



Department of Planning & Community & Economic Development
Planning Division

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November 11, 2011

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

RE: File No. LD 1127 – Certified survey map – 2002-2202 Pankratz Street (CSI Construction Services, Inc./ Corbin Land Development/ Dane County)

Dear Mr. Walsh;

The two-lot certified survey of your client's property located at 2002-2202 Pankratz Street, Sections 30 and 31, 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 twelve (12) conditions:

1. Coordinate the proposed water main/hydrant relocation with Water Utility and Fire Department and the proposed driveway locations with the Traffic Engineering Division. If and when these proposed alterations are approved by the appropriate City agencies, the owner/ applicant shall then coordinate the necessary land records (separate recorded documents and/or creation by CSM) with Engineering-Mapping and the Office of Real Estate Services staff (RE Project 9755). If separate recorded documents are necessary, the owner/ applicant shall pay the \$500 Office of Real Estate Services administrative fee associated with that process.
2. The Office of Real Estate Services, Engineering-Mapping and City Assessors Office shall be provided with more detailed information from the owner/ applicant regarding their intentions to revise all existing leases affecting the property included in this CSM. Copies of all recorded documents amending these leases shall be provided to the City, and necessary revisions to CSM certificates shall be completed, prior to CSM sign off.
3. Remove note on page 1 stating "Further development of Outlot 1 will require prior approval of a subsequent CSM to create a developable lot".
4. Revise CSM to add the following note: "Outlot 1 is reserved for Public and Private Stormwater Management".
5. Remove the reference to the 6-foot stormwater drainage easements on page 1 of the CSM.
6. The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a.) The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
- b.) No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (**Optional:** and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c.) Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d.) The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.

The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

7. Remove drainage arrows, notes (unless otherwise provided by the City Engineering Division) and elevations from the face of the CSM.
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 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 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. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering Division signoff.
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 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.
12. In accordance with Wisconsin Statutes Section s.236.34(1)(c), which says a CSM shall be prepared in accordance with s.236.20(2)(c)&(f), the applicant shall show the type, location and width of any and all easements. Clearly identify the difference between existing easements (cite Register of Deeds recording data) and easements which are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements.

Please contact Bryan Walker, Traffic Engineering Division, at 267-8754 if you have questions about the following four (4) items:

13. The applicant shall note on the face of the CSM that no direct vehicular access shall be granted along Packers Avenue.
14. The applicant shall note on the face of the CSM that a maximum of two driveway accesses may be granted to the new Lot 1. The Second Addition to Truax Air Park West plat states that there can be one access per lot unless located on the corner of two public streets. Considering the CSM is joining two of these lots (Lots 49 & 50), Traffic Engineering will assume that Lot 1 may be allowed two access driveways. MGO Section 10.08 also states that a maximum of two driveway entrances shall be permitted to a commercial site with a continuous site frontage of less than 600 feet.
15. The applicant shall dedicate additional right of way along Packers Avenue for a wider sidewalk, ped-bike path, and to re-grade and reconstruct the sidewalk along Packers Avenue to provide physical, ADA accessible access to all the subject property's frontage along Packers Avenue.
16. The applicant shall re-grade and reconstruct the sidewalk along Packers Avenue to provide physical, ADA accessible access to the subject property's entire frontage along Packers Avenue.

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

17. 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 MGO 13.21.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

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 that office at 266-4222 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 November 1, 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
Dennis Cawley, Madison Water Utility
Jennifer Frese, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations