



Department of Planning & Community & Economic Development

Planning Division

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November 11, 2014

Chris Adams
Williamson Surveying & Associates, LLC
104A W. Main Street
Waunakee, Wisconsin 53597

RE: File No. LD 1438 – Certified Survey Map – 4035 Owl Creek Drive (Isthmus Engineering and Manufacturing)

Dear Mr. Adams;

Your one-lot certified survey of property located at 4035 Owl Creek Drive, Section 27, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned IL (Industrial–Limited District). The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

Please contact Janet Schmidt of the City Engineering Division at 261-9688 if you have questions regarding the following thirteen (13) items:

1. Add "Volume 62 of Certified Survey Maps, pages 1-4 as Document No. 3513475" after CSM 10462 in the legal description under the Surveyor's Certificate as required by Statute.
2. Add to the notes for the Public Utility Easements along Owl Creek Drive and Marsh Road that the 30-foot Building Setback along Marsh Road and the 20-foot Wide Sanitary Sewer Easement along Marsh Road are originally per the plat of Madison Commerce Park. Also, add the length of the sanitary sewer easement along Marsh Road to the CSM.
3. Correct the note on Sheet 2 for the GTE Easement per Document No. 2336626. Remove references per Document Nos. 2110504 and 2231689 as those documents refer to a petroleum pipe line that is shown on the plat of Madison Commerce Park to the south that do not encumber property included in this CSM.
4. Provide "recorded as" bearings and distances on the CSM as required by Statute.
5. Insert the standard language that releases any previously recorded drainage easements created with the Madison Commerce Park Plat: "Note: 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."

6. Remove Note 4. Any floodplain encumbering this lot shall be shown. It shall be confirmed that this property is or is not within a FEMA defined 100-year floodplain hazard area.
7. Modify the Surveyor's Certificate removing compliance with subdivision regulations of Dane County and adding compliance to the subdivision regulations of the City of Madison.
8. Remove note 3 on Sheet 3. There are not any public utility easements being granted by this CSM.
9. Modify the Owner's Certificate to eliminate the overlapping text at two locations near the bottom of Sheet 4.
10. The following note shall be placed on the CSM: "No changes in drainage patterns associated with development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer."
11. A minimum of 2 working days prior to requesting City Engineering signoff on the plat, the applicant shall contact Janet Schmidt (261-9688) to obtain the final stormwater utility charges that are due and payable prior to subdivision 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).
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. 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. Note: Land tie to two PLS corners required.
13. In accordance with Section s.236.34(1m)(c), which states a CSM shall be prepared in accordance with the plat requirements stated per s.236.20(2)(c)&(f), Wisconsin Statutes, the applicant must show the type, location and width of any and all easements on the CSM. Clearly identify the difference between existing easements (cite Register of Deeds recording data) and easements which are being conveyed by the CSM. Identify the owner and/or benefiting interest of all easements. Include any and all language required to properly and legally create any easement by the CSM.

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following item:

14. Note: All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility per MGO Sec. 13.21.

Please contact Heidi Radlinger of the Office of Real Estate Services at 266-6558 if you have any questions regarding the following five (5) items:

15. Prior to requesting final sign-off, executed signature block certifications shall be included for all parties of interest, pursuant to Wis. Stats. 236.21(2)(a). All signatory parties shall provide

documentation that proves said signatories have legal authority to sign the Owner's Certificate. The title of each certificate shall be consistent with the ownership interest reported in the most recent title report.

16. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to CSM final sign-off.
17. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes and special assessments that are accrued or delinquent for the subject property prior to CSM recording. As of October 13, 2014 the real estate taxes are paid for the subject property. A special assessment of \$3,625.66 for street improvement is reported and shall be paid in full prior to CSM sign-off.
18. Prior to final CSM sign-off, please verify with Janet Schmidt of the City Engineering Division (261-9688) or Sharon Pounders at the Water Utility (266-4641) that stormwater management fees are paid in full.
19. The following revisions shall be made to the CSM prior to final sign-off:
 - a.) Create two separate labels for GTE Easement per Document No. 2336626 and Pipeline Easement Document Nos. 2110504 and 2231689.
 - b.) Include leaders for the pipeline easement to depict their width.
 - c.) MGE Easement Document No. 3688660 does not appear to be located within the CSM boundary. Please verify so the title company can remove this from title, if appropriate.
 - d.) Add an easement detail area or additional sheet to differentiate easement limits for those that overlap.
 - e.) Separate the overlapping text in the Owner's Certificate and the Surveyors Seal.
 - f.) Carry over all applicable Notes from prior CSM 10462.
 - g.) Dimension all existing improvements (buildings, drives, parking lots, etc.), encroachments, wells and septic systems associated with the lands described for the proposed CSM. (Well abandonment: ref. NR 141).

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 on November 18, 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 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 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Schmidt, City Engineering Division
Dennis Cawley, Madison Water Utility
Sally Sweeney, City Assessor's Office
Heidi Radlinger, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations