



Department of Planning & Community & Economic Development

Planning Division

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June 5, 2015

Kevin Pape
D'Onofrio Kottke & Associates
7530 Westward Way
Madison, Wisconsin 53717

RE: File No. LD 1515 – Certified Survey Map – 201 S. Dickinson Street (State of Wisconsin)

Dear Mr. Pape;

Your one-lot certified survey of property located at 201 S. Dickinson Street, Section 27, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned TE (Traditional Employment District). 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. The addresses of 202 S Thornton Avenue and 201 S Dickinson Street will be retired with the demolition of the building. The new proposed building is assigned an address of 204 S Thornton Avenue.
2. Add Lots 1 through 22 of Block 226 to the header on each sheet of the CSM and also in the legal description header under the Surveyor's Certificate.
3. Change the label of "South Thornton Avenue" adjacent to this CSM to: "Yahara River Parkway Path."
4. Label the right of way shown extending easterly of E. Wilson Street as "S. Thornton Avenue".
5. Place a designation and note "No Vehicular Access Permitted" along Railroad Street and the Yahara River Parkway Path. Place the same designation along the northwest right of way of E. Wilson Street except for the eastern most 80 feet to accommodate the proposed driveway entrance for this site.
6. The lease per Document No. 2409470 shall be terminated upon the demolition of the existing structure that encroaches into the Railroad Street right-of-way. Coordinate the termination with the City of Madison Office of Real Estate Services. This lease was not included in the title report.
7. Place a note under the "Existing Building" label that it is "To Be Demolished".

8. Show and dimension the southwesterly end of the Madison Gas and Electric Easement per Document No. 2681254
9. Provide the City of Madison coordinates of record for the NW Corner of Section 7. Also add language to the labels that the NE Corner of Government Lot 2 is also the North $\frac{1}{4}$ corner of Section 7.
10. Change the call in the first course of the legal description after the point of beginning to read: "along the southwesterly side of lands described in Document No. 259000".
11. Change the City of Fitchburg to the City of Madison under the Surveyor's Certificate.
12. 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.
13. In accordance with Section s.236.34(1m)(c), which states that a CSM shall be prepared in accordance with the plat requirements stated per s.236.20(2)(c)&(f), Wisconsin Statutes, the applicant must show the type, location and width of any and all easements on the CSM. Clearly identify the difference between existing easements (cite Register of Deeds recording data) and easements which are being conveyed by the CSM. Identify the owner and/or benefiting interest of all easements. Include any and all language required to properly and legally create any easement by the CSM.

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

14. 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 Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following item:

15. Approval of the creation of a single lot from the existing lots shall not be construed as approval of the existing violation of the building crossing the existing property line.

Please contact Heidi Radlinger of the Office of Real Estate Services at (608) 266-6558 if you have any questions regarding the following seven (7) items:

16. Prior to requesting final CSM sign-off by the Office of Real Estate Services, 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.

17. 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..."
18. A Consent of Lessee shall be included for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.
19. Include the following Plan Commission certificate on the final CSM:

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

By: _____
Natalie Erdman, Interim Secretary, Plan Commission

Date: _____

20. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all special assessments that are accrued or delinquent for the subject property prior to CSM recording. As of the date of this letter, there are no special assessments are reported.
21. Prior to final CSM sign-off, please verify with Janet Schmidt of the City Engineering Division (261-9688) or Pam Mousley at the Water Utility (261-9132) that stormwater management fees are paid in full.
22. Please revise the CSM prior to final sign-off:
 - a.) 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.
 - b.) Correct the spelling of "UNION" on sheet 1.
 - c.) Depict and number underlying Lots.

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 June 2, 2015.

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
Bill Sullivan, Madison Fire Department
Sally Sweeney, City Assessor's Office
Heidi Radlinger, Office of Real Estate Services