



Department of Planning & Community & Economic Development
Planning Division

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August 19, 2008

Al Kaukl
Badger Surveying & Mapping Service
3602 Atwood Avenue
Madison, Wisconsin 53714

RE: Approval of a Certified Survey Map of 12.4 acres located at approx. 5491 Packers Avenue/ CTH CV, Town of Burke, in the City of Madison's extraterritorial plat approval jurisdiction (Dabbs & Taff).

Dear Mr. Kaukl;

The Plan Commission, meeting in regular session on August 18, 2008, **conditionally approved** your client's two-lot certified survey of property located at 5491 Packers Avenue/ CTH CV, Town of Sun Burke. The conditions of approval from the reviewing agencies for the CSM to be satisfied prior to recording are:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following fourteen (14) conditions:

1. It is suggested that the CSM contain an enlarged scale detail drawing of the Packers Avenue right-of-way jog adjacent to Lot 2 for clarification.
2. Create a 20-foot wide public water main easement for the portion of water main not contained within proposed dedicated Larry Lane right of way.
3. City of Madison neighborhood plans indicate a north-south public street connection between Dennis Drive and Packers Ave approximately along the MMSD sewer easement alignment. The applicant shall dedicate a 60-foot public right-of-way from Dennis Drive to CTH CV over the existing 30-foot MMSD sewer easement.
4. Lots 1 and 2 shall be designated as Outlot 1 and Outlot 2 and shall require future subdivision approvals prior to development.
5. The applicant shall provide 15-foot grading easement along the north and south side of Larry Lane.
6. Prior to approval, applicant shall be required to extend public sanitary sewer within the proposed right of way. The applicant shall enter into an agreement with the City for the installation of this public infrastructure.
7. The applicant shall dedicate 60 feet of right of way along CTH CV from centerline.
8. The applicant shall dedicate a 10-foot wide Permanent Limited Easement for grading and sloping along CTH CV.

9. 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 certified survey are subject to public easements 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 easements shall be 12 feet in width on the perimeter of the certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

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.

10. The following note shall be added to the certified survey map. "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop."
11. 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. Please contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.
12. This land division contains or is adjacent to facilities of MMSD. Prior to approval, applicant shall provide evidence that MMSD has reviewed and approved the proposed land division.
13. 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 CSM. Note: Land tie to two PLS corners required.
14. Prior to Engineering final sign-off by main office for Certified Survey Maps, the final CSM must be submitted to Engineering Division Surveyor/ Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off. E-mail submittal of the final CSM in PDF format to epederson@cityofmadison.com is preferred.

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

15. The CSM shall be revised to dedicate land along Packers Ave at Wheeler Road for intersection reconstruction. As planned for with the Cherokee Special Area Plan, there is the potential for a roundabout intersection treatment or traffic signals at this intersection. The final right of way shall be reviewed and approved by the Traffic Engineer.
16. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
17. The applicant shall revise the access restriction for CSM and shall be noted on the face as follows:
 - a.) No Access shall be granted starting at the southwesterly corner of Lot 2 along the northerly right-of-way line of CTH CV 250 feet easterly.
 - b.) The applicant shall graphically show the "No Access Restriction" on the face of the CSM. Addition note on the face of the CSM is "The present driveway access will be permitted until a time of future development of Lot 2."

Please contact Dennis Cawley, Madison Water Utility, at 266-4651 if you have any questions regarding the following two items:

18. A minimum 20-foot wide public water main easement shall be dedicated over the existing water main on Lot 1 of the proposed CSM.
19. All operating private wells shall be identified and permitted by the Water Utility in accordance with Madison General Ordinance 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

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

20. That Certified Survey Map be revised per Planning Division approval as follows:
 - a.) the two lots proposed shall be shown as outlots, with a note a note on the survey indicating that the outlots cannot be developed until a subsequent CSM has been approved by the City of Madison converting the outlots into developable lots prior to any development occurring;
 - b.) a 60-foot future right of way shall be shown to extend between Dennis Drive and Packers Avenue/ CTH CV generally along the existing alignment of the Madison Metropolitan Sewerage District main that crosses the site; a note shall be placed on this survey stating that the 60-foot future right of way will be dedicated to the public and constructed at such time that each outlot is further subdivided prior to future development;
 - c.) a note shall be placed on the survey acknowledging that the construction of Larry Lane shall coincide with the re-division and development of the first of the two subject outlots to be developed, and that the construction may be facilitated by special assessments as provided for under the City of Madison-Town of Burke-Village of DeForest-City of Sun Prairie boundary agreement and cooperative plan;
 - d.) a note shall be placed on the survey acknowledging that future development of the two outlots may be subject to prior approval by the City of Madison under the above-mentioned intergovernmental agreement and cooperative plan.

Please note that the City Office of Real Estate Services 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 **two years** 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
John Leach, Traffic Engineering Division
Dennis Cawley, Madison Water Utility
Jeff Ekola, Office of Real Estate Services
Norb Scribner, Dane County Land Records and Regulations