



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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August 2, 2017

James Grothman
Grothman & Associates, SC
625 E. Slifer Street
Portage, Wisconsin 53901

RE: ID 47759 | LNDCSM-2017-00025 – Certified Survey Map – 907 S. Park Street (Spirit Master Funding X, LLC)

Dear Mr. Grothman;

The one-lot Certified Survey Map of property located at 907 S. Park Street, Section 26, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned TSS (Traditional Shopping Street 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 three (3) items:

1. 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 (2) working days prior to requesting City Engineering signoff of the CSM.
2. 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).
3. Based on the WDNR BRRTS record for #03-13-2667, residual petroleum-contaminated soil is present on the property. If contaminated soil is encountered as part of any redevelopment, all WDNR and DSPS regulations must be followed for proper handling and disposal.

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 266-4097 if you have questions regarding the following eight (8) items:

4. The right of way taking per Document No. 761628 changes from 20 feet wide to 20.6 feet wide from the southerly side of Lot 10 to the northerly side of Lot 9. This would technically create a bend in the

right of way of S. Park Street at the existing lot line between Lots 10 and 11. The applicant shall make any required revision to the boundary.

5. The Quit Claim Deed portion of Document No. 5169352 has two incorrect distances of 360.15 and 360.21, and do not match this Certified Survey Map. An Affidavit of Correction shall be made and recorded to correct the Deed.
6. The Easement areas to the State of Wisconsin per Document No. s 755954 (14 feet wide) and 761628 (10 feet wide) shall be added to the Certified Survey Map.
7. Provide a 16-foot dimension from the northerly line of the CSM to the northerly line of the Public Sanitary Sewer Easement per Document No 1285928. Also add the word "Public" to the label for the easement.
8. Label the 68-foot dimension from the northwest corner of the Certified Survey Map to the northwest corner of the Fire Hydrant Easement per Document No. 1990220.
9. The legal description under the Surveyor's Certificate shall commence at a section corner and follow the ties as shown on the map.
10. The applicant shall reference City of Madison WCCS Dane Zone, Coordinates on all PLS corners on the Certified Survey Map. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations.
11. The applicant shall submit to Jeff Quamme, prior to Engineering sign-off of the subject CSM, one (1) digital CADD drawing and one (1) signed copy of the final CSM to the Mapping/GIS Section of the Engineering Division either as hard copy or Adobe PDF format. The digital CADD file shall be submitted in the WISDOT County Coordinate System, Dane County Zone datum in either Auto CAD Version compatible with MicroStation Version V8i, MicroStation Version V8i or older or Universal DXF Formats. The digital CADD file(s) shall contain the minimum of the items stated below, each on a separate layer name/level number. All line work shall be void of gaps and overlaps that would cause any parcel, street or easement to not properly close. All line work orientation and geometrics shall match the dimensioning as labeled on the final recorded plat: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes.

*The Developer/Surveyor shall submit new updated CSM, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any original submittal of data and prior to final sign off.

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have questions regarding the following item:

12. No alterations to the CSM shall negatively impact the approved site plan and/or cause the approved site plan to be in non-compliance.

Please contact Heidi Radlinger of the Office of Real Estate Services at 266-6558 if you have any questions regarding the following ten (10) items:

13. Signature block certification shall read, "Spirit Master Funding X, LLC, a Delaware limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the lands described on this Certified Survey Map to be surveyed divided, mapped and dedicated as represented on this Certified Survey Map. We further certify that this Certified Survey Map is required by s.236.34 to be submitted to the City of Madison for approval." The executed original hard stock recordable CSM shall be presented at the time of sign-off.
14. 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.
15. A portion of 2016 real estate taxes are outstanding for the subject property. Per 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), 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.
16. There are special assessments reported on the subject property for sewer lateral and street improvements. All special assessments are due and payable prior to CSM approval sign-off pursuant to MGO Section 16.23(5)(g)1.
17. 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 (June 8, 2017) 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.
18. 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.
19. Ensure all existing easements cited in record title are noted/depicted, named, and identified.

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 was approved by the Common Council on August 1, 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 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
Jenny Kirchgatter, Assistant Zoning Administrator
Eric Halvorson, Traffic Engineering Division
Sally Sweeney, City Assessor's Office
Heidi Radlinger, Office of Real Estate Services