



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
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December 9, 2005

Jeffrey J. Femrite
1 E. Main Street, Suite 500
Madison, Wisconsin 53703

RE: File No. LD 0545 – Certified survey map – 6701-03 Jacobs Way (Zana property)

Dear Mr. Femrite:

The two-lot certified survey map of property located at 6701-03 Jacobs Way in Section 36, Township 7N, Range 8, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned R4 (General Residence District) and is developed with a duplex.

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 two items:

1. If separate sanitary sewer laterals shall not be provided, the City Engineer must review and approve an agreement for shared sewer lateral, including emergency access – all prior to approval of the CSM.
2. Identify monument types for both PLS corners shown on the CSM.
3. Confirm that the datum for PLS coordinate listed is NAD27 and label as such on the CSM.
4. 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.

5. Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.

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

6. 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.

Please contact Dennis M. Cawley, Madison Water Utility, at 266-4651 if you have questions about the following item:

7. Lot 2 will require a new water service lateral connected to a public water main. The Water Utility will not need to sign off the final plans, but will need a copy of the approved plans.

In addition, please note the following condition from Madison Gas and Electric:

8. Place electrical service on additional easement as noted on attached survey as requested by Madison Gas and Electric. Any questions about this condition should be directed to Mark Jacobi at MG&E at 252-7000.

Please note that the City Real Estate Office is reviewing the reports of title provided with these surveys 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. If you have any questions or if you may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Gary Dallmann, Engineering Division
Kathy Voeck, Assistant Zoning Administrator
Dennis Cawley, Madison Water Utility
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations