



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

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TDD 608 266-4747  
FAX 608 266-8739  
PH 608 266-4635

October 5, 2011

John Krebs  
JSD Professional Services, Inc.  
161 Horizon Drive, Suite 101  
Verona, Wisconsin 53593

RE: File No. LD 1122 – Certified Survey Map – 1002-1102 S. Park Street, 906-918 Midland Street and 1101-1109 Fish Hatchery Road (Clark Street Development & Ghidorzi Companies)

Dear Mr. Krebs;

The three-lot certified survey of your clients' properties located at 1002-1102 S. Park Street, 906-918 Midland Street and 1101-1109 Fish Hatchery Road, Section 26, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site was rezoned PUD-GDP (Planned Unit Development–General Development Plan) and PUD-GDP-SIP (Planned Unit Development–General Development Plan–Specific Implementation Plan) by the Common Council on October 4, 2011.

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 ten (10) conditions:**

1. There is one storm inlet and a portion of storm pipe within an area of High Street proposed for vacation. This must be resolved prior to vacation and prior to approval of this CSM.
2. Add a directional suffix for Park Street to read "S. Park Street."
3. There are several property ownership transfers that shall be completed prior to the recording of the CSM. If the transfers are not to occur before the recording of the CSM, additional owners and signatories shall be added to the CSM Owner's Certificate as appropriate.
4. The High Street vacation/discontinuance resolution ID 23790 shall be adopted, all conditions satisfied, and recorded with the Dane County Register of Deeds prior to final CSM signoff and recording. Reference shall be made to the recorded document number of this resolution on the CSM prior to recording.
5. The developer shall enter into a City/ Developer agreement for the installation of public improvements required to serve this CSM. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this CSM without the agreement executed by the developer.
6. The applicant shall dedicate a 3-foot wide pedestrian permanent limited easement (PLE) along S. Park Street on Lot 1 and shall dedicate a 3-foot wide PLE on Lots 2 and 3 at the time that a specific implementation plan is approved for those lots.
7. If the lots within this CSM are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site, an agreement shall be provided for the rights and

responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the CSM and recorded at the Dane County Register of Deeds.

8. 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 subdivision 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).
9. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division 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.
10. 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.

**Please contact Bryan Walker, Traffic Engineering Division, at 267-8754 if you have questions about the following item:**

11. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

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

12. Note: All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO13.21.

**Please contact my office at 261-9632 if you have questions about the following item:**

13. The developers shall submit reciprocal cross-access and shared parking easements and agreements necessary to govern the overall development for the review and approval of the City Engineer, City Traffic Engineer and Planning Division Director prior to the final approval of the CSM for recording,

**The Planned Unit Development (PUD) zoning of the subject property shall receive final staff approval and be received for recording by the Zoning Administrator prior to the final approval and recording of this CSM. Please contact my office at 261-9632 if you have questions about this requirement.**

**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 October 4, 2011.**

**Please note that the City's 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 that office at 266-4222 for more information.**

LD 1122  
Clark Street Development/ Ghidorzi Companies  
1002-1102 S. Park Street, 906-918 Midland  
Street & 1101-1109 Fish Hatchery Road  
October 5, 2011  
Page 3

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).

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 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 261-9632.

Sincerely,

Timothy M. Parks  
Planner

cc: Janet Dailey, City Engineering Division  
Dennis Cawley, Madison Water Utility  
Bryan Walker, Traffic Engineering Division  
City Office of Real Estate Services  
Dan Everson, Dane County Land Records and Regulations