



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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February 7, 2006

Keith Watkins
TopLine Survey, LLC
6 S. Midvale Boulevard
Madison, Wisconsin 53705

RE: LD 0549 – Consideration of a two-lot Certified Survey Map (CSM) of the Keller property located at 5505 Greening Lane creating a deep residential lot.

Dear Mr. Watkins:

The Plan Commission, meeting in regular session on February 6, 2006, **conditionally approved** your client's two-lot certified survey of property located at 5505 Greening Lane creating a deep residential lot. The conditions of approval from the reviewing agencies are:

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following nine items:

1. Each lot shall have a separate sanitary sewer lateral.
2. Identify horizontal datum (i.e. NAD27, NAD83 (91), NAD83 (97), WCCS-DANE, etc.) relative to bearings and coordinates on CSM.
3. Owner's certificate must include owner's name for that part of Lot 1, CSM 3199 that is included in this proposed CSM.
4. The applicant shall dedicate a seven-foot wide strip of right of way along Greening Lane (adjacent to Mack-Spahr Heights) for the entire frontage of proposed Lot 1 and northerly 8.46 feet of Lot 2 [83.04 feet total]. Seven feet was previously dedicated by CSM 3199 [for the southerly 21.62 feet of proposed Lot 2], so no further dedication is required there.
5. 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.

6. 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.
7. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
8. 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.
9. 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.

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

10. On Lot 2, provide a front building setback line at the point that the lot is 65 feet wide, parallel to the two front corners of the lot. (Note: The building setback line will be approximately 85 feet back from the closest portion of the front property line.)
11. The boundary of this two lot CSM does not coincide with existing lots as platted. Provide an overall plan to a smaller scale that shows the proposed CSM boundary and where the inconsistencies were accommodated from or to the adjoining lots by dashing in previous lot lines and adjacent buildings with setbacks where lines were moved (to ensure that lot line adjustments did not make adjacent lots nonconforming).

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

12. 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. The park fees shall be paid prior to the final approval of the CSM.
→ Land Fee Value: \$1,914 + Park Development Fee: \$815.36 = Total Park Fees: \$2,729.36

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

13. That the Certified Survey Map be revised to show the following:
 - a. the CSM shall note where Lot 2 is 65 feet wide adjacent to Greening Lane;
 - b. a 20-foot building setback line shall be provided on Lot 2 adjacent to the western, side property line shared with Lots 2 and 3, Mack Spahr Heights;

c. the CSM shall show the entire subject site on one page; this drawing shall be at a 1"=40' scale.

14. Madison Gas and Electric requests that a 10-foot wide utility easement be dedicated over Lot 2 for utilities serving the residence on Lot 1.

In addition, the Plan Commission added the following condition:

15. That the applicant work with the City Engineer on developing a detailed drainage plan for this property prior to final approval of the CSM.

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 adopted by the Common Council on February 21, 2006.

The new residential unit/ lot 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 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 the original approval letter (not the date of revised 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
Kathy Voeck, Assistant Zoning Administrator
Dennis Cawley, Madison Water Utility
Si Widstrand, Parks Division
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations