



Department of Planning & Community & Economic Development  
**Planning Division**

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June 22, 2011

Michael Ziehr  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, Wisconsin 53703

RE: File No. LD 1113 – Certified survey map – 401 N. Pleasant View Road (Attic Angels Prairie Point, Inc.)

Dear Mr. Ziehr;

The three-lot certified survey of your client's property generally located at 401 N. Pleasant View Road, Section 22, Township 7N, Range 8E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned PUD-GDP; an amendment to the PUD-GDP and a PUD-SIP for proposed Lot 1 was conditionally approved by the Common Council on June 21, 2011.

The conditions of approval from the reviewing agencies to be satisfied before final approval and recording of the CSM are:

**Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following sixteen (16) conditions:**

1. The developer has met with City staff regarding the required improvements necessary for the extension of Elderberry Road and Samuel Drive. The City and developer have agreed to construction of these streets with two separate assessable projects that shall be designed and constructed by the City and assessed 100% to the developer. The developer shall provide data (including survey and soil boring data) to the City to complete the design. The developer shall be required to enter into a Development Agreement prior to sign off of the Amended PUD-GDP and PUD-SIP and the CSM. It is anticipated that the developer will submit all necessary information to the City in order to proceed with the assessable project by June 1, 2011 to allow for the assessments to be levied by August of 2011. A delay in the submission of the necessary information may result in delays in the City's approval of the Amended PUD-GDP and PUD-SIP and CSM.
2. The developer shall provide a waiver of hearing and notice for the public improvements and assessments required to construct Samuel Drive and Elderberry Road.
3. The developer shall be responsible for the public infrastructure, including sidewalk on both sides, of Samuel Drive. The extension of Samuel Drive to the south shall be constructed by the City and assessed as part of the approval of the Amended PUD-GDP and PUD-SIP and related CSM for this development. Additionally, the developer shall be responsible for street improvements at the intersection of Elderberry Road and N. Pleasant View Road to accommodate ingress and egress to the development.

4. The developer shall be responsible for the construction of sidewalk along N. Pleasant View Road adjacent to the development from the north property line to the proposed extension of Elderberry Road.
5. The developer shall be responsible for public infrastructure including curb on both sides and sidewalk along the north right of way on Elderberry Road. The portion of Elderberry Road from Samuel Drive to the east shall be constructed at a future date, which shall be no later than 2015 or if required in conjunction with any further development of Outlot 3 (multi-family site) or Outlot 5 (duplex site) of the final plat of Prairie Point. Assessments will be levied for the improvements as part of the approval of the current rezoning and CSM approval. Assessments for this portion of the public improvements shall be deferred until the construction of Elderberry Road from Samuel Drive to the east.
6. The developer shall provide copies of the easement(s) from the University for lands located to the south, which are required for grading and related roadway construction.
7. The developer shall provide temporary grading easements on proposed Lot 2 and Lot 3 of the related CSM to facilitate the construction of the public infrastructure.
8. This development is subject to the Old Sauk Drainage Assessment District (East) and shall be required to pay these charges prior to the City Engineering Division's sign off of the PUD.
9. The deferred storm water detention variance fees shall be paid in full for this phase of work prior to the City Engineering Division sign off of the plans.
10. The applicant shall enter into a City/ Developer agreement for the improvements required for this CSM. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this CSM without the agreement executed by the developer.
11. A soil boring report prepared by a Professional Engineer shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9 feet below proposed street grades, a restriction shall be added to the CSM, as determined necessary by the City Engineer.
12. 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.
13. 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 management at the time they develop."
14. A minimum of 2 working days prior to requesting City Engineering Division 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 subdivision 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).

15. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering Division signoff.
16. City of Madison Environmental Projects Staff have reviewed the subject site and determined that a Phase I ESA **will not** be required of the applicant. If there are any changes in the approved land dedications, the applicant shall notify Brynn Bemis (267-1986) to determine if a Phase I ESA will be required.

**Please contact Bryan Walker, Traffic Engineering Division, at 267-8754 if you have questions about the following five (5) items:**

17. The applicant shall extend Samuel Drive and Elderberry Road according to attached letter from the City Engineer dated March 4, 2010. The applicant shall enter into a signed Developer's Agreement through City of Madison Engineering prior to sign off.
18. The applicant shall extend and dedicate Samuel Drive to Elderberry Road with the related CSM. It shall be noted on the Amended PUD-GDP & PUD-SIP that Samuel Drive shall be dedicated on the CSM.
19. Intersection improvements at the Elderberry Drive intersection on N. Pleasant View Road shall be installed by the developer per the plans and specifications of the City Engineer and City Traffic Engineer to provide adequate ingress and egress to the plat and development. These improvements may include left-turn lanes, medians, right-turn lanes and bike lane provisions.
20. 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.
21. The applicant shall note the following access restrictions on the CSM:
  - a.) No access shall be granted along the easterly right-of-way line of N. Pleasant View Road;
  - b.) No access shall be granted along the northerly right-of-way line of Elderberry Road from Samuel Drive westerly to N. Pleasant View Road.

**Please contact Bill Sullivan, Madison Fire Department, at 261-9658 if you have any questions regarding the following note:**

22. Note: Provide street improvements for Fire/EMS access prior to any building construction.

**Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have questions about the following two (2) items:**

23. Note: All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO13.21.

24. Each lot shall have a separate water service lateral. All new public water mains shall be installed by Standard City of Madison Subdivision Contract.

**Please note that the City's 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 CSM and authorizing the City to sign it and any other documents related to the proposed land division will be approved by the Common Council on July 5, 2011.**

As soon as the comments and conditions have been satisfied as verified with a completed affidavit form (attached), 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 must occur a minimum of two working days prior to final Engineering Division signoff. E-mail submittal of the final CSM in PDF form is preferred. Transmit to [epederson@cityofmadison.com](mailto: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 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 or this letter, whichever is later.** If you have any questions or if you 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  
Dennis Cawley, Madison Water Utility  
Bill Sullivan, Madison Fire Department  
Jeff Ekola, Office of Real Estate Services  
Dan Everson, Dane County Land Records and Regulations