Department of Planning & Community & Economic Development
Planning Division
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February 5, 2026

Adam Watkins
Wyser Engineering, LLC
300 E Front Street
Mount Horeb, Wisconsin 53572

RE: LNDCSM-2025-00048; ID 91301 – Certified Survey Map – 999 S Park Street (Threshold Development)

Dear Adam,

Your one-lot Certified Survey Map of property located at 999 S Park Street, Section 26, Township 07N, Range 09E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned TSS (Traditional Shopping Street District). The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

Please contact Kathleen Kane of the City Engineering Division at 608-266-4098 if you have questions regarding the following seven (7) items:

1. The following note shall be added to the face of the CSM: "Discharge of stormwater from any future redevelopment of this newly created lot shall be discharged to the public right of way."

2. The developer shall 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 sidewalk and terrace along the site frontage on S Park Street per plans approved by the City Engineer. It is expected that construction of curb, gutter, and pavement will be completed by a City public works project for the Bus Rapid Transit North/South Route, Project No. 14489. In the case that the City project is delayed or cancelled, the applicant shall construct the curb, gutter, and pavement per plans approved by the City Engineer.

4. Construct sidewalk, terrace, curb and gutter, and pavement along the site frontage on W Lakeside Street per plans approved by the City Engineer.

5. 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 (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering Division sign-off.

6. A minimum of two (2) working days prior to requesting City Engineering Division sign-off 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).

7. Based on 1942 Sanborn insurance maps, the property was historically a filling station. Additionally, the Wisconsin Department of Natural Resources (WDNR) BRRTS record #03-13-001187 Sisters of St Mary's identifies the subject property as a former leaking underground storage tank site and it may contain residual contamination. Adjoining properties to the south and southwest were investigated for contamination and reported to the WDNR. If contamination is encountered, all WDNR and Department of Safety and Professional Services (DSPS) regulations for proper reporting, handling, and disposal of contaminated soils shall be followed.

Please contact Julius Smith of the City Engineering Division–Mapping Section at 608-264-9276 if you have questions regarding the following eight (8) items:

8. Grant a Public Sidewalk Easement(s) to the City on the face of this Certified Survey Map along both Lakeside and Park Street frontages. The final width and location of the easement shall be approved by City Engineering and Traffic Engineering. Contact Jule Smith with Engineering–Mapping (jsmith4@cityofmadison.com) for the final language to be included on the face of the CSM.

9. 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. There is an existing utility line running through the property as noted with no easement of recorded for the line. Contact the utility companies that serve the area about possibly formalizing an easement for the placement of these lines.

10. Add a note that the lands contained in this parcel are subject to Use Restrictions as contained in Warranty Deed Document No. 6002713, and 4-foot Easement for Sloping as retained in Document No. 755951.

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 shall 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 Jule Smith, City Engineering (jsmith4@cityofmadison.com).

12. 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 web site for current tie sheets and control data that has been provided by the City of Madison.

13. Prior to Engineering Division final sign-off by main office for Certified Survey Maps (CSM), the final CSM shall be submitted in PDF format by email transmittal to Engineering Land Records Coordinator Jule

Smith (jsmith4@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final City Engineering Division sign-off.

14. For the written parcel description on page 3, include calls to adjoiners where the parcel boundary is following platted lot lines and street lines, per WI AE 7.04 ... "The description shall contain necessary references to adjoiners together with data and dimensions sufficient to enable the description to be mapped and retraced"...

15. The applicant shall submit to Julius 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 item:

16. The applicant shall dedicate right of way or grant a public sidewalk easement for and be responsible for the construction of a minimum six (6)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of S Park Street and W Lakeside Street.

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

17. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of certified survey map review. A TDM Plan will be required as part of a separate zoning review.

Note: The Office of Real Estate Services is still reviewing the CSM and title report and may have comments that will need 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 CSM and authorizing the City to sign it and any other documents related to the proposed land division will be reviewed by the Common Council at its February 10, 2026 meeting.

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

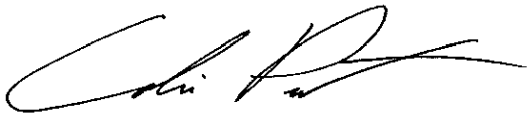
the relevant commenting City agencies for them to verify that their conditions have been satisfied and that the secretary or designee may sign the Plan Commission approval certificate. Once the Plan Commission certificate is executed, the Planning Division will make the City Clerk's Office aware that 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 608-243-0455.

Sincerely,



Colin Punt
Planner