



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

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January 14, 2013

Doug Madsen
Christ Presbyterian Church
944 E. Gorham Street
Madison, Wisconsin 53703

RE: File No. LD 1240 – Certified Survey Map – 944 E. Gorham Street

Dear Mr. Madsen;

The one-lot certified survey combining your property located at 944 E. Gorham Street, Section 13, Township 7N, Range 9E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned TR-C2 (Traditional Residential-Consistent 2). The conditions of approval from the reviewing agencies to be satisfied before final approval and recording of the CSM are:

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following eleven (11) conditions:

1. Add to this CSM the recorded Permanent Limited Easement for Castle Place public street purposes line work and retraceable dimensions as well as reference to the recorded Document No. 4321168 that created the same.
2. Add to this CSM the proper line work for the underlying vacated Sherman Avenue right of way and reference to conveyance Document No. 0930852. Also add line work for underlying remnants of Lot 1, part of Lots 2 and 3, Block 164, Madison Original Plat. Add reference to both in the legal description on the header of each page as well as the legal within the Surveyor's Certificate.
3. Add to this CSM the proper line work and reference to the corner radius right-of-way acquisition at N. Brearly Street and E. Gorham Street as well as reference to the recorded Document No. 0491267 that created the same.
4. Add the recorded Permanent Limited Easement for Castle Place public street purposes line work and retraceable dimensions as well as reference to the recorded Document No. 4321168 that created the same.
5. Move the underlying references to Block 163 and Lots 8 and 9 to the appropriate side of vacated Sherman Avenue.
6. Add the recorded Permanent Limited Easement for Castle Place public street purposes line work and retraceable dimensions as well as reference to the recorded Document No. 4321168 that created the same.

7. The CSM boundary computation by City Engineering-Mapping staff totals approximately 97,822 square feet. Confirm the actual CSM land area and reconcile on the final CSM.
8. Add the "N" directional prefix to the final CSM for what is currently shown as Brearly Street.
9. Reconcile on the final CSM the numerous typographical errors within the Surveyor's Certificate legal description.
10. The final CSM shall be properly signed, stamped and certified prior to final City approval and recording with the Dane County Register of Deeds.
11. 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).

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following two (2) items:

12. This property is in wellhead protection district WP-24. This use is permitted in this district. Any future proposed change in use of the site shall be approved by the Madison Water Utility General Manager or his/her designee.
13. Per MGO Section 13.21, all wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Please contact Jennifer Frese of the Office of Real Estate Services at 267-8719 if you have any questions regarding the following seven (7) items:

14. Prior to requesting final approval prior to recording, executed signature block certifications shall be included for all parties of interest, pursuant to MGO Section 16.23(5)(g)4 and Wis. Stats. 236.21(2)(a). The title of each certificate shall be consistent with the ownership interest reported in the most recent title report.
15. A certificate of consent for mortgagee/vendor shall be included following the Owner's Certificate for any mortgagees/vendors of record:
16. All ownership consents and certifications for the subject lands shall conform to Wis. Stats. 236.21(2) and 236.29 by including the language ...surveyed, divided, mapped and dedicated...
17. Add the following Madison Common Council certificate, which is required when dedication of land and the conveyance of rights in land are required. For parcels located within the City of Madison, a Madison Common Council Certificate shall appear as follows:

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the ____ day of _____, 20____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this ____ day of _____, 2013

Maribeth L. Witzel-Behl, City Clerk
City of Madison, Dane County Wisconsin

18. Pursuant to MGO Section 16.23(5)(e)4 and Wis. Stats. 236.21(2) (a), all CSMs that are subject to the review and approval of the City of Madison shall contain the following certificate of approval:

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____
Steven R. Cover, Secretary Plan Commission

Date: _____

19. As of January 9, 2013, there are special assessments owed for the following, which shall be paid in full prior to final signoff of the CSM:

ASSESSMENT	AMOUNT OWED
Street Improvement	\$3,886.14
Sidewalk	\$366.08
Total:	\$4,252.22

20. The following CSM revisions shall be made:

- a.) Include on the proposed CSM a complete and accurate legal description of the lands that are to be included in the proposed CSM. The legal description shall be reconciled with the legal description of said lands in record title.
- b.) Depict and dimension all existing improvements (buildings, drives, parking lots, etc.), encroachments, wells and septic systems associated with the lands described for the proposed CSM.
- c.) Please depict and label the Permanent Limited Easement per Document No. 4321168 (Exception #12 in the Title Commitment).
- d.) Record satisfactions or releases for all mortgages, liens, judgments, or other instruments that encumber the title of the subject lands, but where the purpose for such instrument has been satisfied, fulfilled or resolved.

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

A resolution approving the CSM and authorizing the City to sign it and any other documents related to the proposed land division is scheduled to be approved by the Common Council on January 22, 2013.

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 six (6) months 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
Dennis Cawley, Madison Water Utility
Jennifer Frese, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations