



Department of Planning & Community & Economic Development

Planning Division

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April 6, 2015

Al Kaukl
Badger Surveying & Mapping Service
525 W. Prairie Street
Columbus, Wisconsin 53925

RE: File No. LD 1506 – Certified Survey Map – 4906 Femrite Drive (Orland P. Koppes)

Dear Mr. Kaukl;

Your two-lot certified survey of property located at 4906 Femrite Drive, Section 22, 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 twenty-three (23) items:

1. It appears as if the portion of the MG&E easement per Document No. 2220775 within this Certified Survey Map (CSM) has been released by Document No. 3929941. Confirm the status of this easement within this CSM and remove from the document if it has in fact been released.
2. Add a note that this CSM is subject to Declaration of Covenant, Conditions and Restrictions for the Fourth Addition to World Dairy Center per Document No. 3493078, First Amendment per Document No. 4752854 and Architectural Review Committee Approval per Document No. 5088966.
3. Add a note that, per the Fourth Addition to World Dairy Center, this CSM shall comply with the requirements of Chapter 37 of the Madison General Ordinances regarding detention prior to development.
4. Add a note that per the Fourth Addition to World Dairy Center that not more than one drive approach will be constructed along Femrite Drive for Lot 54 of said plat except as may be permitted by the City Traffic Engineer of the City of Madison.
5. Add a note that this CSM is subject to Agreement for Maintenance of Drainage Swales per Document No. 3509584.

6. The 20-foot Wide Public Utility Easement along the east side of the CSM has been released by Document Nos. 3911440, 3929940 and 3935965, EXCEPT for the south 15 feet. Revise the easement area accordingly and note the release documents for the remaining area.
7. Add a note that this CSM is subject to Declaration of Conditions and Covenants per Document Nos. 3613798 and 3613799.
8. Revised the header to each sheet and the legal description. The CSM is in the NE 1/4 of the SW 1/4, not the West 1/2 of the SW 1/4. Also correct the spelling of Fourth in the header on sheet 1.
9. Document Nos. 3929941 and 3911439 are a partial release of the Utility Easement per Document No. 2220775. These documents release that portion of the easement within this CSM. Remove the easement and all associated notes referencing Document No. 2220775.
10. Document Nos. 3911440, 3929940 and 3935965 release that portion of the 20-foot wide Public Utility Easement per the plat along the east side of this CSM. Remove the easement from the map and add a note to the CSM referencing the release of the platted easement.
11. Add language to each note for the 15-foot Wide Public Utility Easement along the west side of the CSM and the 25-foot Wide Public Storm Water Management Easement on the east side that the easements are per the plat of Fourth Addition to World Dairy Center.
12. Change the 120-foot width shown for Femrite Drive west of the bend in the right of way to "Width varies." Also show the right of way of Femrite Drive west of the CSM. The right of way was conveyed per Document No. 3449565.
13. Add Fourth Addition to World Dairy Center to the adjoining lands on the north and east sides of the CSM.
14. Provide the recording information for the cross access easement referenced on the CSM.
15. Dimension the location of the south side of the Gas Easement that encumbers this CSM.
16. Add "Section 22" to the label for the Center of Section monument label.
17. Each lot shall have a separate sanitary sewer lateral.
18. Lot 2 shall provide a drainage 15-foot easement in favor of Lot 1 such that Lot 1 can drain easterly to the existing storm water management easement.
19. The following note shall be placed on the CSM: "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to stormwater management at the time they develop."
20. A minimum of 2 working days prior to requesting City Engineering sign-off on the CSM, the applicant shall contact Janet Schmidt (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).

21. All outstanding 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 Janet Schmidt (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
22. 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.
23. In accordance with Section s.236.34(1m)(c), which states that 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 Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following item:

24. Prior to final sign-off, a cross access agreement between proposed Lots 1 and 2 shall be executed and noted on the CSM.

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

25. 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 eight (8) items:

26. Prior to requesting approval sign-off, executed signature block certifications shall be included for all parties of interest, pursuant to MGO Section 16.23(5)(e)4 and Wis. Stats. 236.21(2)(a). All signatory parties (other than sole proprietorships) 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.
27. 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.

28. All ownership consents and certifications for the subject lands shall conform to Wis. Stats. 236.21(2) and 236.29 by including the language "...surveyed, divided, mapped and dedicated..."
29. A Consent of Lessee shall be included for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.
30. Include the following Plan Commission certificate on the final CSM:

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____
Natalie Erdman, Interim Secretary, Plan Commission

Date: _____

31. 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 this letter, the 2014 real estate taxes are paid for the subject property and no special assessments have been reported.
32. 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.
33. The following revisions shall be made to the CSM prior to final sign-off:
 - a.) Remove all items from Part A of the Subdivision Approval Report that do not apply to the subject property.
 - b.) If existing improvements will remain, depict and dimension all buildings, drives, parking lots, etc., encroachments, wells and septic systems associated with the lands described for the proposed CSM.
 - c.) Sheet 1: Correct spelling and spacing errors in the legal description. Sheet 2: Correct legal description in Surveyor's Certificate. Correct spelling of POSSESSORY in the Corporate Owner's Certificate. Correct spelling of WISCONSIN in Common Council Certificate.
 - d.) Carry over all applicable notes from prior World Dairy Center plats.

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

34. The applicant is proposing a Planned Multi-Use Site as defined in the City's Zoning Code and Subdivision Regulations. Prior to final staff approval of the CSM for recording, the applicant shall receive approval of the site plans, reciprocal land use agreements, reciprocal access easements and shared parking agreements sufficient to govern the proposed lots. Any new or amended agreement(s) and easement(s) necessary for this land division shall be recorded with the Dane County Register of Deeds following approval by the City Engineer, Traffic Engineer, and Director of the Department of Planning and Community and Economic Development and prior to recording of 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 is scheduled for review by the Common Council on April 21, 2015.

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
Eric Halvorson, Traffic Engineering Division
Sally Sweeney, City Assessor's Office
Heidi Radlinger, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations