



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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April 22, 2013

Tim Thorson
Royal Oak & Associates, Inc.
3678 Kinsman Boulevard
Madison, Wisconsin 53704

RE: File No. LD 1312 – Certified Survey Map – 2701 S. Stoughton Road, et al (Weir Minerals)

Dear Mr. Thorson;

The one-lot certified survey combining your client's property located at 2701 S. Stoughton Road, 4501 Tompkins Drive and 2918 Progress Road, Section 21, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned IG (General Industrial District). 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 twelve (12) conditions:

1. Add the underlying platted lot lines, subdivision plat names and CSM numbers to this proposed CSM.
2. Reconcile closure errors encountered by Engineering-Mapping staff while reviewing this proposed CSM and legal description.
3. Add to this CSM, adjacent to existing 70-foot Stormwater Drainage Easement Document No. 1536352, reference to current private stormwater maintenance per Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management Measures per recorded Document No. 4345297.
4. City records indicate existing public sanitary sewer easement Document Nos. 1111238, 1115213 and 1119617, which are not currently shown on this CSM. Coordinate all necessary public sanitary sewer relocation and any other public infrastructure changes by entering into a Subdivision Contract with the City. Any necessary land record easements/releases shall be coordinated with City Engineering, Engineering-Mapping and City Office of Real Estate Services staff. The owner/ surveyor shall provide map and legal description exhibits to be used for easement release purposes. Preferable to the property owner and the City that any approved public easement releases be recorded prior to CSM recording so that they are no longer required to be shown on the CSM encumbering the final proposed CSM lot.
5. Obtain the proper easement type conveyance language from Eric Pederson, Land Records Coordinator (epederson@cityofmadison.com or (608)266-4056) for any new public use easement created and conveyed by this CSM.
6. City Engineering suggests the owner/ applicant provide the City with a PDF format of all proposed site plans to allow for a comprehensive review and understanding of the project scope. This will allow the City agencies to provide more detailed and specific comments to the owner/ applicant.
7. Revise spelling of 'cunet' to 'cunette'.
8. The following note shall be placed on the CSM: "No changes in drainage patterns associated with development on any or all lots within this CSM shall be allowed without prior approval of the City Engineer."

9. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lot(s) within the CSM.
10. 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 (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering Division signoff.
11. 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.
12. 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 shall show the 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 Bill Sullivan of the Madison Fire Department at 261-9658 if you have questions regarding the following item:

13. Coordinate addresses for each existing building with the City Engineering Division (Lori Zenchenko, 266-5952).

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following item:

14. Per MGO Section 13.21, all wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Please contact Jennifer Frese of the Office of Real Estate Services at 267-8719 if you have any questions regarding the following nine (9) items:

15. Prior to requesting final approval prior to recording, executed signature block certifications shall be included for all parties of interest, pursuant to MGO Section 16.23(5)(g)4 and Wis. Stats. 236.21(2)(a). All signatory parties shall provide documentation that proves said signatories have legal authority to sign the Owner's Certificate. The title of each certificate shall be consistent with the ownership interest reported in the most recent title report. The title report shows the following parties have an ownership interest in the lands within the CSM and shall be signatories on the Owner's Certificate:

- Weir Slurry Group, Inc.
- Warman International, Inc.

16. A certificate of consent for all mortgagees/ vendors shall be included following the Owner's Certificates.
17. Disclose any tenancy in excess of one year and provide the document number or tenancy description as a Note on the face of the CSM.
18. Please include the following certificate:

Madison Common Council Certificate: This certificate is required when dedication of land and the conveyance of rights in land are required. For parcels located within the City of Madison, a Madison Common Council Certificate shall appear as follows:

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number RES-13-_____, File ID Number 29181, adopted on the _____ day of _____, 2013, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this ____ day of _____, 2013

 Maribeth L. Witzel-Behl, City Clerk
 City of Madison, Dane County Wisconsin

19. Please also include the following certificate:

City of Madison Plan Commission Certificate: Pursuant to MGO Section 16.23(5)(e)4 and Wis. Stats. 236.21(2) (a), all CSM's that are subject to the review and approval of the City of Madison shall contain the following certificate of approval:

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____
 Steven R. Cover, Secretary Plan Commission

Date: _____

20. Note: The property is partially located within Tax Increment Financing District 39.

21. As of April 9, 2013, the 2012 real estate taxes are partially paid for the subject property, with the second installment due. There are no special assessments reported. All outstanding taxes shall be paid in full prior to final approval of the CSM for recording, with receipts for payment to be provided as follows:

Parcel Address	Tax Parcel No.	2 nd Installment Due
2701 S. Stoughton Road	251-0710-211-0098-9	\$60,303.77
2918 Progress Road	251-0710-222-0314-6	\$0.00
4501 Tompkins Drive	251-0710-222-0315-4	\$41,559.20
Total		\$101,862.97

22. The applicant shall verify that stormwater management charges are paid in full by contacting Janet Dailey with City Engineering Division (261-9688) or Sharon Ponders with the Madison Water Utility (266-4641).

23. The following CSM revisions shall be made:

- a.) Remove the City Treasurer Certificate.
- b.) Include notes on the CSM to individually memorialize each of the applicable documents reported in the three title reports provided for the lands within the CSM boundary by describing their document type and associated document number.
- c.) Where applicable, note or depict all the appropriate documents included as deed restrictions for the vesting deeds, as well as other conveyances of record.
- d.) Depict the underlying lot lines and lot and outlot numbers per prior plat or CSM within the CSM boundary.
- e.) Revisit the legal description for the easement recorded as Document No. 991470, as the depicted western boundary might need to be revised to stop at the section line.

- f.) Depict and label easement recorded as Document No. 1111238.
- g.) Research whether or not easement recorded as Document No. 1271308 has been released by Document No. 2496913. If not, please depict and label this easement on the CSM.
- h.) Carry over notes from prior plats and CSMs.
- i.) Update the label for the 12-foot public utility easement to include the plat document number.
- j.) Depict and label the three easements recorded as Document No. 1115213.
- k.) Correctly depict and label by Document No. the 15-foot easement recorded as 1119617.
- l.) Research whether or not the two Underground Electric Easements recorded as Document Nos. 2160695 and 2166702 apply to the lands within the CSM boundary and if so, label and depict per the legal description provided in record title.
- m.) Coordinate with city staff regarding the need for a permanent easement for three existing crossings over the storm water drainage easement depicted and labeled on the CSM as Document No. 1536352.
- n.) Coordinate with City staff regarding stormwater drainage easements to be referenced on the CSM.
- o.) Coordinate with City staff regarding public utility and easement needs for the site.
- p.) Depict and dimension all existing improvements (buildings, drives, parking lots, etc.), encroachments, wells and septic systems associated with the lands described for the proposed CSM. (Well abandonment: ref. NR 14).
- q.) Satisfactions or releases for all mortgages or other instruments that no longer encumber the lands or ownership within the CSM boundary shall be recorded prior to final sign-off.
- r.) Any liens or judgments against the property shall be satisfied prior to CSM approval.

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 on March 19, 2013.

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.

The owner shall furnish to the Office of Real Estate Services and the survey firm preparing the CSM an updated title report covering the period between the date of the initial title report and the date when final signoff is requested. The surveyor shall update the CSM with the most recent information reported in the title update.

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
Maureen Richards, City Assessor's Office
Bill Sullivan, Madison Fire Department
Dennis Cawley, Madison Water Utility
Jennifer Frese, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations