



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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October 2, 2017

Bill Plesich
Renier Construction
2164 City Gate Drive
Columbus, Ohio 43219

RE: ID 48329 | LNDSCM-2017-00036 – Certified Survey Map – 6202-6402 Manufacturers Drive (City of Madison/Dayton Freight)

Dear Mr. Plesich;

The one-lot Certified Survey Map combining property located at 6202-6402 Manufacturers Drive, Section 16, Township 8N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The subject 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 Brenda Stanley of the City Engineering Division at 261-9127 if you have questions regarding the following four (4) items:

1. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. This property is subject to Sanitary Connection charges for the Hanson Road Sewer and Water Main Assessment District.
2. This property has deferred assessments for the assessment district that shall be paid in full as a condition of the subdivision approval. CIC Sewer Assessment District 2004, Tancho/ CIC Phase 1, North East Industrial Phase 1, & Tancho/CIC Sewer Assessment District.
3. 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 Madison General Ordinances in regard to stormwater management at the time they develop."
4. A minimum of two (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).

Please contact Adam Wiederhoeft of the Madison Water Utility at 266-9121 if you have questions regarding the following item:

5. All outstanding deferred water main assessments and applicable water lateral assessments shall be paid in full as a condition of the subdivision approval. Contact Adam Wiederhoeft at awiederhoeft@madisonwater.org for questions related to the water main/service assessments.

Please contact Jeff Quamme of the City Engineering Division—Mapping Section at 266-4097 if you have questions regarding the following twelve (12) items:

6. The adjacent CSM has been recorded as CSM 14573. All references on the map shall add this information.
7. The lands within this CSM do not lie within the NW 1/4 or SW 1/4 of the NW 1/4 of Section 16. All references to these two quarter-quarters in the header and legal description shall be removed.
8. Remove the 42.23 and 73.84 foot dimensions near the beginning of the section corner ties. Also, several of the courses do not match the bearings and distances per CSM 14573, and should considering it is the same surveyor. Correct the ties and legal description to match those dimensions on CSM 14573.
9. The legal description on sheet 5 is missing the course that is the south line of the Certified Survey Map.
10. The property has been conveyed per Document No. 5351746 to Stream's Edge Properties, LLC. The note on sheet 1, Owner's Certificate and the Surveyor's Certificate shall be revised accordingly. If there is a mortgage on this property, a consent of mortgagee certificate will be required.
11. The underlying lots and numbers within this CSM shall be shown on sheet 1.
12. Add central angles to the curve table as required by statute. Correct the seconds on the chord bearing for C4 to 34 seconds.
13. Add text to the Avigation Easement label on sheet 3: "See note 1 on sheet 3".
14. Remove notes 2, 4, 6, 7 and 10 from the notes on sheet 4 as they do not pertain to the lots included in this CSM. Also provide some sort of indication that notes 12-14 are not notes from the plat of The Center for Industry & Commerce.
15. Provide a recorded as distance of 56.32 for the southerly most segment along Manufacturers Drive. Also correct the recorded as data along the south line of the CSM as it is incorrect.
16. 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.

17. This pending Certified Survey Map 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 parcel database so that the permitting system can upload this data and permit issuance made available for this new land record.

Please contact Heidi Radlinger of the Office of Real Estate Services at 266-6558 if you have any questions regarding the following eight (8) items:

18. 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. A title commitment is not acceptable. The executed original hard stock recordable CSM shall be presented at the time of sign-off.
19. 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.
20. Please include a space for the Register to hand write the recording info on the date of recording, to appear similar to the following:

Office of the Register of Deeds
Dane County, Wisconsin
Received for recording on _____, 20__ at ____ o'clock __ M, and
recorded in Vol. ____ of CSMs on page(s) _____, Document No. _____.

21. As of September 8, 2017, the 2016 real estate taxes are paid for the subject property. Per 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes that are accrued or delinquent 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 in the event the CSM is not recorded

prior to the distribution of the tax bills. Receipts from the City of Madison Treasurer are to be provided before or at the time of sign-off.

22. As of September 8, 2017, there are special assessments reported for the subject parcels. All known special assessments are due and payable in full prior to CSM approval sign-off pursuant to MGO Section 16.23(5)(g)1.
23. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Heidi Radlinger in City's Office of Real Estate Services (hradlinger@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 (June 8, 2017) submitted with the CSM application and include all associated documents that have been recorded since the initial title report. A title commitment may be provided, but will be considered only as supplementary information to the title report update. The surveyor shall update the CSM with the most recent information reported in the title update.
24. The owner shall email the document number of the recorded CSM to Heidi Radlinger as soon as the recording information is available.
25. The following revisions shall be made to the CSM prior to final approval:
 - a.) There are many items in the title commitment that do not apply to the lands within the CSM boundary. When the title update is prepared, please include only those items of record that affect the subject lands. For example: Notes 2, 4, 6, 7, and 10 can be removed, as they are not applicable to the subject lands.
 - b.) Depict only those easements that affect the subject lands. Therefore; please remove the depiction of the sanitary sewer easement on CIC Lots 27 & 28, and Lot 3 CSM No. 14573, as well as the depiction of the storm drainage easement on Lot 3 CSM No. 14573 on Page 2.
 - c.) On Page 3, revise the elevation note to state "see Note 1 Page 4".
 - d.) The Register of Deeds almost rejected the recording of CSM No. 14573 because of the overlapping line work in the depiction of the Avigation Easement. For improved legibility, please zoom in on Page 3 to show only those areas applicable to this 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 September 19, 2017 meeting.

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: Brenda Stanley, City Engineering Division
Adam Wiederhoeft, Madison Water Utility
Jeff Quamme, City Engineering Division—Mapping Section
Sally Sweeney, City Assessor's Office
Heidi Radlinger, Office of Real Estate Services
Jenny Frese, Office of Real Estate Services