



Department of Planning & Community & Economic Development

Planning Division

Katherine Cornwell, Director

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February 13, 2014

Michelle L. Burse
Burse Surveying & Engineering, Inc.
1400 E. Washington Avenue, Suite 158
Madison, Wisconsin 53703

RE: File No. LD 1360 – Certified Survey Map – 2405 Vondron Road (Terra Engineering & Construction Corp.)

Dear Ms. Burse;

The one-lot certified survey of property located at 2405 Vondron Road, Section 15, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **provisionally approved**. A separate application to rezone the property from Temp. A (Agricultural District) to IL (Industrial–Limited District) is scheduled for approval by the Common Council on February 25, 2014. The conditions of approval from the reviewing agencies to be satisfied following the approval of the IL zoning for the property and prior to final approval and recording of the CSM are:

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following fourteen (14) items:

1. Remove all references on the Certified Survey Map (CSM) to the Town of Blooming Grove. Lands within this CSM were attached to the City of Madison on December 3, 2013 by Ordinance 13-00209, ID# 31954. The ordinance was recorded at the Dane County Register of Deeds as Document No. 5044398.
2. Add additional “recorded as” distances as follows. 310.11’ along north line of 28-foot wide leg, 390.74 feet along the west line, 704.33 feet and 705.35 feet along the south line of the CSM. Correct the overall boundary distance along the south line of the CSM from 709.5’ to 709.61’. Clarify that the 281.08 dimension along the south line is between the two found irons with “crows feet”.
3. Provide a metes and bounds description under the Surveyor’s Certificate that follows the measured and mapped boundary of the exterior of the CSM.
4. Revise the Surveyor’s Certificate to state that the survey is in compliance with the Land Division Ordinance of the City of Madison.
5. Remove the Municipal Boundary line shown on the map. The parcel is now fully attached to the City of Madison.

6. The updated title work shall acknowledge the attachment of lands per Document No. 5044398.
7. Provide dimensions from lot corners on the west and east lines of the CSM to the centerline of the MG&E Gas Main Easement to better locate the easement on the lot.
8. The applicant shall provide evidence of an ownership/ maintenance agreement or private sanitary sewer easement for the private sanitary sewer mains throughout lot west of the property being developed (2317 Vondron Road.). This comment is only applicable if the existing building (that is going to remain) will continue to be connected to this private sewer main and not be connected to the new sewer being built with the project.
9. Note: This parcel contains a closed BRRTS Site (BRRTS site 03-13-001012) located on property.
10. A minimum of 2 working days prior to requesting City Engineering Division 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 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).
11. 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 Division signoff.
12. 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.
13. 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 that are being conveyed by the CSM. Identify the owner and/or benefiting interest of all easements.
14. Per MGO 16.23(5)(g)(2) City of Madison Environmental Projects Staff have reviewed the subject site and determined that a Phase I ESA **will** be required of the applicant. The applicant shall provide 1 digital and 2 hard copies of an ASTM Phase I ESA prepared by an environmental professional. Staff review of this Phase I ESA will determine if a further investigative Phase II ESA is also required. Please submit any relevant Phase I and Phase II ESAs to Brynn Bemis (267-1986, bbemis@cityofmadison.com) for further review.

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

15. This lot will require a new water service lateral connected to a public water main.
16. Note: Per MGO Section 13.21, all wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

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 to be addressed prior to final sign-off of the CSM. That office will send any comments to you by e-mail. If you have any questions, please Jenny Frese at 267-8719 for more information.

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 February 25, 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.

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 six (6) months from the date of the approving resolution or this letter, whichever is later.**

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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
Maureen Richards, City Assessor's Office
Dennis Cawley, Madison Water Utility
Pat Anderson, Assistant Zoning Administrator
Jennifer Frese, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations