



Department of Planning & Community & Economic Development
Planning Division

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June 22, 2010

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

RE: File No. LD 1009 – Certified survey map – 702 South Point Road (1000 Oaks Land, LLC)

Dear Mr. Barsness:

The one-lot, one-outlot certified survey map of your client's property located at 702 South Point Road, Section 28, Township 7N, Range 8E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned C (Conservancy District), R2T, R2Y and R2Z (Single-Family Residence Districts), and PUD-GDP (Planned Unit Development–General Development Plan) and is part of the approved preliminary plat of the 1000 Oaks subdivision (2008). The stated purpose for the CSM is to create an outlot for the applicants to dedicate to the City to meet their dedication requirements for the Linden Park subdivision on Valley View Road.

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

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

1. Engineering Mapping staff encountered variations in lot area square footage calculations as shown on this CSM. Confirm lot areas and correct as necessary.
2. Place note on CSM that states that all lots are subject to impact fees at the time of development.
3. The applicant shall dedicate a 15-foot wide temporary limited easement for grading and sloping along Valley View Road and South Point Road if the easement is determined to be needed by the City Engineer.
4. 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.

5. 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).
6. 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.
7. 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. Electronic mail submittal of the final CSM in PDF form is preferred. Transmit to epederson@cityofmadison.com.
8. City of Madison Environmental Projects Staff has 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 (608.267.1986) to determine if a Phase I ESA will be required.

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

9. 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 John Leach, Traffic Engineering Division, at 267-8755 if you have any questions about the following two items:

10. 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 area wide intersection and traffic signal costs prior to plat approval. The deposits may be paid in construction phases.

11. There shall be access restrictions noted on the face of this CSM as follows: No Access shall be granted along the westerly right of way line South Point Road except for fire access as noted, and along the northerly right of way line of Valley View Road. The applicant shall graphically show the "No Vehicular Access Restriction" on the face of the CSM.

Approval of this CSM does not supersede any conditions of 2008 approval of the preliminary plat of "1000 Oaks."

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 was approved by the Common Council on June 15, 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
Kay Rutledge, Parks Division
Pat Anderson, Assistant Zoning Administrator
Dane County Land Records and Regulations