



Department of Planning & Community & Economic Development

Planning Division

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March 1, 2018

Brett Stoffregan
D'Onofrio Kottke & Associates
7530 Westward Way
Madison, Wisconsin 53717

RE: LNDCSM-2017-00054; ID 49688 – Certified Survey Map – 501 Charmany Drive (University Research Park, Inc.)

Dear Mr. Stoffregan;

On February 19, 2018, the City of Madison Plan Commission **conditionally approved** your Certified Survey Map to create one lot for office development and dedicate right of way for a new public street from property located at 501 Charmany Drive, Section 30, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin. The property is zoned SE (Suburban Employment District). 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 February 27, 2018.

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 fourteen (14) 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 (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
2. A Phase 1 environmental site assessment (Phase 1 ESA), compliant with ASTM E1527-13, is required for the area being dedicated to the City of Madison. The applicant shall provide one (1) digital copy and a paper copy only if specifically requested. Staff review of this Phase 1 ESA will determine if a Phase 2 ESA is also required. Submit report(s) to Brynn Bemis (267-1986, bbemis@cityofmadison.com) for review.
3. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM the applicant shall contact either 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 construction of this project will require that the applicant shall enter into a City/ Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Note: Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.
5. Two weeks prior to recording the CSM, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9 feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
6. The developer shall construct Madison Standard street and sidewalk improvements for all streets within the CSM.
7. The developer shall make improvements to S. Whitney Way and Charmany Drive to facilitate ingress and egress to the CSM as required by the City Engineer.
8. The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this CSM.
9. The developer shall confirm that adequate sight distance exists on S. Whitney Way and Charmany Drive where public streets intersect. If adequate sight distance does not exist, the developer shall change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City.
10. The approval of this land division does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer.
11. The applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
12. 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.
13. All work in the public right of way shall be performed by a City-licensed contractor.

14. All damage to the pavement on S. Whitney Way and Charmany Drive adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 266-4097 if you have questions regarding the following fourteen (14) items:

15. The water main easement per Document No. 1409797 is shown incorrectly and the correct location per that document does not encompass the current location of the water main. The applicant shall work with Jeff Quamme (266-4097 or jrquamme@cityofmadison.com) to release the existing water main easement and also the electric easement per Document No. 1409797. A new 20-foot wide water main easement encompassing the existing public water main crossing this site shall be granted by this Certified Survey Map.
16. The CSM for this property 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.
17. The applicant shall request Madison Gas & Electric release the portion of the MG&E Underground Gas and Electric Easement per Document No. 3171445 that lies with the proposed "A" Street dedication. Any costs associated with any realignment or removal of any MG&E facilities within the proposed public right of way shall be the responsibility of the owner/developer.
18. The overlapping easements on sheet 2 shall have different line types to differentiate the different easement areas or additional details shall be provided for clarity.
19. The Consent of Leaseholder name per the deed shall be revised to Exact Sciences Corporation.
20. Insert the standard language pre MGO 16.23(9)(d)2.a. verbatim. If this is done, all of the previous non-exclusive drainage easements are released and new drainage easements defined by the current proposed Certified Survey Map.
21. The Certified Survey Map shall grant Public Sidewalk Easements along the westerly side of this site if any of the proposed public sidewalk for the proposed site plan meanders beyond the sidewalk easement per Document No. 3008952.
22. Correct the spelling of Wisconsin in the header of each sheet.
23. Add recorded as chord bearings to curve nos. 1 and 8. Also add recorded as chord length to curve no. 8.
24. Place a width varies for Research Park Blvd for the westerly portion that is not a consistent width.

25. The proposed street name of Innovation is not approved. That street name already exists elsewhere in the 911 jurisdictional area. Submit alternative street name suggestions for review and approval to Lori Zenchenko (Lzenchenko@cityofmadison.com).
26. The distance to the point of beginning (POB) is incorrect. Review and revise accordingly on map and in legal description. Label the POB on the map.
27. 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.
28. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject plat, one (1) digital CADD drawing and one (1) signed copy of the final plat 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).

*NOTE: This transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The developer/surveyor shall submit new updated final plat, electronic data and a written notification to Engineering-Mapping for any changes to the plat which occur subsequent to any original submittal of data and prior to final sign off.

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

29. Approval of CSM does not constitute approval of access beyond Right In/Right Out at the intersection of proposed Innovation Drive and Whitney Way. Once a Traffic Impact Analysis has been received and approved by Traffic Engineering, a determination will be made if any additional access will be granted at the intersection of proposed Innovation Drive and Whitney Way.

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

30. All public water mains and water service laterals shall be installed by a standard City subdivision contract/ City- Developer agreement. Applicant shall contact City Engineering Division to schedule the

development of plans and the agreement. See City Engineering Division comments for additional information.

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

31. As part of the applicant's stated evolution towards accommodating transit-accessibility in the University Research Park, both this proposed new street and intersection - as well as existing streets on both sides of Whitney Way - should be updated to provide bus stop zones that comply with the accessibility requirements contained in the Americans with Disabilities Act. These requirements generally anticipate public sidewalks and curb ramps along transit-accessible streets, including wheelchair boarding surfaces between the sidewalk and curb at bus stop zones themselves.

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:

32. Revise name of Lessee to read Exact Sciences Corporation.
33. The 2017 real estate taxes are not paid for the subject property. Per 236.21(3) Wis. Stats. and Madison General Ordinances 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. Receipts from the City of Madison Treasurer are to be provided before or at the time of sign-off. Payment is made to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, WI 53701.
34. There are no special assessments reported. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to Madison General Ordinance Section 16.23(5)(g)1.
35. 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 (August 9, 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.
36. The owner shall email the document number of the recorded CSM to Heidi Radlinger as soon as the recording information is available.
37. Revise the CSM prior to final approval and recording as follows:
 - a.) Ensure accuracy of document number for the sanitary sewer easement.
 - b.) Depict and dimension all existing improvements located within the CSM boundary.
 - c.) Judgments levied against the lands within the CSM boundary shall be satisfied, with proof of satisfaction provided prior to CSM approval sign-off

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

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
Eric Halvorson, Traffic Engineering Division
Tim Sobota, Metro Transit
Adam Wiederhoeft, Madison Water Utility
Heidi Radlinger, Office of Real Estate Services