



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4635
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July 30, 2021

Paul Spetz
Isthmus Surveying, LLC
450 N Baldwin Street
Madison, Wisconsin 53703

RE: LNDCSM-2021-00017; ID 65658 – Certified Survey Map – 1858-1890 E Washington Avenue (Steve Doran, Galway Properties/TDW Hartford, LLC)

Dear Paul;

At its July 26, 2021 meeting, the Plan Commission found the standards met and **conditionally approved** your one-lot Certified Survey Map of property generally addressed as 1858-1890 E Washington Avenue, Section 6, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin. The property is zoned CC-T (Commercial Corridor–Transitional 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. The applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The agreement shall 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.
2. Construct 10-foot multi-use path and 8-foot terrace along E Washington Avenue and N First Street frontages. Also construct spot curb and gutter and pavement replacement to a plan as approved by City Engineer.
3. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering sign-off.
4. A minimum of two (2) working days prior to requesting City Engineering Division signoff on the CSM contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 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).

5. Per the WDNR closure letters, this property was closed with residual soil and/or groundwater contamination (BRRTS #03-13-532116, #03-13-001486). Written approval from the Wisconsin Department of Natural Resources (WDNR) is required prior to disturbing the existing barrier cap. Submit copy of WDNR approval letter to Brynn Bemis (608.267.1986, bbemis@cityofmadison.com).

Please contact Jeff Quamme of the City Engineering Division—Mapping Section at 266-4097 if you have questions regarding the following eighteen (18) items:

6. Grant a Public Sidewalk and Bike Path Easement(s) along N First Street and E Washington Avenue to the City of Madison on the face of this Certified Survey Map. The Easement shall be to accommodate a 10-foot Public Sidewalk and Bike Path with an 8-foot terrace as required by the City Engineering and Traffic Engineering Divisions. Contact Jeff Quamme (jrquamme@cityofmadison.com) for the easement text to be placed on the CSM.
7. Remove the proposed dedication of the public right of way from the CSM; the existing Public Limited Easements (PLE) for Public Road Purposes shall remain in place.
8. A 20-foot wide sanitary sewer easement shall be granted on the pending Certified Survey Map extending beyond the end of the existing Sanitary Sewer Easement per Document No. 3209080 at the southerly corner of the site. The new easement area shall extend 15 feet southerly beyond the existing manhole. Also, an access easement adequate to provide access for maintenance and repair of the public sewer shall also be granted on the pending CSM. Contact Jeff Quamme for the required easement language.
9. The applicant shall coordinate with Madison Metropolitan Sewerage District for the release of the Burke Outfall Easement No. 1 and the By Pass Easement No. 3 of Document No. 1080501. Provide the recorded copies prior to final CSM sign off. Please note that MMSD will require as a condition of the release that the developer assume all costs, liability and responsibility for the removal of any abandoned pipe within the released areas. Also add the future document number releasing the two easement areas within the note for the 30-inch force main easement to remain in force. Also add to the label for the easement to remain that it is Easement No. 2.
10. Move the Southwesterly end of the 43-foot wide access easement per Document No. 1022200 24 feet further southeast as the document states that the length of the easement is from the then future right of way that would be 24 feet further southwest.
11. Show, label and dimension the easement for electric power transmission over the adjacent MMSD parcel that benefits this parcel per Document No. 1085411.
12. Modify the documents listed for Easement A of the 20-foot public sanitary sewer easement at the west corner of the CSM. Remove Document Nos. 3209080 and 3209081 from the label as those documents are grants from the adjacent parcels to the northwest.
13. Add a note that lands within this CSM may be subject to a telecommunications easement per Document No. 4965434 for any telecommunication facilities that may lie within the exterior boundary of this Certified Survey Map.

14. Provide "recorded as" data along the exterior boundary of this Certified Survey Map as required by statute.
15. Change the label of the adjacent railroad to "Wisconsin DOT Railroad - Operated by Wisconsin & Southern Railroad."
16. 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 monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com).
17. Prior to Engineering final sign-off by main office for Certified Survey Maps, the final CSM shall be submitted in PDF format by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@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.
18. Revise the Surveyor's Certificate legal description to commence at the SW corner of Section 6, not the West Quarter Corner.
19. Provide adjacent right of way and railroad right of way widths.
20. Provide an area of the total lot and a net area excluding the PLE for Street purposes.
21. The surveyor shall contact Jeff Quamme (jrquamme@cityofmadison.com) to coordinate the location of the PLE for street purposes at the northerly corner of the CSM.
22. This Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds, the new parcel data created by the Assessor's Office and the parcel data available to Zoning and Building Inspection staff prior to issuance of building permits for new construction or early start permits.
23. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject CSM, 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 shall be void of gaps and overlaps and match the final recorded CSM: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any submittal.

Please contact Sean Malloy of the Traffic Engineering Division at 266-5987 if you have any questions regarding the following item:

24. The applicant shall dedicate right of way or grant a public sidewalk easement for and be responsible for the construction of a 10-foot wide path, 8-foot terrace, and additional one (1) foot for maintenance along N First Street and E Washington Avenue.

Please contact Kathleen Kane of the Parks Division at 261-9671 if you have any questions regarding the following two (2) items:

25. 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# 21017 when contacting Parks Division staff about this project.
26. 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." 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 eight (8) items:

27. Prior to final approval sign-off by the Office of Real Estate Services ("ORES"), the Owner's Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report. When possible, the executed original hard stock recordable CSM shall be presented at the time of Office of Real Estate Services (ORES) approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.
28. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and executed prior to CSM sign-off.
29. A Consent of Lessee certificate shall be included on the CSM for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.
30. The lands within the CSM boundary are located within TID 36, a Tax Incremental Financing District. Discussions with Joe Gromacki, the City of Madison's tax increment financing coordinator, may be necessary before recording the CSM if a TIF application is required. Mr. Gromacki can be reached at 267-8724 or jgromacki@cityofmadison.com.
31. As of July 6, 2021, the 2020 real estate taxes are paid for the subject property. Per 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. Receipts from the

City of Madison Treasurer are to be provided before or at the time of sign-off. Payment is made to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, WI 53701.

32. As of July 6, 2021, there are no special assessments reported. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to Madison General Ordinance Section 16.23(5)(g)1.
33. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Heidi Radlinger in City's Office of Real Estate Services (hradlinger@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report (March 5, 2021) submitted with the CSM application and include all associated documents that have been recorded since the initial title report. A title commitment may be provided, but will be considered only as supplementary information to the title report update. The surveyor shall update the CSM with the most recent information reported in the title update.
34. The owner shall email the document number of the recorded CSM to Heidi Radlinger as soon as the recording information is available.

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 approved by the Common Council at its August 3, 2021 meeting.

Approval of this Certified Survey Map does not include any approval to demolish existing buildings or construct new buildings on the subject site. A letter with the conditions of approval for the related redevelopment of the site was sent separately.

In order to commence the process for obtaining the necessary City signatures on the Certified Survey Map, the applicant shall e-mail the revised CSM, updated title report, and any other materials required by reviewing agencies to the reviewing planner. The reviewing planner will share the updated materials with the relevant commenting City agencies for them to verify that their conditions have been satisfied and that the secretary or designee may sign the Plan Commission approval certificate. Once the Plan Commission certificate is executed, the Planning Division will transmit the CSM to the City Clerk's Office for execution of the Common Council certificate.

Once all of the necessary City signatures have been affixed to the Certified Survey Map, the instrument will be returned electronically to the applicant by the Planning Division for printing and recording at the Dane County Register of Deeds Office. For information on recording procedures and fees, please 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.**

ID 65658
LNDCSM-2021-00017
1858-1890 E Washington Ave.
July 30, 2021
Page 6

If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632 or tparks@cityofmadison.com.

Sincerely,



Timothy M. Parks
Planner

cc: Brenda Stanley, City Engineering Division
Jeff Quamme, City Engineering Division–Mapping Section
Sean Malloy, Traffic Engineering Division
Kathleen Kane, Parks Division
Heidi Radlinger, Office of Real Estate Services