



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4635
www.cityofmadison.com

February 8, 2021

Noa Prieve
Williamson Surveying & Associates, LLC.
104A W Main Street
Waunakee, Wisconsin 53597

RE: LNDCSM-2020-00051; ID 63479 – Certified Survey Map – 4800 Voges Road (T-Bird Holdings, LLC)

Dear Mr. Prieve;

The three-lot, two-outlot Certified Survey Map of property generally addressed as 4800 Voges Road, Section 27, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The 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 twelve (12) items:

1. A note shall be added to the CSM stating that each lot is responsible for compliance with the requirements of MGO Chapter 37 with regard to stormwater management at the time of development.
2. Enter into a City/ Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement.
3. Outlots 1 and 2 are platted in a way that creates excessive street frontages along Galleon Run. The developer shall be responsible for: the west half of Galleon Run costs from Voges Road to north lot line of Outlot 2; full roadway costs of Galleon Run north of Outlot 2; and full roadway costs of Street "A". The City will be responsible for: the east half of Galleon Run roadway costs from Voges Road to north lot line of Outlot 2. The City responsibility for green way and storm water management frontages is limited to pavement structure, curb and gutter, sidewalk, and terrace restoration. The City may elect to do an equivalent amount of work elsewhere on the project to facilitate coordination of and efficient division of work.
4. Construct four feet of pavement, curb and gutter, terrace, and sidewalk along Voges Road along CSM limits according to plans approved by the City Engineer.
5. Construct Madison standard street, multi-use path, and sidewalk improvements for all streets within the CSM.

6. Make improvements to Voges Road in order to facilitate ingress and egress to the development as required by City Engineer.
7. Confirm that adequate sight distance exists where public streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make the mitigating improvements as required by the City. Caution - The improvements indicated may require right of way outside of the CSM.
8. 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.
9. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to City Engineering sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. This property is subject to Sanitary Connection charges for the Voges Sanitary Sewer District rate \$10/1,000 square feet for all developable lands draining towards Voges Road.
10. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM, contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) 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 and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
11. A Phase 1 environmental site assessment (per ASTM E1527-13), is required for lands dedicated to the City. Provide one (1) digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Brynn Bemis (267-1986, bbemis@cityofmadison.com).
12. Submit a soil boring report that has been prepared by a Professional Engineer to the City Engineering Division two weeks prior to recording the CSM, which indicates the 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 CSM, as determined necessary by the City Engineer.

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 266-4097 if you have questions regarding the following thirteen (13) items:

13. Grant a 10-foot wide Permanent Limited Easement for grading and sloping along Voges Road. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 608-266-4097) for easement language.
14. The applicant shall dedicate an additional 7 feet of right of way along the north side of Voges Road.

15. No vehicular access shall be permitted to/from Lot 1 to Voges Road. The restriction shall be included in a note and shown graphically on the CSM.
16. Coordinate and request from the utility companies serving this area the easements required to serve the lots in this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.
17. The No Vehicular Access Restriction set forth in Document No. 2288889 shall be delineated and noted along the southwesterly CSM boundary (being labeled lines L-2, L-3 and L-4).
18. 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 (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com).
19. Prior to Engineering final sign-off by main office for Certified Survey Maps, the final CSM shall be submitted in PDF format by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
20. Provide a name for Street A to Lori Zenchenko of E.ngineering Mapping prior to final sign off for approval of the name. Submit naming suggestion to LZenchenko@cityofmadison.com.
21. Correct the dimension between the irons dimensioned along the north line of Lot 2 as 266.67, corrected to be 286.37'. The surveyor shall check the square footages of the lots and outlots, as several are not computing very well. Provide closure reports along with the required CADD information to assure accurate closures and lot and outlot areas. Also, correct the spelling of 'Ordinance' in the Surveyor's Certificate.
22. Show and label CSM Nos. 10472 and 12838 on the south side of Voges Road. Change the Highway 51 label to "US Highway 51" and add "Dutch Mill Road" to the same label.
23. Outlot 1 and Outlot 2 shall be noted as "Dedicated to the Public for Stormwater Management Purposes".
24. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to Zoning and Building Inspection staff prior to issuance of building permits for new construction or an early start permit.
25. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject CSM, 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 (including wetland and floodplain boundaries).

*This transmittal is a separate requirement than the required submittals to 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 submittal.

Please contact Sean Malloy of the Traffic Engineering Division at 266-5987 if you have any questions regarding the following item:

26. Construct Madison standard street, multi-use path, and sidewalk improvements for all streets within the CSM.

Please contact Jeff Belshaw of the Madison Water Utility at 267-8735 if you have any questions regarding the following two (2) items:

27. The developer shall construct the public water distribution system and services required to serve the proposed CSM per MGO 16.23(9)(d)(3).

28. All public water mains and water service laterals shall be installed by a standard City subdivision contract/ City-Developer agreement. The applicant shall contact the City Engineering Division to schedule the development of plans and the agreement.

Please contact Melissa Hermann of the Office of Real Estate Services at 264-9297 if you have any questions regarding the following eleven (11) items:

29. Prior to approval sign-off by the Office of Real Estate Services ("ORES"), the Owner's Certificate(s) on the CSM 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 or authentication attorney at the time of execution. The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report. When possible, the executed original hard stock recordable CSM shall be presented at the time of ORES approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.

30. 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. If the CSM is signed electronically, a PDF of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.

31. 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.

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

33. Please add the name of the current Secretary to the City of Madison Plan Commission certificate: Matthew Wachter.
34. 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._____.

Kristi Chlebowski, Register of Deeds

35. As of January 22, 2021, the 2021 real estate taxes are due and payable 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. 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.
36. As of January 22, 2021, there are special assessments reported. All known special assessments are due and payable prior to CSM approval sign-off pursuant to MGO Section 16.23(5)(g)1.
37. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Melissa Hermann in City's Office of Real Estate Services (mhermann@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 (December 3, 2020) 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. Staff reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.
38. Depict and dimension public easements for utilities and storm water drainage rights-of-way to be dedicated on the proposed CSM where necessary.
39. No farming or use of lands to be dedicated to the public for Park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered by ORES. If the lands within the CSM boundary are farmed agricultural lands, the applicant shall enter into a lease with the City for those lands to be dedicated and/or conveyed to the City through CSM recording. Please contact a Real Estate Specialist with ORES to discuss the potential lease terms. Said leases are authorized by Resolution 13-00247, adopted April 16, 2013.

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 approved by the Common Council at its February 23, 2021 meeting.

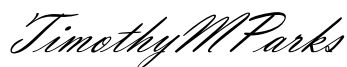
In order to commence the process for obtaining the necessary City signatures on the Certified Survey Map, the applicant shall e-mail the revised CSM, updated title report, and any other materials required by reviewing agencies to the reviewing planner. The reviewing planner will share the updated materials with the relevant commenting City agencies for them to verify that their conditions have been satisfied and that the secretary or designee may sign the Plan Commission approval certificate. Once the Plan Commission certificate is executed, the Planning Division will transmit the CSM to the City Clerk's Office for execution of the Common Council certificate.

Once all of the necessary City signatures have been affixed to the Certified Survey Map, the instrument will be returned electronically to the applicant by the Planning Division for printing and recording at the Dane County Register of Deeds Office. For information on recording procedures and fees, please 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
Chris Petykowski, City Engineering Division
Jeff Quamme, City Engineering Division—Mapping Section
Sean Malloy, Traffic Engineering Division
Jeff Belshaw, Madison Water Utility
Melissa Hermann, Office of Real Estate Services