



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, AICP, Director

126 S. Hamilton Street
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
Fax (608) 267-8739
www.cityofmadison.com

January 25, 2017

Gary Blazek
Vierbicher & Associates
999 Fourier Drive, Suite 201
Madison, Wisconsin 53717

RE: LNDSCM-2016-00050 – Certified Survey Map – 502-506 E. Badger Road (The Redmond Company)

Dear Mr. Blazek;

The one-lot Certified Survey Map of property located at 502-506 E. Badger Road, Section 36, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned CC (Commercial Center District). The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

Please contact Tim Troester of the City Engineering Division at 267-1995 if you have questions regarding the following nine (9) items:

1. All outstanding 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 working days prior to requesting City Engineering signoff of the CSM.
2. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees.
3. A minimum of 2 working days prior to requesting City Engineering signoff on the CSM the applicant shall contact Tim Troester at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley at 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. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
4. The following note shall be added to the Certified Survey Map: "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop."

5. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to continue to review projects for compliance with NR-216 and NR-151 but a separate permit submittal is now required to the WDNR for this work as well. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their Notice of Intent Permit (NOI) or Water Resources Application for Project Permits (WRAPP) permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.
6. The applicant shall replace all sidewalk and curb and gutter that abuts the property that is damaged by the construction, or any sidewalk and curb and gutter, which the City Engineer determines needs to be replaced because it is not at a desirable grade, regardless of whether the condition existed prior to beginning construction.
7. All work in the public right of way shall be performed by a City-licensed contractor.
8. All damage to the pavement on Rimrock Road, E. Badger Road and Nob Hill Road adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
9. The applicant shall install public sidewalk along E. Badger Road. The applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.

Please contact Jeff Quamme of the City Engineering Division—Mapping Section at 266-4097 if you have questions regarding the following fifteen (15) items:

10. A public storm sewer easement shall be granted by this CSM over the triangular portion at the northwest corner that currently is not encumbered by an existing storm sewer easement and also on the southeast side of the existing easement to include an area that is 10 feet southeast of the center of the existing storm sewer pipe. Contact Jeff Quamme for the required language for the easement.
11. The applicant shall address the Deed Restrictions prohibiting building construction per Document Nos. 1593706 and 1674053 to assure the proposed building is not in violation of any restrictions of record.
12. A 20-foot wide Sanitary Sewer Easement to the City of Madison shall be granted on the Certified Survey Map centered on existing facilities along the northern side of the Lot that are not within an existing easement of record. Contact Jeff Quamme, jrquamme@cityofmadison.com, for required language.
13. A 15-foot corner radius shall be dedicated at the intersection of E. Badger Road and Nob Hill Road. A note shall be added under of the street dedication labeled "Dedicated to the Public for street purposes" as required by Wis. Stats. 236.20 (4)(b).
14. Revise the label for the Existing Storm Sewer Easement per document numbers that states it is 10 feet wide and correct the width on the CSM as necessary. Also all of the exterior limits of the easement shall be fully dimensioned on the face of the CSM.

15. All of the recorded as data shall be provide on the boundary of the Certified Survey Map. This includes the record data for all of the adjacent right of way takings along the exterior boundary.
16. Metro Transit has confirmed the existing Easement for Bus Shelter per Document No 1857759 can be released if the applicant would like to pursue the release.
17. The exterior limits of the Sanitary Sewer Easement per Document No. 2057282 shall be fully dimensioned on the face of the CSM. Also note that it is to be adjacent to the Storm Sewer Easement per Document Nos. 1592721 and 1592722. Please review the location and configuration of all of these easements to assure accurate representation on this CSM.
18. Show, denote and dimension the Wisconsin Department of Transportation Restrictions on access to E. Badger Road, Rimrock Road and the Beltline.
19. The "School House Lot" is not part of Lot 5, Block 1 of W.H. Jacobs and E.S. Barker's Subdivision. The header and legal description should acknowledge that part of the CSM contains other lands located in the SE 1/4 of the NW 1/4 of Section 36. Also a dashed line between these lands shall be shown on the CSM.
20. Add a note that all improvements are to be demolished for redevelopment.
21. 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 monument condition reports for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com). 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 and shall be attached to a signed and sealed monument condition report. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. Note: Land tie to two PLS corners required.
22. 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. City of Madison has established WCCS, Dane Zone Coordinates on all PLS corners within its corporate boundary. Visit the Dane County Surveyor's Office website 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 the City Engineering Division for this information.
23. The applicant shall submit to Jeff Quamme, prior to Engineering sign-off of the subject CSM, one (1) digital CADD drawing and one (1) signed copy of the final CSM to the Mapping/GIS Section of the Engineering Division either as hard copy or Adobe PDF format. The digital CADD file shall be submitted in the WISDOT County Coordinate System, Dane County Zone datum in either Auto CAD Version compatible with MicroStation Version V8i, MicroStation Version V8i or older or Universal DXF Formats. The digital CADD file(s) shall contain the minimum of the items stated below, each on a separate layer name/level number. All line work shall be void of gaps and overlaps that would cause any parcel, street or easement to not properly close. All line work orientation and geometrics shall match the dimensioning as labeled on the final recorded plat: right of way lines (public and

private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes.

*New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.

24. This pending CSM application shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in the parcel database so that the permitting system can upload this data and permit issuance made available for this new land record.

Please contact Tim Sobota of Metro Transit at 261-4289 if you have any questions regarding the following item:

25. Metro Transit would support the City of Madison releasing the existing recorded Document No. 1857759, which is noted on this application (public bus shelter easement).

Please contact Jenny Frese of the Office of Real Estate Services at 267-8719 if you have any questions regarding the following eight (8) items:

26. Signature block certifications 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 at the time of execution. The title of each certificate shall be consistent with the ownership interest reported in the most recent title report. The executed original hard stock recordable CSM shall be presented at the time of sign-off.
27. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to CSM approval sign-off.
28. As of January 23, 2017, the 2016 real estate taxes are due in full for both parcels within the CSM boundry. Per 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued for the subject property prior to CSM recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. The taxes for 502 E. Badger Road shall be paid to the City of Madison Treasurer. The taxes for 506 E. Badger Road shall be paid to the Town of Madison.
29. As of January 23, 2017, there is a special assessment included in the tax bill for 506 E. Badger Road, which will be paid in full at the time of tax payment to the Town of Madison. There are no special assessments reported for the parcel located at 502 E. Badger Road. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the

property in the interim, they shall be paid in full pursuant to Madison General Ordinance Section 16.23(5)(g)1.

30. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Jenny Frese in City's Office of Real Estate Services (jfrese@cityofmadison.com), 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 (July 29, 2016) submitted with the CSM application and include all associated documents that have been recorded since the initial title report. The surveyor shall update the CSM with the most recent information reported in the title update.
31. An Environmental Site Assessment is required for any areas of public dedication.
32. The owner shall email the document number of the recorded CSM to Jenny Frese in the City's Office of Real Estate Services as soon as the recording information is available.
33. The CSM shall be revised prior to sign-off as follows:
 - a.) Show the easement boundary limits in the depiction of the two electric easements per Doc. Nos. 1556873 and 1555605.
 - b.) The location of the storm and sanitary easements per Doc Nos. 1592721, 1592722, and 2057282 do not appear to be consistent with their depiction on the City's GT Viewer database. Please research the legal descriptions for said easements and coordinate with City staff regarding their correct depiction.
 - c.) For clarity, please revise the line detail for the storm sewer easements per Doc. Nos. 1592721 and 1592722 to differ from the sanitary sewer easement per Doc. No. 2057282.
 - d.) Include Attachment Ordinance per Doc. No 5289293 in the Notes on Sheet 5.
 - e.) Depict and/or Note the restricted access set forth by Doc. No. 1713101.

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 February 7, 2017.

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.

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: Tim Troester, City Engineering Division
Jeff Quamme, City Engineering Division—Mapping Section
Sally Sweeney, City Assessor's Office
Tim Sobota, Metro Transit
Jenny Frese, Office of Real Estate Services