



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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January 25, 2017

Joe Wagner  
Greywolf Partners, Inc.  
9000 W. Chester Street; Suite 200  
Milwaukee, Wisconsin 53214

RE: LNDCSM-2016-00048 – Certified Survey Map – 6502-6702 Manufacturers Drive

Dear Mr. Wagner;

The one-lot Certified Survey Map to combine the property located at 6502-6702 Manufacturers Drive, Section 16, Township 8N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned IL (Industrial-Limited District). The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

**Please contact Brenda Stanley of the City Engineering Division at 261-9127 if you have questions regarding the following eight (8) items:**

1. An erosion control plan and land disturbing activity permit shall be submitted to the City Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0-tons per acre per year.
2. The applicant shall provide a 30-foot wide Temporary Limited Easement for grading and sloping along all roadways in the developers agreement. The TLE shall expire at the end of City construction project #11461.
3. This property has deferred assessments for the assessment district that shall be paid in full as a condition of the subdivision approval: Northeast Industrial District Phase 1, CIC Sewer Assessment District-2014, Tancho/CIC Sewer Assessment District, Tancho CIC Phase1.
4. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.

5. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to City Engineering sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. This property is subject to Sanitary Connection charges for the Hanson Road Sewer Assessment District.
6. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this lot created is required to provide infiltration in accordance with Chapter 37 of Madison General Ordinances.
7. A minimum of two working days prior to requesting City Engineering signoff on the CSM the applicant shall contact Tim Troester at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley at 261-9127 (bstanley@cityofmadison.com) 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).
8. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.

**Please contact Jeff Quamme of the City Engineering Division—Mapping Section at 266-4097 if you have questions regarding the following twenty-one (21) items:**

9. Notes 1, 3, 6, 9, 10, and 14 from sheet 1 of The Center for Industry & Commerce shall be referenced and placed in notes on the Certified Survey Map.
10. Insert the standard language pre MGO Section 16.23(9)(d)2.a. verbatim. If this is done, all of the previous non-exclusive easements for drainage easements are released and new drainage easements defined by the current proposed Certified Survey Map.
11. Add the standard note for the Utility Easements as set forth on the plat of The Center For Industry & Commerce. All labels on the map for the existing Utility Easements shall have added "per Document No. 3708481.
12. The Avigation Easement contours per Document No. 2794376 and as shown on the plat shall be added to the Certified Survey Map and labeled appropriately.
13. The adjacent platted lots to the north of this Certified Survey Map along with the lots and Transport Court east of this Certified Survey Map per CSMs 11028 and 14158 and Tancho Business Park shall be shown and noted on this CSM.
14. The central angle for Curve 3 is incorrect as is the length of curve. Also the central angle and chord bearing and length and arc are incorrect for Curve 2. Make associated revisions to the legal description as well.

15. The title of the plat in the header and in the legal description shall be revised to match the plat exactly as follows: "The Center For Industry & Commerce."
16. Add the recorded as information along the boundaries as required by statute.
17. Revise the note on the west side for the vacation: "Vacated and Discontinued Graaskamp Way – Document No. \_\_\_\_\_" The vacation is scheduled for final action on January 17, 2017 and will be recorded after authorization by the City Engineer.
18. 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.
19. In accordance with Section s. 236.18(8), Wisconsin Statutes, the applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Certified Survey Map in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established WCCS, Dane Zone Coordinates on all PLS corners within its corporate boundary. Visit the Dane County Surveyor's Office website for current tie sheets and control data that has been provided by the City of Madison. If a surveyor encounters an area without a published WCCS Dane Zone 1997 value, contact the City Engineering Division for this information.
20. The applicant shall submit to Jeff Quamme, prior to Engineering sign-off of the subject CSM, one (1) digital CADD drawing and one (1) signed copy of the final CSM to the Mapping/GIS Section of the Engineering Division either as hard copy or Adobe PDF format. The digital CADD file shall be submitted in the WISDOT County Coordinate System, Dane County Zone datum in either Auto CAD Version compatible with MicroStation Version V8i, MicroStation Version V8i or older or Universal DXF Formats. The digital CADD file(s) shall contain the minimum of the items stated below, each on a separate layer name/level number. All line work shall be void of gaps and overlaps that would cause any parcel, street or easement to not properly close. All line work orientation and geometrics shall match the dimensioning as labeled on the final recorded plat: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).
- \*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.
21. In accordance with Section s.236.34(1m)(c), which states a CSM shall be prepared in accordance with the plat requirements stated per s.236.20(2)(c)&(f), Wisconsin Statutes, the applicant must show the type, location and width of any and all easements on the CSM. Clearly identify the

difference between existing easements (cite Register of Deeds recording data) and easements which are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements. Include any and all language required to properly and legally create any easement by the CSM.

