



Department of Planning & Community & Economic Development
Planning Division

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May 21, 2010

Frank Thousand
Arnold & O'Sheridan, Inc.
1111 Deming Way
Madison, Wisconsin 53717

RE: File No. LD 1005 – Certified survey map – 88 Hawks Landing Circle (Jeff Haen, Hawks Golf Land, LLC)

Dear Mr. Thousand:

The two-lot certified survey of your client's property located 88 Hawks Landing Circle, Section 34, Township 7N, Range 8E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned R1 (Single-Family Residence District). 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 twelve (12) conditions:

1. The applicant shall coordinate with Planning, Traffic Engineering, Parks and City Engineering staff to provide an off-street path system, in a mutually agreeable location(s), to provide better connectivity within the Hawks Landing Golf Club plat as called for in the adopted neighborhood development plan.
2. Much of Proposed Lot 1 is currently mapped as Environmental Corridor. Prior to final approval, this area needs to be removed from the Environmental Corridor, subject to approval of the Common Council and the Capital Area Regional Plan Commission. Label others as "Environmental Corridor".
3. It appears that Proposed Lot 1 drains onto Proposed Lot 2 and therefore shall be subject to a private drainage agreement.
4. This development is subject to impact fees for the Upper Badger Mill Creek Impact Fee District. All impact fees are due and payable at the time building permits are issued.
5. The applicant shall dedicate right of way defined by a line one foot behind the existing sidewalk along Mid Town Road and Waterbend Drive.
6. The applicant shall dedicate a 15-foot wide permanent limited easement for grading and sloping parallel with the new right of way line defined by this CSM along Mid Town Road and Waterbend Drive.

7. 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 CSM and recorded at the Dane County Register of Deeds.
8. 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."
9. 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).
10. 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.
11. 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.
12. 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.

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

13. The additional development may accelerate the plan and need for the installation and special assessments of traffic signals at Hawks Landing Circle and Mid Town Road. The City has collected some deposits for this from both sides of Midtown Rd but additional assessments may be required.

Please contact Kay Rutledge, Parks Division, at 266-4714 if you have any questions about the following item:

14. The developer should work cooperatively with Parks, Planning, City Engineering and Traffic Engineering staff to help provide connectivity throughout the Hawks Landing development project.

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

15. The applicant shall revise the CSM to identify permanent off-street path easements across Lots 1 and 2 of this land division and the remainder of Lot 41 outside the CSM, as called for on the Mid-Town Neighborhood Development Plan. The off-street path easement shall include language assuring the open and unobstructed use of these paths in perpetuity.
16. Lots 1 and 2 will be created from the larger 113.6-acre Lot 41 of the Hawks Landing Golf Club plat. Because the remainder of Lot 41 following the proposed land division exceeds 40 acres, it does not need to be shown on the Certified Survey Map. However, the applicant is required to submit a scaled drawing from recorded information showing the remainder of Lot 41 and the 2 proposed CSM lots on a separate exhibit prior to final signoff of the CSM for recording.

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 June 1, 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
Kay Rutledge, Parks Division
Dennis Cawley, Madison Water Utility
Jeff Ekola, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations