



Department of Planning & Community & Economic Development  
**Planning Division**

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October 2, 2013

Al Kaukl  
Badger Surveying & Mapping, LLC  
525 W. Prairie Street  
Columbus, Wisconsin 53925

RE: File No. LD 1332 – Certified Survey Map – 423 & 501 Pflaum Road (Winckler, et al)

Dear Mr. Kaukl;

The two-lot certified survey of your clients' properties at 423 & 501 Pflaum Road, Section 21, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned SR-C1 (Suburban Residential–Consistent 1 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 twelve (12) conditions:**

1. Fix typographical in the Surveyor's Certificate. The second bearing of the tie in the legal description does not match bearing shown on map.
2. Fix typographical error within the Owners Certificate: witnes (witness).
3. Add a note to the 6-foot utility easement shown along the south side that the easement is per Certified Survey Map 4972, recorded in Volume 22 of Certified Surveys as Document No. 1945479.
4. The 65.0' Building Setback Line shall be noted that it is per Certified Survey Map No. 4972 and shall have a dimension added from the right of way of Pflaum Road. (The 65 feet refers to the point at where Lot 2 is 65 feet wide parallel to Pflaum Road.)
5. The 6-foot wide and 12-foot wide Public Easements for Drainage Purposes exist within this proposed CSM as per the current Certified Survey Map 11390. To avoid duplication of easements the current existing drainage easements should be shown and/or noted as existing with reference to CSM 11390 and any new drainage easements required shown and/or noted as new.
6. If this CSM is to create a new 12-foot wide joint ingress–egress easement to supersede the existing easement for ingress and egress, additional language shall be added to the CSM regarding the easement. The additional language shall include, but not be limited to, identifying the owner and benefiting interests for the easement along with setting out conditions of the easement for use, maintenance and repair. The Owner's Certificate would also need to be revised acknowledging and accepting the new easement. A

separate easement agreement, recorded at the Register of Deeds with the recording data inserted on this proposed CSM prior to recording would be another option to address the easement issue.

7. Add labels of the underlying Lot 1 and Lot 2 of CSM 11390 to the map in appropriate locations.
8. 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 stormwater management at the time they develop."
9. 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).
10. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City 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.
11. 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.
12. In accordance with Wis. Stats. s.236.34(1)(c), which says a CSM shall be prepared in accordance with s.236.20(2)(c)&(f), the applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (cite Register of Deeds recording data) and easements which are being conveyed by the CSM. Identify the owner and/or benefiting interest of all easements.

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

13. Note: Per MGO Section 13.21, all wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

**Please contact Jenny Frese of the Office of Real Estate Services at 267-8719 if you have any questions regarding the following six (6) items:**

14. Prior to requesting approval sign-off of the CSM, executed signature block certifications shall be included for all parties of interest, pursuant to MGO Section 16.23(5)(g)4 and Wis. Stats. Section 236.21(2)(a).
15. A certificate of consent by all mortgagees/vendors as shown on the report of title and update shall be included following the Owner(s) Certificate and shall be executed prior to final sign-off.

16. All ownership consents and certifications for the subject lands shall conform to Wis. Stats. 236.21(2) and 236.29 by including the language: "...surveyed, divided, mapped and dedicated..."
17. The real estate taxes and special assessments are paid for the subject properties.
18. Please verify that stormwater management charges are paid in full by contacting Janet Dailey with City Engineering (261-9688) or Sharon Pounders with the Madison Water Utility (266-4641).
19. The following CSM revisions shall be made:
  - a.) Coordinate with City staff regarding the Easement per Document No. 642652 conveyed with the vesting deeds in 2005, in relation to the Affidavit per Document No. 2043988 recorded in 1987 and the 12-foot Joint Ingress/Egress Easement to supersede said Easement.
  - b.) It appears the 65' building setback line was established for proposed Lot 1, as well as proposed Lot 2, per CSM 4972. Please depict said setback if it is still applicable or provide explanation for its omission.
  - c.) Please depict the differing southerly limits of the ingress/egress easement in relation to the two MGE easement Document Nos. 4290422 and 4290423.
  - d.) Include a note describing Document No. 4052641 in title report.

**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 was approved by the Common Council on September 17, 2013.**

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](mailto:epederson@cityofmadison.com).

The owners shall furnish to the Office of Real Estate Services and the survey firm preparing the CSM an updated title report covering the period between the date of the initial title report and the date when final signoff is requested. The surveyor shall update the CSM with the most recent information reported in the title update.

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.

LD 1332  
423 & 501 Pflaum Rd.  
October 2, 2013  
Page 4

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 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  
Dennis Cawley, Madison Water Utility  
Jennifer Frese, Office of Real Estate Services  
Dan Everson, Dane County Land Records and Regulations