



Department of Planning & Community & Economic Development
Planning Division

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October 7, 2008

Noa Prieve
Williamson Surveying & Associates, LLC
104A W. Main Street
Waunakee, Wisconsin 53597

RE: File No. LD 0828 – Certified survey map – 4625 Femrite Drive (Thelen)

Dear Mr. Prieve:

The two-lot certified survey of your client's property generally located at 4625 Femrite Drive, Section 22, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned C3L (Commercial Service and Distribution District). The conditions of approval from the reviewing agencies to be satisfied before final approval and recording of the CSM are:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following nine conditions:

1. Sheet 1 of 5 identifies what appears to be an erroneous adjoiner call of CSM 3880 shown along the west boundary. City records indicate this is a partial remnant of Outlot 42, Blooming Grove Assessor's Plat No. 2. Revise as necessary.
2. Sheet 1 of 5 shall include reference to adjoiner Lot 3, CSM 3441 located to the southwest of this CSM.
3. Identify Madison Gas & Electric as owner/grantee of the existing easement shown along the east line of the CSM. Also identify the easement use and purpose (electric pole line) as defined in the recorded document creating the same.
4. List all deviations from the record bearings and distances created by underlying CSM 2237 as recorded and measured values.
5. Each lot shall have a separate sanitary sewer lateral.
6. The applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along Femrite Drive in accordance with Section 66.0703(7)(b) of Wisconsin Statutes and Section 4.09 of the Madison General Ordinances.
7. A minimum of two working days prior to requesting City Engineering 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).

8. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering 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 two working days prior to requesting City Engineering signoff.
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 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 CSM. Note: Land tie to two PLS corners required.

Please contact Dennis Cawley, Madison Water Utility, at 266-4651 if you have any questions regarding the following item:

10. It appears from Water Utility records that the water service to the existing building on Lot 2 crosses Lot 1. If so, a private water lateral easement shall be dedicated across Lot 1. Lot 1 will require a separate water service lateral connected to the public water main in Femrite Drive. The Water Utility will not need to sign off the final plans, but will need a copy of the approved plans.

Please contact John Leach, Traffic Engineering Division, at 266-4651 if you have any questions regarding the following three items:

11. The applicant shall submit site plans and easements to accommodate the approved site plan and operation by the City of Madison prior to signoff of this CSM. The site plans shall comply with Madison General Ordinances.
12. The applicant shall note on the face of the CSM reciprocal cross-access easements between Lots 1 and 2.
13. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights prior to sign off.

Please contact my office at 261-9632 if you have questions regarding the following two conditions:

14. City records show that there is or has been in the recent past open storage of vehicles in the vicinity of the proposed common lot line. The applicants shall submit a scaled site plan for the entire subject site at 1" = 20' that includes the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing and proposed property lines, all easements, all pavement markings, building placement, parking stalls, the location of open vehicle storage (with dimensions from proposed lot lines), adjacent driveway approaches, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two feet overhang. The site plan shall be reviewed for conformance with City ordinances and the applicant shall indicate his intent to comply (including the installation of any necessary screening and landscaping) prior to final approval of this CSM.

Please submit *seven (7) copies* of the above plan set to the Zoning Administrator for the review and approval required above.

15. Madison Gas & Electric and AT&T request that a 10-foot utility easement be dedicated along the northern property lines of Lots 1 and 2 adjacent to Femrite Drive.

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 or e-mail. 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 will be approved by the Common Council on October 28, 2008.

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.

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 may be of 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
John Leach, Traffic Engineering Division
Dennis Cawley, Madison Water Utility
Pat Anderson, Assistant Zoning Administrator
Jeff Ekola, Office of Real Estate Services
Norb Scribner, Dane County Land Records and Regulations

For Official Use Only, Re: Site Plan Routing Per #11 & 14			
<input checked="" type="checkbox"/>	Planning Division (Parks)	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Fire Department
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Other: