



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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October 5, 2017

Francis Thousand  
Oneida Total Integrated Enterprises  
5100 Eastpark Boulevard, Suite 300  
Madison, Wisconsin 53718

RE: ID 48330 | LNDCSM-2017-00037 – Certified Survey Map – 901-945 E. Washington Avenue and 910-924 E. Main Street (Archipelago Village, LLC)

Dear Mr. Thousand;

The one-lot Certified Survey Map Certified Survey Map combining property located at 901-945 E. Washington Avenue and 910-924 E. Main Street, Section 13, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The subject property is zoned TE (Traditional Employment 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 five (5) items:**

1. The property is an open contaminant site with the WDNR (BRRS #03-13-001608). A digital copy of the site investigation report and remedial actions report shall be submitted to Brynn Bemis (267-1986, [bbemis@cityofmadison.com](mailto:bbemis@cityofmadison.com)). The applicant shall submit proof of coordination with the WDNR to remediate the site and address residual contaminant concerns associated with the proposed site plan (i.e. vapor mitigation, dewatering).
2. Based on historical documents (BRRS #03-13-002513, 03-13-001608, 03-13-101143) the property contains residual contaminated soil. If contaminated soil is encountered as part of this redevelopment, all WDNR and DSPS regulations shall be followed for proper handling and disposal.
3. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. This property is subject to Sanitary Connection charges for the Hanson Road Sewer and Water Main Assessment District.
4. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM the applicant shall contact Tim Troester at 261-1995 ([ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com)) or Brenda Stanley at 261-9127 ([bstanley@cityofmadison.com](mailto: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. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

5. The following note shall be added to the Certified Survey Map: "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of Madison General Ordinances in regard to stormwater management at the time they develop." Redevelopment TSS control (TMDL) required.

**Please contact Adam Wiederhoeft of the Madison Water Utility at 266-9121 if you have questions regarding the following item:**

6. The following information shall be noted on the CSM prior to final approval: "The properties are located within Wellhead Protection District–Zone (WP-24). Uses of the properties are required to comply with the City of Madison Wellhead Protection requirements as provided under MGO Sections 13.22 and 28.102.

**Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 266-4097 if you have questions regarding the following eleven (11) items:**

7. The meander corner for the Center of Section 13 has been reset in late 2016 with a No. 10 Bar in conjunction with the development project near that corner. Therefore, the elevation shown and the note of the type of monument are incorrect. Surveyor shall obtain a copy of the current tie sheet and visit the corner to make any necessary revisions on this CSM.
8. Correct the name of the Secretary of the Plan Commission to Natalie Erdman.
9. Lands within this CSM are owned by 945 East Washington Avenue LLC. An Owner's Certificate shall be added for this entity or a recorded copy of a conveyance shall be provided prior to final sign off.
10. The 10-foot wide easement per Document No. 2424521 shall have a northwesterly boundary shown and dimensioned if not a "squared" end.
11. Any easements to be terminated as part of the phase 1 of this site development shall be released prior to the proposed Certified Survey Map recording.
12. Label any buildings that are planned to be razed on sheet 4.
13. Label adjoining across the streets (block numbers and any land divisions).
14. Correct the tie bearings and distances from the section corner to this CSM in the legal description.
15. 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 for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering Division (jrquamme@cityofmadison.com). If a new tie sheet is not required under A-E 7.08, City Engineering

requests a copy of the latest tie sheet on record with Dane County Surveyor's office and shall be attached to a signed and sealed monument condition report. The applicant shall identify monument types on all PLS corners included on the Plat or CSM. Note: Land tie to two PLS corners is required.

16. The applicant shall submit to Jeff Quamme, prior to Engineering sign-off of the subject CSM, one (1) digital CADD drawing and one (1) signed copy of the final CSM to the Mapping/GIS Section of the Engineering Division either as hard copy or Adobe PDF format. The digital CADD file shall be submitted in the WISDOT County Coordinate System, Dane County Zone datum in either Auto CAD Version compatible with MicroStation Version V8i, MicroStation Version V8i or older or Universal DXF Formats. The digital CADD file(s) shall contain the minimum of the items stated below, each on a separate layer name/level number. All line work shall be void of gaps and overlaps that would cause any parcel, street or easement to not properly close. All line work orientation and geometrics shall match the dimensioning as labeled on the final recorded plat: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).

\*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes.

\*New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.

17. This pending Certified Survey Map application shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in parcel database so that the permitting system can upload this data and permit issuance made available for this new land record.

**Please contact Heidi Radlinger of the Office of Real Estate Services at 266-6558 if you have any questions regarding the following nine (9) items:**

18. Prior to requesting approval sign-off, executed signature block certifications shall be included for all parties of interest, pursuant to 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 signed hard copy of the CSM shall be provided at the time of agency approval sign-off.
19. Include a certificate of consent for all mortgagees/vendors reported in title, to be executed prior to CSM approval sign-off. Please include the full name of the mortgagee, The Park Bank.
20. Include a Consent of Lessee certificate for any tenancy in excess of one year, to be executed by all tenant interests prior to CSM sign-off approval.

21. Include the name of the current Plan Commission Secretary, Natalie Erdman, in the City of Madison Plan Commission certificate.
22. Include a space for the document number in the Register of Deeds certificate.
23. As of August 28, 2017, the 2016 real estate taxes are paid for the subject property. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), 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, in the event the performance period for this review is not completed by year end.
24. As of August 28, 2017, there are special assessments reported on all of the parcels within the CSM boundary. Pursuant to MGO Section 16.23(5)(g)(1), all special assessments shall be paid in full prior to agency approval sign-off and CSM recording.
25. Pursuant to MGO 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](mailto: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 (June 8, 2017) submitted with the CSM application and include all associated documents that have been recorded since the initial title report. The surveyor shall update the CSM with the most recent information reported in the title update.
26. The following revisions shall be made to the CSM prior to final approval:
  - a.) Depict both easements described in Document No. 2424521.
  - b.) Include Notes on the CSM that describe the exceptions on Exhibit B of Warranty Deed 3562953 that are applicable to the lands within the CSM boundary.

**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 October 3, 2017 meeting.**

**Note: The approval of this CSM does not grant permission to demolish any existing building or construct a new building; such approvals have been granted separately.**

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

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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](mailto:jrquamme@cityofmadison.com).

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 261-9632.

Sincerely,

Timothy M. Parks  
Planner

cc: Brenda Stanley, City Engineering Division  
Jeff Quamme, City Engineering Division—Mapping Section  
Adam Wiederhoeft, Madison Water Utility  
Sally Sweeney, City Assessor's Office  
Heidi Radlinger, Office of Real Estate Services  
Jenny Frese, Office of Real Estate Services