



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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February 28, 2008

Craig Keach
Meridian Surveying, LLC
N8774 Firelane 1
Menasha, Wisconsin 54952

RE: File No. LD 0802 – Certified survey map – 3001 S. Stoughton Road (Madison Turners, Inc.)

Dear Mr. Keach:

The two-lot certified survey of your client's property located at 3001 S. Stoughton Road, Section 21, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned M1 (Limited Manufacturing 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, at 261-9688 if you have questions regarding the following thirteen (13) conditions:

1. This proposed Certified Survey Map shall conform to horizontal and vertical control established and maintained by the City of Madison. Visit the City of Madison Engineering Division website for Public Land Survey System section corner tie sheet control data at the following website:
http://gis.cityofmadison.com/Madison_PLSS/PLSS_TieSheets.html
2. Provide information on existing drainage patterns for the site. This may be accomplished with contours or spot elevations.
3. Delineate any wetlands or required setbacks within proposed Lot 2 (i.e. wetland buffer, navigable waterway setback, etc).
4. The applicant shall dedicate a 30-foot wide strip of right of way along US 51 to match the right of-way to the north.
5. Proposed Lot 2 will require a recorded private or public sanitary sewer easement across proposed Lot 1.
6. Show proposed sewer service to proposed Lot 2. Indicate if Lot 2 can be served by gravity sewer or by pumping.
7. Arrows shall be added to the certified survey map indicating the direction of drainage for each property line not fronting on a public street. In addition, the certified survey map shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the certified survey map:
 - a.) Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer.

Elevations given are for property corners at ground level and shall be maintained by the lot owner.

- b.) All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

Note: In the event of the City of Madison Plan Commission and/or Common Council approve re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

8. 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 certified survey map and recorded at the Dane County Register of Deeds.
9. A minimum of two working days prior to requesting City Engineering 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 subdivision 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 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 two working days prior to requesting City Engineering 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. 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 CSM. Note: Land tie to two PLS corners required.
12. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997Coordinates 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. Please visit the City of Madison Engineering Division web address http://gis.ci.madison.wi.us/Madison_PLSS/PLSS_TieSheets.html for current tie sheets and control data. If a surveyor encounters an area without a published WCCS Dane Zone 1997 value, contact the Engineering Division for this information.
13. Prior to Engineering final sign-off by main office for Certified Survey Maps (CSM), the final CSM must be submitted to 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 sign-off. E-mail of the final CSM in PDF form is preferred. Please transmit to epederson@cityofmadison.com.

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

14. The developer shall put the following note on the face of the plat: "All the lots within this subdivision are subject to impact fees that are due and payable within fourteen days of the issuance of building permit(s)." Note: The final sign-off of the CSM maybe delayed until the transportation impact fees are negotiated or approved by the Council.
15. The applicant shall be responsible for securing all proper permits and approvals from any municipality or government unit having jurisdiction with the project. In particular, the applicant shall contact Lisa Stern, Wisconsin Department of Transportation (608-246-5635), with CSM for review and approval. The applicant shall return a set of CSM sheets with WisDOT-approved copies to the City of Madison Traffic Engineering Division.
16. The applicant shall relocate the ingress/egress easement or any parking spaces, pavement, driveway outside the 42-foot building setback. WisDOT requires any operation of the business required or critical shall be outside the 42-foot setback.
17. The applicant shall dedicate 30 feet of right of way along the westerly S. Stoughton Road, beginning at the southwest property corner northerly along the property line 443.75 feet. The WisDOT dedication will accommodate US 51 Corridor Study's Service Road extend along the easterly side of US 51.
18. The applicant shall submit site plans to the Wisconsin Department of Transportation and the City of Madison to be approved prior to CSM sign-off. The applicant may need to modify the CSM to accommodate proposed easements, building setback, access, parking, wetlands and WisDOT US Highway 51 corridor study.
19. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have questions about the following item:

20. Lot 2 will need access to a public way at the point any storage of combustible materials is placed on the lot, or any building construction begins.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have questions about the following two items:

21. Future development of Lot 2 may require conditional use approval for accessory parking located on a lot elsewhere than the principal use served. Cross access easements shall be obtained between the two lots.
22. Note: Stoughton Road is currently being studied for a future Urban Design District. If an UDD is adopted for that corridor, development on these two lots may be subject to approval by the Urban Design Commission.

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

23. Delineate any wetlands or required setbacks within proposed Lot 2 and include the date those wetlands were delineated and the date or number of any documents related to the certification of the delineation (Wisconsin Department of Natural Resources certification, Army Corps of Engineers consent, etc.). A 75-foot wetland setback shall be shown.
24. The survey shall be revised to provide typical dimensions for the proposed ingress/egress easement to serve Lot 2. At no point shall the easement be less than 30 feet in width. The survey shall be revised to note that the access easement shall not be modified or removed with the written consent of the City of Madison.

Please note that the City Real Estate Office is reviewing the report of title provided with this survey and may have comments. That office will send any comments to you by fax. If you have any questions, please contact Jeff Ekola at 267-8719 for more information.

A resolution authorizing the City to sign the CSM and any other documents related to the proposed land division will be approved by the Common Council on March 4, 2008.

As soon as the comments and conditions have been satisfied as verified with a completed affidavit form (enclosed), 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 thirty (30) days from the date of this letter. The approval of this CSM shall be null and void if not recorded in **six (6) months** 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: Roxanne Johnson; Professional Engineering, LLC; 3830 Manito Court; Middleton, WI 53562 (**By E-Mail only**)
Janet Dailey, Engineering Division
John Leach, Traffic Engineering Division
Scott Strassburg, Madison Fire Department
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations