



Department of Planning & Community & Economic Development
Planning Division

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November 6, 2007

Ron Trachtenberg
Murphy Desmond, SC
PO Box 2038
Madison, Wisconsin 53701-2038

RE: Approval of Certified Survey Map of 9.91 acres located at 6810 Cross Country Road, Town of Verona, in the City of Madison's extraterritorial plat approval jurisdiction (Greg Thompson).

Dear Mr. Trachtenberg;

The Plan Commission, meeting in regular session on November 5, 2007, **conditionally approved** your client's three-lot certified survey of property located at 6810 Cross Country Road, Town of Verona. The conditions of approval from the reviewing agencies for the CSM to be satisfied before final approval and recording are:

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

1. The property will be required to connect to City of Madison sewer when it becomes available at which time, these will be sanitary sewer assessments. Properties will only be required to connect if parcels are annexed into the City of Madison.
2. The developer shall dedicate a 15-foot wide pedestrian and bike easement along Cross Country Road consistent with the developments to the east.
3. The applicant shall dedicate a 40-foot wide permanent limited easement for grading and sloping along Cross Country Road.
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 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.

5. 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.
6. All lots created by this certified survey map are individually responsible for compliance with the storm water management requirements of Chapter 14 of the Dane County Ordinances.
7. Prior to Engineering final sign-off by main office for Certified Survey Maps (CSM), 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. Electronic mail submittal of the **final CSM in PDF form** is preferred. Please transmit to epederson@cityofmadison.com.

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

8. That the applicant receive approval of the current land division proposal from the Town of Verona and Dane County prior to final City of Madison approval of the Certified Survey Map for recording. Proof of town and county approval shall be in the form of correspondence from both entities noting said approvals. The City of Madison shall be added as a beneficiary of any property restrictions required by the town and county as part of their approvals.
9. That the applicant execute a restrictive covenant benefiting the City of Madison that prohibits further subdivision of the subject property. A note shall be placed on the final Certified Survey Map noting the same subdivision restriction.
10. That Certified Survey Map shall be revised to include a note indicating that the construction of any new principal or accessory buildings on these three lots shall be prohibited unless the new construction is located within the building envelope dedicated on the survey drawing. The existing residence on Lot 3 may remain outside the building envelope, however, no additions shall be permitted which extend the residence closer to Cross Country Road than the current front setback (57.6 feet).
11. That a 300-foot buffer parallel and adjacent to Cross Country Road be provided for all three lots and identified on the face of the CSM with a note stating that no new buildings or improvements, with the exception of driveways, shall be allowed within the 300-foot corridor. Any reduction of the 300-foot corridor shall be approved by both the City of Verona and the City of Madison Planning Division. A landscape plan shall be approved by both the City of Verona and the City of Madison Planning Division that includes the planting of a variety of native trees and shrubs within the buffer zone to soften the view of the future homes from the roadway. Upon approval of the landscaping plan by the City of Madison Plan Department and the City of Verona and the planting of the buffer in conformity with the approved plan, the buffer requirement defaults to the building lines/ envelopes shown on the approved Certified Survey Map.

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.

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 six month 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
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations