



Department of Planning & Community & Economic Development
Planning Division

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October 2, 2013

Al Kaukl
Badger Surveying & Mapping, LLC
525 W. Prairie Street
Columbus, Wisconsin 53925

RE: File No. LD 1335 – Certified Survey Map – 3302 Packers Avenue (Granite Ridge Apartments, LLC)

Dear Mr. Kaukl;

The one-lot certified survey combining your client's property located at 3302 Packers Avenue, Section 30, Township 8N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned CC-T (Commercial Corridor-Transitional 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 of the City Engineering Division at 261-9688 if you have questions regarding the following fourteen (14) conditions:

1. The portion of Browning Road within this Certified Survey Map (CSM) vacated by Resolution 53,230 and recorded as Document No. 2768466 retained a public utility, public sanitary and storm and public water main easement of the entire vacated area. This easement shall be dimensioned fully and noted on the face of the CSM. The owner/ developer should be aware that this area is subject to the rights of all of the utilities to install, replace, repair or maintain their facilities within the easement area. Therefore, any proposed improvements will be subject to those rights. Also the map shall indicate along the Browning Road frontage and label that all lands within this Certified survey Map are prohibited from access to Browning Road as per Document No. 2768466.
2. Remove the reference to the proposed 10-foot public sanitary sewer Easement.
3. The 5-foot wide utility easement along the west line of the north half of the CSM shall be noted as per the plat of First Addition to Berkeley.
4. A portion of the 5-foot wide utility easement that is adjacent to the current south line of O.L. B, Block shall be released by the City of Madison and all other utilities. Real Estate Project No. 10264 has been set up for the City to release its rights. Recorded copies of the releases by all of the other utilities will be required to be submitted prior to the City executing and recording its release. The release shall be recorded prior to final sign off.
5. A copy of the recorded ingress/egress easement at the southwesterly corner of the CSM shall be provided and the recording information inserted on the face of the map prior to sign off.

6. The note stating the proposed Public Utility Easement superseding the existing Madison Gas and Electric right of way per Document No. 1900650 shall be removed. Contact Mike Halcarz at Madison Gas and Electric at 252-5635 to coordinate any new required right of way or release of any existing right of ways owned by Madison Gas and Electric. The CSM shall show any Madison Gas and Electric recorded right of way(s) in force at the time of the recording of the CSM.
7. The utility easement shown adjacent and south of the south line of the proposed CSM shall be noted as per the plat of Bruns Second Addition.
8. The tenth line of the legal description under the Surveyor's Certificate has a bearing that needs the minutes and seconds symbols added. Please correct the spelling of the Managing Member's name (Gebhardt) under the Corporate Owner's Certificate.
9. Provide Dane County coordinate values for the Center of Section. If they vary from City of Madison published coordinates, provide the published values as well.
10. 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 sub-division 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).
11. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering 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.
12. 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.
13. In accordance with s. 236.18(8), Wisconsin Statutes, the applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the CSM in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations. The City has established WCCS, Dane Zone Coordinates on all PLS corners within its corporate boundary. Visit the City Engineering Division at http://gis.ci.madison.wi.us/Madison_PLSS/PLSS_TieSheets.html for current tie sheets and control data. If a surveyor encounters an area without a published WCCS Dane Zone 1997 value, contact the City Engineering Division for this information.
14. In accordance with Wis. Stats. s.236.34(1)(c), which says a CSM shall be prepared in accordance with s.236.20(2)(c)&(f), 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.

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following two (2) items:

15. The surveyor shall illustrate the existing public water main easement on the survey. This easement was created by Street Vacation Document No. 2768466.
16. Note: Per MGO Section 13.21, all wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Please contact Jenny Frese of the Office of Real Estate Services at 267-8719 if you have any questions regarding the following five (5) items:

17. Prior to requesting approval sign-off of the CSM, executed signature block certifications shall be included for all parties of interest, pursuant to MGO Section 16.23(5)(g)4 and Wis. Stats. Section 236.21(2)(a).
18. A certificate of consent by all mortgagees/vendors as shown on the report of title and update shall be included following the Owner(s) Certificate and shall be executed prior to final sign-off.
19. As of September 26, 2013, the real estate taxes and special assessments are paid for the subject property.
20. Please verify that stormwater management charges are paid in full by contacting Janet Dailey with City Engineering (261-9688) or Sharon Pounders with the Madison Water Utility (266-4641).
21. The following CSM revisions shall be made:
 - a.) Document No. 1214545 is shown in title but not referenced on the CSM. If it is still applicable, please include it as a note on the CSM. If it is no longer applicable, please provide a brief explanation.
 - b.) Coordinate with the City staff regarding Easement Release project 10264. Copies of recorded releases for all other utilities present shall be provided to the Office of Real Estate Services prior to the City's release of the same.
 - c.) Coordinate with MG&E regarding Easement Document No. 1900650. It cannot be superseded by proposed public utility easement without release or some agreement otherwise.
 - d.) Depict the easements retained in vacated Browning Road and address them either by Note or label on the face of the CSM, by referencing the Resolution recorded as Document No. 2768466 for said vacation, as well as rights retained.

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 1, 2013.

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.

The owner shall furnish to the Office of Real Estate Services and the survey firm preparing the CSM an updated title report covering the period between the date of the initial title report and the date when final signoff is requested. The surveyor shall update the CSM with the most recent information reported in the title update.

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 six (6) 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 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Dailey, City Engineering Division
Maureen Richards, City Assessor's Office
Dennis Cawley, Madison Water Utility
Jennifer Frese, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations