



Department of Planning & Community & Economic Development

Planning Division

Meagan Tuttle, Director

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November 21, 2024

Bob Talarczyk
Talarczyk Land Surveys
517 2nd Ave
New Graus, WI 53574

RE: LNDCSM-2024-00036; Legistar ID 85187 – Certified Survey Map – 619-699 West Mifflin Street

Dear Bob Talarczyk:

Your one-lot certified survey of property located at 619-699 West Mifflin Street, Section 23, Township 07N, Range 09E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned UMX (Urban Mixed Use 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 three (3) items:

1. Applicant shall record an interlot stormwater drainage agreement as the two lots that are being created are interdependent for drainage.
2. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering 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. (MGO 16.23(9)(d)(4))
3. 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 Julius Smith of the City Engineering Division–Mapping Section at 264-9276 if you have questions regarding the following fifteen (15) items:

4. This pending Certified Survey Map application for this property 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 or early start permit.

5. This pending Certified Survey Map application for this property 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 or early start permit.
6. Any portion(s) of the Public Utility Easement that is necessary to be released lying within proposed buildings of the future development on this site shall be released by 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.
7. There is a Gas Right of Way to MG&E per Doc No. 2169800 that would extend into the southerly corner of Lot 1. It is centered on existing facilities. Confirm the easement area and show on the map.
8. Dimension the Light and Air Easement per Doc 2136371 on Sheet 2. Also add text to the note "Benefits lands within of this CSM". Lastly add to the easement area that it is also an Easement for Light, Air, Pedestrian Access and Utilities per Doc No. 2136371.
9. Add text to the labels for the Trash Enclosure, Transformer and Sidewalk Easements per Doc 2136371 "Benefits lands within this CSM".
10. It appears that the 30' Wide Light, Air, Pedestrian Access and Utility Easement Per 2136371 over the NW 30 feet of Lot 1 is limited to that area lying within Lot 1. The 699 parcel granted it over their property to the then Wisconsin Supply Parcel (now UW owned). Show correctly and dimension on Sheets 2 and 5.
11. Label the 30' Wide Light, Air, Pedestrian Access and Utility Easement per Doc No. 2136372 over the triangular area adjacent to the Northwesterly Corner of Lot 1 on sheet 2 and Sheet 5.
12. Remove the line work and text on sheet 2 for the approximate location of the trash enclosure referring to Doc No 2136373. The easement area is within this CSM and there is nothing granting an easement on the adjacent property. Also this easement as per the notes has been terminated by the doctrine of merger.
13. The applicant may wish to have the Nonexclusive Installation and Distribution Easement per Doc No 4576964 and 4576965 released later upon the removal of the existing buildings.
14. Per the title report an Owners Certificate by Wiedenbeck Historic Properties Limited Partnership is required. Also a Consent of Corporate Mortgage Certificate is needed by AMCORE Bank N.A.
15. Cross hatch the entire Public Utility Easement per Doc No 2135099 retained by the City of Madison on sheet 4. Also show and dimension the portion of the Vehicular and Pedestrian Access and Utility Easement per Doc 2136371 on sheet 5 northwest of the boundary of this CSM as it benefits this CSM.
16. 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)

17. 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.
18. 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, preferably closed polylines for lot lines, 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 Matt Hamilton of the Fire Department at 266-4457 if you have any questions regarding the following one (1) item:

19. Document cross access easements for fire access.

Please contact Kathleen Kane of the Parks Division at 261-9671 if you have any questions regarding the following four (4) items:

20. 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 Central Park-Infrastructure Impact Fee district. Please reference ID# 24054 when contacting Parks about this project. Prior to sign off on the CSM the applicant shall execute a declaration of conditions and covenants for impact fees.
21. The following note should be included on the CSM: "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED."
22. Prior to sign off on the CSM the applicant shall execute a declaration of conditions and covenants for impact fees.
23. The Parks Division shall be required to sign off on this CSM.

Please contact Heidi Radlinger of the Office of Real Estate Services at 266-6558 if you have any questions regarding the following one (1) item:

24. Please note that the City's Office of Real Estate Services is reviewing the report of title provided with this CSM and may have additional comments and conditions. That office will send any comments separately. Please contact Heidi Radlinger at (608) 266-6558 for more information. Any conditions or comments must be satisfactorily addressed prior to the Secretary of the Plan Commission or their assigns sign the 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 November 26, 2024 meeting.

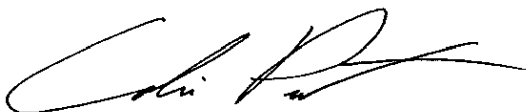
Prior to City Engineering final sign-off by the main office of the CSM, the final CSM shall be submitted to the Engineering Division Surveyor/ Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division 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, 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,



Colin Punt
Planner

cc: Tim Troester, City Engineering Division
Julius Smith, City Engineering Division—Mapping Section
Matt Hamilton, Fire Department
Kate Kane, Parks Division
Heidi Radlinger, Office of Real Estate Services