



Department of Planning & Development
Planning Unit

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 27, 2006

Ron Williamson
Williamson Surveying Co., Inc.
104A W. Main Street
Waunakee, Wisconsin 53597

RE: File No. LD 0633 – Certified survey map – 3901 Hanson Road (McAllen Properties Madison).

Dear Mr. Williamson:

The two-lot certified survey of property located at 3901 Hanson Road, Section 16, Township 8N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned M1 (Limited Manufacturing District) and W (Wetlands District).

The conditions of approval from the reviewing agencies for the CSM are:

Please contact Janet Gebert, City Engineering, at 266-4751 if you have questions regarding the following twenty-two (22) conditions:

1. Reference Wisconsin State Plane Coordinate System, South Zone NAD27 where the coordinate is shown for the Southwest corner of Section 16-8-10.
2. Revise the CSM, which currently shows only adjoining unplatted “lands” to the West, to reflect the Monument Center plat. Include revisions to existing Hanson Road, as shown adjoining to the West, to reflect additional Hanson Road right-of-way as dedicated by said plat.
3. Revise 30’ wide sanitary sewer easement along the South and East lines of the proposed CSM to read: “Existing 30’ Public Sanitary Sewer Easement to the Town of Burke per Document No. 2657290”. This will clearly identify that this easement exists, the “grantor” and correct the erroneous document number cited.
4. Revise “30’ wide sanitary sewer easement” to read: “Existing 30’ Public Sanitary Sewer Easement to the City of Madison per CSM 10768 / Document No. 3725419”.
5. Revise all other easements shown to clearly identify the difference between existing and new. Identify what instrument created all existing easements. Also clarify intentions of all “public” and “private” easements.
6. Area currently shown as “Reserved 66’ Wide for Future Road Dedication”, as created by CSM 10768, encroaches upon the existing Fed Ex building on proposed Lot 2. Coordinate right-of-way alignments with City Engineer and Traffic Engineer and dedicate fee title right-of-way with this CSM.

7. Obtain approval and coordinate street name with City Engineering for loop street dedication with this CSM. Existing "Monument Lane" street name cannot continue through this proposed CSM, as that would result in non-conforming duplicate street name intersections with Hanson Road.
8. The applicant shall dedicate right-of-way for Manufacturers Drive from Hanson Road to Monument Lane.
9. An agreement for maintenance responsibilities and rights regarding the stormwater drainage system shall either be recorded separately or as part of this CSM clearly delineating the above for both lot owners. Additionally, this must address measures to treat storm discharge from proposed Manufacturers Drive.
10. Prior to construction of Manufacturers Drive, the applicant shall extend public sewer as needed to serve Lot 1.
11. There may be outstanding City of Madison sewer and water assessments for this parcel that is being divided.
12. 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.
13. Two weeks prior to recording, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9 feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
14. The applicant shall dedicate a 10-foot wide Permanent Limited Easement for grading and sloping along Hanson Road where sidewalk does not exist today.
15. The developer shall construct Madison Standard street improvements for all streets within the CSM.
16. The developer shall record a waiver of their right to notice and hearings for the assessments for the improvement of Hanson Road in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO. Said sidewalk constructed in front of and waiver recorded to Lots 1 and 2.
17. Arrows shall be added to the certified survey map indicating the direction of drainage for each property line not fronting on a public street. In addition, the certified survey map shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the certified survey map.
 - a.) Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
 - b.) All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

18. If the lots within this certified survey map are inter-dependent upon one another for storm water 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 certified survey map and recorded at the Dane County Register of Deeds.
19. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM, the applicant shall contact Janet Gebert 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).
20. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
21. 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. 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.
22. In accordance with Section s.236.34(1) (c) which says a plat 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 (site Register of Deeds recording data) and easements that are being conveyed by the plat. Identify the owner and/or benefiting interest of all easements.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following three items:

23. The applicant shall dedicate the 66-foot wide street noted on the face of the CSM and enter into a developer's agreement with the City to install the public street per the plans and specifications of the City.
24. The applicant may be required to make street improvements along Hanson Rd to accommodate reasonable and safe ingress and egress to development. The exact requirements will have to be developed as part of a developers agreement.
25. The attached traffic signal, and streetlights and tree declaration of conditions and covenants shall be executed and returned.

Please contact my office at 261-9632 if you have questions about the following item:

26. The common boundary between Lots 1 and 2 shall be adjusted to follow rather than cross the 66-foot wide right of way to be dedicated and constructed with this CSM (see above comments). The alignment of the right of way shall be established so as to not impact the operations or zoning conformity of the existing commercial building on proposed Lot 2.

Please note that the City Real Estate Office is reviewing the report of title provided with this survey and may have comments. That office will send any comments to you by fax. If you have any questions, please contact Jeff Ekola at 267-8719 for more information.

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A resolution authorizing the City to sign the CSM and any other documents related to the proposed land division is scheduled to be considered by the Common Council on August 1, 2006.

As soon as the comments and conditions have been satisfied as verified with a completed affidavit form (enclosed), 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.

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 thirty (30) days from the date of this letter. The approval of this CSM shall be null and void if not recorded in **six months** from the date of the approving resolution. 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 Gebert, Engineering Division
John Leach, Traffic Engineering
Kathy Voeck, Assistant Zoning Administrator
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations