



Department of Planning & Community & Economic Development
Planning Division

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

November 6, 2012

Jenny Frese
Office of Real Estate Services
215 Martin Luther King Jr. Blvd., Room 312
Madison, Wisconsin 53701-2983

RE: File No. LD 1232:

- Certified Survey Map – 4927 Felland Road, Town of Burke (Tom & Diana Nelson)
- Certified Survey Map – 1224 Felland, City of Madison (Madison Water Utility)

Dear Ms. Frese;

The Certified Survey Maps of the above properties in Section 35, Township 8N, Range 10E are hereby **conditionally approved**. The conditions of approval from the reviewing agencies to be satisfied before final approval and recording of the CSMs are:

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following four (4) items:

1. Revise the Outlot 2 Private Access Easement note to include reference to the benefitting parties (i.e. Outlots 1 and 2).
2. Reconcile the discrepancy between the dimensions 1947.11' and 1914.11' that currently appear on the map and legal description of this CSM.
3. 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).
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 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 Division. 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.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have questions about the following item:

5. Ensure addresses are posted and clearly visible from the street per MGO 34.505, IFC 505 and Town of Burke standards as appropriate.

Please contact Jennifer Frese of the Office of Real Estate Services at 267-8719 if you have any questions regarding the following five (5) items:

- 6. Prior to requesting approval sign-off, executed signature block certifications shall be included for all parties of interest, pursuant to MGO Section 16.23(5)(g)4 and Wis. Stats. 236.21(2)(a). Please update the City signature and notary blocks for the 1224 Felland Road CSM to appear as follows:

Owner's Certificate:

The City of Madison, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said municipal corporation caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. Said municipal corporation further certifies that this certified survey map is required by Wis. Stats. s. 236.34 to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said City of Madison has caused these presents to be signed below by its Mayor and City Clerk and its corporate seal to be hereunto affixed on this _____day of _____, 20__.

CITY OF MADISON

By: _____
Paul R. Soglin, Mayor

By: _____
Maribeth Witzel-Behl, City Clerk

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20__, the above-named Paul R. Soglin, Mayor of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

(Print or type name)

My Commission Expires: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20__, the above-named Maribeth Witzel-Behl, City Clerk of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

(Print or type name)

My Commission Expires: _____

7. Prior to requesting final approval, executed signature block certifications will be obtained for 4927 Felland Road by the City's Office of Real Estate Services.
8. A certificate of consent by the mortgagee/vendor shall be included following the Owner's Certificate for any mortgagees/vendors on the 4927 Felland Road CSM. This includes, but may not be limited to:
 - Anchorbank, fsb
9. As of October 25, 2012 there are no taxes, special assessments or stormwater fees outstanding for the 1224 Felland Road property; the real estate taxes and special assessments are paid for the 4927 Felland Road property.
10. The following CSM revisions shall be made:
 - a.) Create notes for the 1224 Felland Road CSM that define the purpose of all outlots.
 - b.) Please place a note on the face of the 4927 Felland Road CSM that the lands within the CSM are subject to a private sewage system maintenance agreement covenant recorded May 5, 1992 as Document No. 2350442.
 - c.) Include a complete and accurate legal description of the lands that are to be included in the proposed 4927 Felland Road CSM. The legal description shall be reconciled with record title and modified to include the recording information and CSM number for the City CSM to be recorded prior to this proposed CSM.
 - d.) Record satisfactions or releases for all mortgages, liens, judgments, or other instruments that encumber the title of 4927 Felland Road, but where the purpose for such instrument has been satisfied, fulfilled or resolved. Specifically, please address the judgments listed in title with the Dane County Circuit Court.

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

11. The 4927 Felland Road shall be revised to include the following Plan Commission signature block:

CITY OF MADISON CERTIFICATE

Pursuant to a certain cooperative plan between the Town of Burke, Village of DeForest, City of Sun Prairie and City of Madison Cooperative Plan dated January 5, 2007, the City of Madison does hereby waive its extraterritorial land division approval jurisdiction for this Certified Survey Map to allow the creation of not more than two residential lots as provided for in Sec. 11 B.(3) of said cooperative plan. Future additional subdivision, rezoning or development of the resulting lots may be subject to the review and approval of the City of Madison as provided for in the cooperative plan.

Steven R. Cover, Secretary of Madison Plan Commission

Date

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

A resolution approving the 1224 Felland Road 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 November 27, 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 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
Bill Sullivan, Madison Fire Department
Jennifer Frese, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations