



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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September 6, 2017

Michelle L. Burse
Burse Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, Wisconsin 53704

RE: ID 48143 | LNDCSM-2017-00032 – Certified Survey Map – 9770-9802 Silicon Prairie Parkway (Full Compass)

Dear Ms. Burse;

The one-lot Certified Survey Map Certified Survey Map combining property located at 9770-9802 Silicon Prairie Parkway, Section 28, Township 7N, Range 8E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The subject property is zoned IL (Industrial-Limited 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 City Engineering Division at 267-1995 if you have questions regarding the following four (4) items:

1. The developer shall dedicate a 50-foot radius Permanent Limited Easement for a pedestrian/ bicycle easement at the intersection of the two existing bike/ped easements on the northwest corner of the site.
2. 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 (2) working days prior to requesting City Engineering signoff of the CSM.
3. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM the applicant shall contact Tim Troester at 261-1995 (ttroester@cityofmadison.com) or 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).
4. 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 stormwater management (oil/grease control only) at the time they develop."

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 266-4097 if you have questions regarding the following fourteen (14) items:

5. The Bike Path Easement as per the Landscaping and Bike Path Easement granted by Document No. 3664595 (Silicon Prairie Business Park) along the westerly side of this CSM lying south of the 40-foot setback line, shall be released by a separate document prepared by City Office of Real Estate Services. The applicant shall prepare a legal description and scale map exhibit for the portion to be released and provide to Engineering Land Records Coordinator Jeff Quamme for review (266-4097) (jrquamme@cityofmadison.com). Upon approval of the exhibits and payment of the required \$500 administration fee (check payable to City of Madison Treasurer) to cover staff time and recording costs, Engineering will create the necessary Office of Real Estate Services (ORES) Project. ORES staff will then administer the release document(s) and record with the Dane County Register of Deeds.
6. An additional Pedestrian and Bike Path Easement area shall be granted between the western limits of the existing easement and the Landscaping Easement. This was a request from years past to avoid a tree. Contact Jeff Quamme for the easement language required for this new easement and to amend the existing bike and pedestrian path easement.
7. Add a note to the end of the bike path easement per Document No. 4440327 as follows: See additional easement conditions set forth on sheet__as note_. It shall refer to the same easement language for the additional easement area required.
8. Remove the label and lines of the Utility Easement per Document No. 3664595 to be released on sheet 2. The Utility Easement areas have been released by Document Nos. 4459093 and 4449346 – 4449349. This shall be noted on the updated title report.
9. Add Document No. 4440327 to the existing Setback, Landscaping and Bike Path Easement note on sheet 2 along the south side of Mineral Point Road. A portion was granted by CSM 12480.
10. Revise the grading easement note on sheet 2, the portion "EASEMENT FOR GRADING" not located correctly in the sentence.
11. Label the City of Madison control network coordinates of record for both section corners. Also add the distance 165.26 (165.23) as a middle dimension between the two intermediate irons shown along the right of way of Mineral Point Road.
12. Note 4 shall be revised. Instead of referring to all of the exceptions, the notes shall be revised to specify only those items encumbering or benefitting the lands and listed accordingly. Do not use the commitment exception numbers to identify those items as the Title Report is not a document of public record and the numbering is confusing.
13. The driveway for the joint ingress/egress easement per Document Nos. 2665417 and 3289615 no longer exists. The applicant shall provide a recorded release or confirmation that the easement no longer exists per the doctrine of merger of title. Remove all references on the map and in the notes accordingly.

14. On note 18, remove the reference to CSM 12480, as these items shall be as granted by this CSM. Insert the standard language pre MGO 16.23(9)(d)2.a. verbatim. If this is done, all of the previous non-exclusive easements for drainage easements are released and new drainage easements defined by the current proposed Certified Survey Map. Remove the arrow from the map from the lot line that is being dissolved as well.
15. Remove the references to the releases of the easements to occur. The utility easement has been released and the Bike/Ped Easement along the west side shall be released prior to final sign off of this CSM.
16. Add the word "Dedicated" to the Owner's Certificate as easements are being granted.
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 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.
18. 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; and f) Easement lines (i.e. street, sanitary, storm (including wetland and 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 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..

Please contact Jenny Frese of the Office of Real Estate Services at 267-8719 if you have any questions regarding the following seven (7) 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. All ownership consents and certifications for the subject lands shall conform to Wis. Stats. 236.21(2) and 236.29 by including the language "...surveyed, divided, mapped and dedicated..."
22. A Consent of Lessee certificate shall be included on the CSM for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.
23. As of August 17, 2017, the 2016 real estate taxes are paid for the subject property. In the event the performance period for this application isn't completed by the next tax bill cycle, please note that the property tax bills that are distributed at the beginning of the year for the prior year shall be paid in full prior to CSM recording pursuant to 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances. 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.
24. As of August 17, 2017, there are no special assessments reported. 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 MGO Section 16.23(5)(g)1.
25. Pursuant to MGO 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), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title commitment (May 26, 2017) 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 a title report update**. A title report is required for the purposes of this review and pursuant to page 2 of the subdivision application. Surveyor shall update the CSM with the most recent information reported in the title update.

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 at its September 5, 2017 meeting.

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: Tim Troester, City Engineering Division
Jeff Quamme, City Engineering Division–Mapping Section
Sally Sweeney, City Assessor’s Office
Jenny Frese, Office of Real Estate Services