



Department of Planning & Community & Economic Development
Planning Division

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January 20, 2010

LTC Daniel L. Pulvermacher
Dept. of Military Affairs
State of Wisconsin
2400 Wright Street
Madison, Wisconsin 53704

RE: File No. LD 0940 – Certified survey map – 6001 Manufacturers Drive

Dear Lt. Col. Pulvermacher:

The one-lot certified survey combining your property located at 6001 Manufacturers Drive, Section 16, Township 8N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned M1 (Limited Manufacturing 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, City Engineering Division, at 261-9688 if you have questions regarding the following six conditions:

1. In accordance with Section s.236.34(1)(c), which says a CSM shall be prepared in accordance with Section s.236.20(2)(c)&(f), clarify that the 20-foot sanitary sewer easement shown is “public” and exists within platted Lot 17 per the Center for Industry & Commerce subdivision plat recorded as Document No. 3708481.
2. Per the above referenced sections of s.236, please clarify that the 40-foot public storm drainage easement shown between platted Lots 16 and 17 exists per the Center for Industry & Commerce subdivision plat recorded as Document No. 3708481.
3. In accordance with Section s.236.20(2)(c) reference discrepancy in bearings relative to the underlying Center for Industry & Commerce due to difference in bearing basis with this CSM and that subdivision plat.
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. 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.
5. 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 (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.
6. Prior to Engineering final sign-off by main office for Certified Survey Maps (CSM), final CSM must be submitted to 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 sign-off. Electronic mail submittal of the FINAL CSM in PDF form is preferred.

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

7. All operating private wells shall be identified and permitted by the Madison Water Utility in accordance with MGO Sec. 13.21. All unused private wells shall be abandoned in accordance with MGO Sec. 13.21. The Water Utility will need to sign off the final CSM, and will need a copy of the approved plans.

Please note that the City 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 will be approved by the Common Council on February 2, 2010.

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 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 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 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
Jeff Ekola, Office of Real Estate Services
Dane County Land Records and Regulations