



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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May 4, 2011

Dan Birrenkott
Birrenkott Surveying, Inc.
PO Box 237
Sun Prairie, Wisconsin 53590

RE: Consideration of a one-lot Certified Survey Map (CSM) of the Skaar property located at 3310 CTH AB, Town of Cottage Grove, in the City of Madison's Extraterritorial Jurisdiction.

Dear Mr. Birrenkott;

The Plan Commission, meeting in regular session on May 2, 2011, **conditionally approved** your client's one-lot Certified Survey Map of property located at 3310 CTH AB, Town of Cottage Grove. The conditions of approval from the reviewing agencies to be satisfied before final City approval and recording of the CSM are:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following three (3) items:

1. This Certified Survey Map (CSM) shall dedicate 40 feet of right of way for Siggelkow Road, north of and parallel with the section line. The CSM shall also create a 20-foot wide right of way reservation, north of and parallel with this proposed north right of way line of Siggelkow Road.
2. The proposed Siggelkow Road dedication requirement by the city of Madison results in a net area of proposed Lot 1 very close to the Dane County required minimum area of 2 acres. If below 2 acres, Dane County will presumably require that the proposed Lot 1 boundary be revised to meet their 2 acre minimum.
3. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The developer's surveyor and/or applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering Division. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The applicant shall identify monument types on all PLS corners included on the plat or CSM. Note: Land tie to two PLS corners required.

Please contact Bryan Walker, Traffic Engineering Division, at 267-8754 if you have questions about the following item:

4. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

Please contact my office at 261-9632 if you have questions about the following two (2) items:

5. The applicant shall execute a restrictive covenant on Lot 1 of the proposed CSM in a form approved by the Planning Division prior to final City approval of the CSM. Said covenant shall require that the use of Lot 1 be limited to a single-family residence and related accessory building(s) and would require City of Madison approval prior to the construction of any additions to the existing building or any new buildings. This restriction

shall run with Lot 1 so long as the lot is subject to Dane County zoning, and shall not be modified or released without the written approval of the City.

6. The applicant shall execute a restrictive covenant over Parcel numbers 0711-312-9500-3 and 0711-312-9000-8 in a form approved by the Planning Division prior to final City approval of the CSM that states that the use of the remaining A-1EX land will be limited to agricultural uses and that no additional principal structures would be constructed on said properties unless they are further subdivided and approved by the City of Madison. This restriction shall run with the property and shall not be modified or released without the written approval of the City.

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.

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.

Prior to City Engineering final sign-off by the main office of the CSM, the final CSM shall be submitted to the Engineering Division Surveyor/ Land Records Coordinator for final technical review and approval. This submittal shall occur a minimum of two working days prior to final Engineering Division signoff. Electronic mail submittal of the final CSM in PDF form is preferred; please transmit to epederson@cityofmadison.com.

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 this 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, City Engineering Division
Bryan Walker, Traffic Engineering Division
Jeff Ekola, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations