



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TDD 608 266-4747  
FAX 608 266-8739  
PH 608 266-4635

January 20, 2006

Union Corners, LLC  
Todd McGrath, McGrath Associates  
103 N. Hamilton Street  
Madison, Wisconsin 53703

RE: File No. LD 0540 – Certified survey map – Union Corners project.

Dear Mr. McGrath:

The three-lot certified survey of property located at 2313-2525 E. Washington Avenue, 2306-2422 Winnebago Street, 2317-2415 Winnebago Street and 11 S. Fifth Street, Section 6, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned PUD-GDP.

The conditions of approval from the reviewing agencies for the CSM are:

**Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following twenty-one (21) items:**

1. The layout requires the vacation of Division Street, the abandonment of a the railroad crossing on Division Street, the acquisition of a portion of the property at 2305 Winnebago Street (corner of Division Street and Winnebago Street) and the realignment of Winnebago Street at Fifth Street. The City Engineer has ordered a survey of the existing topography and the City will design the new street layout. The vacation of the streets and the acquisition of property require separate Common Council Approval and the abandonment of the railroad crossing requires the approval of the Office of the Commissioner of Railroads (OCR). The OCR could object to the abandonment of the Division Street railroad crossing and it may be determined that the vacation of Division Street is not in the best interest of the City. The developer shall revise the right of way on Winnebago Street and Division Street as required by the City Engineer to meet the requirements of the ultimate design.
2. The developer shall dedicate additional right of way on E. Washington Avenue and on Milwaukee Street as required by the City Engineer to accommodate the E. Washington Ave and Milwaukee Street reconstruction.
3. The dedication of right of way for the streets internal to the development appear generally acceptable however the alignments have not been reviewed in detail. The developer shall revise the right of way if required by the City Engineer and City Traffic Engineer.
4. The relocation of Winnebago Street requires the relocation of numerous utilities. The developer shall arrange for the relocation of the utilities.

5. Surveyor must prepare legal descriptions and scale map exhibits for street vacation proposals to City Engineering (Eric Pederson) for Common Council introduction upon conditional approval of PUD-GDP and the CSM. The same applies to acquisition of 2305 Winnebago Street.
6. Identify horizontal datum reference as WCCS, Dane Zone, 1991 Feet.
7. Identify PLS coordinates of record that differ from what is shown on CSM.
8. Owner's certificate does not include all current owners of record.
9. Note 5 on Page 1 of the CSM shall be replaced with the following "All lots in this CSM shall have drainage plans reviewed on an individual basis as part of the building permit process. No building permits shall be issued prior to this approval".
10. The developer shall contact City Engineering Division (Gary Dallmann) to arrange a meeting with Engineering, Traffic Engineering, and Real Estate to establish a project schedule including street vacation and land acquisition.
11. The developer shall enter into a City/developer agreement for the installation of public improvements required to serve this CSM. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this CSM without the agreement executed by the developer.
12. Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9 feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
13. The developer shall petition for the street vacation of Division, Winnebago, Florence and Sullivan Streets and provide a legal description and sketch of the right of way to be vacated after consultation with the City Engineer.
14. The developer shall construct Madison Standard street improvements for all streets within the CSM.
15. If the lots within this site plan 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 site plan and recorded at the Dane County Register of Deeds.
16. This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Please contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
17. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to Control 40% TSS (20 micron particle) and provide oil & grease control from the first 1/2" of runoff from parking areas.
18. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.

19. 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.
20. 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 (site Register of Deeds recording data) and easements that are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements.
21. The Applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat to the Mapping/GIS Section of the Engineering Division. The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums and be consistent with previous formats delivered to the City by the Applicant and contain the minimum of the following, each on a separate layer name/level number: 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 Bob Arseneau 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.

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

22. The final street designs and right of way requirements shall be reviewed and approved by the Traffic Engineer. The proposed designs are very close to acceptable, but need some minor refinements. In particular the right of way for the roundabout intersection may need to be modified.
23. The CSM shall show and note the pedestrian-bike easement along the railroad.
24. The attached traffic signal and streetlight declaration of conditions and covenants shall be executed and returned to City Traffic Engineering.
25. The applicant shall enter into a subdivision contract or developer's agreement to accommodate proposed street improvements.
26. The owner shall sign an agreement with the City of Madison, which requires the property owner to pay 100% of the cost of annual operating and maintenance expenses for the new traffic signal to be installed at Sixth Street and E. Washington Avenue.

**Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following two items:**

27. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit to CDBG, a copy of the approved plan for recording prior to zoning sign off of the PUD-SIP.
28. Demolition of the existing buildings and the infrastructure work are being approved as part of the general development plan and Certified Survey Map. The phased development work will require rezoning to PUD-SIP.

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

29. That the necessary vacations and the recording of the Certified Survey Map subdividing the subject site be based on this general development plan and that the recording of both occur prior to the approval of the first specific implementation plan.

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

A resolution authorizing the City to sign the CSM and any other documents related to the proposed land division will be presented to the Common Council on February 6, 2006.

As soon as the comments and conditions have been satisfied as verified with a completed affidavit form (enclosed), 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 thirty (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: Kathy Voeck, Assistant Zoning Administrator  
Gary Dallman, City Engineering  
John Leach, Traffic Engineering  
Jeff Ekola, Real Estate Development Unit  
Norb Scribner, Dane County Land Records and Regulations