



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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July 7, 2009

Peter Lewis
Kapitan Engineering, Inc.
PO Box 665
802 Franklin Street
Sauk City, Wisconsin 53583

RE: Approval of a Certified Survey Map (CSM) of approximately 50.3 acres located on the west side of Vilas Hope Road opposite Jahnke Road and approval of a CSM of approximately 24.7 acres located on the east side of Vilas Hope Road and north side of Jahnke Road, both in the Town of Cottage Grove in the City of Madison's extraterritorial plat approval jurisdiction (Homburg/Wisconsin DNR).

Dear Mr. Lewis:

The three-lot and two-lot certified surveys of your client's property generally located on both sides of Vilas Hope Road at Jahnke Road, Section 18, Township 7N, Range 11E, Town of Cottage Grove, Dane County, Wisconsin, is hereby **conditionally approved**. The conditions of approval from the reviewing agencies to be satisfied before final approval and recording of the CSMs are:

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

1. A 150-foot wide public storm sewer easement shall be dedicated centered on Door Creek as located on the survey.
2. Delineate wetlands and the 100-year floodplain for Door Creek or provide a note on the CSM that wetlands and floodplain exist and are not delineated.

Please contact my office at 261-9632 if you have questions about the following Planning Division condition of approval:

3. That the two parcels being conveyed by dedication on the face of the Certified Survey Maps be designated as outlots and that both include a notation stating the following: "Dedicated to the City of Madison for public pedestrian/bike path purposes."

Please note that the City Office of Real Estate Services is reviewing the report of title provided with this survey and may have comments. That office will send any comments to you by fax or e-mail. If you have any questions, please contact Jeff Ekola at 267-8719 for more information.

A resolution approving the Certified Survey Map, accepting the dedication of the two bike path lots and authorizing the City to sign the CSM and any other documents related to the proposed land division will be approved by the City of Madison Common Council on July 21, 2009.

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 Dailey, City Engineering Division
Jeff Ekola, Office of Real Estate Services
Norb Scribner, Dane County Land Records and Regulations