



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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April 15, 2015

Christopher Johnson
CA Ventures
151 N. Clark Street #4900
Chicago, Illinois 60601

RE: File No. LD 1507 – Certified Survey Map – 114 N. Bedford Street

Dear Mr. Johnson;

Your one-lot certified survey of property located at 114 N. Bedford Street, Section 23, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned UMX (Urban Mixed-Use 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 (608) 261-9688 if you have questions regarding the following fifteen (15) items:

1. The southwesterly terminus of W. Mifflin Street shall be shown and the vacated portion of W. Mifflin Street shall be shown and noted per Document No. 2135099.
2. The portion of this Certified Survey Map (CSM) lying to the east of the East line of the NW 1/4 of Section 13 is also part of Lots 9, 10, 11 and 12, Block 23, Original Plat of Madison. The headers for each sheet of the CSM and the legal description shall have these lots added to the text as appropriate. Show the underlying lot lines as dashed lines and label the underlying lots. This CSM shall also be noted to be located with Government Lots 2 and 3 of Section 23.
3. Provide required "recorded as" bearings on the exterior boundary of the lot. Also provide recorded as long chords bearings and distances in the curve table.
4. The coordinate system stated for the bearing reference appears to be incorrect. It appears that this survey is referenced to the Wisconsin County Coordinate System as per City of Madison control. Modify the note as appropriate.
5. Add a note to the MG&E electric easement that the easement is centered on existing facilities.

6. Additional easement language setting forth the conditions and restrictions required by City of Madison Sewer Engineering Staff shall be added to the CSM. The required width of the easement shall be as determined by the sewer staff but will generally follow the edge of the building footing limits. Upon the finalization of the details for the easement, contact Jeff Quamme (jrquamme@cityofmadison.com) to receive the appropriate easement language for inclusion on the required CSM.
7. Change "R 21 E" in the first course of the legal description to "R 9 E" and Section 13 to Section 23. Also correct range error for NE conc. Mon. with brass cap on sheet 1 (change to R9E).
8. Place "Natalie Erdman, Interim Secretary Plan Commission" for the signatory under the Plan Commission Certificate.
9. The applicant shall revise proposed sanitary sewer easement from 5-foot width to 5-foot minimum (or up to proposed building).
10. The 1942 Sanborn Fire Insurance Maps show historic bulk oil storage tanks immediately adjacent to the property. Residual contamination may be present. If the contamination is encountered during development, all WDNR & DSPS regulations must be followed and the City of Madison must be notified (Brynn Bemis, (608) 267-1986, bbemis@cityofmadison.com).
11. The developer shall enter into a City/ Developer agreement for the installation of public improvements required to serve this CSM. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this CSM without the agreement executed by the developer.
12. This site appears to disturb over 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 NR216 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 Water Resources Application for Project Permits (WRAPP) or Notice of Intent Permit (NOI) permit process.
13. 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 Schmidt (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
14. 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 Plat. Note: Land tie to two PLS corners required.

15. In accordance with Section 236.18(8), Wisconsin Statutes, the applicant shall reference City of Madison WCCS Dane Zone, 1997Coordinates on all PLS corners on the Plat or Certified Survey Map 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 Dane County Surveyor's Office ([online](#)) 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 Engineering Division for this information.

Please contact Dennis Cawley of the Madison Water Utility at (608) 261-9243 if you have any questions regarding the following item:

16. Note: All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility per MGO Sec. 13.21.

Please contact my office at (608) 261-9632 if you have any questions about the following item:

17. The following note shall be added to 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."

Please contact Jenny Frese of the Office of Real Estate Services at (608) 267-8719 if you have any questions regarding the following seven (7) items:

18. Prior to requesting final CSM sign-off by the Office of Real Estate Services, executed signature block certifications shall be included for all parties of interest, pursuant to Wis. Stats. 236.21(2)(a). All signatory parties 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. If ownership changes are expected near the time of CSM sign-off, please disclose the order of recording for the CSM in relation to the closing date.

19. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to CSM approval sign-off. A copy of a recorded Satisfaction of Mortgage shall be provided for any mortgage satisfied prior to final CSM sign-off.

20. 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..."

21. A Consent of Lessee shall be included for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.

22. Include the following Plan Commission certificate on the final CSM:

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

By: _____
Natalie Erdman, Interim Secretary, Plan Commission

Date: _____

23. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes and special assessments that are accrued or delinquent for the subject property prior to CSM recording. As of the date of this letter, the 2014 real estate taxes are paid for the subject property and no special assessments are reported.
24. Prior to final CSM sign-off, please verify with Janet Schmidt of the City Engineering Division (261-9688) or Sharon Pounders at the Water Utility (266-4641) that stormwater management fees are paid in full.

Note: Approval of this CSM does not confer any approval to demolish any existing buildings or construct any new buildings. A letter regarding the related demolition permit and conditional use has been sent separate from this letter.

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 will be reviewed by the Common Council on April 21, 2015.

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.

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.**

LD 1507
114 N. Bedford Street
April 15, 2015
Page 5

If you have any questions or if you may need 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
Dennis Cawley, Madison Water Utility
Kay Rutledge, Parks Division
Sally Sweeney, City Assessor's Office
Jenny Frese, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations