



PREPARED FOR THE PLAN COMMISSION

Project Address: 222-232 East Olin Avenue (District 14 – Alder Carter)
Application Type: Zoning Map Amendment, Conditional Use
Legistar File ID # [70781](#), [70930](#), [70933](#), [71222](#)
Prepared By: Colin Punt, Planning Division

As noted in the Plan Commission staff report dated June 13, 2022, the City Engineering Division – Mapping Section has additional recommended conditions for this request. The City Engineering Division Main Office and Traffic Engineering Division have also recommended additional conditions after further discussions with the applicant regarding a multiuse path along the northeast lot line, as described in the staff report.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

The following condition shall be added to those in the staff report dated June 13, 2022:

Conditional Use Requests:

City Engineering Division (Contact Tim Troester, 267-1995)

- 1. Construct 10' path along north lot line adjacent to railroad row to a plan as approved by City Engineer, unless otherwise adjusted by Transportation Commission. Provide adequate easement to allow for city maintenance of path.

Certified Survey Map:

City Engineering Division (Contact Tim Troester, 267-1995)

- 1. Construct 10' path along north lot line adjacent to railroad row to a plan as approved by City Engineer, unless otherwise adjusted by Transportation Commission. Provide adequate easement to allow for city maintenance of path.

City Engineering Division – Mapping Section (Contact Jeff Quamme, 266-4097)

- 2. Grant a Public Water Main Easement(s) to the City for the public water main to be relocated within this property on the face of this CSM. Coordinate the final size and configuration of the easement with the Madison Water Utility. Coordinate the terms and conditions with Jeff Quamme of Engineering Mapping. (jrquamme@cityofmadison.com)
- 3. Grant a Public Sidewalk and Bike Path Easement(s) to the City on the face of this Certified Survey Map as required and approved by Engineering and Traffic Engineering. Terms and conditions shall coordinated with Jeff Quamme and also with Engineering Streets staff and Traffic Engineering Staff.
- 4. The City’s Quit Claim Deed per Document No. 3259688 does not resolve any claim the State of Wisconsin may have to portions the lands underlying the City’s Quit Claim Deed that is included within this Certified

Survey Map. The area in question comprises a substantial portion of the Certified Survey Map and proposed development. This matter shall be resolved and appropriate proof of title provided before the City will sign off on this Certified Survey Map and any building improvement within the Quit Claim area. The resolution can be an appropriate document of conveyance from the Wisconsin DOT.

5. There are additional items to be addressed on this Certified Survey Map. Contact Jeff Quamme at jrquamme@cityofmadison.com to request a pdf of the additional edits required for this Certified Survey Map.
6. This Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction.
7. Provide for review the easement agreement for the two sanitary laterals serving the parcel to the west that cross the northerly corner of this CSM for review. The document(s) shall be subsequently executed and recorded and shown on the CSM.
8. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, parking, utilities, common areas, storm management that are necessary between the two proposed lots to accomplish the land division or site development as proposed prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the CSM recording and prior to building permit issuance.
9. Show the location of the MMSD Easement per Doc No 1173377 on the face of the CSM and note the easement to be released by separate instrument. Or alternatively if the easement is released and a new easement granted to MMSD as required by the conditional use approval (LNDUSE-2022-00034), the new easement and recording information as required by MMSD shall be shown and dimensioned on the CSM.
10. Dimension the MG&E Easement per Doc No 2725871, or if it is to be released add text that the easement is to be released by a separately recorded instrument.
11. Add text to the 50' wide area that it is subject to Covenants, Conditions and Restrictions as set forth in Quit Claim Deed recorded as Document No. 1581603.
12. The existing 10' wide UG Telephone Easement per Doc No. 1837683 appears that it should not extend east of the E Line of the NW 1/4 of the SW1/4. Correct the easement on the CSM.
13. The Owner's Certificate and Corporate Mortgagee Certificates shall be completed to match the final title report provided prior to final sign off.
14. 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 monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com)
15. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997 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. Visit the Dane County Surveyor's Office (web address <https://www.countyofdane.com/PLANDEV/records/surveyor.aspx>) for current tie sheets and control data that has been provided by the City of Madison.

16. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
17. Correct the name of Olin Avenue to E. Olin Ave.
18. Submit to Jeff Quamme, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work, preferably closed polylines for lot lines, shall be void of gaps and overlaps and match the final recorded plat:
 - a) Right-of-Way lines (public and private)
 - b) Lot lines
 - c) Lot numbers
 - d) Lot/Plat dimensions
 - e) Street names
 - f) Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)

NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

Traffic Engineering Division (Contact Sean Malloy, 266-5987)

19. The applicant shall work with Traffic Engineering and Engineering to provide an easement along the Northern edge of their site to allow for a future path connection to Wingra Creek Bike Path to provide bicyclists and pedestrians better access to the Capital City Trail.