



October 2, 2001

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, WI 53701-2985  
TDD (608) 266-4747  
FAX (608) 267-8739  
PH (608) 266-4635

Williamson Surveying Co., Inc.  
Mr. Ronald Williamson  
104A West Main Street  
Waunakee, WI 53597

SUBJECT: Ruedebusch C.S.M.

Dear Mr. Williamson:

Your one-lot certified survey of the McAllen property located at 3901 Hanson Road, Dane County, Wisconsin, is hereby conditionally approved.

Lot 1 is vacant and is proposed for development.

The conditions of approval are:

**Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following seven items:**

1. The applicant shall dedicate an additional 21-foot wide strip of right-of-way along Hanson Road (54-foot from centerline).
2. The applicant shall dedicate a permanent limited easement for grading and sloping 15-foot wide along Hanson Road.
3. The developer shall record a waiver of their right to notice and hearings for the assessments for the improvement of Hanson Road in accordance with Section 66.60(18) Wisconsin Statutes and Section 4.09 of the MGO. Said waiver recorded to lot(s) 1.
4. The applicant shall show the existing flood plain on the map.
5. All outstanding Madison Metropolitan Sewerage District (MMSD) sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
6. Public sanitary sewer is not available to serve the proposed lot at this time. City Engineering is in the process of designing plans to extend public sanitary sewer and water service to this area within the next 6-12 months.
7. All connection charges for the Hanson Road Neighborhood Sanitary Sewer and Water Main Assessment District are due and payable prior to connection to either the public sewer or water system.

**Please contact Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following two items:**

8. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. Additional comments and/or requirements may be noted upon review of the final construction plans.

- 9. All portions of the exterior wall of this new building shall be within 500 feet of at least two fire hydrants. Distances are measured along the path of the hoselay. See MGO 34.14 for additional information.

**Please contact the Madison Water Utility at 266-4651 if you have questions regarding the following item:**

- 10. Public water service is not available to this property at this time. The Water Utility will not need to sign off on the final plans, but will need a copy of the approved plans.

**Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following item:**

- 11. Prior to any development, delineation of the wetlands must be located on the parcel in coordination with DNR and/or Army Corp of Engineering in consult with City Engineering. Once the delineation has been provided, a rezoning to wetland is necessary prior to any development on this lot. The rezoning fee will be waived.

**Please contact Jeff Ekola or Jerry Lund, Real Estate Section, at 266-4222 if you have questions regarding the following nine items:**

- 12. The Owner's Certificate on the certified survey map shall be executed by all parties having an ownership interest in the property. For parties other than sole proprietorships, the signatories shall provide to the City, prior to approval, documentation, which proves that, said signatories have legal authority to sign the Owner's Certificate. The title report shows the following parties have an ownership interest of record in the property and said parties shall be signatories on the Owner's Certificate:

McAllen Properties LLC

- 13. If applicable, a certificate of consent by the mortgagee/vendor shall be included following the Owner(s)' Certificate for each of the mortgagees/vendors listed below:

Mortgagee/Vendor AnchorBank	RECORDING	
	<u>Date</u> 8/17/00	<u>Doc. No.</u> 3243144

**14. CERTIFICATE AND CONSENTS REQUIREMENTS**

- a) Execution

Prior to sign-off by the City Real Estate Section, the owner shall fully execute signature blocks for all owners, mortgagees, vendors and lessees as listed; pursuant to Madison City Ordinance Section 16.23(5)(e)4 and Wis. Statutes 236.21(2)(a); and

- b) Format and Content

All consent and certifications required by owner and any holder of interests in subject lands shall be revised and included on the Plat or Certified Survey Map in manner in conformance with Wis Stats. 236.21(2) and 236.29, i.e., include language ...surveyed, divided, mapped and dedicated....

- c) Madison Common Council Certificate Format (Dedications only)

The Madison Common Council Certificate, for parcels located within the City of Madison, shall appear as follows:

“Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Resolution Number \_\_\_\_\_, I.D. Number \_\_\_\_\_. Adopted on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ and that said resolution further provided for the acceptance of those lands and rights dedicated by said Certified Survey Map to the City of Madison for public use.”

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Ray Fisher, City Clerk

15. City of Madison, Dane County Wisconsin

- a) The owner shall provide the City Real Estate Section with a copy of a Phase 1 environmental site assessment report; and
- b) Remove or seal any wells and/or private septic systems as required by State and local regulation; and
- c) Any and all oil tanks shall be removed and verification provided that no contamination exists, by way of the Phase 1 ESA cited above.

