



Department of Planning & Development
Planning Unit

Website: www.cityofmadison.com

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November 30, 2005

Michelle Burse
Burse Surveying & Engineering, Inc.
1400 E. Washington Avenue, Suite 158
Madison, Wisconsin 53703

RE: Preliminary Plat, Lokre Development and Certified survey map – 5818-5830 Femrite Drive

Dear Mr. Burse:

The preliminary plat and two-lot certified survey of the Lokre Development property located at 5818-5830 Femrite Drive, Section 34, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, was **conditionally approved** by the Plan Commission on November 21, 2005. A resolution approving the preliminary plat and authorizing the City to sign the CSM and any other documents related to the proposed land division was adopted by the Common Council on November 29, 2005. The site is zoned M1 (Limited Manufacturing District).

The conditions of approval from the reviewing agencies for the proposed subdivision are:

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following eight items:

1. Lot 2 of proposed CSM has no sanitary sewer available without a sanitary sewer main extension or a sanitary lateral across Lot 1. CSM shall be revised with a sanitary sewer easement to provide sanitary sewer service to Lot 2.
2. Arrows shall be added to the certified survey map indicating the direction of drainage for each property line not fronting on a public street. In addition, the certified survey map shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the certified survey map.
 - a. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
 - b. All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.
3. If the lots within this certified survey map are inter-dependent upon one another for storm water runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the

rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the certified survey map and recorded at the Dane County Register of Deeds.

4. 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 the Madison General Ordinances in regard to storm water detention at the time they develop."
5. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference **City of Madison NAD 1927 Coordinates** on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established NAD 1927 Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division web site for current tie sheets and control data. If a surveyor encounters an area without a published NAD 1927 value, contact Engineering Division for this information.
6. In accordance with Section s.236.34(1) (c) which says a CSM shall be prepared in accordance with s.236.20(2) (c) & (f), Wisconsin Statutes, the Applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (site Register of Deeds recording data) and easements that are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements.
7. 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 or CSM. Note: Land tie to two PLS corners required.
8. The Applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat to the Mapping/GIS Section of the Engineering Division. The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums and be consistent with previous formats delivered to the City by the Applicant and contain the minimum of the following, each on a separate layer name/level number: 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 Bob Arseneau 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.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following six items:

9. The applicant shall enter into a subdivision contract or developer's agreement for the street reconstruction to accommodate the plat. The reconstruction of the streets and sidewalk shall be subject to the plans and specifications of the City Traffic Engineer and City Engineer.

10. The applicant shall contact the Department of Planning and Development to comply with MGO Sec. 16.23(3)(d) – Highway Noise Land Use Provisions policies and ordinances. [Author’s note: This matter was addressed on the previous reviews; the Planning Unit does not require any additional review for this matter.]
11. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
12. The attached Street Lights & Traffic Signal declaration of conditions and covenants shall be executed and returned.
13. The applicant shall show Wisconsin Department of Transportation’s (WDOT) requirement for the building setback requirement.
14. The following access restriction shall be noted on the face of this CSM: “No Access shall be granted along the westerly right of way line of Interstate 39&90.”

Please contact John Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following two items:

15. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. Note: Lot 2 will require fire access per Comm. 62.0509 and MGO 34.19 at time of any construction or outside storage of combustibles.
16. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least two fire hydrants. Distances are measured along the path traveled by the fire truck as the hoselay off the truck. See MGO 34.20 for additional information.

Please contact Si Widstrand, Parks Division, at 266-4711 if you have questions about the following item:

17. The 30-foot planting strip along the Interstate should also be designated as a public trail easement.

Please contact my office at 261-9632 if you have questions about the following item:

18. That the Plan Commission grant a variance to the required minimum lot frontage on an approved public street as stipulated in the Subdivision Regulations. The applicant shall be responsible for receiving any necessary approvals from the Zoning Administrator and/ or Zoning Board of Appeals as required under the Zoning Ordinance prior to final approval of the accompanying Certified Survey Map.

Please note that the City Real Estate Office is reviewing the report of title provided with this survey and may have comments. That office will send any comments to you by fax. If you have any questions, please contact Jeff Ekola at 267-8719 for more information.

As soon as the comments and conditions have been satisfied as verified with a completed affidavit form (enclosed), 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.

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Upon acceptance and recording of the certified survey map by the Dane County Register of Deeds, please transfer the recorded volume, document number, and page numbers to the copies and forward a copy to this office for our records.

The original survey map with the recording information is permanently kept on file in the Dane County Register of Deeds Office. A copy of the recorded document can be obtained from the Register of Deeds Office, Room 110, City-County Building or the Real Estate Office in the Madison Department of Planning and Development.

Any appeal from this action, including the conditions of approval, must be filed with the Circuit Court within thirty (30) days from the date of this letter. The approval of this CSM shall be null and void if not recorded in two years from the date of the approving resolution. If you have any questions or if you may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Gary Dallmann, Engineering Division
John Leach, Traffic Engineering
Si Widstrand, Parks Division
John Lippitt, Madison Fire Department
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations