



Department of Planning & Community & Economic Development
Planning Division

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June 6, 2012

Sean Walsh
Mead & Hunt, Inc.
6501 Watts Road
Madison, Wisconsin 53719

RE: File No. LD 1216 – Certified Survey Map – 2202-2302 Pankratz Street (Dane County)

Dear Mr. Walsh;

The two-lot certified survey of your client's property located at 2202-2302 Pankratz Street, Section 30, Township 8N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The subject site is zoned M1 (Limited Manufacturing 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 twenty (20) conditions:

1. Submit a proposed street name for proposed "New Street" to the City Engineering Division for review and approval.
2. Reconcile what appears to be a typo in one of the bearings for the first tangent leg of "New Street" north of Pankratz Street.
3. The Wisconsin Department of Transportation Access Restriction Partial Release document will be administered by City Office of Real Estate Services (Project No. 9963) (Jenny Frese–jfrese@cityofmadison.com) and shall be executed and recorded with the Register of Deeds and the appropriate document number inserted into the note contained within the CSM legend on Sheet 1. **The CSM approval is conditioned upon the release of the existing access restriction. If the access restriction is not released by WisDOT the 'New Street' right of way will not be approved.**
4. Add the graphical depiction in the appropriate location of the existing platted 35-foot Highway Set Back per Doc. No. 3101354 AND the existing 30-foot Private Landscape Buffer per Doc. No. 3241625, which was created in accordance with Chapter 16 City of Madison General Ordinances.
5. The proposed "New Street" shall have a 150-foot centerline radius. Coordinate any potential right of way dedication at the corner of "New Street" and International Lane with City Engineering.
6. Public sanitary sewer will need to be extended to serve all lots within the proposed CSM. Partial release of the existing public sanitary sewer easement that runs through the site (Document No. 1416719) may be required.

7. The developer shall remove portions of the existing storm sewer system that outfalls to the existing detention basin and reroute the storm sewer within proposed Lot 2 to direct it to the new stormwater management area located on Grimm Street, outside this project. This work may require modifications to the storm sewer on Pankratz Street to redirect the existing outfall and low point to the storm sewer main within the public easement to the south (Document No. 2201898). Depending on the redesign there is potential for an additional public storm sewer easement through the golf course property to connect to the existing easement.
8. The developer shall work with City Engineering to revise and reduce the width of the existing 100-foot wide platted public storm and water easement Document No. 3101354.
9. The existing apron end on Anderson Street that currently drains proposed Lot 3 shall be designated as private.
10. The developer shall work with the City to determine the redesign of the existing utilities and determine the impacts of the redesign on the adjacent streets. It is anticipated that Pankratz Street will need to be reconstructed in some fashion to accommodate the extension of the sanitary sewer and rerouting of the storm sewer.
11. The developer shall make improvements to International Lane including modifications to the existing medians to accommodate left turns onto "New Street", overhead sign relocations for the median improvements on International Lane, and modifications to the islands at International Lane and Anderson Street. The median and island modifications may necessitate changes to the existing signals and electrical and storm sewer.
12. The developer shall construct a directional island ('pork chop') on "New Street" at International Lane to restrict left turn movements onto International Lane.
13. The proposed lots are within the Landfill Zone of Concern and subject to the City's landfill ordinances.
14. Remove the drainage notes on page 3. Proposed Lot 3 has public street on all sides and proposed Lot 2 has public street on 2 sides and a public storm sewer easement on the shared lot line of Lot 1 CSM 13200.
15. 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.
16. Two weeks prior to recording the CSM, 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 as determined necessary by the City Engineer.
17. Property lines at intersections shall be rounded with a 25-foot radius on International Lane and New Street.
18. The developer shall construct Madison Standard street improvements for all streets within the CSM.

19. A minimum of 2 working days prior to requesting City Engineering Division signoff on the CSM, the applicant shall contact Janet Dailey (261-9688) 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).
20. All outstanding Madison Metropolitan Sewerage District (MMSD) and 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. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering Division signoff.

Please contact Bryan Walker of the Traffic Engineering Division at 267-8754 if you have questions about the following five (5) items:

21. The applicant shall note of the face of the Certified Survey Map that the plat of Second Addition to Truax Air Park West allows only one access per lot except on a corner lot with frontage on two public streets according to page 4, note 6.
22. The WisDOT Access Restriction Partial Release document will be administered by City Office of Real Estate Services Project No. 9963 (Jenny Frese – jfrese@cityofmadison.com) and shall be executed and recorded with the Register of Deeds and the appropriate document number inserted into the note contained within the CSM legend on Sheet 1 of 3.
23. The developer shall make improvements to International Lane including modifications to the existing medians to accommodate left turns onto “New Street”, overhead sign relocations for the median improvements on International Lane, and modifications to the islands at International Lane and Anderson Street. The median and island modifications may necessitate changes to the existing signals, street lights, electrical and storm sewer.
24. The developer shall construct a ‘pork chop’ island on “New Street” at International Lane to restrict left turn movements onto International Lane.
25. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have questions about the following two (2) items:

26. All public water mains and water service laterals shall be installed by standard City of Madison subdivision agreement.
27. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO Section 13.21. All unused private wells shall be abandoned in accordance with MGO section 13.21.

Please contact Jennifer Frese of the Office of Real Estate Services at 267-8719 if you have any questions regarding the following three (3) items:

28. Prior to requesting sign-off by the City's Office of Real Estate Services, the owner shall include and have fully executed the signature block certifications for all parties of interest, pursuant to Madison City Ordinance Section 16.23(5)(g)4 and Wis. Stats. 236.21(2)(a). The title and narrative of each certificate shall be prepared consistent with the interest involved and consistent with the most updated title report (refer to No. 6 below), e.g. ownership (sole proprietorship, corporate, Limited Liability Company, limited liability partnership, etc.) mortgage, tenancy, public body, etc. The title report shows the following parties have an ownership interest of record in the property and shall be signatories on the Owner's Certificate:

- Dane County;
- Corben Land Development, LLC (tenant);
- Corben Building A, LLC (tenant); and
- Wortlord, LLC (tenant).

If any of these interests does not need to be included as signatories on the CSM, please provide explanation prior to the time of sign-off approval.

29. For the two parcels within the CSM boundary, there are no taxes owed, no special assessments, and the stormwater fees have been paid in full.

30. The following CSM revisions shall be made:

- a.) To allow access to the proposed "New Street" on the CSM, the access and median break restrictions will be released via a Partial Release of Plat Restriction document, which will be administered by Jenny Frese in the Office of Real Estate Services as Project No. 9963. This document shall be executed and recorded with the Register of Deeds, with the recording information inserted into a note on the face of the CSM.
- b.) Stormwater detention and reservation requirements were separately placed upon the two lots within the CSM via a subsequent plat and CSM. Because of the overall stormwater plans for the area, a release of these restrictions is reasonable. Prior to the execution and recording of these releases, an easement to be located east of Grimm Street (Real Estate Project No. 9764), for the management and treatment of stormwater in the area, must be prepared, executed and recorded. The recording information for the new regional easement, as well as the two restriction releases, shall be Noted on the face of the CSM, prior to approval sign-off and CSM recording. The restriction release documents will also be prepared by Jenny Frese in the Office of Real Estate Services.
- c.) Please remove "Outlot 8" from the legal description on Sheets 1 and 2 of the proposed CSM and revise it to match the legal description in the most recent title report.
- d.) Please reconcile between the Quit Claim Deed covenants, conditions, restrictions and easements recorded as Document No. 1416749, with the Deed of Release recorded as Document No. 1805478, as well as a Resolution recorded as Document No. 1257405. If any of the lands within the CSM boundary are not released by these two documents and are still encumbered by the Quit Claim Deed, please place a Note on the face of the CSM that parts of the land are still encumbered by Document No. 1416749.

- e.) Please place a Note on the face of the proposed CSM for the various leases that encumber the lands within the CSM boundary. These include, but are not limited to: Document Nos. 3155010, 3155011, 4821783, 4821784 and 4825350.
- f.) Please place a Note on the face of the CSM that the lands within the CSM boundary are subject to the conditions of CSMs, Plats, and associated amendments, recorded by the following documents: Document Nos. 1198369, 1272969, 1339389, 1377842, 1807168, 1810598, 4818290 (CSM 13200), 1829402, 3101354, 1829663, 1842455 and 3357855.
- g.) Depict, name, and identify by document number all existing easements cited in the most recent title report. To ensure accuracy, please reconcile which easements have been released and/or retained, using the following document numbers and their respective exhibits for reference: Document Nos. 1412271, 2967446, 2998897, 1861971, 2201891, 2201892 and 2201900.
- h.) Coordinate with City staff regarding the depiction and placement of existing and proposed easements.
- i.) Coordinate with City staff to revise and reduce the width of the existing 100-foot-wide public storm and water easement on the plat recorded as Document No. 3101354.
- j.) Please place a note on the face of the CSM that some of the lands within the CSM boundary are subject to an encroachment agreement, amended and recorded as Document No. 4435896.
- k.) Record satisfactions or releases for all mortgages, liens, judgments, easements and/or other instruments that encumber the title of the subject lands, but where the purpose for such instrument has been satisfied, fulfilled or resolved. Prior to approval sign-off, place a Note on the proposed CSM citing the recording data for the recorded release.
- l.) The proposed lots are within the landfill zone of concern and subject to the City's landfill ordinances.

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 is scheduled for approval by the Common Council on June 12, 2012.

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.

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 six (6) months from the date of the approving resolution or this letter, whichever is later.** If you have any questions or if you may need 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
Bryan Walker, Traffic Engineering Division
Dennis Cawley, Madison Water Utility
Bill Sullivan, Madison Fire Department
Pat Anderson, Asst. Zoning Administrator
Jennifer Frese, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations