



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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May 23, 2005

Michelle L. Burse  
Burse Surveying & Engineering, Inc.  
1400 E. Washington Avenue, Suite 158  
Madison, Wisconsin 53703

RE: File No. LD 0506 – Certified survey map – 5818-30 Femrite Drive

Dear Ms. Burse:

The one-lot certified survey of property located at 5818-30 Femrite Drive, Section 23, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. As of May 17, 2005, the site is zoned M1 (Limited Manufacturing District).

The conditions of approval from the reviewing agencies for the CSM are:

**Please contact Gary Dallmann, City Engineering, at (608) 266-4751 if you have questions regarding the following ten items:**

1. Wetlands may be present. Prior to approval, owner shall provide evidence that no regulatory wetlands are present. Additionally the wetland boundary shall be identified with a 75-foot setback line delineating environmental corridor.
2. 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.
3. The Developer shall construct sidewalk to a plan approved by the City Engineer and complete ditching as required by the City Engineer along Femrite Drive.
4. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
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 the Madison General Ordinances in regard to storm water detention at the time they develop."
6. A portion of this CSM may come under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources for wetland or flood plain issues or navigable waterway. A

permit for those matters may be required prior to construction on any of the lots currently within the CSM. Please contact the WDNR & USACOE for a jurisdictional determination.

7. The Applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat to the Mapping/GIS Section of the Engineering Division. The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums and be consistent with previous formats delivered to the City by the Applicant and contain the minimum of the following, each on a separate layer name/level number: 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 Bob Arseneau 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.

8. In accordance with Section s.236.34(1) (c) which says a CSM shall be prepared in accordance with s.236.20(2) (c) & (f), Wisconsin Statutes, the Applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (site Register of Deeds recording data) and easements that are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements.
9. 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. 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.
10. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison NAD 1927 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established NAD 1927 Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division web address site for current tie sheets and control data. If a surveyor encounters an area without a published NAD 1927 value, contact Engineering Division for this information.

**Please contact Kathy Voeck, Acting Zoning Administrator, at 266-4551 if you have questions regarding the following item:**

11. Maintain the 42-foot state setback from the property line adjacent to the Interstate 39/90 with the future expanded portion of the parking lot or obtain a letter from the state allowing a lesser setback.

**Please contact Si Widstrand, Parks Division, at 266-4711 if you have questions about the following two items:**

12. The wetland boundary shall be delineated and a 75-foot buffer zone provided from development.
13. A 30-foot landscape buffer and public trail easement shall be provided along the Interstate.

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

14. Please revise the CSM to continue the 15-foot utility easement along the entire western boundary of the lot, including the 198.11-foot long southern prolongation as requested by SBC and Madison Gas & Electric and shown on the enclosed drawing.

**Please contact Pete Olson, Planning Unit, at 267-1150 if you have questions regarding the following five items included with the Plan Commission review of the rezoning that shall be addressed prior to the final approval of the CSM:**

15. The applicant shall revise the proposed certified survey map to include the required 30-foot wide planting strip along the Interstate Highway right-of-way through the unplatted lands to the northerly right-of-way line of Femrite Drive. The landscape plan shall be revised to show the required landscape buffer within the 30-foot wide landscape planting strip adjacent to the Interstate Highway corridor. Alternatively, a separate landscape plan may be submitted for this required buffer strip.
16. The applicant shall revise the proposed certified survey map to continue the southerly extension of the existing 50-foot wide building setback line adjacent to the Interstate Highway right-of-way through the unplatted lands to the northerly right-of-way line of Femrite Drive.
17. The applicant shall revise the proposed plans to ensure that no portion of the proposed off-street parking facility or drive aisle is located within 42-feet of the Interstate Highway right-of-way line, unless approval is received from Wisconsin Department of Transportation.
18. The applicant shall field locate any wetlands within the proposed development site and shall receive certification from the US Army Corp of Engineers and/or State of Wisconsin Department of Natural Resources stating that none of the proposed construction will occur within wetland areas. The wetlands and the 75-foot buffer shall be shown on the face of the CSM and the site plan.
19. A public water well site is adjacent to the southwest corner of this property. The applicant shall work with City Engineering staff regarding the stormwater management plan for this development to determine an alternative location for the infiltration basin (or its elimination) to the satisfaction of the Water Utility and City Engineering staff.

**Please note that the City Real Estate Office has reviewed the report of title provided with this survey has faxed comments to your surveyor separately. If you or your surveyor has any questions, please contact Jeff Ekola at 267-8719 for more information.**

A resolution authorizing the City to sign the CSM and any other documents related to the proposed land division was adopted by the Common Council on April 19, 2005.

As soon as the comments and conditions have been satisfied as verified with a completed affidavit form (enclosed), the original along with the revised Certified Survey Map, with all signatures and approvals from the

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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.

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 thirty (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 the approving resolution. If you have any questions or if you may need any further assistance, please do not hesitate to contact my office at (608) 261-9632.

Sincerely,

Timothy M. Parks  
Planner

cc: Gary Dallmann, Engineering Division  
Jeff Ekola, Real Estate Development Unit  
Si Widstrand, Parks Division  
Kathy Voeck, Acting Zoning Administrator  
Norb Scribner, Dane County Land Records and Regulations