



Department of Planning & Community & Economic Development
Planning Division

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February 15, 2013

Hans Justeson
JSD Professional Services, Inc.
161 Horizon Drive, Suite 101
Verona, Wisconsin 53593

RE: File No. LD 1244 – Certified Survey Map – 1127-129 N. Sherman Avenue (Alexander Co.)

Dear Mr. Justeson:

The four-lot certified survey of your client's property generally located at 1127-1291 N. Sherman Avenue, Section 31, Township 8N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The site is zoned CC-T (Commercial Corridor-Transitional 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 six (6) conditions:

1. The conditional use site plans addressed as 1113 N. Sherman Avenue that were previously submitted to the City for review shall be reconciled and consistent with respect to easements, property and right-of-way lines from the final Certified Survey Map (CSM).
2. Prior to approval and sign-off of the separate conditional use application, this CSM shall be completed and recorded with the Register of Deeds (ROD). When the recorded CSM image is available from the ROD, the City Assessor's Office can then create the new Address-Parcel-Owner (APO) data in City records so that building permits may be issued.
3. Provide a private sanitary sewer and water easement across proposed Lot 4 to benefit proposed Lot 3.
4. The applicant shall dedicate a 10-foot wide Permanent Limited Easement for grading and sloping along Roth Street.
5. The applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along Roth Street in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09, MGO.
6. 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. 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 Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following two (2) items:

7. The applicant shall modify the CSM to dedicate 10 feet of right of way along N. Sherman Avenue to accommodate future needs of additional traffic generators within the site as recommended in the Northport-Warner Park-Sherman Neighborhood Plan.
8. The applicant shall execute and return the attached declarations of conditions and covenants for street trees, 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.

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

9. Proposed Lots 3 and 4 will require new water service laterals connected to a public water main. Since proposed Lot 3 does not have street frontage, a private water service lateral easement shall be dedicated across Lot 2 or Lot 4.
10. All operating private wells shall be identified and permitted by the Madison Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

Please contact my office at 261-9632 if you have questions about the following two (2) items:

11. The proposed lot arrangement shall be reflected on the final plans for the approved retail building on Lot 3, which shall include a site plan for the overall multi-lot commercial development.
12. The CSM proposes to establish lot lines within close proximity to or through the exterior walls of buildings on the site and on adjacent properties. The applicant shall contact the Plans Review Section of the Building Inspection Division to discuss Building and Fire Code compliance for the subject property. The applicant shall receive all necessary Building and Fire Code-related approvals required to bring the building(s) into compliance prior to the final approval and recording of the Certified Survey Map. Please contact Mike Van Erem at 266-4559 for more information. The applicant shall submit copies of the common wall easements referenced on Sheet 2 of 4 to the Planning Division for review and future reference.

Please contact Jennifer Frese of the Office of Real Estate Services at 267-8719 if you have any questions regarding the following nine (9) items:

13. 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.
14. A certificate of consent by all mortgagee/vendors shall be included following the Owner(s) Certificate and executed prior to CSM sign-off. The name of the mortgagee shall be consistent with record title; therefore, please update the certificate to state "limited liability company" instead of "corporation".

15. Disclose any tenancy in excess of one year and provide the document number or tenancy description as a Note on the face of the CSM.
16. Please update the corporate lessee certificate and notary block to be consistent with record title; therefore, replace the words "corporation" with "limited partnership" throughout the certificate.
17. Please update the Madison Common Council Certificate with the City Clerk's correct name: Maribeth L. Witzel-Behl.
18. Please update the City of Madison Plan Commission Certificate with the correct Secretary's name: Steven R. Cover, Secretary Plan Commission.
19. As of February 4, 2013, the 2012 real estate taxes have been partially paid for the subject property, with the second installment due prior to CSM sign-off. The owner shall provide paid receipts on or before the time of sign-off.

Parcel Address	Tax Parcel No.	Total Tax	2 nd Installment Due
1291 North Sherman Ave.	251-0810-313-0301-9	\$41,618.47	\$29,474.63
1127 North Sherman Ave.	251-0810-313-0303-5	\$143,207.86	\$41,260.32
Total			\$70,734.95

20. As of February 4, 2013, there are no special assessments reported for the subject property. Please verify that stormwater management charges are paid in full by contacting Janet Dailey with City Engineering (261-9688) or Sharon Pounders with the Madison Water Utility (266-4641).
21. The following CSM revisions shall be made:
 - a.) 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.
 - b.) Although the vacation is depicted on the CSM, please also add a note to Sheet 1 that the lands within the CSM boundary are subject to Restrictions and Reservations contained in Resolution vacating Ruskin Street and Stephen Street, recorded February 10, 1967 as Doc. No. 1178231.

Bill Sullivan, 261-9658, notes that the Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.

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 was approved by the Common Council on February 5, 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
Eric Halvorson, Traffic Engineering Division
Mike Van Erem, Building Inspection Division
Dennis Cawley, Madison Water Utility
Pat Anderson, Assistant Zoning Administrator
Bill Sullivan, Madison Fire Department
Jennifer Frese, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations