



Department of Planning & Community & Economic Development

Planning Division

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November 11, 2014

Paul Spetz
Isthmus Surveying, LLC
450 N. Baldwin Street
Madison, Wisconsin 53703

RE: File No. LD 1441 – Certified Survey Map – 5650 Eastpark Boulevard (American Family Mutual Insurance Co.)

Dear Mr. Spetz;

Your two-lot certified survey of property located at 5650 Eastpark Boulevard, Section 22, Township 8N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned CC (Commercial Center District) and the proposed lots are consistent with Lots P-13 and P-14 of the approved preliminary plat of the American Center. The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

Please contact Janet Schmidt of the City Engineering Division at 261-9688 if you have questions regarding the following thirteen (13) items:

1. Remove the two notes pertaining to adjacent Outlot 10. Those documents encumber Lots 10-12 of First Addition to American Center.
2. Add a note to adjacent Outlot 10 that it is reserved for an egress and ingress easement per the American Center Plat First Addition.
3. Revise the label for the easement per Document No. 3975781 to read Perpetual Easement for Utility, Landscape and Sidewalk Purposes.
4. Add a note to the label for the right of way dedicated in Document No. 2892828 that it was corrected by Document No. 2911244.
5. The legal description for Easement "E" that encumbers this proposed CSM of Document No. 5017910 does not follow the boundary of this CSM. A Correction Instrument shall be drafted and recorded to correct the easement description and exhibit within the easement document. The Correction Instrument shall be noted on the face of the CSM prior to recording.

6. Correct the "recorded as" bearings to "Southwest" for lines L2, L3 and L4. Correct the "recorded as" distance of line L3 to 46.45 feet. Add a recorded as distance of 2652.75 feet to the dimension of the east line of the SE ¼ of Section 15-8-10.
7. Add a note that this CSM is subject to Declaration of Protective Covenants and Conditions for the American Center per Document No. 2379020.
8. Add a note that this CSM is subject to the unrecorded Height Limitation Zoning Map, Dane County Regional-Truax Field, Madison, Wisconsin, Wisconsin Bureau of Aeronautics, adopted October 2, 2008.
9. Change the word "beginning" at the start of the legal description on Sheet 3 to "Commencing".
10. Remove Note 1 on page 2 of 4.
11. The spelling of "East Park Boulevard" needs correction; Eastpark is one word. Correct on map and in legal description etc.
12. A minimum of 2 working days prior to requesting City Engineering signoff on the plat, the applicant shall contact Janet Schmidt (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).
13. 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. 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 four (4) items:

14. The applicant shall revise the CSM to prohibit motor vehicle traffic from accessing American Family Drive from Lot 1.
15. The applicant shall revise the CSM to prohibit motor vehicle traffic from accessing Eastpark Boulevard from Lot 2 between Outlot 10 (private street) and a point 200 feet east of Outlot 10.
16. The applicant shall revise the CSM to prohibit motor vehicle traffic from accessing Outlot 10 from Lot 1 between American Family Drive and a point 150 feet west of American Family Drive.
17. The applicant shall revise the CSM to prohibit motor vehicle traffic from accessing Outlot 10 from Lot 2 between Eastpark Boulevard and a point 150 feet north of Eastpark Boulevard.

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following item:

18. Note: All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility per MGO Sec. 13.21.

Please contact Heidi Radlinger of the Office of Real Estate Services at 266-6558 if you have any questions regarding the following five (5) items:

19. Prior to requesting final sign-off, executed signature block certifications shall be included for all parties of interest, pursuant to Wis. Stats. 236.21(2)(a). All signatory parties shall provide documentation that proves said signatories have legal authority to sign the Owner's Certificate. The title of each certificate shall be consistent with the ownership interest reported in the most recent title report.
20. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to CSM final sign-off.
21. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes and special assessments that are accrued or delinquent for the subject property prior to CSM recording. As of October 27, 2014, real estate taxes are paid for the subject property and there are no special assessments owed.
22. Prior to final CSM sign-off, please verify with Janet Schmidt of the City Engineering Division (261-9688) or Sharon Pounders at the Water Utility (266-4641) that stormwater management fees are paid in full.
23. Please revise the CSM prior to final sign-off as follows:
- a.) Satisfactions or releases for all liens and/or judgments shall be recorded prior to CSM approval sign-off.
 - b.) Note Document Nos. 3952387, 4237505 and 2379020 on sheet 2 instead of sheet 1.
 - c.) Note Document No. 3485666 on sheet 2.

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 will be reviewed by the Common Council on November 18, 2014.

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 jrquamme@cityofmadison.com.

The owner shall furnish to the Office of Real Estate Services and the survey firm preparing the CSM an updated title report covering the period between the date of the initial title report and the date when final signoff is requested. The surveyor shall update the CSM with the most recent information reported in the title update.

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 twelve (12) 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 Schmidt, City Engineering Division
Dennis Cawley, Madison Water Utility
Eric Halvorson, Traffic Engineering Division
Sally Sweeney, City Assessor's Office
Heidi Radlinger, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations