



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
www.cityofmadison.com

August 3, 2020

David N Gullickson
Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717

RE: LNDCSM-2020-00035; ID 61063 – Certified Survey Map – 8110-8134 Mid Town Road

Dear Mr. Gullickson;

Your one-lot certified survey of property located at 8110-8134 Mid Town Road, Section 34, Township 7N, Range 8E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property will be zoned PD (Planned Development District). The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

Please contact Tim Troester of the Engineering Division at 267-1995 if you have questions regarding the following five (5) items:

1. These lots are interdependent on each other for drainage and a drainage agreement for maintenance of the stormwater system shall reviewed and approved by The City Engineer and shall be recorded at the Dane Co Register of Deeds against all lots in this CSM.
2. CSM shall include a note stating that at the time of development, all lots shall comply with the current requirements of MGO 37.
3. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
4. Make improvements to sidewalk & median on Mid Town Road as required by City Engineer.
5. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (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 and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

Please contact Jeff Quamme of the Engineering Division–Mapping Section at 266-4097 if you have questions regarding the following seventeen (17) items:

6. The new proposed plans for this site, include, but are not limited to changes in private sanitary sewer, surface drainage, storm sewer, stormwater management. Provide for review a comprehensive amendment to the Declaration of Easements per Doc No 4617077 or an entirely new Declaration of Easements that address reciprocal easements and agreements including, but not limited to, access, parking, utilities, common areas, storm management that are necessary to accomplish the land division and proposed site development as proposed prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the required CSM recording and prior to building permit issuance. Additionally, place note on the CSM that Doc No. 4617077 shall be amended / replaced by a separately recorded document to be recorded subsequent to the recording of this Certified Survey Map.
7. This Certified Survey Map shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction including early start permits.
8. Conditional approval has been granted for this proposed development with buildings near Mid Town Road. The 40' Building Setbacks along Mid Town road shall be released by the City by a separate document prepared by City Office of Real Estate Services. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 608-266-4097) to coordinate the Real Estate project, and associated information and fees required. The release is required prior to recording of the required CSM, acknowledgement of the release and document number shall be noted on the face of the CSM.
9. Provide the recorded Document releasing the private restriction over Outlot 1 of Midtown Center being "Reserved for Private Stormwater Management." This release shall be recorded prior to the recording of the required CSM and prior to final approval of the site plan.
10. Provide the recorded Document releasing the private 20' Wide Private Sanitary Sewer Easement over Lots 5 and 6 and Outlot 1 of Midtown Center. This release shall be recorded prior to the recording of the required CSM and prior to final approval of the site plan.
11. Add additional length to the east end of the permitted private access to Mid Town Road to accommodate the location of the driveway as proposed on the conditionally approved plans for the development of this site. The permitted access shall be fully dimensioned on the CSM and shall also reference the correction instrument per Doc No 4484964.
12. Add text to Note 3 that the access location is modified as shown and noted on this Certified Survey Map.
13. The easement per Doc No 3366458 shall be relabeled as an Underground Communications Easement to Mt. Vernon Telephone DBA TDS Telecom.
14. Doc 3481010 appears to encumber lots other than those within this CSM. It should be removed from the CSM unless the surveyor confirms it encumbers this CSM.
15. Add a note that Doc NO 4614393 will be amended or replaced with a separately recorded instrument in conjunction with the development of the lands included within this CSM.

16. Add note that the CSM is subject to Declaration of Protective Covenants per Doc No 3398890, Second Amendment Doc No 3450508 and Assignment of Rights per Doc No 4112907. Also add a note that lands are subject to Declaration of Conditions and Covenants per Doc No 4483888
17. 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 (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com)
18. Provide the required coordinate values for the monument at the Northeast Quarter Corner of Section 3 - 6 - 8.
19. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
20. Dimension the change in width of the Public Utility Easements along Mid Town and the end of the Communications Easement per Doc No 3366458.
21. Provide closure reports for each lot and the CSM exterior to Jeff Quamme (jrquamme@cityofmadison.com)
22. Submit to Jeff Quamme, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match 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. all shown on the plat including wetland & floodplain boundaries.)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 for any changes subsequent to any submittal.

Please contact Sean Malloy of the Traffic Engineering Division at 266-5987 if you have questions regarding the following one (1) item:

23. The applicant shall enter into a signed developer's agreement through City of Madison Engineering prior to sign off to facilitate the proposed Mid Town Road improvements.

Please contact Sarah Lerner of the Parks Division at 261-4281 if you have any questions regarding the following three (3) items:

17. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 20003 when contacting Parks about this project.
18. The following note should be included on the CSM: "LOTS WITHIN THIS CSM ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED."
19. Prior to sign off on the CSM the applicant shall execute a declaration of conditions and covenants for impact fees.

Please contact Jeff Belshaw of the Water Utility at 261-9835 if you have any questions regarding the following two (2) items:

17. Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.
18. Upon development, a separate water service lateral and water meter will be 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)). A water lateral is not required if the parcel remains undeveloped.

Please contact Lance Vest of the Office of Real Estate Services at 245-5794 if you have any questions regarding the following ten (10) items:

19. Signature block certifications shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary at the time of execution. 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.
20. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to CSM approval sign-off.
21. City of Madison Plan Commission Certificate: Please include the name of the Plan Commission Secretary, as indicated below. Pursuant to Madison City Ordinance Section 16.23(7)(d)3 and Wis. Stats. 236.21(2)(a), all CSM's that are subject to the review and approval of the City of Madison shall contain the following certificate of approval:

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Matthew Wachter, Secretary of the Plan Commission

22. As of 07/24/20, the 2019 real estate taxes are paid for the subject property. Per 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 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

23. As of 07/24/20, there are no special assessments reported. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to Madison General Ordinance Section 16.23(5)(g)1. In lieu of this requirement, the owner may present written documentation from the City's Board of Public Works that the special assessments may be continued to be paid on the installment basis authorized by the Board of Public Works. However, if lands within the CSM boundary are to be dedicated, the special assessments levied against the dedicated lands are to be paid in full.
24. Pursuant to Madison City Ordinance Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Lance Vest in City's Office of Real Estate Services (lvest@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 (06/04/20) submitted with the CSM application and include all associated documents that have been recorded since the initial title report. A title commitment may be provided, but will be considered only as supplementary information to the title report update. Surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.
25. Include a reference to the documents recorded as Doc. Nos. 3398890, 3450508, 4112907, 4483887, and 4483888.
26. Coordinate the release of the 40' Building Setbacks along Mid Town Road with the Office of Real Estate Services.
27. Easements recorded as Doc. Nos. 3366458 and 4064709 are depicted in the CSM, but the relevant documents are not referenced in the title report. Coordinate with the title company to include these documents in the updated title report.
28. If all parties of interest agree that certain easements from prior plats or CSM's of record are no longer necessary, the release documents for said easements shall be recorded prior to CSM approval sign-off, with the recording information for the release included as a Note on the proposed CSM.

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 will be reviewed by the Common Council at its September 1, 2020 meeting.

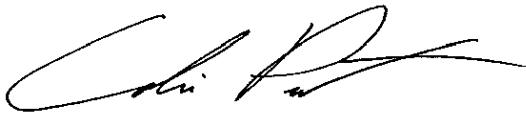
Prior to City Engineering final sign-off by the main office of the CSM, the final CSM shall be submitted to the Engineering Division Surveyor/ Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division signoff. E-mail submittal of the final CSM in PDF form is preferred. Transmit to jrquamme@cityofmadison.com.

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.

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 243-0455.

Sincerely,

A handwritten signature in black ink, appearing to read "Colin Punt", with a stylized flourish at the end.

Colin Punt
Planner

cc: Tim Troester, Engineering Division
Jeff Quamme, Engineering Division–Mapping Section
Sean Malloy, Traffic Engineering
Sarah Lerner, Parks Division
Jeff Belshaw, Water Utility
Lance Vest, Office of Real Estate Services