



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

Website: [www.cityofmadison.com](http://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

April 19, 2010

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

RE: File No. LD 1004 – Certified survey map – 6901 McKee Road & 3233 Stonecreek Drive (Mad Grove, LLC)

Dear Mr. Barsness:

The three-lot certified survey of your client's property located at 6901 McKee Road & 3233 Stonecreek Drive, Section 12, Township 6N, Range 8E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned [unrecorded] PUD-GDP. 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 eleven (11) conditions:**

1. City Engineering has reviewed the latest proposed Certified Survey Map and development plan submitted by Mad Grove, LLC, which proposed Mader Drive as private. The existing storm sewer stub of east of Stonecreek Drive was placed in city records as public assuming public street dedication. Due to Mader Drive being requested by the developer to be private, Engineering will convert this storm sewer to private in city records and any internal storm sewer extensions within this development plan will also be private as they do not carry any public water.
2. The CSM shall create the necessary public sanitary sewer easements for the necessary extensions of these public facilities to serve this development. There may also need to be public water main extensions and easements created as well.
3. The applicant shall make improvements to McKee Road to facilitate ingress and egress to the proposed driveway.
4. The proposed development will require extension of the public storm sewer and sanitary sewer system with a Developers Agreement with the City of Madison.
5. Each lot shall have a separate sanitary sewer lateral.
6. 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. (Per MGO 16.23(9)c)

7. Arrows shall be added to the certified survey map indicating the direction of drainage for each property line not fronting on a public street. In addition, the certified survey map shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the certified survey map.
  - a.) Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
  - b.) All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

Note: In the event of the City of Madison Plan Commission and/or Common Council approve re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

8. The lots within this certified survey map are inter-dependent upon one another for stormwater 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 CSM and recorded at the Dane County Register of Deeds.
9. 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."
10. A minimum of two 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 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).
11. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Please contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering Division signoff.

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

12. The applicant shall graphically show the "No Vehicular Access Restriction" on the face of the CSM, excluding the 50-foot ingress/egress easement area on McKee Road (CTH PD).

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

13. Each lot of record shall have a separate water service lateral connected to a public water main.
14. 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 MGO 13.21.

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

15. On January 19 and March 2, 2010, the Common Council rezoned a 14-acre parcel generally located at the southwestern corner of McKee Road and Maple Grove Drive, including the subject site, to PUD-GDP. Approval of the rezoning included a note that implementation of the planned unit development would likely require subdivision of the subject parcel by a final plat or CSM proceeded by a preliminary plat or amended general development plan that outlines the proposed layout of the subdivision. The proposed CSM includes only a portion of the approved, unrecorded PUD-GDP site. **Recording of this CSM may not proceed until the PUD-GDP of the entire 14-acre property has been recorded following final approval by City agencies.** The final version of the general development plan shall include a proposed lot layout for the entire site zoned PUD-GDP that incorporates the final version of this CSM, which shall be revised as follows:
- a.) Revise the CSM to convert proposed Lot 2 to Outlot 1, with a note stating that this outlot will be further subdivided as part of the implementation of the final January 19/ March 2, 2010 Common Council-approved general development plan;
  - b.) Revise the CSM to convert proposed Lot 3 to Outlot 2, with a note indicating that this outlot will be used for private stormwater management [the purpose shown on the approved PUD-GDP] and to provide access for the development;
  - c.) Once the January 19/ March 2, 2010 general development plan has been recorded, note 3a on page 4 of 5 shall be revised to reflect the newly recorded PUD-GDP information;
  - d.) Show the platted lot lines for Lots 244 and 245 as established by the recorded final plat of East Pass Addition to Country Grove;
  - e.) Show the recorded document number that adjusted the common lot line between Lots 242 and 244.

**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 May 4, 2010.**

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.

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.** 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  
John Leach, Traffic Engineering Division  
Dennis Cawley, Madison Water Utility  
Jeff Ekola, Office of Real Estate Services  
Dan Everson, Dane County Land Records and Regulations