



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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

June 20, 2018

Chris Adams
Williamson Survey & Associates, LLC
104A W Main Street
Waunakee, Wisconsin 53597

RE: ID 51555 | LNDSCM-2018-00016 – Certified Survey Map – 1104 John Nolen Drive

Dear Mr. Adams;

The one-lot Certified Survey Map combining property located at 1104 and 1120 John Nolen Drive, Sections 36 & 25, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The subject property is zoned SE (Suburban Employment 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 Engineering Division at (608) 267-1995 if you have questions regarding the following two (2) items:

1. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering 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 (2) working days prior to requesting City Engineering signoff. (MGO16.23(9)(d)(4))
2. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the applicant shall contact either Tim Troester at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley at 608-261-9127 (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). (POLICY)

Please contact Jeff Quamme of the Engineering–Mapping Section at (608) 266-4097 if you have any questions regarding the following eighteen (18) items:

3. Remove references to private Storm Easement per Doc No's 5067563, 5069311 and 5119731 as Doc No. 5204614 restated and replaced those documents. Also 5204614 shall be amended and recorded post CSM recording to include all of the lands within this proposed CSM.
4. Sheet 5, Note 2, correct typo of Plumbing.

5. Provide dimensions to locate the Public Water Main Easements per CSM No. 2358 and 5056 at the southeast end of the Certified Survey Map. Also provide the note from CSM 2358 of no grade change of 0.5 feet shall be made without the approval of the Madison Water Utility.
6. Provide a dimensioned detail of the Permanent Limited Easement per CSM 10795 for Bike path at the southeast end of this Certified Survey Map.
7. Show "No Access" on the map along the entire John Nolen Drive frontage on Sheet 1.
8. Add the 30' Wide Public Sanitary Sewer Easement that is conterminous with the Access Easements adjacent to John Nolen Drive. Dimension this entire easement area on the CSM or provide a separate detail.
9. Provide "Recorded as" information on the external boundary as required by Statute.
10. The area described in strip 1 of MG&E Right of Way per Doc No 1962306 is shown incorrectly. It lies over the north 10 feet of current Lot 1 of CSM 10795.
11. Add the additional area of the 30' Public Sanitary Sewer Easement as set forth by Certified Survey Map No. 5056. It extends over 250 feet further to the east than currently shown. Show and dimension and identify the separate easement areas by different documents.
12. The fourth bullet under Note 2 on sheet 5 revise the text of Common Ownership and replace it with the text "Doctrine of Title Merger".
13. Provide a dimension to locate the 10' right of way to MG&E per Document No. 3688667.
14. Remove the reference to Access Easement per Doc No 1514548 as Doc No. 5119732 restated and replaced the document.
15. Remove the references to Joint Driveway Easement per Doc No's 5067564, 5069312 and 5070280 as Doc No. 5119733 restated and replaced those documents.
16. Show and label the Storm Sewer Easement area per Doc No 1067051 on Detail A on sheet 1.
17. 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.
18. The Applicant shall submit to Jeff Quamme, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing and one (1) signed copy of the final plat/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:

a. Right-of-Way lines (public and private)

b. Lot lines

c. Lot numbers

d. Lot/Plat dimensions

e. Street names

f. 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.

19. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM must be submitted to 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 sign-off. Electronic mail submittal of the FINAL Plat or CSM in PDF form is preferred. Transmit to jrquamme@cityofmadison.com

20. 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 GEO so that the Accela 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 (608) 266-6558 if you have any questions regarding the following six (6) items:

21. A Consent of Lessee shall be included for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.

22. 2017 real estate taxes are owed the subject property. 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 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

23. As of the date of this letter there are no special assessments reported. All special assessments shall be paid in full pursuant to MGO Section 16.23(5)(g)1.
24. Pursuant to Madison City Ordinance 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 (12/13/207) submitted with the CSM application and include associated documents that have been recorded since the initial title report. Surveyor shall update the CSM with the most recent information reported in the title update.
25. The owner shall email the document number of the recorded CSM to Heidi Radlinger as soon as the recording information is available.
26. Correct spelling of Representative on Sheet 4. Correct spelling of Plumbing and Declaration on Note 2 of Sheet 5. Remove letter S from the word Managements on last bullet item.

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 June 19, 2018.

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 (608) 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 (608) 243-0554.

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Sincerely,

A handwritten signature in black ink, appearing to read "Sydney Prusak". The signature is fluid and cursive, with a large initial "S" and a long, sweeping underline.

Sydney Prusak
Planner

cc: Tim Troester, Engineering Division
Jeff Quamme, Engineering Division–Mapping Section
Heidi Radlinger, Office of Real Estate Services
Sally Sweeny, Assessor's Office