



Department of Planning & Community & Economic Development
Planning Division

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February 3, 2011

Dave Glusick
Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, Wisconsin 53717

RE: File No. LD 1029 – Certified survey map – 8240 Mineral Point Road/ 101 Junction Road (Flad)

Dear Mr. Glusick:

The two-lot certified survey re-subdividing your client's property located at 8240 Mineral Point Road/ 101 Junction Road, Section 22, Township 7N, Range 8E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned PUD-GDP-SIP. The conditions of approval from the reviewing agencies to be satisfied before final approval and recording of the CSM are:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following eight (8) conditions:

1. The right of way dedication detail on Sheet 2 of 8 makes it difficult to determine the direction of curves. Providing clarification of this on the map, curve table or separate legal description would be beneficial for accurate right of way retracement.
2. The commencement bearing identified on the map Sheet 1 of 8 does not match the bearing in the legal description. Please correct as necessary.
3. Notes contained on Sheet 6 of 8 refer to separate documents of record that have not yet been recorded. These documents shall be recorded and referenced on the Certified Survey Map (CSM) prior to the CSM recording.
4. The applicant and City Engineer have met in regards to the proposed project. The following was agreed to: The applicant shall dedicate additional right of way as required to improve the Mineral Point Road and Junction Road intersection and the City shall release portions of the existing grading and sloping easement sufficient to allow for construction of the proposed building on Lot 2.
5. Prior to final approval, the applicant shall provide evidence of a joint agreement allowing both lots to share drainage and or share stormwater management facility.
6. A minimum of 2 working days prior to requesting City Engineering 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).

7. 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 two working days prior to requesting City Engineering signoff.
8. City of Madison Environmental Projects Staff have reviewed the subject site and determined that a Phase I ESA **will not** be required of the applicant. If there are any changes in the approved land dedications, the applicant shall notify Brynn Bemis (267-1986) to determine if a Phase I ESA will be required.

Please contact John Leach, Traffic Engineering Division, at 267-8755 if you have questions about the following two (2) items:

9. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off.
10. There shall be an access restriction noted on the face of this CSM as follows: No Access shall be granted along the northerly right of way line Mineral Point Road. The applicant shall graphically show the "No Vehicular Access Restriction" on the face of the CSM.

Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have any questions regarding the following item:

11. Note: All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

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

A resolution approving the CSM and authorizing the City to sign it and any other documents related to the proposed land division was approved by the Common Council on February 1, 2011.

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

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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 in two years from the date of this letter.** If you have any questions or if you may be of 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
John Leach, Traffic Engineering Division
Dennis Cawley, Madison Water Utility
Jeff Ekola, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations