



Department of Planning & Community & Economic Development

Planning Division

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September 4, 2014

Noa Prieve
Williamson Surveying and Associates
104A W Main St
Waunakee, WI 53718

RE: File No. LD 1418– Certified Survey Map – 6602 Dominion Drive

Dear Mr. Prieve:

The four-lot certified survey of property located at 6602 Dominion Drive, Section 1, Township 7N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. A separate approval letter has been sent to you regarding the approved Planned Development-General Development Plan Zoning Map amendment that was submitted concurrently.

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 twenty (20) items:

1. Applicant shall be aware that the Architectural Control Committee created per Restrictions for Reston Heights may have separate private approval review control as per re-subdivision requirements within Document No. 3181291 and any amendments recorded thereafter.
2. In reviewing the standard detail on the plat of Reston Heights, the majority Utility Easements along the perimeter of this CSM should be 12 feet wide where they were not originally centered on common lot lines. Applicant shall review the plat and revise the easement widths at appropriate locations on this CSM.
3. The coordinate values for the South 1/4 corner of Section 1 shown on the CSM do not match the coordinate values of record by the City of Madison per record control records. The corner shall note the record coordinate values and the record bearing of the quarter line shall be shown of N 89°25'56" E under the measured value.
4. The detail on sheet 3 for the Timber Edged Garden looks to be considerably less than 9.5 feet from the property line. Confirm the dimension and modify as necessary.

5. Use different line types for the Electric Easement per Document No. 3253959 and Sidewalk Easement per the plat of Reston Heights. The location of the different easements is difficult to discern.
6. The "20' Wide Easement for Sidewalk and Landscaping" shall be revised to read "20' Wide Easement for Public Sidewalk and Private Landscaping" as per correction instrument recorded as Document No. 3341409. Revise the note at two locations on sheet 4.
7. Note "recorded as" dimensions for the limits of the Public Storm Water Management Easement per Document No. 4998434. Also, the southeastern most dimension of 175.73 appears to be in error and should be 131.07 feet per the document. Revise and necessary to correct the error.
8. Remove Note 1 on Sheet 5, as a Title Report has been used.
9. Add the standard lot drainage note per MGO Section 16.23(8)(9)(b)2. This will release current drainage easements and create the required new easements for this CSM.
10. Correct the spelling of "recorded" on line one of Note 5 on Sheet 5.
11. Add a note "Subject to Declaration of Conditions and Covenants per Document No. 3481381.
12. Modify the Consent of Mortgagee Certificate to reflect the Door Creek Church, Inc. f/k/a Buckeye Evangelical Free Church, Inc as noted in the Title Report.
13. Storm sewer stubbed into the property on Annestown Drive shall be extended to the rear of new Lots 2, 3 and 4; and a drainage system designed, approved, and installed prior to the lot holds being released for these new lots.
14. Proposed Lots 2, 3, and 4 shall install sewer laterals as needed.
15. 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).
16. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Janet Schmidt (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
17. 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.

18. In accordance with Section s. 236.18(8), Wisconsin Statutes, the applicant shall reference City of Madison WCCS Dane Zone 1997 Coordinates on all PLS corners on the plat in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations. The City has established WCCS, Dane Zone Coordinates on all PLS corners within its corporate boundary. Visit the City Engineering Division website for current tie sheets and control data (http://gis.ci.madison.wi.us/Madison_PLSS/PLSS_TieSheets.html). If a surveyor encounters an area without a published WCCS Dane Zone 1997 value, contact the City Engineering Division for this information.
19. In accordance with Section s.236.34(1)(c), which says a CSM shall be prepared in accordance with s.236.20(2)(c)&(f), Wisconsin Statutes, the applicant must show type, location and width of any and all easements. 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.
20. Prior to Engineering final sign-off by main office for Certified Survey Maps (CSM), final CSM must be submitted to 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 sign-off. Electronic mail submittal of the FINAL CSM in PDF form is preferred.

Please contact Kay Rutledge, Parks Division, at 266-4714 if you have any questions regarding the following three (3) items:

21. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees before signoff on the conditional use. This development is within the Door Creek park impact fee district (SI23). Please reference ID# 01106.5 when contacting Parks Division staff about this project.
22. The developer shall put the following note on the CSM if park impact fees for the new residential lots are not paid prior to CSM approval: "LOTS / BUILDINGS WITHIN THIS SUBDIVISION/ DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED."
23. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

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

24. This property is not in a wellhead protection district. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.

Please contact Jenny Frese of the Office of Real Estate Services at 267-8719 if you have any questions regarding the following five (5) items:

25. Prior to requesting approval sign-off of the CSM, executed signature block certifications shall be included for all parties of interest, pursuant to MGO Section 16.23(5)(g)4 and Wis. Stats. The certificate shall be prepared with the correct ownership interest and title shown in the title report.
26. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to final sign-off. The title report erroneously reported the name of the mortgagee; therefore the name in the certificate needs to be revised to McFarland State Bank.
27. Per Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g), the property owner shall pay all real estate taxes and special assessments for the subject property prior to CSM recording. As of July 24, 2014, the 2013 real estate taxes are paid for the subject property and there are no special assessments reported.
28. Please verify that stormwater management charges are paid in full by contacting Janet Schmidt with City Engineering (261-9688) or Sharon Pounders with the Madison Water Utility (266-4641).
29. Revise the CSM prior to final sign-off as follows:
- a.) Reflect the items in the Affidavit of Correction recorded as Document No. 3341409 on the label for the 20-foot sidewalk and landscaping easement.
 - b.) Include either the document number or name of Reston Heights plat in the easement labels.
 - c.) Refer to CSM 9115 instead of the prior plat when labeling the 40-foot building setback.
 - d.) Revise a portion of the label for MG&E easement recorded as Document. No. 3253959 to depict the Consent to Occupy area memorialized by the recently recorded Affidavit of Recording as Document No. 4998434.
 - e.) Include and describe Document No. 3481381 and 4531235 as notes on Sheet 5.
 - f.) Under Note #2 on Sheet 1, reference Sheet 5 instead of 4.
 - g.) Carry over all applicable notes from the plat of Reston Heights.

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 for review by the Common Council on September 2, 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 267-1150.

Sincerely,

Kevin Firchow, AICP
Planner

cc: Janet Schmidt, City Engineering Division
Dennis Cawley, Madison Water Utility
Matt Tucker, Zoning Administrator
Jennifer Frese, Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations