



Department of Planning & Community & Economic Development

## Planning Division

Katherine Cornwell, Director

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January 14, 2015

Michelle L. Burse  
Burse Surveying & Associates, Inc.  
1400 E. Washington Avenue, Suite 158  
Madison, Wisconsin 53703

RE: File No. LD 1447 – Certified Survey Map – 4707 Pflaum Road and 2542 Progress Drive (Pflaum Investments, LLC)

Dear Ms. Burse;

Your one-lot certified survey of property located at 4707 Pflaum Road and 2542 Progress Drive, Section 22, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned IL (Industrial–Limited District). The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

**Please contact Janet Schmidt of the City Engineering Division at 261-9688 if you have questions regarding the following nineteen (19) items:**

1. Remove the reference to the NE 1/4 of the NW 1/4 of Section 22 from the header for all sheets of the Certified Survey Map (CSM). This CSM is not within that quarter-quarter.
2. Revise the two labels of Document No. 1310233 and 2069866 to refer to a "Public" Sanitary Sewer Easement. Also remove the parentheses of the two dimensions included in the labels as they do not represent "recorded as" data and correct the spelling of "existing" in the first label.
3. On the map, extend the Private Water Main Easement per Document No. 2170719 to intersect with the east line of Lot 5, Block 3.
4. Change the L6 line dimension to a curve dimension for the easement along the right of way of Progress Road.
5. Add language to the labels for Document Nos. 4090924, 4090925 and 1089300 that those easements are Public Easements to MMSD.
6. Correct the length of L10 on sheet 2 to 70.00 feet per Document No. 2184717.
7. Remove the first note referencing Document No. 2184717 as it duplicates a later note that contains additional language.

8. Remove the note referring to Document No. 2018931, as this does not affect the property and should not be noted on the document. Also have this removed from the title report.
9. Remove the second duplicate notes for Document Nos. 2170719 and 3178034 on sheet 4. Also consider having Document No. 2170719 removed by the title company from the title report as this easement may no longer exist due to merger of title of Lots 4 and 5, Block 3.
10. The Perkins Oil Company, Inc. is not listed as the owner in the title report provided. Correct the Surveyor's Certificate accordingly.
11. Whitfield Square Corporation is currently an owner of lands included within this CSM. Either an Owner's Certificate shall be added to this CSM or provide the recorded document of a conveyance from Whitfield Square Corporation to Pflaum Investments LLC.
12. Have the reference to the Sanitary Sewer Easement per Document No. 1364133 removed from the Title Report, as it does not encumber any lands included in this CSM.
13. Provide a distance from the southwest most corner of the CSM along the west side to the iron pipe found at the southeast corner of Lot 5 of the East Addition to Glendale Industrial Park.
14. The bearing reference shall refer to a quarter line of a section of the public land survey system as required by statute.
15. Show the overall dimension between monuments of the North line of the Northwest 1/4 of Section 22.
16. The Sanitary Sewer Easement Document Nos. 4090924 and 4090925 stated that upon completion of the construction of the new sewer facilities, Document No. 1089300 was to be released. The title information does not contain a release of that easement. The applicant or the applicant's surveyor shall contact Curt Sauser of the Madison Metropolitan Sewerage District (222-1201 ext. 269) to obtain a copy of the recorded easement release or request MMSD record the easement release at the Register of Deeds.
17. The bearing shown on the North line of the NW ¼ of Section 22 does not match the bearing when using WCCS coordinate values shown for the section corner monuments (the noted coordinate values per control data of the City of Madison). The surveyor shall address the discrepancy and correct the map accordingly.
18. 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. 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. Note: Land tie to two PLS corners required.

19. In accordance with Section s. 236.18(8), Wisconsin Statutes, the applicant shall reference City of Madison WCCS Dane Zone, 1997Coordinates 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 of Madison has established WCCS, Dane Zone Coordinates on all PLS corners within its corporate boundary. 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. If a surveyor encounters an area without a published WCCS Dane Zone 1997 value, contact Engineering Division for this information.

**Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following item:**

20. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off.

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

21. Note: All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility per MGO Sec. 13.21.

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

22. Prior to requesting final sign-off, executed signature block certifications shall be included for all parties of interest, pursuant to Wis. Stats. 236.21(2)(a). All signatory parties shall provide documentation that proves said signatories have legal authority to sign the Owner's Certificate. The title of each certificate shall be consistent with the ownership interest reported in the most recent title report.

23. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to final sign-off. Satisfactions or releases for all mortgages, liens, judgments, or other instruments that no longer encumber the lands or ownership within the CSM boundary shall be recorded prior to sign-off.

24. Disclose any tenancy in excess of one year and provide the document number or tenancy description as a Note on the face of the CSM.

25. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes and special assessments that are accrued or delinquent for the subject property prior to CSM recording. As of December 26, 2014, there is a special assessment for street improvement reported at 4707 Pflaum Road for \$1,120.00. As of December 30, 2014, the following real estate taxes were due:

Parcel Address	Tax Parcel No.	Total Tax Amount	Outstanding
2542 Progress Road	251-0710-222-0111-6	\$12,924.61	Yes
4707 Pflaum Road	251-0710-222-0112-4	\$34,396.38	Yes
<b>Total</b>		<b>\$47,320.99</b>	

26. Prior to final CSM sign-off, please verify with Janet Schmidt of the City Engineering Division (261-9688) or Sharon Pounders at the Water Utility (266-4641) that stormwater management fees are paid in full.
27. The following revisions shall be made to the CSM prior to final sign-off:
- a.) If all parties of interest agree that certain easements from prior plats or CSMs of record are no longer necessary, the release documents for said easements shall be recorded prior to CSM approval sign-off, with the recording information for the release included as a Note on the proposed CSM.
  - b.) To avoid redundancy, remove notes on easements which are depicted on Sheet 1.
  - c.) Correct spelling of the word "EXISTING" for the depiction of Document No. 2069866 on Sheet 1.

**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 on January 20, 2015.**

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 [jrquamme@cityofmadison.com](mailto:jrquamme@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

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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 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 261-9632.

Sincerely,

Timothy M. Parks  
Planner

cc: Janet Schmidt, City Engineering Division  
Dennis Cawley, Madison Water Utility  
Eric Halvorson, Traffic Engineering Division  
Sally Sweeney, City Assessor's Office  
Heidi Radlinger, Office of Real Estate Services  
Dan Everson, Dane County Land Records and Regulations