



Department of Planning & Community & Economic Development

Planning Division

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September 2, 2016

Mark Pynnonen
Birrenkott Surveying, Inc.
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590

RE: Approval of a Certified Survey Map (CSM) to create one residential lot from land addressed as 3427 Bailey Road, Town of Sun Prairie, in the City of Madison's Extraterritorial Jurisdiction (Gilbert and Dorothy Martin Living Trust).

Dear Mr. Pynnonen;

The City of Madison Plan Commission, meeting in regular session on August 29, 2016, **conditionally approved** your Certified Survey Map of property located at 3427 Bailey Road, Town of Sun Prairie. The conditions of approval from the reviewing agencies to be satisfied before final City 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 three (3) conditions:

1. The applicant shall dedicate a 33-foot wide strip of right of way along Bailey Road.
2. Informational Comment: This property will be required to connect to City sewer when it becomes available and pay all applicable sewer connection fees to the City and Madison Metropolitan Sewerage District (MMSD). There are no current plans to extend sewer to this area.
3. The applicant shall dedicate a 10-foot wide permanent limited easement for grading and sloping along Bailey Road.

Please contact Jeff Quamme of the City Engineering Division—Mapping Section at 266-4097 if you have questions regarding the following five (5) conditions:

4. 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 Jeff Quamme (jrquamme@cityofmadison.com), City Engineering. 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. Note: Land tie to two PLS corners required.

5. Show a recorded as distance on the tie to the section corner of 1800.13 feet. Denote a “recorded as” designation under the Legend.
6. With the requirement of dedication of the portion of existing Bailey Road within this CSM, modify the owner's certificate and Town certificate to acknowledge and accept the dedication.
7. Remove reference to a Lot 2 on Sheet 3 in the Notes section.
8. The 6.99 distance on the sheet 1 map from North 1/4 corner to POB reads 1800.02'. The legal description calls it 1802.00'. Verify and fix the incorrect distance.

Please contact Heidi Radlinger of the City's Office of Real Estate Services at 266-6558 if you have questions regarding the following four (4) items:

9. Ensure name on owner's certificate reflects full name in record title. Signature block certifications shall be executed by all parties of interest, pursuant to Wis. Stats. 236.21(2)(a). All signatory parties (other than sole proprietorships) shall provide documentation that proves said signatories have legal authority to sign the Owner's Certificate. The title of each certificate shall be consistent with the ownership interest reported in the most recent title report. The executed original hard stock recordable CSM shall be presented at the time of sign-off.
10. 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...”
11. 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), 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 (June 1, 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
12. The owner shall email the document number of the recorded CSM to Heidi Radlinger at the City's Office of Real Estate Services as soon as the recording information is available.

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

13. The scaled map on Sheet 2 of the CSM shall include the approximate area of the applicant and property owner's contiguous ownership parcels and perimeter dimensions of the excluded lands for future reference purposes.

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

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.

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
Heidi Radlinger, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations