



Department of Planning & Community & Economic Development  
**Planning Division**

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February 24, 2010

Frank Thousand  
Arnold & O'Sheridan, Inc.  
1111 Deming Way  
Madison, Wisconsin 53717

RE: File No. LD 0941 – Certified survey map – 702 N. Midvale Boulevard (Joseph Freed & Associates)

Dear Mr. Thousand;

The two-lot certified survey of property generally located at 702 N. Midvale Boulevard, Section 20, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned PUD-GDP-SIP. The conditions of approval from the reviewing agencies to be satisfied before final approval and recording of the CSM are:

**Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following nine conditions:**

1. The Certified Survey Map (CSM) shall dedicate right of way for Frey Street, generally over the area which currently exists as a PLE for public street per recorded Document No. 4567845. The applicant shall coordinate this dedication with City Engineering Division staff.
2. Include the names and locations of all internal private streets within the boundary of this CSM.
3. Coordinate numerous technical comments noted on the CSM as well as the correction of several typographical errors with Eric Pederson of the City Engineering Division GIS – Mapping staff.
4. The lots within this certified survey map are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the CSM and recorded at the Dane County Register of Deeds.
5. 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 the Madison General Ordinances in regard to storm water management at the time they develop."
6. A minimum of two working days prior to requesting City Engineering Division signoff on the CSM, the applicant shall contact Janet Dailey (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).

7. 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 or CSM. Note: Land tie to two PLS corners required.
8. In accordance with Section s.236.34(1)(c), which says a CSM shall be prepared in accordance with s.236.20(2)(c)&(f), Wisconsin Statutes, the applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (cite Register of Deeds recording data) and easements which are being conveyed by the plat/CSM. Identify the owner and/or benefiting interest of all easements.
9. Prior to Engineering final sign-off by main office for Certified Survey Maps (CSM), final CSM must be submitted to 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 sign-off. Electronic mail submittal of the FINAL CSM in PDF form is preferred.

**Please contact John Leach, Traffic Engineering Division, at 267-8755 if you have questions about the following four items:**

10. The conditions of the 4609 University Avenue PUD-SIP for the Target Store at Hilldale will apply and need to be assigned as determined by the Traffic Engineer.
11. The applicant shall note on the face of the CSM that cross-access easements between lots may be required.
12. The applicant shall note reciprocal cross-access easements between Lots 1 and 2 on the face of the CSM.
13. The applicant shall execute a declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
14. The applicant shall graphically show a "No Vehicular Access Restriction" on the face of the CSM for Lot 2 on N. Segoe Road and 50 feet easterly from the corners of N. Segoe Road and University Avenue and 50 feet easterly from the corner of N. Segoe Road and Frey Street.

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

15. Proposed Lot 2 shall have a separate water service lateral connected to a public water main.

**Please contact my office at 261-9632 if you have any questions about the following item:**

16. The applicant shall note reciprocal cross-access easements between Lots 1 and 2 along Hilldale Way and the private portion of Frey Street located east of Sawyer Terrace on the face of the CSM.

This is similar to a condition of the amended PUD-GDP-SIP approval that required that the zoning texts for both projects include language ensuring shared access and parking throughout the entire Hilldale Shopping Center development, including the proposed Target store.

**Please note that the City's Office of Real Estate Services is reviewing the report of title provided with this survey and may have comments. That office will send any comments to you by fax or e-mail. If you have any questions, please contact Jeff Ekola at 267-8719 for more information.**

**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 on March 2, 2010.**

**The amended PUD zoning of the subject lots shall receive final staff approval and be received for recording by the Zoning Administrator prior to the final approval and recording of this CSM. The proposed lot configurations depicted on the CSM are dependent upon the two PUD applications as approved. Also, the final CSM shall be consistent with the final planned unit development for the subject site.**

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.

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 two years from the date of the approving resolution.** 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 Dailey, City Engineering Division  
John Leach, Traffic Engineering Division  
Dennis Cawley, Madison Water Utility  
Pat Anderson, Assistant Zoning Administrator  
Dane County Land Records and Regulations