22. This pending CSM application shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in parcel database so that the permitting system can upload this data and permit issuance made available for this new land record.
23. Add a note to the CSM that lands within this CSM are subject to Declaration of Covenants, Conditions and Restrictions per Document No. 3677132, amended by Document No. 4023951 and declarant rights assigned by Document No. 5007196.
24. Add a note to the CSM that lands within this CSM are subject to a Deed Restriction per Document No. 3708482.
25. Add a note to the CSM that lands within this CSM are subject to Declaration of Conditions and Covenants per Document Nos. 3867640 and 3867641.
26. Add the length of the rebar set in the legend. Add chords to the curves. Correct the surveyor's certificate to Chapter 16 of the City of Madison Ordinances/ Madison General Ordinances.
27. The Owner's Certificate shall be revised to include signatures of the Mayor and the City Clerk with a notary for each signature.
28. Sheet 1 of 3: Correct Owner address to: 210 Martin Luther King Jr. Blvd. (not Drive).
29. Add a note to the CSM that lands within this CSM benefit from Declaration of Easements per Document No. 3671349.

**Please contact Heidi Radlinger of the Office of Real Estate Services at 266-6558 if you have any questions regarding the following nine (9) items:**

30. The signature block certification shall be executed by the Mayor and City Clerk.
31. All ownership consents and certifications for the subject lands shall conform to Wis. Stats. 236.21(2) and 236.29 by including the language "...surveyed, divided, mapped and dedicated..."
32. A Madison Common Council Certificate is required when dedication of land and the conveyance of rights in land are required. For parcels located within the City of Madison, a Madison Common Council Certificate shall appear as follows:

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Maribeth L. Witzel-Behl, City Clerk  
City of Madison, Dane County Wisconsin

33. A City of Madison Plan Commission Certificate: Pursuant to Madison City Ordinance Section 16.23(5)(e)4 and Wis. Stats. 236.21(2) (a), all CSMs that are subject to the review and approval of the City of Madison shall contain the following certificate of approval:

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Natalie Erdman, Secretary of the Plan Commission

34. There are special assessments reported. All special assessments shall be paid in full prior to CSM approval sign-off.
35. Please coordinate with Tim Troester (267-1995) or Brenda Stanley (261-9127) in the City Engineering Division to obtain any outstanding storm water management fees from the City of Madison Water Utility. Receipts for the payment of the prorated fee shall be presented prior to CSM approval sign-off.
36. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Heidi Radlinger in City's Office of Real Estate Services ([hradlinger@cityofmadison.com](mailto:hradlinger@cityofmadison.com)), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report (September 29, 2016) submitted with the CSM application and include all associated documents that have been recorded since the initial title report. The surveyor shall update the CSM with the most recent information reported in the title update.
37. The owner shall email the document number of the recorded CSM to Heidi Radlinger as soon as the recording information is available.
38. The following revisions shall be made to the CSM prior to final sign-off:
- a.) Depict, name, and identify by document number all existing easements cited in record title and the updated title report.
  - b.) Correct spelling of Manufacturers Drive.

**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 review by the Common Council on February 7, 2017.**

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 [jrquamme@cityofmadison.com](mailto:jrquamme@cityofmadison.com).

The owner shall email the document number of the recorded CSM to Heidi Radlinger as soon as the recording information is available.

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 twelve (12) 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: Brenda Stanley, City Engineering Division  
Jeff Quamme, City Engineering Division–Mapping Section  
Sally Sweeney, City Assessor's Office  
Heidi Radlinger, Office of Real Estate Services  
Kris Koval, Office of Real Estate Services