



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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January 16, 2008

Mike Marty
Calkins Engineering, Inc.
5010 Voges Road
Madison, Wisconsin 53718

RE: File No. LD 0733 – Certified survey map – 1022 W. Johnson Street/ 301-309 N. Mills Street
(John Leja)

Dear Mr. Marty:

The one-lot certified survey of your client's property located at 1022 W. Johnson Street/ 301-309 N. Mills Street, Section 23, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site was recently rezoned PUD-GDP-SIP.

The conditions of approval from the reviewing agencies for the CSM are:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following ten conditions:

1. Please clarify what specific horizontal (bearing reference) and vertical datums are being used for this Certified Survey Map.
2. Identify the Point of Beginning on the Sheet 1 of 5.
3. Johnson Street as shown shall be revised to "W. Johnson Street."
4. Identify the existing right of way width of adjoining Conklin Place.
5. Consistent with the property to the west, the developer shall dedicate a 3-foot wide sidewalk easement along W. Johnson Street.
6. A minimum of two working days prior to requesting City Engineering signoff on the CSM, the applicant shall contact Janet Dailey (261-9688) 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).

7. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Please contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.
8. 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 CSM. Note: Land tie to two PLS corners required.
9. 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 (cite Register of Deeds recording data) and easements that are being conveyed by the CSM. Identify the owner and/or benefiting interest of all easements.
10. Prior to Engineering final sign-off by 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 working days prior to final Engineering Division sign-off. E-mail of the final CSM in PDF form is preferred. Please transmit to epederson@cityofmadison.com.

Madison Gas & Electric requests that the existing easement along the eastern edge of existing platted Lots 9-11 be maintained as shown on the attached exhibit.

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.

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.

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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 **six (6) months** from the date of the approving resolution. 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: Janet Dailey, Engineering Division
Jeff Ekola, Real Estate Development Unit
Norb Scribner, Dane County Land Records and Regulations