



Department of Planning & Community & Economic Development
Planning Division

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June 21, 2011

Sean Walsh
Mead & Hunt, Inc.
6501 Watts Road
Madison, Wisconsin 53719

RE: File No. LD 1114 – Certified survey map – 2502 Anderson Street (Dane County)

Dear Mr. Walsh;

The two-lot certified survey of your client's property located at 2502 Anderson Street, Section 30, Township 8N, 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 nineteen (19) conditions:

1. An agreement regarding maintenance and ownership of the proposed stormwater treatment facility shall be created and recorded at the Dane County Register of Deeds prior to approval.
2. The proposed storm sewer and street realignment affect existing local storm sewer within the existing Grimm Street right of way and an existing triple culvert crossing of the existing Grimm Street. The development agreement shall include the construction of new storm sewer as necessary to reroute the system including the proposed stormwater treatment facility.
3. The applicant shall show the existing 15-foot wide sanitary sewer easement on proposed Lot 1, per Document Number 1416719.
4. The applicant shall confirm the elevation of the sanitary manhole being connected to and the elevations of the manhole that are being proposed. Of concern is how proposed Lot 1 will be provided with sanitary sewer.
5. Sanitary sewer profiles along the proposed new route shall be generated to determine the feasibility of the proposed design.
6. The proposed vacation of Swanson Street shall provide easement and access rights to the existing sanitary sewer force main.
7. The developer shall review the proposed street geometrics with the City Engineer and the City Traffic Engineer to determine if any additional improvements are required to Anderson Street and shall dedicate any additional right of way if required.
8. The proposed vacation of Swanson Street shows a new turf berm near the existing public utilities. The berm shall not be located on top of the existing utilities as it would cause additional hardship for maintenance and access.

9. The pending resolution vacating portions of Grimm Street and all of Swanson Street north of Anderson Street shall be approved by the Common Council and recorded prior to recording of the Certified Survey Map. The recording of the street vacation resolution shall retain and memorialize all necessary Public easements (i.e. utilities, access) the City of Madison requires to maintain remaining public infrastructure contained within the resultant development site. The CSM should make reference to the recorded document number of this street vacation resolution.
10. It is apparent that the underlying platted lot lines dictated the CSM boundary as currently drafted and presented. The proposed Lot 1 boundary shown on this CSM overlaps two existing long-term (75 years) lease boundaries. The lessor in both instances is Dane County. Lessee on the western portion of proposed Lot 1 is the International Lane Office Center Partnership (ILOCP) and the lessee along the north line of proposed Lot 1 is the Great Lakes Higher Education Center (GLHEC). The City Engineering Division and Office of Real Estate Services suggest and recommend to Dane County that they include these existing "whole" lease parcels within the CSM boundary as separate lots. Conceptually resulting in Lot 1 configured to match the entire existing ILOCP lease which is understood to remain the same. Lot 2 could be configured to match what is intended to be an amended GLHEC lease. GLHEC lease will be amended to allow for additional surface parking Dane County intends to build for GLHEC to remedy the resultant GLHEC reduction in existing parking stalls due to the proposed Grimm Street relocation. Lot 2 as shown on the preliminary submittal would not change in configuration or size, simply changed to Lot 3 designation.
11. The legal description contained within the Surveyor's Certificate contains a typographical error in the spelling of "Dane" County.
12. The applicant shall enter into a City/ Developer agreement for the improvements required for this CSM. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this CSM without the agreement executed by the developer.
13. The developer shall construct Madison Standard street improvements for all streets within the CSM.
14. Prior to recording the CSM, the applicant shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: detain the 2 & 10-year storm events; control 80% TSS (5 micron particle), and; provide oil & grease control from the first 1/2" of runoff from parking areas. Stormwater management plans shall be submitted to and approved by City Engineering prior to signoff.
15. Effective January 1, 2010 The Wisconsin Department of Commerce's authority to permit commercial sites for stormwater and erosion control has been transferred to the Wisconsin Department of Natural Resources (WDNR). As this site is greater than one (1) acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the WDNR, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The City of Madison cannot issue an erosion control and stormwater management permit until concurrence is obtained from the WDNR.
16. A minimum of 2 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 subdivision 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).
17. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering Division signoff.

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 condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering Division. 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.
19. City of Madison Environmental Projects Staff have reviewed the subject site and determined that a Phase I ESA **will** be required of the applicant. The applicant shall provide 1 digital and 2 hard copies of an ASTM Phase I ESA prepared by an environmental professional. Staff review of this Phase I ESA will determine if a further investigative Phase II ESA is also required. Please submit any relevant Phase I and Phase II ESAs to Brynn Bemis (267-1986, bbemis@cityofmadison.com) for further review.

Please contact Bryan Walker, Traffic Engineering Division, at 267-8754 if you have questions about the following six (6) items:

20. The applicant will need to enter into a private developer's contract for a number of transportation projects required to serve the new lots and streets.
21. The applicant shall widen Anderson Street at the intersection of Grimm Street to provide added left turn lanes on Anderson Street into Grimm and Pankratz streets. Portions of this intersection may need to be reconstructed for new crosswalks and added capacity for pedestrians and bicyclists.
22. The applicant shall be responsible for the installation of traffic signals at the intersection of Anderson and Grimm streets to serve the development, per the City's plans and specifications.
23. The applicant shall post a deposit and reimburse the City for all costs associated with any modifications to adjacent traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
24. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
25. The applicant shall execute and return 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.
26. The applicant shall note the following access restrictions on the CSM:
- a.) No access shall be granted along the easterly right-of-way line of N. Pleasant View Road;
 - b.) No access shall be granted along the northerly right-of-way line of Elderberry Road from Samuel Drive westerly to N. Pleasant View Road.

Please contact Bill Sullivan, Madison Fire Department, at 261-9658 if you have any questions regarding the following note:

27. Note: Coordinate the readdressing of parcels and sites currently addressed off of Swanson Street.

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

28. Note: 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 MGO13.21.

Please note that the City's 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 will be approved by the Common Council on July 5, 2011. The ordinance vacating portions of Grimm Street and all of Swanson Street is scheduled to be heard by the Common Council the same night (Legislative File 22684). Approval of this Certified Survey Map is contingent upon the approval and recording of said vacation ordinance.

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

Prior to City Engineering final sign-off by the main office of the CSM, the final CSM shall be submitted to the 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 signoff. E-mail submittal of the final CSM in PDF form is preferred. Transmit to epederson@cityofmadison.com.

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 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 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: Janet Dailey, City Engineering Division
Bryan Walker, Traffic Engineering Division
Bill Sullivan, Madison Fire Department
Jeff Ekola, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations