



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 427-443 West Mifflin Street  
(4<sup>th</sup> Aldermanic District, Alder Verveer)

**Application Type:** Certified Survey Map

**Legistar File ID #:** [40592](#)

**Prepared By:** Heather Stouder, AICP, Planning Division  
Report Includes Comments from other City Agencies, as noted

**Certified Survey Map**

In conjunction with the proposed rezoning, demolitions, and conditional use for a new four-story multifamily residential building, the applicant proposes to rearrange three existing lots under common ownership and totaling 0.75 acres on the 427-443 West Mifflin Street, resulting in three new lots as follows:

- Lot 1 is a 8,682 square foot property which would include two existing buildings to remain on the site
- Lot 2 is a 17,741 square foot property, which would include the proposed four-story multifamily residential building.
- Lot 3 is a 6,265 square foot property, with a four-unit building to remain.

The CSM as proposed will need to be revised with further detail prior to recording to reflect the conditions of approval, but would retain the proposed layout.

**Recommendation**

**Planning Division Recommendation** (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the standards can be met, and **approve** the Certified Survey Map at 427-443 East Mifflin Street. This recommendation is subject to input at the public hearing and the conditions recommended by the Planning Division and other reviewing agencies.

**Recommended Conditions of Approval**

Major/Non-Standard Conditions are Shaded

**Planning Division** (Contact Heather Stouder, 266-5974)

1. Please revise CSM so that Lot 3 is a minimum of 40 feet wide, pursuant to requirements in the Downtown Residential 2 Zoning District.

**Engineering Mapping** (Contact Jeff Quamme, 266-4097)

2. 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.

3. The Applicant shall submit to Jeff Quamme, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing and one (1) signed copy of the final plat/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:
  - a. Right-of-Way lines (public and private)
  - b. Lot lines
  - c. Lot numbers
  - d. Lot/Plat dimensions
  - e. Street names
  - f. 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).

NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, 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.

4. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or 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 Plat or CSM in PDF form is preferred. Transmit to jrquamme@cityofmadison.com.
5. This pending Certified Survey Map 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 GEO so that the Accela system can upload this data and permit issuance made available for this new land record.
6. Remove the reference to the Right of Way per Document No.'s 183433 and 1888586. A merger of title has occurred with the common ownership of all lands benefitted and encumbered by the right of way easements.
7. Applicant shall provide for review reciprocal easements and agreements including, but not limited to, access, parking, bicycle parking, utilities, common areas, storm management and fire lanes that are necessary to accomplish the development as proposed. The document(s) shall then be executed and recorded along with this Certified Survey Map and recorded copies provided prior to building permit issuance.
8. Add a chiseled "x" found to the legend on sheet 4.
9. Provide a metes and bounds description of the exterior of the CSM as required by statute.

**City Engineering Division** (Contact Tim Troester, 267-1995)

10. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering 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 (MGO 16.23(9)(d)(4)).
11. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm> (MGO CH 35.02(14)).
12. The lots within this certified survey map are inter-dependent upon one another for storm water 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 certified survey map and recorded at the Dane Co Register of Deeds (POLICY).
13. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the applicant shall contact either Tim Troester at 261-1995 ([ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com)) or Brenda Stanley at 608-261-9127 ([bstanley@cityofmadison.com](mailto: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) (POLICY).

**Parks Division** (Contact Janet Schmidt, 261-9688)

14. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees before signoff of the rezoning request. This development is within the Vilas Brittingham Impact fee district (SI27). Please reference ID# 15161 when contacting Parks about this project.
15. The following note should be included on the CSM: "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED."

16. Parks Division shall be required to sign off on this CSM.

**Water Utility** (Contact Dennis Cawley, 266-4651)

17. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

**Fire Department** (Contact Bill Sullivan, 261-9658)

18. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

**Real Estate Division** (Contact Jenny Frese, 267-8719)

**19. Property Description –**

PARCEL ADDRESS	TAX PARCEL NUMBER
427 West Mifflin Street	251-0709-231-1613-5
433 West Mifflin Street	251-0709-231-1614-3
435 West Mifflin Street	251-0709-231-1615-1
437 West Mifflin Street	251-0709-231-1616-9

20. **Owner’s Certification** - Prior to requesting approval sign-off, signature block certifications shall be executed by all parties of interest, pursuant to Wis. Stats. 236.21(2)(a). The title of each certificate shall be consistent with the ownership interest reported in the most recent title report. The executed original hard stock recordable CSM shall be presented at the time of sign-off
21. **Mortgagee / Vendor Certification** – A certificate of consent for all mortgagees of record shall be included following the Owner’s Certificate(s) and executed prior to CSM approval sign-off. If the two mortgages in record title are satisfied, a copy of the recorded Satisfaction of Mortgage documents shall be provided prior to CSM sign-off approval.
22. **Certificate and Consent Requirements -**  
A certificate of consent for all mortgagees of record shall be included following the Owner’s Certificate(s) and executed prior to CSM approval sign-off. If the two mortgages in record title are satisfied, a copy of the recorded Satisfaction of Mortgage documents shall be provided prior to CSM sign-off approval.  
Please include a certificate for the Register of Deeds.
23. **Real Estate Taxes** - As of December 1, 2015, the 2014 real estate taxes are paid for the subject property. Under 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued for the subject property prior to CSM recording. This includes property tax bills for the prior year that are distributed at the end of the year.
24. **Special Assessments** - As of December 1, 2015, there are no special assessments reported. If special assessments are levied against the property prior to CSM approval sign-off, they shall be paid in full pursuant to Ordinance Enactment No. ORD-08-00094, ID No. 10847, Enactment Date 8/23/2008.
25. **Storm Water Fees** - Please coordinate with Tim Troester (608-267-1995) or Brenda Stanley (608-261-9127) in the City Engineering Division to obtain any outstanding storm water management fees from the City of Madison Water Utility. Receipts for the payment of the prorated fee shall be presented prior to CSM approval sign-off.
26. **Title Report Update** - Pursuant to Madison City Ordinance Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Jenny Frese in City’s Office of Real Estate Services ([jfrese@cityofmadison.com](mailto:jfrese@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 (10-15-15) submitted with the CSM application and include all associated documents that have been recorded since the initial title report. Surveyor shall update the CSM with the most recent information reported in the title update.
27. **CSM Revision Requirements -**  
a) Note #3 on Sheet 1 will need to be revised to correctly describe said easements prior to CSM approval.  
b) Note #4 on Sheet 3 will need to be revised to reflect title changes reported in the title update.  
c) For clarity, consider darkening the line in between proposed Lots 1 and 2.