



Department of Planning & Community & Economic Development
Planning Division

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April 16, 2012

Dan Day
D'Onofrio Kottke & Associates
7530 Westward Way
Madison, Wisconsin 53717

RE: File No. LD 1205 – Certified Survey Map – 725-749 University Row (University Crossing, LLC)

Dear Mr. Day;

The three-lot certified survey of property located at 725-749 University Row, Section 28, Township 7N, Range 8E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The subject property is zoned PUD-GDP; Lots 1 and 2 of the CSM are scheduled to be rezoned PUD-SIP by the Common Council on April 17, 2012.

The conditions of approval from the reviewing agencies to be satisfied before final approval and recording of the CSM are:

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following eleven (11) conditions:

1. The location and dimensions of the proposed private access easement area shall be shown. If the owner/developer desires to have a private street name designated for this private access, the name shall be approved and the private street signed in accordance with 10.34(6) Madison General Ordinances.
2. Reconcile the discrepancy in curve data shown on Sheets 1 and 3 of the proposed CSM. The map on Sheet 1 refers to Curve 10-11 while the curve table on Sheet 3 refers to Curve 9-10.
3. Include the appropriate public sanitary sewer and water main definitions, terms and conditions on the CSM. This language was provided via email on March 26, 2012 to both the owner and surveyor.
4. Extend proposed public sewer easement to allow for sewer maintenance access from Silvertree Run. Additional separate access easements for maintenance and repairs will be required for the public sanitary and water main.
5. 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.
6. The lots within this certified survey map are interdependent 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 CSM, and recorded at the Dane County Register of Deeds.
7. A minimum of 2 working days prior to requesting City Engineering Division signoff on the CSM, the applicant shall contact Janet Dailey (261-9688) 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).

8. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
9. 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 Division. 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.
10. In accordance with Section s.236.18(8), Wisconsin Statutes, the applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Certified Survey Map in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established WCCS, Dane Zone Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division web address http://gis.ci.madison.wi.us/Madison_PLSS/PLSS_TieSheets.html for current tie sheets and control data. If a surveyor encounters an area without a published WCCS Dane Zone 1997 value, contact the City Engineering Division for this information.
11. 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 (cite Register of Deeds recording data) and easements which are being conveyed by the CSM. Identify the owner and/or benefiting interest of all easements.

Please contact Bryan Walker of the Traffic Engineering Division at 267-8754 if you have questions about the following two (2) items:

12. Unless otherwise provided, the CSM shall dedicate right of way as approved with the original plat, CSM and University Crossing Planned Unit Development.
13. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have questions about the following two (2) items:

14. Lands in this CSM are included in City of Madison Wellhead Protection District WP-14. All proposed land uses in this district shall be reviewed by the Madison Water Utility General Manager or his/her designee in accordance with MGO Sections 13.22 and 28.107.
15. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO Section 13.21. All unused private wells shall be abandoned in accordance with MGO section 13.21.

Please contact Jennifer Frese of the Office of Real Estate Services at 267-8719 if you have any questions regarding the following three (3) items:

16. Please revise the Plan Commission Certificate on the CSM to include the name Steven R. Cover as the Secretary of the Commission.
17. There are no tax bills or special assessments for the parcels located in the area of the proposed CSM. However, the outstanding stormwater fees listed below are due by April 25, 2012:

Parcel Address	Tax Parcel Number	Outstanding Storm Water Fees
749 University Row	251-0709-184-1901-5	\$517.46
5102 Silvertree Run	251-0709-184-1902-3	\$384.56
725 University Row	251-0709-184-1903-1	\$285.57
5118 Silvertree Run	251-0709-184-1904-9	\$319.96
Total >>		\$1,507.55

18. The following CSM revisions shall be made:
- a.) Depict, name, and identify by document number on the proposed CSM all existing easements cited in record title and the updated interim report. This includes, but is not limited to:
 - Document Number 1590080 – 10' Right of Way Grant Easement to MG&E, as shown on University Crossing plat recorded January 23, 2012 as Document #4834830.
 - b.) Please include notes on the CSM that explain the encumbrances, conditions and declarations in the following document numbers: 4834830, 4821971, 4824083, 4824084, 4628191, 4830989 and 4836782, or provide documentation that details why they are not applicable to the subject CSM.
 - c.) Update Note 2a on Sheet 3 of 5 with the recording date January 25, 2012.
 - d.) Record satisfactions or releases for all mortgages, liens, judgments, or other instruments that encumber the title of the subject lands, but where the purpose for such instrument has been satisfied, fulfilled or resolved. This includes, but is not limited to an easement recorded as Document Number 1076926.
 - e.) If the pending Encroachment Agreement for monitoring wells in the N. Whitney Way right of way is recorded prior to the approval and recording of this CSM, please include a Note on the CSM that names and identifies the agreement by document number.
 - f.) Identify, depict and provide a certificate of consent for any tenancy in excess of one year. Said tenancy shall be made evident in record title and the document number shall also be cited on the proposed CSM. A copy of the recorded document giving evidence of the tenancy shall be included with and/or made part of the required title report.
 - g.) Create and record, or show as being dedicated in the proposed CSM, easements for utility and drainage rights of way when the utility or drainage physically exists, but no document for it exists in record title.
 - h.) Initiate requests to all applicable utilities interests to record easement releases in underlying plats or CSM's, if this proposed CSM is a re-division of existing plats or CSM's with utility easements that will no longer be applicable. Prior to sign-off, place a note on the proposed CSM citing the recording data for the City's recorded release of same.

The Amended Planned Unit Development (PUD) zoning of the subject property shall receive final staff approval and be received for recording by the Zoning Administrator prior to the final approval and recording of this CSM. The proposed lot arrangement shall be incorporated into the final zoning documents. Please contact my office at 261-9632 if you have questions about this requirement.

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 is scheduled for approval by the Common Council on April 17, 2012.

A7 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 epederson@cityofmadison.com.

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 30 days from the date of this letter. **The approval of this CSM shall be null and void if not recorded in six (6) 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: Janet Dailey, City Engineering Division
Bryan Walker, Traffic Engineering Division
Dennis Cawley, Madison Water Utility
Jennifer Frese, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations