Department of Planning & Community & Economic Development
Planning Division
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****BY E-MAIL ONLY****

January 23, 2025

James Baker
Talarczyk Land Surveys
517 2nd Avenue
New Glarus, Wisconsin 53574

RE: LNDCSM-2024-00044; ID 86422 – Certified Survey Map – 102 S Sprecher Road (Andy Crooks, Sprecher Apartments, LLC)

Dear James,

The one-lot Certified Survey Map of property located at 102 S Sprecher Road, Section 2, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned TR-U1 (Traditional Residential–Urban 1 District). The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

Please contact Brenda Stanley of the City Engineering Division at (608) 261-9127 if you have questions regarding the following eleven (11) items:

1. Proposed development may require offsite sewer improvements as a condition for development. Applicant shall provide projected wastewater calculations as a condition for plan approval.

2. Enter into a City/Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign-off. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.

3. Construct Madison standard street and sidewalk improvements for all streets within the CSM. The developer shall be responsible for construction of the full width of the street identified as Ethos Lane on the proposed CSM.

4. The applicant shall make improvements to Driscoll Drive in order to facilitate ingress and egress to the development. The improvements shall include a street extension into the new street identified as Ethos Lane on the proposed CSM.

5. Construct a temporary turnaround at the southern terminus of the street identified as Ethos Lane on the proposed CSM.

6. Construct sidewalk along Milwaukee Street and S Sprecher Road according to a plan approved by the City Engineer. Note that extensive coordination with American Transmission Company (ATC) is required by the developer to construct this sidewalk.

7. This development is subject to impact fees for the Door Creek North Phase 2 Sanitary Sewer and Storm Conveyance Impact Fee District. All impact fees are due and payable at the time building permits are issued per MGO Ch 20. Add the following note on the face of the plans: "Lots/ buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."

8. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.

9. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM, contact either Tim Troester (West) at (608) 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at (608) 261-9127 (bstanley@cityofmadison.com) 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 and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

10. Provide proof of septic system abandonment from Public Health–Madison and Dane County as a condition of plan approval.

11. A Phase 1 environmental site assessment (per ASTM E1527-13), is required for lands dedicated to the City. Provide one (1) digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Jack Brody ((608) 267-9408, jbrody2@cityofmadison.com).

Please contact Julius Smith of the City Engineering Division–Mapping Section at (608) 264-9276 if you have questions regarding the following fourteen (14) items:

12. There is a proposed offsite connection to Driscoll Drive that will be part of this development. Provide a Map Exhibit and a Description of the Lands needed in a Declaration of Dedication over the adjacent City owned Public Greenway lands. This will require a separate City of Madison Real Estate project to create and record the required easement. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, (608) 264-9276) to coordinate the Real Estate project, and associated information required.

13. The applicant shall dedicate the existing 33 feet of right of way for S Sprecher Road and an additional 27 feet of right of way as shown on the CSM.

14. The applicant shall dedicate seven (7) feet of right of way along their frontage of Milwaukee Street as shown on the CSM.

15. The applicant shall dedicate the required right-of-way to comply with the Complete Green Street Standards for Ethos Lane. The final width and location of the right of way will be approved by the City Engineering and Traffic Engineering Divisions.

16. The applicant shall dedicate Outlot 1 to the Public for Stormwater Management Purposes as shown on the CSM.

17. Show a temporary limited easement for a temporary cul-de-sac on the south end of Ethos Lane if the required turnaround requires additional area. Work with City Engineering and Traffic Engineering staff for their approval of the final limits of the easement if needed. The easement text is as follows: "Temporary Limited Easement benefitting the City of Madison for temporary turnaround improvement purposes. Said Easement shall terminate upon the extension of Ethos Lane south of this CSM along with the removal of the public temporary turnaround improvements within the easement area."

18. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned, and labeled on the final CSM.

19. Add standard note for public utility easements: "Public Utility Easements as herein set forth are for the use by Public Bodies and Private Public Utilities having to right to serve the area."

20. 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 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 website for current tie sheets and control data that has been provided by the City of Madison.

21. Prior to Engineering final sign-off by main office for Certified Survey Maps, the final CSM shall be submitted in PDF format 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.

22. 'S. Sprecher Road' should be labeled as 'S Sprecher Road' without any punctuation. Correct this in all citations. Additionally, consider placing non-underlined labels for both S Sprecher Road and Milwaukee Street directly in the area that is being dedicated on the map.

23. Provide 25-foot corner radii at easterly intersection of Milwaukee Street and Ethos Lane and the westerly intersection of Milwaukee Street and S Sprecher Road.

24. This pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds, 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 or early start permits.

25. The applicant shall submit to Jule Smith, prior to final Engineering sign-off of the subject CSM, 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 shall be void of gaps and overlaps and match the final recorded CSM: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any submittal.

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have questions regarding the following two (2) items:

26. The applicant shall dedicate seven (7) feet of right of way along their frontage of Milwaukee Street.

27. The applicant shall dedicate 27 feet of right of way along their frontage of S Sprecher Road.

Please contact Trent W. Schultz of the Parking Division at (608) 246-5806 if you have any questions regarding the following item:

28. This agency has reviewed the CSM and recommended no conditions of approval. Note: A Transportation Demand Management (TDM) Plan may be required as part of future development, per MGO Section 16.03.

Please contact Adam B Kaniewski of the Parks Division at akaniewski@cityofmadison.com if you have any questions regarding the following two (2) items:

29. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. Please reference ID# 22023 when contacting Parks Division staff about this project.

30. The following note should be included on the CSM: “Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.” The Parks Division shall be required to sign off on this CSM.

Please contact Heidi Radlinger of the Office of Real Estate Services at (608) 266-6558 if you have any questions regarding the following six (6) items:

31. Prior to final approval sign-off by the Office of Real Estate Services (“ORES”), the Owner’s Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report. When possible, the executed original hard stock recordable CSM shall be presented at the time of Office of Real Estate Services (ORES) approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.

32. Prior to CSM approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s). If a mortgage or other financial instrument is reported in record title but has been satisfied or no longer encumbers the lands or ownership within the CSM boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to CSM approval sign-off.

33. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and executed prior to CSM sign-off.

34. Per 236.21(3) Wis. Stats. and MGO Section 16.23(4)(f), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording.

35. All known special assessments are due and payable prior to CSM approval sign-off pursuant to MGO Section 16.23(4)(f).

36. Pursuant to MGO Section 16.23(4)(f), the owner shall furnish an updated title report to the ORES as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report submitted with the CSM application and include all associated documents that have been recorded since the initial title report. A title commitment may be provided, but will be considered only as supplementary information to the title report update. The surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.

Note: The Office of Real Estate Services is still reviewing the CSM and title report and may have additional comments to be addressed prior to final sign-off and recording of the CSM.

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

A resolution approving the Certified Survey Map and authorizing the City to sign it and any other documents related to the CSM will be reviewed by the Common Council at its January 28, 2025 meeting.

Approval of this Certified Survey Map does not include any approval to construct new buildings on the subject site. A letter with the conditions of approval for the related development of the site was sent separately.

In order to commence the process for obtaining the necessary City signatures on the Certified Survey Map, the applicant shall e-mail the revised CSM, updated title report, and any other materials required by reviewing agencies to the reviewing planner. The reviewing planner will share the updated materials with the relevant commenting City agencies for them to verify that their conditions have been satisfied and that the secretary or designee may sign the Plan Commission approval certificate. Once the Plan Commission certificate is executed, the Planning Division will make the City Clerk's Office aware that the Common Council certificate may be executed.

Once all of the necessary City signatures have been affixed to the Certified Survey Map, the instrument may be recording at the Dane County Register of Deeds Office. For information on recording procedures and fees, please contact the Register of Deeds at (608) 266-4141.

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 twelve (12) months from the date of the approving resolution or this letter, whichever is later.**

If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632 or tparks@cityofmadison.com.

Sincerely,

Timothy M Parks

Timothy M. Parks
Planner

cc: Brenda Stanley, City Engineering Division
Julius Smith, City Engineering Division–Mapping Section
Sean Malloy, Traffic Engineering Division
Trent W. Schultz, Parking Division
Adam Kaniewski, Parks Division
Heidi Radlinger, Office of Real Estate Services