



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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May 23, 2017

Todd Buhr
JSD Professional Services, Inc.
101 Horizon Drive, Suite 101
Verona, Wisconsin 53593

RE: ID 46777 | LNDCSM-2017-00017 – Certified Survey Map – 2819 Walton Commons Lane

Dear Mr. Buhr;

The three-lot Certified Survey Map of City-owned property located at 2819 Walton Commons Lane, Section 22, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned SE (Suburban 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 four (4) 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 working days prior to requesting City Engineering signoff of the CSM.
2. 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 storm water management at the time they develop."
3. The approval of this zoning approval does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer.
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 applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
6. The applicant shall install public sidewalk along Fen Oak Drive. The applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 266-4097 if you have questions regarding the following twenty-one (21) items:

7. Label Graham Place and provide a width of right of way. Also label the distance between the irons found at the end of the right of way.
8. Modify either the 3/4" rebar found or the 1 1/4" rebar found as they are indistinguishable on the map. Also label the monument types for the section corners found.
9. All existing street names shall have dashed underlining. Also provide chords on all main curves on the boundary of the CSM.
10. The curves per this CSM are not tangent. Provide tangent bearings at the ends of all main curves as required by statute.
11. Correct the distance for L-10, it should be 877.27 feet. Also the bearings for L-1, L-10, L-11 and L-1 should be revised to be S89°35'25"E.
12. The dimension of Line L-13 should match E-13. It appears E-13 is in error. We are finding other discrepancies with other easement dimensions. Surveyor shall review and provide closure data for all easements.
13. Remove notes 1.1, 1.2 and 1.3 from Notes from Bioag Gateway Plat and insert them as a separate single new note. This then will create the new drainage easements for this Certified Survey Map and will release the previous drainage easements from all previous plats within the boundary of this CSM.
14. Remove the 12-foot drainage easement per Document No. 2659470 as it will be released by the drainage easement note placed on this Certified Survey Map.
15. The easement for Public Storm Sewer, Sanitary Sewer, Telephone, Water Main, Gas and Electricity per BioAg Gateway Plat will be released and shall be removed from the Certified Survey Map along with all dimensional data.

16. A 15-foot wide Public Sanitary Sewer Easement centered on the North-South run of sanitary sewer that exists near the westerly side of proposed Lot 1. Standard sanitary sewer easement language shall also be provided.
17. Remove note 1.4 on sheet 5. Add the drainage arrow per BioAg Gateway Plat.
18. The 10-foot Public Utility Easement along Fen Oak Drive shall reference the BioAg Gateway Plat.
19. Remove Note 2 on sheet 5. Those improvements have been completed.
20. 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.
21. 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.

*New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.
22. 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.
23. Add note 1 from CSM 12610 to the notes on sheet 4.

24. The note from CSM 12610 regarding the ATC overhead transmission line over the northerly side of Lot 2 shall be added to the CSM.
25. Correct the spelling of 'Easement' in note 5 on sheet 4.
26. Identify the adjacent plat of First Addition to Capitol Industrial Park on the map.
27. Note on sheet 1 says curve table is on sheet 2. The curve table is on sheet 4. Revise note accordingly.

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

28. A separate water service lateral and water meter is required to serve each parcel. The water laterals shall be directly connected to the public water main with the shut-off valve located in the public right-of-way (per PSC 185.52 (2)). Submit a diagram/map to Madison Water Utility indicating the location and route of each water service, including all valves, in relation to the right-of-way line and water main in the street.

Please contact Jenny Frese of the Office of Real Estate Services at 267-8719 if you have any questions regarding the following three (3) items:

29. Remove all references to "EDD Bioag Gateway Project" in the owner's certificate. The Office of Real Estate Services ("ORES") can assist with obtaining Mayor and City Clerk signatures in the owner's certificate, if needed. The executed original hard stock recordable CSM shall be presented at the time of CSM approval sign-off.
30. An updated title report might be required prior to CSM approval sign-off, as determined by ORES. The surveyor shall revise the CSM to reflect any changes evidenced in the title update, where applicable.
31. The CSM shall be revised prior to final approval as follows:
 - a) Add Document No. 2829986 to the label for the 25-foot setback on Sheet 3, as well as the detail map.
 - b) Include the entire name of the easement, and also add the name of the plat to the label of the 50-foot public storm sewer and drainage easement on Sheet 3.
 - c) ORES Project No. 10317 has been created to record a release for portions of a 10-foot-wide public utility easement set forth by the BioAg Gateway Replat prior to CSM approval sign-off. ORES will initiate requests for releases of the same from Madison Gas and Electric Company and Charter Communications. The AT&T release has been recorded as Document No. 5166902. Once released
 - d) ORES Project No. 10387 has been created to record a release for the public utility easements located in the area formerly described as Outlot 2 of World Dairy Campus prior to CSM approval sign-off. ORES will initiate requests for releases of the same from Madison Gas and Electric

Company and Charter Communications. The AT&T release has been recorded as Document No. 5166901. Remove said easement depiction as well as Note 1.4 on Sheet 5. The private drive component of said easement has been released and recorded as Document No. 5145118.

- e) Remove Note #2 on Sheet 5.
- f) Add the name of the BioAg Gateway Replat to the label for those portions of the 10-foot public utility easement that will remain after the partial release of the same.

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 May 16, 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: Matt Mikolajewski, Economic Development Division
Brenda Stanley, City Engineering Division
Jeff Quamme, City Engineering Division–Mapping Section
Jenny Kirchgatter, Assistant Zoning Administrator
Adam Wiederhoeft, Madison Water Utility
Sally Sweeney, City Assessor's Office
Jenny Frese, Office of Real Estate Services