16. The special assessments listed below apply to the subject property as of August 1, 2001. Additional interest, if any, which has accrued between this date and the requested sign-off date shall be added to the total amount of special assessments due. Prior to circulating the proposed Certified Survey Map for final sign off and recording, the owner shall pay in full all special assessments levied against the subject property located within the City limits, including accrued interest, if any, and present the appropriate paid receipts from the City Treasurer to the City’s Real Estate Section when sign off by the Real Estate Section is requested; pursuant to Madison City Ordinance Section 16.23(5)(e)1 and Wis. Statutes 236.21(3).

In lieu of this requirement, the owner may present written documentation from the City’s Board of Public Works that the special assessments may be continued to be paid on the installment basis authorized by the Board of Public Works. However, if lands within the subject property are to be dedicated, the special assessments levied against the dedicated lands are to be paid in full.

<u>Tax Parcel No.</u>	<u>Special Assessment</u>	<u>Amount</u>
251-0810-163-0207-8	Water Main	\$ 24,300.00
	Sewer Main	\$66,240.63

17. Prior to circulating the proposed Certified Survey Map for final sign off and recording, the owner shall pay in full all real estate taxes which are outstanding for the subject property, and present the appropriate paid receipts from the County Treasurer (and City Treasurer, if applicable) to the City’s Real Estate Section when sign off by the Real Estate Section is requested.

<u>Tax Parcel No.</u>	<u>Year</u>	<u>Amount</u>
251-0810-163-0207-8	2000	\$ -0-

18. The owner shall furnish to the City’s Real Estate Section an interim title report prepared by the title company that prepared the title report submitted with the application for the

proposed Certified Survey Map covering the intervening period between the date of the initial title report and the date when sign off and recording is requested.

19. The owner shall furnish the Real Estate Section with a copy of the recorded survey within 30 days of recording. Document shall be sent to:

City of Madison  
Real Estate Section  
Martin Luther King, Jr. Blvd.  
P.O. Box 2983  
Madison, WI 53701-2983  
Attn: Jerry Lund

20. The owner shall revise the proposed Certified Survey Map as follows:

- a) Owner shall include notation referencing dedication to the public for Hanson Road right-of-way; and
- b) Depict and notate Town of Burke sanitary sewer easement along subject property including recording data, i.e., Document No. 26457290; and
- c) Depict and notate the dedication of easement for public sanitary sewer and water main. City of Madison Engineering Division will provide legal descriptions for the dedications; and
- d) Show all driveways, property entrances, and parking areas; and
- e) Owner shall label municipal entities on both sides of the corporate limit line.

**Please contact Al Martin of the Planning Unit staff at 266-4635 if you have questions regarding the following two items:**

21. An amendment to the Central Urban Service Area (CUSA) has been recently approved by the Dane County Regional Planning Commission and the Wisconsin Department of Natural Resources to allow for the extension of public sewer and water to serve this lot. Unfortunately, the phasing of the extension of these services does not allow for their immediate availability to serve proposed development on the lot. Until both public sewer and water are extended across adjacent properties to allow for their availability to serve this lot, no development may occur. Please contact Mike Dailey of City Engineering and Dennis Cawley of the Madison Water Utility on the anticipated schedule for the extension of these required services.


Any appeal from this action, including the conditions of approval, must be filed with the Circuit Court within thirty days from the date of this letter. Upon receipt of this letter, please contact Al Martin at 266-4957, about the steps that should be taken to meet and to receive signoff from the reviewing agencies that must signoff on the certified survey. These agencies are highlighted on the attached form.

As soon as these conditions have been satisfied as verified with a completed affidavit form, the original along with two (2) copies of the revised Certified Survey Map, with all signatures and approvals, shall be brought to this office for final signoff. The certified survey may then be recorded by you or your client with a check payable to the Dane County Register of Deeds for recording fees, \$10.00 for the first page plus \$2.00 for each additional page or an amount as may be established by the Dane County Register of Deeds, shall accompany the survey when requesting recording. 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, forward a copy to us for our records and retain a copy for your client.

Mr. R. Williamson  
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The survey original 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 Madison Department of Planning and Development.

Sincerely,



Alan J. Martin  
Planner II

cc: Gary Dallman, City Engineering  
Real Estate Development Unit  
George Carran, Zoning Administrator  
McAllen Properties, LLC, Mr. Claude E. McAllen, 3950 Commercial Ave., Madison, WI  
53714  
Ruedeusch Development & Construction, David A. Nelson, Director of Engineering,  
P.O. Box 7155, Madison, WI 53707-7155

