



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

November 11, 2011

Jason Leitha
Ruekert-Mielke
258 Corporate Drive, Suite 200
Madison, Wisconsin 53714

RE: File No. LD 1128 – Certified survey map – 4602-4702 Eastpark Boulevard (UW Hospitals & Clinics Authority)

Dear Mr. Leitha;

The one-lot certified survey combining your client's property located at 4602-4702 Eastpark Boulevard, Section 15, Township 8N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned O-4 (Administrative Office and Research & Development 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 two (2) conditions:

1. 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).
2. 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 about the following eight (8) items:

3. The Traffic Engineering Division recommends referral until such time as a site plan and traffic impact study are provided. If approved against recommendation, staff recommends revising the CSM to dedicate 120 feet of total right of way for Eastpark Boulevard.

4. The applicant will need enter into a developer's agreement contract with the City to pay for and provide the necessary improvements and roadway modifications that are required to support the proposed development, prior to final approval.
5. The property owner shall provide a deposit for potential future traffic signals on Eastpark Boulevard to serve the development, per the City's plans and specifications.
6. The CSM shall provide a 20-foot wide ped-bike easement through the lot from Eastpark Boulevard to serve the development with adequate ped-bike transportation and connections. Location to be determined based on site plan by the Traffic Engineer.
7. The applicant may need to provide a wider sidewalk or path along Eastpark Boulevard for bike usage and access to the site.
8. 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. The applicant shall execute an operation and maintenance agreement with the City for 100% of the costs to design, install, operate, maintain, and service the any new traffic signals.
9. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
10. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off.

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

11. 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.

Note: Future development on proposed Lot 1 may be subject to additional conditions of approval at the time that land use approvals for that development are approved.

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 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