



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

November 17, 2006

Michelle Burse
Burse Surveying & Engineering, Inc.
1400 E. Washington Avenue, Suite 158
Madison, Wisconsin 53703

RE: File No. LD 0646 – Certified survey map – 9201 Midtown Road, Lot 2, Hawks Ridge Estates (Tim McKenzie).

Dear Ms. Burse:

The two-lot certified survey of Lot 2, Hawks Ridge Estates located at 9201 Midtown Road, Section 4, Township 6N, Range 8E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned PUD-GDP-SIP.

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

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

1. One or both of these lots shall be wholly or partially responsible for maintenance of the stormwater management area. Prior to approval, the owner shall define this responsibility on the face of the CSM.
2. It is unclear how this lot is to be served with sanitary sewer. The City is proposing sanitary sewer on Silverstone Lane and an 8-inch private sanitary sewer lateral on the north quarter of the lot. All laterals crossing the proposed Lot 1 will need an ownership and maintenance agreement along with a recorded private sanitary sewer easement prior to recording this CSM.
3. A private ingress and egress easement appears to be needed across proposed Lot 1 in benefit of Lot 2 for proposed entrance between the two proposed four-unit condos, Buildings 8 and 9 shown on related site plan drawings. Create this private easement by this CSM or by a separate recorded conveyance and reference recording information on the final CSM before it is recorded.
4. The developer shall enter into a City/developer agreement for the installation of public improvements required to serve this CSM. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this CSM without the agreement executed by the developer.
5. The applicant shall construct sidewalk along Midtown Road to a plan approved by the City Engineer.
6. The developer shall make improvements to Midtown Road to facilitate ingress and egress to the CSM.

7. 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.
8. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM the applicant shall contact Janet Dailey (261-9688) 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).

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

9. The proposed property line shall be shown on the final PUD-SIP drawings.

Please note that the City Real Estate Office has reviewed the report of title provided with this survey and has provided comments to you separately. If you have any questions about those comments, please contact Jeff Ekola at 267-8719 for more information.

A resolution authorizing the City to sign the CSM and any other documents related to the proposed land division will be approved by the Common Council on November 21, 2006.

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 months** 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 Dailey, Engineering Division
Kathy Voeck, Assistant Zoning Administrator
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations