



Department of Planning & Community & Economic Development

## Planning Division

Katherine Cornwell, Director

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June 24, 2014

Frank Thousand  
Oneida Total Integrated Enterprises  
5100 Eastpark Boulevard, Suite 200  
Madison, Wisconsin 53718

RE: File No. LD 1415 – Certified Survey Map – 901-945 E. Washington Avenue and 924-946 E. Main Street (Curt Brink, Archipelago Village, LLC)

Dear Mr. Thousand;

The one-lot certified survey of property located at 901-945 E. Washington Avenue and 924-946 E. Main Street, Section 13, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned TE (Traditional Employment District). The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

**Please contact Janet Schmidt of the City Engineering Division at 261-9688 if you have questions regarding the following twenty (20) items:**

1. Correct the portion of the location header for the Certified Survey Map (CSM) "...AND PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 13....." on all sheets of the CSM.
2. The fourth line of the Surveyor's Certificate shall have the word "plat" replaced with "Certified Survey Map". The bearing in the fourth line of the legal description shall be corrected to N43°54'28"W. A semicolon shall be provided after "Lot 8" on line 7 of the legal description.
3. Provide a City of Madison Common Council approval certificate.
4. The current meander corner for the Center of Section 13 lies 206.87 feet north of the center of section. The meander corner currently shown on the map is for the North Quarter Corner of Section 13. See City of Madison tie sheet 709077MCN by Carl Sandsnes and tie sheet by Mike Marty dated February 11, 2009 for current meander corner information. Also, there currently is no record of a brass cap monument at the true location of the Center of Section 13 as shown on the CSM. Modify the information as necessary.
5. Provide measured and City of Madison record WCCS coordinates for all Section (computed and monumented positions) and Meander corners shown on the CSM.

6. Dimension the size and location of the MG&E right of ways per Document Nos. 1875458 and 1875459.
7. Provide a tie distance to the centerline of the 10-foot wide easement per Document No. 2424521. Also dimension the length and width of the 25- x 15-foot rectangular portion of the easement document.
8. Document No. 432663 cited for the spur is an easement for common use between former adjacent properties. The applicant shall evaluate if this easement has ceased to exist by merger of title. The spur appears to be subject to an easement to Chicago and Northwestern Railroad per Document Nos. 235879 and 235880 per the title report provided and shall be noted.
9. There are two easements for former spurs encumbering this CSM per Vol. 813 of Records, pp. 234-235 and Vol. 817 of Records, pp. 158-159. Provide information supporting why this CSM is not showing or noting the easements.
10. Although not required by statute, it is requested that the underlying lot lines and numbers of the Original Plat of Madison be shown dashed or dotted on the CSM.
11. The owner's name shall be corrected to Archipelago Village, LLC in the Owner's Certificate. (add a comma before LLC). Also provide an area to write the name and title under the signature lines for those executing both of the Owner's Certificates on sheet 3.
12. Provide tie dimensions from the existing buildings to the lot lines as required by ordinance.
13. Prior to development, numerous existing sanitary sewer laterals shall need to be properly abandoned and plugged.
14. Note: If a large development is proposed, the owner shall initiate discussions with the City Engineer regarding sewer capacity and availability.
15. The Surveyor's Certificate legal description does not close: The line along E. Washington Avenue is too short. This error is also carried forward onto the mapped description. Correct both the legal description and the map line work.
16. A minimum of 2 working days prior to requesting City Engineering Division signoff on the CSM, the applicant shall contact Janet Schmidt (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).
17. 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 Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.

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 plat in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations. The City has established WCCS, Dane Zone Coordinates on all PLS corners within its corporate boundary. Visit the City Engineering Division website for current tie sheets and control data ([http://gis.ci.madison.wi.us/Madison\\_PLSS/PLSS\\_TieSheets.html](http://gis.ci.madison.wi.us/Madison_PLSS/PLSS_TieSheets.html)). If a surveyor encounters an area without a published WCCS Dane Zone 1997 value, contact the City Engineering Division for this information.
20. In accordance with Section s.236.34(1) (c) which says a CSM shall be prepared in accordance with s.236.20(2)(c)&(f), Wisconsin Statutes, the applicant must show type, location and width of any and all easements. 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.

**Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following two (2) items:**

21. Lands in this CSM are located in City of Madison Wellhead Protection District WP-24. All proposed land uses in this district shall be reviewed by the Madison Water Utility General Manager or his/her designee in accordance with Madison General Ordinance Sections 13.22 and 28.107.
22. Note: All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

**Please contact Eric Halvorson of the Traffic Engineering Division at 266-5987 if you have any questions regarding the following item:**

23. The existing conditions illustrated on page 4 of the CSM shows a parking configuration that does not meet MGO Section 10.08. The applicant shall place a note on page 4 saying the existing conditions are nonconforming and will need to be updated with a new site plan.

**Please contact Jenny Frese of the Office of Real Estate Services at 267-8719 if you have any questions regarding the following seven (7) items:**

24. Prior to requesting approval sign-off of the CSM, executed signature block certifications shall be included for all parties of interest, pursuant to MGO Section 16.23(5)(g)4 and Wis. Stats. All signatory parties shall provide documentation that proves said signatories have legal authority to

sign the Owner's Certificate. The certificate shall be prepared with the correct ownership interest and title shown in the title report.

25. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to final sign-off. The mortgage interest for the mortgage satisfaction that was improperly recorded shall either be re-recorded to satisfy Document No. 1520267 or included as a signatory on the CSM.
26. Include a Consent of Lessee certificate for any tenancy in excess of one year, to be executed by all tenant interests prior to final CSM sign-off.
27. Include the following Madison Common Council Certificate on the final CSM:

"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 \_\_\_\_\_, 2014

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

28. Include the name of the Plan Commission Secretary, Steven R. Cover, in the City of Madison Plan Commission certificate.
29. Per Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g), the property owner shall pay all real estate taxes and special assessments for the subject property prior to CSM recording. As of June 23, 2014, the second installment of the 2013 real estate taxes are owed for the subject property. Please provide staff with proof of payment prior to final signoff and recording of the CSM. There are no special assessments currently pending.
30. Please verify that stormwater management charges are paid in full by contacting Janet Schmidt with City Engineering (261-9688) or Sharon Pounders with the Madison Water Utility (266-4641).
31. Revise the CSM prior to final sign-off as follows:
  - a.) Include notes on the CSM to describe by document number those encumbrances reported in title that cannot be physically depicted on the CSM.
  - b.) Depict both easements described in Document No. 2424521.
  - c.) Include notes on the CSM that describe the exceptions on Exhibit B of Warranty Deed 3562953.

**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 July 1, 2014.**

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 furnish to the Office of Real Estate Services and the survey firm preparing the CSM an updated title report covering the period between the date of the initial title report and the date when final signoff is requested. The surveyor shall update the CSM with the most recent information reported in the title update.

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 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: Janet Schmidt, City Engineering Division  
Sally Sweeney, City Assessor's Office  
Eric Halvorson, Traffic Engineering Division  
Dennis Cawley, Madison Water Utility  
Jennifer Frese, Office of Real Estate Services  
Dan Everson, Dane County Land Records and Regulations