



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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April 25, 2017

Julius Smith
Wyser Engineering, LLC
312 E. Main Street
Mount Horeb, Wisconsin 53572

RE: ID 46494 | LNDCSM-2017-00012 – Certified Survey Map – 211 S. Livingston Street (Madison Gas & Electric)

Dear Mr. Smith;

The two-lot Certified Survey Map of property located at 211 S. Livingston Street, Section 13, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned TE (Traditional Employment 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 be required to provide stormwater treatment and detention on Lot 1 as part of the design. It is likely that initially the discharge shall have to go to the north, while in the long-term a discharge shall have to go to the south once Livingston Street is reconstructed in 2018.
2. 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 Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff of the CSM.
3. The following note shall be added to the certified survey map: "All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of Madison General Ordinances in regard to stormwater management at the time they develop."
4. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM the applicant shall contact Brenda Stanley 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. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
5. The property is an open contaminant site with the WDNR (BRRTS #02-13-576713). A digital copy of the site investigation report and remedial actions report shall be submitted to Brynn Bemis

(608.267.1986, bbemis@cityofmadison.com). The applicant shall submit proof of coordination with the WDNR to remediate the site and address residual contaminant concerns associated with the proposed site plan (i.e. vapor mitigation, dewatering).

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 266-4097 if you have questions regarding the following twelve (12) items:

6. The 2016 ortho photos show four buildings, but the CSM only shows three. Confirm that a building has been demolished, or add the building to the final CSM.
7. Add interior distances to northwest lot lines of Lot 1 and Lot 2 and to southwest lot lines of Lots 1 and 2.
8. A note shall be added stating the southeasterly 14 feet of Lot 2 is subject to an easement to AT&T for underground fiber cable per Document No. 4358404.
9. If the transmission line easement per Document No. 3283454 is amended prior to the recording of this proposed CSM, the location and labels shall be revised accordingly prior to final sign off.
10. Adjacent CSM 13986 and its adjacent vacated Railroad Street lands will be part of a CSM that will likely be recorded prior to the recording of this proposed CSM. Upon this occurring, the adjacent labels and recorded as information along the common property lines shall be revised.
11. Provide recorded as bearings of N44°55'W and N44°52'37"W and a recorded as overall distance of 542.4 feet along the Southwest boundary of this CSM.
12. Provide recorded as bearings of S44°59'E and S44°58'18"E and a recorded as overall distance of 241.94 feet along the Northeast boundary of this CSM.
13. 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 for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com). 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 and shall be attached to a signed and sealed monument condition report. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. Note: Land tie to two PLS corners required.
14. This pending CSM application shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in the parcel database so that the permitting system can upload this data and permit issuance made available for this new land record.
15. Add the distance of 75.43 feet to the last course of the tie from the section lines in the surveyed legal description on Sheet 6. Also correct the Document No.225963 to 2259630 for the two 12- by 50-foot areas restricted from obstructions.

16. Correct the spelling of Paterson Street in the last paragraph of the legal description on sheet 5.

17. Add a Consent of Mortgagee Certificate as required to the Certified Survey Map.

Please contact Adam Wiederhoeft of the Madison Water Utility at 266-9121 if you have questions regarding the following item:

18. The following information shall be noted on the CSM prior to final approval: "These properties are located within Wellhead Protection District–Zone (WP-24). Hazardous and/or toxic materials are not to be stored on site, and any proposed uses will be required to comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative."

Please contact Heidi Radlinger of the Office of Real Estate Services at 266-6558 if you have any questions regarding the following three (3) items:

19. The subject property is tax exempt. As of the date of this letter there are no special assessments reported. If special assessments are levied against the property they shall be paid in full pursuant to MGO Section 16.23(5)(g)1.

20. 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 (December 29, 2016) submitted with the CSM application and include all associated documents that have been recorded since the initial title report. The surveyor shall update the CSM with the most recent information reported in the title update.

21. The owner shall email the document number of the recorded CSM to Heidi Radlinger in the City's Office of Real Estate Services 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 reviewed by the Common Council on May 2, 2017.

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.

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 you may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Brenda Stanley, City Engineering Division
Jeff Quamme, City Engineering Division—Mapping Section
Matt Mikolajewski, Economic Development Division
Sabrina Tolley, Parking Utility
Jenny Kirchgatter, Assistant Zoning Administrator
Adam Wiederhoeft, Madison Water Utility
Sally Sweeney, City Assessor's Office
Heidi Radlinger, Office of Real Estate Services