



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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January 9, 2020

Wade Wyse and Julius Smith
Wyser Engineering
312 E Main Street
Mount Horeb, Wisconsin 53572

RE: LNDCSM-2019-00044; ID 57818 – Certified Survey Map – 910 Oscar Avenue (910 Mayer, LLC)

Gentlemen;

On December 9, 2019, the City of Madison Plan Commission **conditionally approved** your four-lot Certified Survey Map of property located at 910 Oscar Avenue in Section 31, Township 8N, Range 10E, City of Madison, Dane County, Wisconsin. The property is zoned IG (Industrial–General 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 January 7, 2020.

The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are *[all phone numbers in 608 area code]*:

Please contact Brenda Stanley of the City Engineering Division at 261-9127 if you have questions regarding the following two (2) items:

1. A minimum of two (2) working days prior to requesting City Engineering Division 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).
2. The property is an open contaminant site with the Wisconsin Department of Natural Resources (WDNR) (BRRTS #02-13-580721, 02-13-580722, and 02-13-580723). Submit proof of coordination with the WDNR to remediate the site and address residual contaminant concerns associated with the proposed site plan (e.g. vapor mitigation, soil management, dewatering).

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

3. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, parking, utilities, common areas, storm management and storm water drainage that are

necessary to accomplish the land division as proposed prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the CSM recording.

4. There appears to be a hydrant outside of the existing City Utility Easement area near or at the intersection of vacated Roth Street and vacated Packers Avenue. If confirmed to be true, grant a new public water main easement on the face of the CSM. Please contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 266-4097) to receive the appropriate easement terms/conditions language for inclusion on this CSM.
5. The applicant shall grant a 25-foot radius corner Public Sidewalk Easement at the intersection of Oscar Avenue and Commercial Avenue to encompass the sidewalk at that corner. Also, confirm that the sidewalk along Commercial Avenue is within the right of way. If not, provide a Public Sidewalk Easement one-foot behind the existing sidewalk. Contact Jeff Quamme for the required easement terms and conditions.
6. Consideration should be made to remove the reference to the 20-foot building setback line on sheet 5. Roth Street has been vacated; therefore, a setback to a road is not valid.
7. It is recommended that the owner work with Madison Gas and Electric to have the un-needed easement areas that were set forth in Document No. 1191913 released to clear up title.
8. Remove the portion of the Wisconsin Bell Easement per Document No. 2061488 that lies within recently renamed Oscar Avenue. This was a public right of way at the time of the easement grant; therefore, it is not valid within the public right of way. Also, correct the document number to be "2061488" on all sheets labeling the easement.
9. 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 Jeff Quamme, 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.
10. Prior to final Engineering sign-off by the main office for Certified Survey Maps (CSM), the final 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 (2) working days prior to final Engineering Division sign-off. E-mail submittal of the **final** CSM in PDF form is preferred; transmit to jrquamme@cityofmadison.com.
11. Packers Avenue Service Road has been officially changed to Oscar Avenue. Replace all references on the drawings and in the descriptions to reflect Oscar Avenue.
12. Add to the note for the bridge over the railroad on sheet 7 that Document No. 977551 was modified by Document No. 983420.

13. Correct the access restriction note on sheet 2 that cites the resolution vacating Packers Avenue as Document No. 119190 to Document No. 1191910.
14. Correct the coordinate information for the E 1/4 Corner of Section 31-8-10.
15. Provide closure summaries for the exterior boundary and for the individual lots to Jeff Quamme. (jrquamme@cityofmadison.com)
16. Submit to Jeff Quamme, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the final recorded CSM: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (i.e. all shown on the plat/CSM (including wetland & floodplain boundaries). 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 for any changes subsequent to any submittal.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have questions regarding the following two (2) items:

17. The existing buildings shall comply with IBC 602 and 705.
18. Addresses shall be established and posted for all buildings in accordance with City of Madison standards and ordinances. Addresses off of Aberg Avenue and/or Commercial Avenue may require site improvements and signage to ensure the locations are readily identified.

Please contact Kathleen Kane of the Parks Division at 261-9671 if you have questions regarding the following two (2) items:

19. The following note should be included on the CSM: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued." The Parks Division will be required to sign off on this CSM prior to recording.
20. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the North Park-Infrastructure Impact Fee district. Please reference ID# 19050 when contacting Parks Division staff about this project.

Please contact my office at 261-9632 if you have any questions regarding the following four (4) items:

21. Prior to final approval of the Certified Survey Map for recording, the applicant shall work with Planning and Zoning staff to verify that the yard requirements and maximum lot coverage requirements in the IG zoning district are met for the proposed lots.

22. Prior to final approval and recording, the applicant shall submit a plan and reciprocal land use agreement for approval by the Traffic Engineer, City Engineer and Director of Planning and Community and Economic Development per Section 28.137 of the Zoning Code. The approved plan and agreement(s) shall be recorded in the office of the Dane County Register of Deeds concurrent with the recording of the final CSM.
23. Sheet 12 (“Existing Site Features”) shall be revised to darken the proposed lots lines for clarity purposes.
24. Please include the following note on the final CSM: *“Portions of Lot 1 and 2 are identified as a human burial site (DA-0564) and protected under Wis. Stats 157.70. Any ground disturbing activities must first secure a Request to Disturb from the Wisconsin Historical Society before a building permit will be issued.”* Any questions about this note should be directed to Heather Bailey, Preservation Planner for the City of Madison, at 266-6552.

Please contact Heidi Radlinger of the Office of Real Estate Services at 266-6558 if you have any questions regarding the following seven (7) items:

25. 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). 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.
26. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other option interest, please include a Certificate of Consent for the option holder.
27. 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.
28. The Interim Secretary of the City of Madison Plan Commission is Nan Fey.
29. 2018 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.
30. 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 (March 21, 2019) 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. The owner shall email the document number of the recorded CSM to Heidi Radlinger as soon as the recording information is available.

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.

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
Jeff Quamme, City Engineering Division—Mapping Section
Matt Tucker, Zoning Administrator
Bill Sullivan, Madison Fire Department
Kathleen Kane, Parks Division
Heidi Radlinger, Office of Real Estate Services
Heather Bailey, Planning Division