



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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September 10, 2009

Peter F. Wood  
Strand Associates, Inc.  
910 W. Wingra Drive  
Madison, Wisconsin 53715

RE: File No. LD 0931 – Certified survey map – 3314-3326 Agriculture Drive (Danisco USA, Inc.)

Dear Mr. Wood:

The one-lot certified survey combining your client's property generally located at 3314-3326 Agriculture Drive, Section 27, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned M1 (Limited Manufacturing District). The conditions of approval from the reviewing agencies to be satisfied before final approval and recording of the CSM are:

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

1. The 20-foot wide exclusive permanent limited easement for future access, grading and maintenance of slope and 30-foot planting strip identified within proposed Lot 1 are both existing per the Rhodia Plat, Document No. 3806843 and shall be labeled accordingly.
2. It is suggested that the CSM perimeter boundary line work be heavier/ bolder to better identify the proposed boundary and clarify the intent of non-inclusion of the city owned Outlot 1, Rhodia Plat wetlands property.
3. The note "existing Stormwater Management Area for the improvement of Lot 8" shall be revised to read "existing Stormwater Management Area for existing development on Lot 8 as of 9/1/09".
4. Revise the "Permanent Limited Easement" to read "Permanent Limited Easement for Public Storm Sewer".
5. A minimum of 2 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).
6. 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.
7. Prior to Engineering final sign-off by main office for Certified Survey Maps (CSM), 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. Electronic mail submittal of the final CSM in PDF form is preferred. Please transmit to [epederson@cityofmadison.com](mailto:epederson@cityofmadison.com)

8. City of Madison Environmental Project Staff is not aware of any land dedications required for this CSM. As a result, a Phase 1 Environmental Site Assessment (ESA) **will not** be required of the applicant. If Right of Way is dedicated as a result of the project, the applicant shall notify Brynn Bemis (608.267.1986) to determine if a Phase I ESA will be required.

**Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have questions about the following item:**

9. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21. The Water Utility will not need to sign off the final plans, but will need a copy of the approved plans.

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

**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 October 6, 2009.**

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.

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 need any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,

Timothy M. Parks  
Planner

cc: Janet Dailey, City Engineering Division  
Dennis Cawley, Madison Water Utility  
Jeff Ekola, Office of Real Estate Services  
Norb Scribner, Dane County Land Records and Regulations