



Department of Planning & Community & Economic Development

Planning Division

Meagan Tuttle, Director

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November 21, 2024

Jim Morrow
JSD Professional Services, Inc.
407 W Verona Ave Suite 500
Verona, WI

RE: LNDCSM-2024-00035; Legistar ID 85000 – Certified Survey Map – 2430-2450 East Washington Avenue and 10-16 North Seventh Street

Dear Jim Morrow:

Your one-lot certified survey of property located at 2430-2450 East Washington Avenue and 10-16 North Seventh Street, Section 6, Township 07N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned TSS (Traditional Shopping Street district). The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

Please contact Brenda Stanley of the City Engineering Division at 261-9127 if you have questions regarding the following five (5) items:

1. Based on WDNR BRRTS Record #02-13-548255 (Speedy Muffler), the property contains residual contamination. Per the closure letter, soil sampling must be conducted on excavated soil to determine if contamination remains. Follow all WDNR and DSPS regulations for proper handling and disposal.
2. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
3. Construct sidewalk, terrace, curb & gutter and pavement to a plan as approved by City Engineer
4. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
5. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) 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 and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

Please contact Julius Smith of the City Engineering Division–Mapping Section at 264-9276 if you have questions regarding the following sixteen (16) items:

6. Grant a Public Sidewalk Easement(s) to the City on the face of this Certified Survey Map along E Washington Ave and N Seventh St. to be approved by Traffic Engineering and City Engineering. Contact Jule Smith(jsmith4@cityofmadison.com) for final language if needed.
7. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.
8. Title work provided is a commitment. Per CSM application and MGO 16.23(4){f}
9. 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 any required U.S. public land survey monument record provided to the County Surveyor's Office, or, in instances where a public the monuments and witness ties area recovered under A-E 7.08(1g), the Surveyor shall provide to the City of Madison monument condition reports (with current tie sheet attached) for all Public Land Survey monuments, including center of sections of record, used in this survey, to Julius Smith (JSmith4@cityofmadison.com) of City Engineering, Land Information.
10. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates 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. Visit the Dane County Surveyor's Office (web address <https://www.countyofdane.com/PLANDEV/records/surveyor.aspx>) for current tie sheets and control data that has been provided by the City of Madison.
11. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jule Smith (jsmith4@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
12. Survey and Legal description appear to be tied to a line from South 1/4 corner of Section 31-8-10 to the Southeast Corner of 31-8-10 and is mislabeled as the South line of section 31-07-10.
Per 236.20(3)(b) The location of the subdivision shall be indicated by bearing and distance from a boundary line of a government lot monumented in the original survey or resurvey of Wisconsin, quarter section, recorded private claim, or federal reservation in which the subdivision is located. The monumentation at the ends of the boundary line shall be described and the bearing and distance between them shown.
The tie should be shown to the North line of Section 6-7-10. While it is understood this is town line the North Quarter Corner of Section 6 appears to have been skipped in establishing the location between the North and South line of sections 6 and 31 and considering this parcel lies in Section 6 the North Quarter Corner shall be used. This appears to have been done correctly in the provided ALTA

survey additionally provided with the concurrent development. Revise the map and legal descriptions accordingly.

13. Use standard PLSS format for section corner names i.e. North Quarter Corner, Southwest Corner.
14. The coordinates shown for the North Quarter Corner of Section 6-7-10 are incorrect
15. There are monument types on map and in the legend that do not match, also the scale of some of the monuments do not match that of the legend and are hard to make out on the map. additionally there are no monuments shown along the L-1 line that are shown as set, on the provided ALTA with the concurrent development. Revise per 236.20(2)(b) All monuments erected, corners, and other points established in the field in their proper places. The material of which the monuments, corners, or other points are made shall be noted at the representation thereof or by legend, except lot, outlot, and meander corners need not be shown. The legend for metal monuments shall indicate the kind of metal, the outside diameter, length, and weight per lineal foot of the monuments.
16. Explain the platted lot line shown 3 feet Northwest of Lot 12
17. Per AE7.05(4) The map shall describe by bearing and distance the corner monuments used in determining the location of the parcel boundary....
In reviewing the provided ALTA for the concurrently submitted development there were many more monuments show as found that have been used. given the encroachment of the existing drive along the Lot 11 and Lot 12 line the proration should be shown as to how the 162' record distance for the combine length of Lots 12 and 13 was determined having found further evidence.
18. Per A-E 7.05(5) The map shall show evidence of possession or use by others in the parcel or across any perimeter line of the property if observed by the professional land surveyor while establishing corners.
Show any such evidence and note it such as the existing driveway along the Lot 11 and 12 line.
19. Show the correct "recorded as" distance (240') along E Washington Ave.
20. Per A-E 7.05(11)?When coordinate values are shown on the face of the map, the map shall comply with and be subject to the provisions of s. 236.18, Stats., and include the coordinate system, datum, and adjustment.
List the Datum and Adjust of the County coordinates used. i.e. NAD 83 (91)or(97)or...(2011) etc.
21. Submit to Jule Smith, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work, preferably closed polylines for lot lines, shall be void of gaps and overlaps and match 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
 - f) Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)

NOTE: 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 for any changes subsequent to any submittal.

Please contact Luke Peters of the Traffic Engineering Division at 266-6543 if you have any questions regarding the following two (2) items:

22. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of North Seventh Street.
23. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum six (6)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of East Washington Avenue.

Please contact Kathleen Kane of the Parks Division at 261-9671 if you have any questions regarding the following three (3) items:

24. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the North Park-Infrastructure Impact Fee district. Please reference ID# 24047 when contacting Parks about this project.
25. The following note should be included on the CSM: "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED."
26. The Parks Division shall be required to sign off on this CSM.

Please contact Heidi Radlinger of the Office of Real Estate Services at 266-6558 if you have any questions regarding the following one (1) item:

27. Please note that the City's Office of Real Estate Services is reviewing the report of title provided with this CSM and may have additional comments and conditions. That office will send any comments separately. Please contact Heidi Radlinger at (608) 266-6558 for more information. Any conditions or comments must be satisfactorily addressed prior to the Secretary of the Plan Commission or their assigns sign the CSM.

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 at its November 26, 2024 meeting.

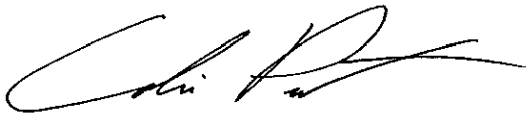
Prior to City Engineering final sign-off by the main office of the CSM, the final CSM shall be submitted to the Engineering Division Surveyor/ Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division signoff. E-mail submittal of the final CSM in PDF form is preferred. Transmit to jrquamme@cityofmadison.com.

As soon as the comments and conditions have been satisfied, 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.

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 may be of any further assistance, please do not hesitate to contact my office at 243-0455.

Sincerely,

A handwritten signature in black ink, appearing to read "Colin Punt", written in a cursive style.

Colin Punt
Planner

cc: Brenda Stanley, City Engineering Division
Jule Smith, City Engineering Division—Mapping Section
Luke Peters, Traffic Engineering Division
Kate Kane, Parks Division
Heidi Radlinger, Office of Real Estate Services