



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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June 6, 2011

Michelle Burse
Burse Surveying & Engineering, Inc.
1400 E. Washington Avenue, Suite 700
Madison, Wisconsin 53703

RE: File No. LD 1115 – Certified survey map – 4002 Nakoosa Trail (Porchlight/ Madison Water Utility)

Dear Ms. Burse;

The one-lot certified survey combining property located at 4002 Nakoosa Trail, Section 33, Township 8N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned C2 (General Commercial 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 four (4) conditions:

1. Show the 42-foot Wisconsin Department of Transportation setback on the face of the CSM.
2. 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).
3. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to 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.
4. 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.

Please contact Bryan Walker, Traffic Engineering Division, at 267-8754 if you have questions regarding the following two (2) conditions:

5. The applicant shall show the 42-foot setback required by the Wisconsin Department of Transportation along N. Stoughton Road/ US Highway 51. Contact David Kreitzmann at WisDOT at 516-6497 for information on and approval of this setback.
6. The applicant shall contact the Planning Division to comply with MGO Sec. 16.23(3)(d), Highway Noise Land Use Provisions policies and ordinances. [Author's Note: Because a subdivision of land is not proposed with this CSM, the application of these provisions is not required. However, a condition was placed on the approval of the related conditional use application for this address that required a note be added to the final plans acknowledging the presence of existing and future high levels of noise and vibration resulting from adjacent N. Stoughton Road/ US Highway 51. This provision shall also be added to the leases for all residential units proposed, with a copy of the lease to be provided for the file. **A similar note shall be added to the CSM per Planning Division approval prior to final signoff: "The owner of the subject property and his/ her successors and assigns acknowledge the presence of existing and future high levels of noise and vibration resulting from N. Stoughton Road/ US Highway 51 adjacent to this lot."**

The residential units proposed along the western wall of the western building are also required to be designed with sufficient soundproofing measures to insure that highway-generated noise from N. Stoughton Road/ US Highway 51 not exceed 52 decibels on the interior of those units.]

The City's Office of Real Estate Services reviewed the report of title provided with this survey and offered its comments on May 19, 2011. 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 June 7, 2011.

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
Jeff Ekola, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations