



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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August 4, 2011

Tomas Toro
Ramaker & Associates, Inc.
1120 Dallas Street
Sauk City, Wisconsin 53583

RE: File No. LD 1121 – Certified survey map – 434-454 W. Johnson Street (Raymond Management Company, Inc.)

Dear Mr. Toro;

The one-lot certified survey combining property located at 434-454 W. Johnson Street, Section 23, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site was recently rezoned PUD-GDP-SIP (Planned Unit Development–General Development Plan–Specific Implementation Plan). 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 Division, at 261-9688 if you have questions regarding the following twelve (12) conditions:

1. The Legal Description on Sheet 2 of 2 contains a typographical error. A distance along the frontage of W. Johnson Street is shown on the map correctly as 165.79', yet incorrectly shown as 65.79' in the typed description. Please revise accordingly.
2. The approved addresses for this site will be 444 W. Johnson Street for the commercial space and 440 W. Johnson Street for the hotel.
3. Coordinate the dedication of any necessary public right of way or easements by this CSM as may be required by the City Engineer or City Traffic Engineer.
4. The existing private easements or agreements of record (Private Storm Sewer Doc. 3770758 and Private Parking Encroachment per License Agreement Doc 4035712) shall be perpetuated, or appropriately terminated by the preparation of release or termination documents and recorded with the Register of Deeds, prior to recording the CSM.
5. The existing storm sewer easement per Document #3770758 identified on Sheet 1 of 2 shall include the appropriate designation of "private" in the label if this easement is intended to be perpetuated with this proposed redevelopment plan.
6. The assumed bearing reference shall be revised relative to the City of Madison Public Land Survey System NAD83 (1991) coordinates published in WCCS Dane County Zone as published on the following City Engineering Division website:
http://gis.ci.madison.wi.us/Madison_PLSS/PLSS_TieSheets.html

7. The City Engineering Division GIS/ Mapping Section prefers the directional prefixes be abbreviated rather than spelled out to avoid any potential confusion that the directional prefix spelled out entirely may be interpreted as part of the entire "root" street name. For clarification and consistency, please revise the West Johnson Street designation to read W. Johnson Street and North Bassett Street to read N. Bassett Street on the map portion found on Sheet 1 of 2.
8. The developer shall enter into a City/ Developer agreement for the installation of public improvements required to serve this project. 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.
9. 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 CSM shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the CSM:
 - 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 certified survey are subject to public easements 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 easements shall be 12 feet in width on the perimeter of the certified survey. For purposes of 2 or more lots combined for a single development site, or where 2 or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of 6 feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be 12 feet in width along the perimeter of the certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

Note 1: In the event of a City Of Madison Plan Commission and/or Common Council approved 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.

Note 2: In addition to notes such as this, Wisconsin State Plat Review now enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.

10. 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.

11. 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 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. City of Madison has established WCCS, Dane Zone Coordinates on all PLS corners within its corporate boundary. Visit the City Engineering Division web address http://qis.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.
12. In accordance with Wisconsin Statutes Section s.236.34(1)(c), which says a CSM shall be prepared in accordance with s.236.20(2)(c)&(f), the applicant shall show the 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 Bryan Walker, Traffic Engineering Division, at 267-8754 if you have questions about the following two (2) items:

13. The applicant shall clearly show and note all shared cross access easements with surrounding properties on the face of the CSM.
14. 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 Dennis Cawley, Madison Water Utility, at 261-9243 if you have questions about the following item:

15. Note: All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO13.21.

Please note that the City's Office of Real Estate Services is reviewing the report of title provided with this survey and may have comments. That office will send any comments to you by fax or e-mail. If you have any questions, please that office at 266-4222 for more information.

A resolution approving the CSM and authorizing the City to sign it and any other documents related to the proposed land division was approved by the Common Council on August 2, 2011.

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 epederson@cityofmadison.com.

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 two years from the date of the approving resolution or this letter, whichever is later.** 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 Dailey, City Engineering Division
Bryan Walker, Traffic Engineering Division
Dennis Cawley, Madison Water Utility
City Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations