



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

126 S. Hamilton Street
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
www.cityofmadison.com

November 9, 2017

Todd Buhr
JSD Professional Services, Inc.
161 Horizon Drive, Suite 101
Verona, Wisconsin 53593

RE: Approval of a Certified Survey Map (CSM) to create three lots at 3424 Lake Farm Road, Town of Blooming Grove, within the City of Madison's Extraterritorial Jurisdiction.

Dear Mr. Buhr;

The City of Madison Plan Commission, meeting in regular session on November 6, 2017, **conditionally approved** your Certified Survey Map of property generally addressed as 3424 Lake Farm Road, Town of Blooming Grove. The conditions of approval from the reviewing agencies to be satisfied before final City approval and recording of the CSM are:

Please contact Tim Troester of the City Engineering Division at 267-1995 if you have questions regarding the following four (4) conditions:

1. The applicant shall dedicate a 30-foot wide sanitary sewer easement to the Madison Metropolitan Sewerage District (MMSD) centered on the MMSD interceptor as a condition of Certified Survey Map approval.
2. The applicant shall dedicate a 25-foot wide stormwater drainage easement, to the public, adjacent and south of the MMSD 21-inch sanitary interceptor. The easement shall be shown on the CSM. Contact Jeff Quamme for the required language (jrquamme@cityofmadison.com).
3. The applicant shall dedicate a 15-foot wide Permanent Limited Easement for grading and sloping along Lake Farm Road per MGO 16.23(5)(g)1.
4. Madison Metropolitan Sewerage District (MMSD) charges will be due in the future when the property becomes part of the City and connects to sewer. No sanitary sewer area connection charges are due at this time with this CSM.

Please contact Jeff Quamme of the City Engineering Division—Mapping Section at 266-4097 if you have questions regarding the following nine (9) conditions:

5. Add a note that Lot 3 is subject to Private Sewage System Maintenance Agreements per Document Nos. 2667446 and 2669579.

6. The Consent of Mortgagee Certificate shall be updated to acknowledge First Federal Capital Bank as per the title report provided.
7. Lake Farm Road shall be labeled as required by Statute. This shall include the area dedicated to the public and the area east of the centerline.
8. Add the recorded as information to the tie from the southeast corner of Section 31 and also correct the 745.00 to 745.50 recorded as information along the south side of the Certified Survey Map.
9. The Certified Survey Map shall designate all found or set monumentation at all corners as required.
10. The government corner shall be shown for the Southeast Corner of Section 31.
11. The lands label northwesterly of the CSM shall be slightly revised to separate the word "LANDS" from the "CITY OF MADISON" to avoid interpretation of lands being owned by the City rather than lands lying within the corporate boundary.
12. The applicant shall submit to Jeff Quamme, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing and one (1) signed copy of the final plat/CSM to the Mapping/GIS Section of the Engineering Division either as hard copy or Adobe pdf format. The digital CADD file shall be submitted in the WisDOT County Coordinate System, Dane County Zone datum in either Auto CAD Version compatible with MicroStation Version V8i, MicroStation Version V8i or older or Universal DXF Formats. The digital CADD file(s) shall contain the minimum of the items stated below, each on a separate layer name/level number. All line work shall be void of gaps and overlaps that would cause any parcel, street or easement to not properly close. All line work orientation and geometrics shall match the dimensioning as labeled on the final recorded plat: a.) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; and f) Easement lines (i.e. street, sanitary, storm (including wetland and floodplain boundaries) water, pedestrian/ bike/ walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).
 - This transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The developer/surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any original submittal of data and prior to final sign off.
13. Prior to City Engineering final sign-off for Certified Survey Maps (CSM), the CSM must 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 City Engineering Division sign-off. Transmit the CSM to jrquamme@cityofmadison.com.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have questions regarding the following condition:

14. Provide the following information to the buyer of Lot 2: "The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS

382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://homefiresprinkler.org>.”

Please contact Heidi Radlinger of the City’s Office of Real Estate Services at 266-6558 if you have questions regarding the following six (6) items:

15. Complete Mortgage Certificate with First Federal Capital Bank information.
16. 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.
17. Per 236.21(3) Wis. Stats. And MGO Section 16.23(5)(g)1, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. All special assessments are due and payable prior to final CSM sign-off per MGO Section 16.23(5)(g)1.
18. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Heidi Radlinger in City’s Office of Real Estate Services (hradlinger@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report (March 20, 2017) submitted with the CSM application and include all associated documents that have been recorded since the initial title report. The surveyor shall update the CSM with the most recent information reported in the title update.
19. The owner shall email the document number of the recorded CSM to Heidi Radlinger at the City’s Office of Real Estate Services as soon as the recording information is available.
20. The CSM shall be revised as follows prior to final approval of the CSM:
 - a.) Create Note referencing Document Nos. 2667446 and 2669579.
 - b.) Depict and dimension all existing improvements (buildings, drives, parking lots, etc.), encroachments, wells, and septic systems located within the CSM boundary.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

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 email the document number of the recorded CSM to Heidi Radlinger at the City’s Office of Real Estate Services as soon as the recording information is available.

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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 you may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Tim Troester, City Engineering Division
Jeff Quamme, City Engineering Division – Mapping Section
Bill Sullivan, Madison Fire Department
Heidi Radlinger, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations