



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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November 11, 2019

Chris Adams
Williamson Surveying & Associates, LLC
104A W. Main St.
Waunakee, WI 53597

RE: LNDCSM-2019-00040; Legistar ID 57660 – Certified Survey Map – 6419 E. Buckeye Rd.

Dear Mr. Adams;

Your two-lot certified survey of property located at 6419 E. Buckeye Road, Section 14, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned SR-C1 (Suburban Residential – Consistent 1 District). The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

Please contact Brenda Stanley of the City Engineering Division at 261-9127 if you have questions regarding the following three (3) items:

1. Drainage for the proposed lot shall be conveyed down a swale within the required non-exclusive drainage easement.
2. Property will be required to connect City sewer when it becomes available and pay for all applicable special assessments and sewer connection charges at the time of connection. There are no current plans to extend City sewer to this area.
3. The text for intra-block drainage easements per Madison General Ordinance 16.23(9)(d)2 (a. & b.) shall be included on the final CSM.

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 266-5952 if you have questions regarding the following ten (10) items:

4. Grant a Permanent Limited Easement for grading and sloping 15 feet wide along E Buckeye Road. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 608-266-4097) for easement language.
5. The Certified Survey Map shall dedicate an additional 7' of right of way for a total of 40' to the centerline of E Buckeye Road. Also, the existing south 33 feet of E. Buckeye Road that has not been formally dedicated shall be included in the dedication on the Certified Survey Map.
6. The 2.21 foot jog along the east side of this Certified Survey Map does not exist in record title. Surveyor shall provide a written explanation for the jog that supports the boundary as shown.

7. 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)
8. 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.
9. Provide "recorded as" information on the exterior boundary of the Certified Survey Map as required by statute.
10. Correct the spelling of "Ordinances" in the Surveyor's Certificate.
11. Label the adjoiner of Lot 18 of Weather Oak Hills. Also provide the widths of the right of way to the centerline of E Buckeye Road at the southeast and southwest corners of said Lot 18.
12. Show the width of the north half of E Buckeye Road from the centerline to be 33 feet from the west line of Karmichael Ct to the point of curvature to the west.
13. 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 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 Heidi Radlinger of the Office of Real Estate Services at 266-6558 if you have any questions regarding the following six (6) items:

14. All ownership consents and certifications for the subject lands shall conform to Wis. Stats. 236.21(2), 236.34(1)(dm) and 236.29 by including the language ...surveyed, divided, mapped and dedicated....

15. A Consent of Lessee certificate shall be included on the CSM for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.
16. City of Madison Plan Commission Certificate: Nan Fey is interim Secretary of the Plan Commission
17. The 2018 real estate taxes are paid for the subject property. Per 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. There is a special assessment reported on the subject property. All special assessments shall be paid in full pursuant to Madison General Ordinance Section 16.23(5)(g)1.
18. Pursuant to Madison City Ordinance Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Heidi Radlinger in City's Office of Real Estate Services (hradlinger@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report (8/22/2019) submitted with the CSM application and include all associated documents that have been recorded since the initial title report. A title commitment may be provided, but will be considered only as supplementary information to the title report update. Surveyor shall update the CSM with the most recent information reported in the title update.
19. The owner shall email the document number of the recorded CSM to Heidi Radlinger as soon as the recording information is available.

Please contact Adam Wiederhoeft of the Water Utility at 266-9121 if you have questions regarding the following one (1) item:

20. The subject parcels are located beyond Madison Water Utility's existing service area. These parcels will be required to connect to the public water system, if/when water service becomes available per MGO 13.07.

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

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, Covenants and Restrictions along with an impact fee schedule for the park impact fees for the lots. This document will be recorded at the Register of Deeds. The applicant shall be responsible for recording fees.
23. 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 East Park -

Infrastructure Impact Fee district. Please reference ID# 19045 when contacting Parks about this project.

24. Parks Division will be required to sign off on this CSM.

The Traffic Engineering Division, Fire Department, Forestry Division, and Metro Transit reviewed this request and have recommended no conditions of 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 will be reviewed by the Common Council at its November 19, 2019 meeting.

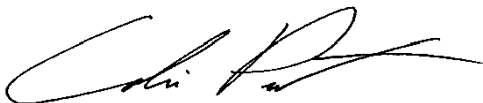
Prior to City Engineering final sign-off by the main office of the CSM, the final CSM shall be submitted to the Engineering Division Surveyor/ Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division signoff. E-mail submittal of the final CSM in PDF form is preferred. Transmit to [jqumme@cityofmadison.com](mailto:jrqumme@cityofmadison.com).

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.

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 you may be of any further assistance, please do not hesitate to contact my office at 243-0455.

Sincerely,



Colin Punt
Planner

cc: Brenda Stanley, City Engineering Division
Jeff Quamme, City Engineering Division—Mapping Section
Heidi Radlinger, Office of Real Estate Services
Adam Wiederhoeft, Water Utility
Kathleen Kane, Parks Division