



Department of Planning & Community & Economic Development
Planning Division

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April 1, 2009

Chris Adams
Williamson Surveying & Associates
104A W. Main Street
Waunakee, Wisconsin 53597

RE: File No. LD 0904 – Consideration of a three-lot Certified Survey Map (CSM) of 37.9 acres of property owned by McAllen Properties Madison, LLC and located at 3901 Hanson Road.

Dear Mr. Adams:

The Plan Commission, meeting in regular session on March 23, 2009, **conditionally approved** your client's three-lot certified survey of property located at 3901 Hanson Road. The conditions of approval from the reviewing agencies for the CSM to be satisfied prior to recording are:

Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following thirteen (13) conditions:

1. Identify the existing 15-foot wide public water main easement similar to how the existing public sanitary sewer easement references the CSM 10768 as Document No. 3725419 that created both easements.
2. CSM 10768 created a 15 feet wide grading easement along Hanson Road. Further clarify this easement as an existing 15-foot public grading and sloping easement. Delete reference to the "NEW" 10-foot wide permanent limited easement along the south right of way line of Hanson Road.
3. The applicant shall dedicate right of way for a cul-de-sac at the end of Monument Lane with a minimum diameter of 120-feet and reverse curves with a minimum radius of 50 feet (100 feet if bulb is offset).
4. Lot 1 of the proposed CSM is not being provided sanitary sewer service under the current lot configuration. The applicant shall dedicate a 20-foot wide public sanitary sewer easement on Lot 3 or Lot 2 prior to serve Lot 1.
5. The developer shall enter into a City/ Developer agreement for the installation of public improvements required to serve this CSM. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this CSM without the agreement executed by the developer.
6. The developer shall construct Madison Standard street improvements for all streets within the CSM.
7. 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.

8. 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 management at the time they develop."
9. A minimum of two working days prior to requesting City Engineering Division 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).
10. 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.
11. 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.
12. 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.
13. 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 contact John Leach, Traffic Engineering Division, at 267-8755 if you have questions about the following three items:

14. The applicant shall provide for a cul-de-sac on Monument Lane according to City design standards.
15. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
16. There will be restricted access for Lot 1 of the CSM as follows: only one driveway approach shall be granted on Hanson Road as determined by the City Traffic Engineer. The applicant shall graphically note this restriction on the face of the final CSM.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following item:

17. Provide a 75-foot protective buffer from the wetlands pursuant to Madison General Ordinances 37.09(3)(h) and the Wisconsin Administrative Code (NR 103.04)

Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have any questions regarding the following two items:

18. The developer shall extend the public water main in Hanson Road to the east end of the proposed CSM either by standard City Developer's Agreement/Subdivision Improvement Contract or by a standard City Assessment Reimbursement Agreement.
19. In accordance with MGO 13.21, all operating wells shall be identified and permitted by the Water Utility and all unused private wells shall be abandoned.

Please contact Tom Maglio, Parks Division, at 266-4711 if you have questions about the following three items (see attached exhibit for additional information):

20. The developer will be required to provide a 15-foot wide bike trail easement starting at the southwest corner of the parcel and heading north to Monument Lane, which will result in a total of 30' of easement considering the parcel to the west that already has a 15-foot easement along the west property line.
21. The developer will be required to provide 30-foot bike trail easement over the existing city sanitary sewer and/or other sewer easement that runs adjacent to the wetlands along the south and east property line, heading north to Hanson Road. The bike trail easement should not be on platted wetlands.
22. The developer shall install the gravel base for the bike trail, centering it on the easement along the southern and eastern property lines. The gravel base is to be 12 feet wide and 9 inches deep.

Please contact Scott Strassburg, Madison Fire Department, at 261-9843 if you have any questions regarding the following item:

23. Provide Lot 3 with fire access constructed of concrete or asphalt designed to support a minimum of 85,000 lbs. prior to construction of any building or structure.

Please contact my office at 261-9632 if you have questions about the following five Planning Division conditions:

24. That the reservation for the future extension of Monument Lane east and north from its current terminus in the Monument Center subdivision to Hanson Road is hereby removed.
25. That the applicant dedicate and construct a permanent cul-de-sac at the eastern terminus of Monument Lane on Lot 3 of the proposed Certified Survey Map. The radius of the cul-de-sac and the specifications for its construction shall be determined by the City Engineering Division prior to final approval of the CSM for recording.
26. That the floodplain on the CSM be revised to reflect the floodplain shown on the 2008 FEMA floodplain maps.

27. That the Project Design Criteria currently of record for this property be amended to include all three lots of the proposed subdivision. A copy of the current criteria shall be submitted for Planning Division review to determine whether any added or modified provisions are necessary to govern future development of the three lots proposed. The amended criteria shall be approved by the Planning Division director prior to recording of this CSM.
28. That a note be placed on the CSM requiring installation of the approved perimeter landscaping plan at the time Lot 1 development commences, as required by the Planning Division director.

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 March 31, 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 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, City Engineering Division
John Leach, Traffic Engineering Division
Pat Anderson, Assistant Zoning Administrator
Scott Strassburg, Madison Fire Department
Tom Magio, Parks Division
Dennis Cawley, Madison Water Utility
Jeff Ekola, Office of Real Estate Services
Norb Scribner, Dane County Land Records and Regulations