



Department of Planning & Community & Economic Development

Planning Division

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****BY E-MAIL ONLY****

May 28, 2025

Paul Spetz
Isthmus Surveying LLC
450 N Baldwin Street
Madison, Wisconsin 53703

RE: LNDCSM-2025-00008; ID 87800 – Certified Survey Map – 1825-1833 Regent Street, Section 22, T7N, R9E, City of Madison, Dane County, Wisconsin (St. Andrew's Episcopal Church)

Dear Paul,

The Certified Survey Map (CSM) to divide property located at 1825-1833 Regent Street into two lots is hereby **conditionally approved**. The property is zoned TR-C2 (Traditional Residential–Consistent 2 District) and is located in the University Heights Historic 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 (608) 261-9127 if you have questions regarding the following two (2) items:

1. It appears that the sanitary sewer lateral serving 1833 Regent Street may be crossing the proposed lot line being created with this CSM and would require that an easement or agreement be created to allow this encroachment. The sewer and water laterals shall be located and shown on the CSM. If an easement is needed, it shall be shown on the face of the CSM. Final approval of any easement or agreement related to utility encroachments shall be approved by the City Engineer prior to final approval and recording of the CSM.
2. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM, contact Brenda Stanley at (608) 261-9127 (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 and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

Please contact Jeffrey Quamme of the City Engineering Division–Mapping Section at (608) 266-4097 if you have questions regarding the following six (6) items:

3. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to utilities, pedestrian access, play areas, retaining walls and deck areas that cross uses over the

proposed lot line that are necessary to accomplish the land division prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the CSM recording.

4. 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 shall 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).
5. Prior to Engineering final sign-off by main office for Certified Survey Maps, the final CSM shall be submitted in PDF format 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.
6. Remove 'and Lot 2' from the headers and legal description, as there is not a Lot 2 per CSM 14290.
7. Change the Common Council Certificate signature to "Michael Haas, Acting City Clerk" until further notice.
8. The applicant shall submit to Jeff Quamme prior to final Engineering Division sign-off of the subject CSM, 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 CSM: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The developer/surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any submittal.

Please contact Heidi Radlinger of the Office of Real Estate Services at (608) 266-6558 if you have any questions regarding the following five (5) items:

9. Prior to final approval sign-off by the Office of Real Estate Services ("ORES"), the Owner's Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report. When possible, the executed original hard stock recordable CSM shall be presented at the time of Office of Real Estate Services (ORES) approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.
10. Per 236.21(3) Wis. Stats. and MGO Section 16.23(4)(f), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording.

11. All known special assessments are due and payable prior to CSM approval sign-off pursuant to MGO Section 16.23(4)(f).
12. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other option interest please include a Certificate of Consent for the option holder and executed prior to CSM sign-off.
13. Pursuant to MGO Section 16.23(4)(f), the owner shall furnish an updated title report to the ORES 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 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. The surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.

The Office of Real Estate Services is still reviewing the CSM and title report and may have additional comments to be addressed prior to final sign-off and recording of the CSM.

In approving the land division, it has been determined that the proposed lot line meets MGO Section 16.23(6)(d)4., that "Side lot lines shall be as nearly as possible at right angles to straight street lines...on which the lots face."

This land division is subject to a Certificate of Appropriateness issued by the City's Landmarks Commission pursuant to its May 19, 2025 approval. Please contact Heather Bailey, Secretary of the Landmarks Commission, at hbailey@cityofmadison.com or (608) 266-6552 if you have any questions.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

A resolution approving the Certified Survey Map and authorizing the City to sign it and any other documents related to the CSM will be reviewed by the Common Council at its June 3, 2025 meeting.

In order to commence the process for obtaining the necessary City signatures on the Certified Survey Map, the applicant shall e-mail the revised CSM, updated title report, and any other materials required by reviewing agencies to the reviewing planner. The reviewing planner will share the updated materials with the relevant commenting City agencies for them to verify that their conditions have been satisfied and that the secretary or designee may sign the Plan Commission approval certificate. Once the Plan Commission certificate is executed, the Planning Division will make the City Clerk's Office aware that the Common Council certificate may be executed.

Once all of the necessary City signatures have been affixed to the Certified Survey Map, the instrument may be recording at the Dane County Register of Deeds Office. For information on recording procedures and fees, please contact the Register of Deeds at (608) 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 may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632 or tparks@cityofmadison.com.

Sincerely,

A handwritten signature in black ink that reads "Timothy M. Parks". The script is cursive and fluid.

Timothy M. Parks
Planner

cc: Heidi Radlinger, Office of Real Estate Services
Heather Bailey, Landmarks Commission