



Department of Planning & Community & Economic Development
Planning Division

Website: 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

July 25, 2011

Mark Smith
Echosixtysix, LLC
W343N6325 S. Bayview Road
Oconomowoc, Wisconsin 53066

RE: File No. LD 1120 – Certified survey map – 1907-1911 Monroe Street

Dear Mr. Smith;

The one-lot certified survey combining property located at 1907-1911 Monroe Street, Section 22, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site was recently rezoned PUD-GDP-SIP (Planned Unit Development–General Development Plan–Specific Implementation Plan). 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 four (4) conditions:

1. Current City of Madison records indicate different ownerships for the two parcels. This matter shall be resolved prior to final approval and recording of the CSM.
2. If a CAD file is available, the applicant shall submit, prior to CSM sign-off, a digital CAD file (single file) to Lori Zenchenko in the City Engineering Division. The digital CAD file shall be to scale and represent existing conditions and any changes following final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain the only the following data, each on a separate layer name/level number:
 - a.) Building Footprints
 - b.) Internal Walkway Areas
 - c.) Internal Site Parking Areas
 - d.) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e.) Right-of-Way lines (public and private)
 - f.) All Underlying Lot lines or parcel lines if unplatted
 - g.) Lot numbers or the words “unplatted”
 - h.) Lot/Plat dimensions
 - i.) Street names

All other levels (contours, elevations, etc) are not to be included with this file submittal. NOTE: Email file transmissions preferred Lzenchenko@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

3. Show the existing underlying platted lot numbers and lot lines (dashed or lighter shaded line work or symbology).
4. Add arrows pointing to the "public alley" as this text is spatially placed outside of the physical public alley.
5. Include the vertical datum reference, as one was not apparent on the CSM. The City of Madison prefers NAVD88 vertical datum reference. NAVD88 bench marks are established on PLSS Section Corners that were used for the horizontal location and bearing reference. The vertical bench marks values for these PLSS corners can be found on the following City of Madison Engineering Division Website: http://gis.ci.madison.wi.us/Madison_PLSS/PLSS_TieSheets.html
6. The developer shall enter into a City/ Developer agreement for the installation of public improvements required to serve this project. 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.
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 subdivision 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. 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.

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

9. Note: All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO13.21.

Please note that the City's 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 July 19, 2011.

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 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 two years 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
Dennis Cawley, Madison Water Utility
Jeff Ekola, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations