



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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October 28, 2009

Dave Jenkins
JSD Professional Services, Inc.
161 Horizon Drive, Suite 101
Verona, Wisconsin 53593

RE: File No. LD 0934 – Certified survey map – 1308 W. Dayton Street (University of Wisconsin)

Dear Mr. Jenkins:

The one-lot certified survey combining your client's property located at 1308 W. Dayton Street, Section 22, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned (unrecorded) PUD-GDP and PUD-SIP. The conditions of approval from the reviewing agencies to be satisfied before final approval and recording of the CSM are:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following eight conditions:

1. Office of Real Estate Services Project Nos. 9176 (Public Storm Sewer and Water Main Easements) and 9203 (N. Randall Avenue Street/Sidewalk Easement) shall be completed and recorded prior to Certified Survey Map (CSM) sign-off and recording. Make reference to the recorded document on the map and by note (presumably Easement Sheet 2 of 5).
2. The University, City Office of Real Estate Services and Wisconsin Department of Transportation Bureau of Rails and Harbors are collectively administering a permanent highway easement and/or permit for the N. Randall Avenue right-turn lane street improvements over a portion of the former railroad corridor. Make reference to this recorded document on the map and by note (presumably Easement Sheet 2 of 5).
3. The City Engineering Division is coordinating a maintenance agreement between the City and University allowing for pavers within N. Randall Avenue, W. Dayton Street and Campus Drive. Make reference to the recorded document on the map and by note (presumably Easement Sheet 2 of 5).
4. The City retained public easement over, under and throughout the entire vacated N. Orchard Street per Document No. 1845180. Make reference to this recorded document on the map and by note (presumably Easement Sheet 2 of 5).
5. The former railroad corridor currently identified as "Wisconsin & Southern Railroad" on the CSM (in both the map and legal description) and supplemental easement documents shall be revised to identify the actual owner name "State of Wisconsin, Department of Transportation". WSOR could be labeled as "Lessee" if preferred.
6. The lot area square footage listed for proposed Lot 1 appears to include the lands being dedicated to the City for N. Randall Avenue public right of way. Revise as necessary.
7. The legal description header contains a minor typo with "Brooks" St reference.
8. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering Division sign-off, unless otherwise collected

with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.

Please contact John Leach, Traffic Engineering Division, at 267-8755 if you have questions about the following item:

9. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights prior to sign off.

Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have questions about the following note:

10. This property is in a Wellhead Protection District. The proposed use is permitted in this district. Any change in proposed use shall be reviewed by the Water Utility General Manager or his designated representative.

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

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 October 20, 2009.

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 you may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Dailey, City Engineering Division
John Leach, Traffic Engineering Division
Dennis Cawley, Madison Water Utility
Jeff Ekola, Office of Real Estate Services
Norb Scribner, Dane County Land Records and Regulations