



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

March 29, 2006

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

RE: File No. LD 0611 – Certified survey map – 702 South Point Road (Pellett/Veridian).

Dear Mr. Barsness:

The two-lot certified survey of property located at 702 South Point Road, Section 28, Township 7N, Range 8E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned R2T, R2Y, R2Z (Single-Family Residence Districts), R5 (General Residence District), C (Conservancy) and PUD-GDP and has had a Preliminary Plat for the “1000 Oaks” residential development approved by the Common Council. It is staff’s understanding this CSM is being undertaken to address ownership issues in advance of a final plat(s) of the site and development in accordance with the approved plans.

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

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

1. Two major drainage ways pass through this site. A 100-foot wide drainage easement shall be dedicated to the City of Madison and shall be centered on the existing drainage channels.
2. Revise CSM to provide a 75-foot setback (buffer) from all existing wetlands designated as Environmental Corridor.
3. The applicant will be responsible for signing a waiver of Special Assessments for the future improvements of the Lower Badger Mill Sanitary Sewer Impact Fee or for the future connection to the South Point Lift Station.
4. Add “dedicated to the public” to the dedicated area of South Point Road and Valley View Road on the CSM.
5. The applicant shall dedicate a 15-foot wide permanent limited easement for grading and sloping along Valley View Road and South Point Road.
6. The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the improvement of South Point Road and Valley View Road in accordance with Section 66.0703(7)(b) Wisconsin Statutes and section 4.09 of the MGO. Said waiver shall be recorded to Lots 1 and 2.

7. The following note shall be added to the certified survey map. "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop."
8. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM the applicant shall contact Randy Whitehead (266-4099) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
9. 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.
10. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison NAD 1927 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established NAD 1927 Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division web address site for current tie sheets and control data. If a surveyor encounters an area without a published NAD 1927 value, contact Engineering Division for this information.
11. The Applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat to the Mapping/GIS Section of the Engineering Division. The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums and be consistent with previous formats delivered to the City by the Applicant and contain the minimum of the following, each on a separate layer name/level number: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).

*This transmittal is a separate requirement than the required submittals to Bob Arseneau for design purposes.

*New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following item:

12. The attached declaration of conditions and covenants shall be executed and returned.

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

13. The resolution authorizing the City to sign the CSM and any other documents related to the proposed land division was adopted by the Common Council on March 21, 2006. That resolution contained a resolved clause that includes possible execution of a land use restriction agreement and any other documents related to the approved Inclusionary Dwelling Unit Plan for the approved "1000 Oaks" prior to recording of this Certified Survey Map. A second resolved clause states that a final plat of both lots created by this Certified Survey Map would be required prior to development of those lots.

Approval of this CSM does not abdicate or supersede any conditions of approval of the Preliminary Plat of "1000 Oaks."

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 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: Janet Gebert, Engineering Division
John Leach, Traffic Engineering
Barb Constans, CDBG Office
Kathy Voeck, Assistant Zoning Administrator
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations