



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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December 9, 2005

Mark Pynnonen
Birrenkott Surveying, Inc.
PO Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590

RE: File No. LD 0543 – Certified survey map – 6912-14 Littlemore Drive
File No. LD 0544 – Certified survey map – 6902-04 Littlemore Drive

Dear Mr. Pynnonen:

The two-lot certified surveys of properties located at the above referenced addresses in Section 1, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, are hereby **conditionally approved**. Both sites are zoned R4 (General Residence District) and are developed with duplexes.

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

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

1. In the case of 6902-04 Littlemore Drive, the following CSM revisions are required:
 - a.) the legal description header on Page 1 (of 2) identifies the incorrect lot number of 61;
 - b.) both the legal description header on Page 1 and the description on Page 2 incorrectly identify which PLS quarter-quarter the lands are located in;
 - c.) add "East ¼ corner coordinate shown" to your PLS bearing and distance note.
2. 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 four items:

3. Show setback dimensions on the CSM, including front and rear yards.
4. Show the driveways on the CSM.
5. 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.

6. In the case of 6912-14 Littlemore Drive, the building dimensions of the approved site (construction) plan are not consistent with the CSM. The survey shall show actual building size.

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