance with Section s.236.34(1) (c) which says a CSM shall be prepared in accordance with s.236.20(2) (c) & (f), Wisconsin Statutes, the Applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (site Register of Deeds recording data) and easements that are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements.
8. The Applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat to the Mapping/GIS Section of the Engineering Division. The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums

and be consistent with previous formats delivered to the City by the Applicant and contain the minimum of the following, each on a separate layer name/level number: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).

*This transmittal is a separate requirement than the required submittals to Bob Arseneau for design purposes.

*New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.

9. 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:

10. Prior to final approval of the Certified Survey Map, the shed shall be removed from Lot 2. An accessory building is not permitted on a lot without a principal building. The revised CSM shall show the CSM gone. If the shed is to be located to Lot 1, show its proposed location (subject to meeting setback requirements).

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

11. Park dedication required for the single-family additional lot is 1100 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 \$1.65 per square foot.
→ Land Fee Value: \$1,914 + Park Development Fee: \$815.36 = Total Park Fees: \$2,729.36

The park fees shall be paid prior to the final approval of the CSM. Approval of the CSM does not include approval of pruning, removal or planting of trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

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 January 3, 2006.

The new residential unit will require a separate water service lateral. Please contact Dennis Cawley in the Madison Water Utility for additional information at 266-4651.

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

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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
Si Widstrand, Parks Division
Kathy Voeck, Assistant Zoning Administrator
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations