



Department of Planning & Community & Economic Development
Planning Division

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June 18, 2012

Jeffrey R. Quamme
Vierbicher
999 Fourier Drive; Suite 201
Madison, Wisconsin 53717

RE: File No. LD 1218 – Certified Survey Map – 8533 Prairie Hill Road (Corgiat)

Dear Mr. Quamme;

The two-lot certified survey of your client's property located at 8533 Prairie Hill Road, Section 34, Township 7N, Range 8E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The subject site is zoned R3 (Single- and Two-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 of the City Engineering Division at 261-9688 if you have questions regarding the following thirteen (13) conditions:

1. This CSM references a proposed joint driveway easement by separate document. The intent of the CSM note implies this private joint driveway easement will be recorded by separate document prior to the recording of the CSM. Add the Register of Deeds recording information and document number of the easement to Note #11 on the CSM prior to recording the CSM.
2. The applicant shall dedicate right of way along S. Pleasant View Road/ CTH M as determined by the City Engineer for sidewalk construction. Coordinate the right of way dedication with Chris Petykowski, of City Engineering at 608-267-8678.
3. The applicant shall dedicate a 25-foot temporary limited easement for grading and sloping adjacent to the proposed future S. Pleasant View Road/ CTH M right of way.
4. The applicant shall install sidewalk along S. Pleasant View Road/ CTH M. The sidewalk design shall be provided for review and approval by the City Engineer and shall be stamped by a Professional Engineer. Provide a deposit in the amount of \$5,000 to guaranty the installation of the improvements. Upon successful completion of the work, the deposit will be refunded back to the applicant.
5. Each duplex lot shall have two separate sanitary sewer laterals.
6. The existing septic system shall be abandoned as a condition of the CSM approval and the existing duplex shall be connected to the City sanitary sewer and City water main. Provide proof of septic abandonment from Dane County prior to sign off of the CSM.

7. The difference from the preliminary assessed Madison Metropolitan Sewerage District (MMSD) fees to the current 2012 rate for MMSD fees are due and payable prior to City Engineering Division sign-off. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
8. All work in the public right-of-way shall be performed by a City-licensed contractor
9. All damage to the pavement on Prairie Hill Road adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria.
10. This development is subject to impact fees for the Upper Badger Mill Creek and Valley View Road (Stormwater Only) Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall put the face of the CSM: "Lots / buildings within this subdivision / development are subject to impact fees that are due and payable at the time building permit(s) are issued."
11. The applicant shall install public sidewalk along CTH M. The applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
12. 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 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).
13. 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 Kay Rutledge of the Parks Division at 266-4714 if you have questions about the following item:

14. The developer shall pay park dedication and development impact fees for the additional residential lot. The fee in lieu of parkland dedication for 2012 is \$2,563.00 per new single-family or two-family dwelling unit; the park development fee for 2012 is \$978.33 per new single-family or two-family dwelling unit, for a combined fee \$3,541.33 per unit. The developer must select a method for payment of park fees before signoff on the CSM. This development is within the Elver Park impact fee district (SI31).

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have questions about the following item:

15. Note: The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and Comm. 82.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website:
→ <http://www.homefiresprinkler.org/Consumer/ConsHome.html>

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have questions about the following three (3) items:

16. There are public water main assessments due against this parcel that shall be paid prior to final approval and recording of this CSM.
17. Pursuant to MGO Section 13.09, any structure(s) on the subdivided lots that is used for human habitation must be connected to municipal water if available.
18. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO Section 13.21. All unused private wells shall be abandoned in accordance with MGO section 13.21.

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

19. Revise the Certified Survey Map to include the following note: *"The owners and occupants of existing and future residences on lots contained on this Certified Survey Map acknowledge the presence of high levels of noise and vibration resulting from the adjacent county trunk highway and shall hold harmless Dane County and the City of Madison from any impacts on the use, enjoyment or value of these properties resulting from existing or future highway traffic volumes."*

Please contact Jennifer Frese of the Office of Real Estate Services at 267-8719 if you have any questions regarding the following two (2) items:

20. All real estate taxes, stormwater management charges, and special assessments due against the properties involved in this subdivision shall be paid in full (with copies of receipts for recent payments not reflected in City records) prior to final signoff of the survey for recording.

→ As of June 14, 2012, there is a special assessment in the amount of **\$71.31**.

→ There is a minimal stormwater late fee of **\$0.43**.

21. The following CSM revisions shall be made:

- a.) Provide copy of the recorded Declaration of Joint Driveway Easement document, per Note #11 on the CSM.
- b.) Remove "Dane County" from the CSM title on each sheet of the proposed CSM.
- c.) Record satisfactions or releases for all mortgages, liens, judgments, or other instruments that encumber the title of the subject lands, but where the purpose for such instrument has been satisfied, fulfilled or resolved.
- d.) Identify and provide a certificate of consent for any tenancy in excess of one year. Said tenancy shall be made evident in record title and the document number shall be Noted on the proposed CSM. A copy of the recorded document giving evidence of the tenancy shall be included with the title report.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

A resolution approving the CSM and authorizing the City to sign it and any other documents related to the proposed land division is scheduled for approval by the Common Council on July 3, 2012.

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.

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 six (6) months from the date of the approving resolution or this letter, whichever is later.** 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
Dennis Cawley, Madison Water Utility
Kay Rutledge, Parks Division
Bill Sullivan, Madison Fire Department
Pat Anderson, Asst. Zoning Administrator
Jennifer Frese, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations