



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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July 20, 2006

Wayne Barsness
D'Onofrio Kottke & Associates
7530 Westward Way
Madison, Wisconsin 53717

RE: File No. LD 0631 – Certified survey map – 617-621 Hercules Trail

Dear Mr. Barsness:

The four-lot certified survey of the property located at 617-621 Hercules Trail in Section 11, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, are hereby **conditionally approved**. The site is zoned PUD-SIP and is developed with two duplexes.

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

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

1. A separate and independent sanitary sewer lateral shall serve each unit of a duplex building.

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

2. Approval of split duplexes shall include: a) separate water services, curb stops, lines and meters, except for dwellings constructed prior to the adoption of this ordinance (February 4, 1997), the water service may be split in the terrace, with separate curb stops, lines and meters; b) separate sanitary sewer service laterals and lines, except for dwellings constructed prior to the adoption of this ordinance, subject to including a provision in a joint access and maintenance agreement that addresses emergency access to, and the responsibility for, sanitary sewer building blockage; c) separate gas and electric meters; and d) a joint cross access and maintenance agreement that has been submitted with the land division application and which shall be recorded with the land division.
3. An alteration to an approved PUD-SIP to allow split duplex lots In Grandview Commons dated July 16, 2004 states that zero lot line homes are required to have 3,000 square feet of lot area and two-unit lots are required to have 6,000 square feet. The proposed lots do not meet this requirement. Obtain approval of a new alteration and zoning text that will be consistent with the proposed lot sizes.

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.

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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. If you have any questions or if you may need any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Gebert, Engineering Division
Kathy Voeck, Assistant Zoning Administrator
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations