



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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May 2, 2006

Dave Jenkins
Jenkins Survey & Design, Inc.
161 Horizon Drive, Suite 101
Verona, Wisconsin 53593

RE: File No. LD 0615 – Certified survey map – University Square (EMI/ University of Wisconsin)

Dear Mr. Jenkins:

The certified survey of the University Square property located in the 700-block of University Avenue, Section 23, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, creating three lots is hereby **conditionally approved**. Rezoning of the site to PUD-GDP-SIP is proposed subject to Common Council approval.

The conditions of approval from the reviewing agencies for the CSM are:

Please contact Janet Gebert, City Engineering, at 266-4751 if you have questions regarding the following eleven items:

1. The Developer shall dedicate a permanent limited easement for sidewalk and street as required by the City Engineer.
2. A separate sanitary sewer lateral shall serve each lot.
3. There is an existing City of Madison sewer main located in the vacated North Murray Street that serves Van Hise Hall at 830 W. Johnson Street.
4. City Engineering PLSS tie sheets on the web erroneously call out WCCS Dane Zone 1991. The correct datum to reference is WCCS Dane Zone 1997.
5. Easement Note B refers to Document No. 1271581 and should be 1296316.
6. Prior communications with City Engineering (Eric Pederson) indicate that the title company (First American Title – Chris Gilman) may require public utility and City of Madison easement releases to be executed and recorded prior to CSM recording. Plan for additional City Real Estate Staff Time and \$500 fee to administer this release if necessary.
7. 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.

8. The following note shall be added to the certified survey map. "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop."
9. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
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. 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.236.34(1) (c) which says a plat 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 (site Register of Deeds recording data) and easements that are being conveyed by the plat. Identify the owner and/or benefiting interest of all easements.

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

12. The attached traffic signal declaration of conditions and covenants shall be executed and returned.

Please contact John Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following item:

13. Provide and maintain Lot 3 (vacated North Murray Street) as a fire apparatus access lane as required by Comm. 62.0509 and MGO 34.19. Fire apparatus access lane shall be constructed of concrete or asphalt only, and designed to support a minimum load of 80,000 lbs.

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 was approved by the Common Council on April 4, 2006.

Final approval and recording of the CSM should occur prior to the recording of the planned unit development zoning of the property and a copy of the recorded CSM should be included with the PUD documents when they are recorded.

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.

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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 two years from the date of the approving resolution. 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: Janet Gebert, Engineering Division
John Leach, Traffic Engineering
John Lippitt; Madison Fire Department
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations