

**PREPARED FOR THE PLAN COMMISSION**

Project Address: 9703 Paragon Street and 303 & 304 Bear Claw Way
Application Type: Zoning Map Amendment, Preliminary Plat and Final Plat
Legistar File ID # [55536](#) and [55184](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Ryan McMurtrie, United Financial Group/ Ziegler at Elderberry, LLC/ Ziegler at Elderberry II, LLC; 660 W. Ridgeview Drive; Appleton.

Surveyor: Grady Gosser, Trio Engineering; 12660 W. North Avenue, Building D; Brookfield.

Requested Actions: Approval of a request to rezone 9703 Paragon Street from A (Agricultural District) to SR-V2 (Suburban Residential–Varied 2 District); and approval of the preliminary plat and final plat of *Paragon Place Addition No. 1*, creating eight lots for the future multi-family development on land addressed as 9703 Paragon Street, 303 Bear Claw Way and 304 Bear Claw Way.

Proposal Summary: The proposed *Paragon Place Addition No. 1* subdivision calls for the creation of eight lots for the future multi-family development in the SR-V2, TR-V2 (Traditional Residential–Varied 2 District), and TR-U1 (Traditional Residential–Urban 1 District) zoning districts. Two of those proposed lots, Lots 7 and 8, are proposed to be rezoned from A to SR-V2 with the companion zoning map amendment.

Implementation of the Paragon Place development is ongoing from earlier zoning and subdivision approvals. The proposed *Addition No. 1* plat will be recorded as soon as all regulatory approvals have been granted. Conditional use approvals will be required prior to issuance of permits for any future multi-family development on the eight proposed lots. No timeline for completion of the overall development is indicated in the application materials.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Review Schedule: The State’s subdivision statute, Wis. Stats. 236, requires that a preliminary plat be approved, conditionally approved, or rejected (with stated reasons) within 90 days of submittal unless the time is extended by agreement with the applicant. If no action is taken within 90 days and no extension granted, the plat is deemed approved. The proposed preliminary plat application was submitted to the City for the March 20, 2019 application deadline. Therefore, the 90-day review period for this plat is scheduled to expire circa June 20, 2019.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00376, rezoning 9703 Paragon Street from A to SR-V2, and the preliminary plat and final plat of the *Paragon Place Addition No. 1* subdivision to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Parcel Location: The proposed plat site is a 19.75-acre parcel generally located on the south side of Elderberry Road on both sides of Bear Claw Way; Aldermanic District 9 (Skidmore); Middleton-Cross Plains Area School District. In addition to the parcel addressed as 9703 Paragon Street, the overall site is comprised of 303 and 304 Bear Claw Way. The multi-family development on Lot 1 of Paragon Place and an outlot dedicated to the City for stormwater management are not included with the current requests.

Existing Conditions and Land Use: Undeveloped agricultural land, zoned A (Agricultural District), SR-V2 (Suburban Residential–Varied 2 District), TR-V2 (Traditional Residential–Varied 2 District), and TR-U1 (Traditional Residential–Urban 1 District).

Surrounding Land Use and Zoning:

North: Undeveloped land across Elderberry Road in the Town of Middleton; single-family residences in the Autumn Ridge Reserve and Sauk Heights subdivisions, zoned TR-C1 (Traditional Residential–Consistent 1 District) and SR-C2 (Suburban Residential–Consistent 2 District), respectively;

South: Blackhawk Church and undeveloped lots south of Wilrich Street in the Blackhawk Church Town Center development, zoned PD;

East: Single-family residences in the Woodstone subdivision, zoned TR-C3 (Traditional Residential–Consistent 3 District);

West: Undeveloped land, zoned A (Agricultural District).

Adopted Land Use Plans: The 2018 [Elderberry Neighborhood Development Plan](#) recommends that most of the subject site and overall Paragon Place development be developed in Residential Housing Mix 2 (HM2), which is generally recommended for development between 8-20 units per acre. More information on the housing types and design recommendations for the HM2 district are included in the 'Analysis' section of this report. The western edge of the subject site includes a small area of Residential Housing Mix 1.

The subject site and larger subdivision are recommended for Low-Medium Residential in the 2018 [Comprehensive Plan](#), with a density range between 7-30 units per acre generally recommended.

Environmental Corridor Status: The subject site is not located in a mapped corridor.

Public Utilities and Services: The site will be served by a full range of urban services as it develops with the exception of Metro Transit, which currently does not provide service west of Pleasant View Road. The proposed development is outside Metro Transit's paratransit service area. The closest bus stop with scheduled bus service is over 1.5 miles walking distance, and the parcels would be greater than the three-quarter-mile regulatory distance from all day scheduled service for passengers who might be eligible for door-to-door paratransit service.

Zoning Summary: The proposed lots are or will be zoned SR-V2 (Suburban Residential–Varied 2 District), TR-V2 (Traditional Residential–Varied 2 District), or TR-U1 (Traditional Residential–Urban 1 District). Each of those districts have different bulk requirements based on the type of residential building proposed following recording

of the plat. Compliance with the minimum bulk standards for each development will be determined as part of the subsequent land use and site plan approvals required prior to the issuance of building permits.

Other Critical Zoning Items	
Yes:	Urban Design, Barrier Free, Utility Easements
No:	Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Parkland
Prepared by: Tim Parks, Planning Division and Jacob Moskowitz, Assistant Zoning Administrator	

Previous Approvals

On May 21, 2013, the Common Council approved an amended request to rezone 33.2 acres of property located at 9601 Elderberry Road from A (Agricultural District) to TR-U1 (Traditional Residential–Urban 1 District), SR-V2 (Suburban Residential–Varied 2 District) and TR-V2 (Traditional Residential–Varied 2 District), and approved the preliminary plat of *Highlands Community* with six lots for future residential development, one lot for unspecified future development, and two outlots to be dedicated for stormwater management. Approximately 6.8 acres of the former 40-acre Ziegler property was left in A zoning pending a more definitive plan for the development of that portion of the site. A conceptual plan submitted with the zoning request called for future development of the proposed lots with up to 390 dwelling units.

On March 18, 2014, the Common Council approved a revised preliminary plat proposing seven lots for future residential development with up to 390 dwelling units, one outlot for future development, and one outlot for public stormwater management, and approval of a final plat creating two lots for residential development and the outlot for public stormwater management. The final plat of *Paragon Place* was recorded on September 8, 2014.

On June 8, 2015, the Plan Commission approved a conditional use for a residential building complex to allow construction of 145 apartments in four buildings and a clubhouse on property generally addressed as 9603-9605 Paragon Street (Lot 1, Paragon Place).

Project Description

The applicant, United Financial Group, is requesting approval of the preliminary plat and final plat of “Paragon Place Addition No. 1” to create eight lots for future multi-family development from 19.75 acres of undeveloped land located on the south side of Elderberry Road on both sides of Bear Claw Way. Concurrent with the subdivision approval, the applicant is also requesting to rezone 6.8 acres located in the southwestern corner of the site from A to SR-V2. The area to be rezoned represents the remainder of the former Ziegler property not zoned by the applicant when the former 40-acre property was first proposed for development in 2013.

Access to the current subdivision proposal is mostly unchanged from the earlier Paragon Place subdivision proposal, with a series of local streets proposed to serve the future development from both Bear Claw Way and Elderberry Road. However, consistent with the street plan included in the 2018 update of the Elderberry Neighborhood Development Plan, the applicant will plat Lakota Lane as a local street from Elderberry Road to the

southern edge of the subdivision at Wilrich Street, whereas the earlier subdivision proposed to end Lakota Lane at Paragon Street.

The eight lots proposed for future residential development will be formed by the grid of streets described above, as follows (Lot 1 was previously final platted):

- Lot 2 will be an approximately 5.12-acre block with 680 feet of frontage along Elderberry Road, as well as frontage along Bear Claw Way, Spirit Street and Lakota Lane. The lot is zoned TR-U1 pursuant to the 2013 approvals. The 2013 conceptual development plan for the Paragon Place project envisioned senior-oriented multi-family housing for this parcel.
- Lots 3 and 4 will be 2.6- and 1.3-acre parcels, respectively, located on both sides of Spirit Street east of Bear Claw Way. Both lots are zoned SR-V2 pursuant to the 2013 zoning approval, and were envisioned for future development with two- to four-unit attached residences.
- Lots 5 and 6 will be 2.2- and 1.4-acre lots, respectively, located at the center of the development between the multi-family development currently being developed on Lot 1 and the senior-oriented development envisioned for Lot 2 (see above). Both lots are currently zoned TR-V2.
- Lot 7 of the plat will be a 3.3-acre parcel located west of Chaska Drive and the multi-family development under construction on Lot 1, which will also be bounded by Lakota Lane, Paragon Street and Wilrich Street. Proposed Lot 7 is part of the concurrent rezoning request to establish SR-V2 zoning for the 6.8 acres still zoned A in the southwestern corner of the development.
- Lot 8 is proposed as a 1.63 lot located along the western edge of the subdivision between Paragon and Wilrich Streets, which is also proposed to be zoned SR-V2 with the current requests.
- Lot 9 will be a 2.2-acre lot located along the western edge of the subdivision between Paragon Street and Elderberry Road. The proposed lot was zoned SR-V2 with the 2013 approvals and was conceptually planned for townhouse development.

The references to the 2013 concept plan are for reference only. The future multi-family development on Lots 2-9 of the proposed plat will require subsequent conditional use approval by the Plan Commission prior to issuance of building permits for each of the proposed lots.

Stormwater management for the current subdivision will be provided by the outlot previously dedicated to the City with first final plat on the east side of Bear Claw Way.

Analysis and Conclusion

The Planning Division believes that the preliminary plat and final plat of Paragon Place Addition No. 1 are generally consistent with the recommendations for the site in the Elderberry Neighborhood Development Plan as well as the applicable standards for approval, recognizing that the zoning of proposed Lots 2-6 and 9 was established with the 2013 zoning approval. In particular, the proposed subdivision reflects the street pattern recommended for the site in the recently amended neighborhood development plan.

Staff also believes that the related zoning map amendment to zone the 6.8 acres in the southwestern corner of the overall Paragon Place development to SR-V2 is consistent with the adopted 2018 Comprehensive Plan and Elderberry Neighborhood Development Plan. The proposed SR-V2 district should facilitate development of proposed Lots 7 and 8 with uses consistent the respective Low-Medium Residential and Residential Housing Mix 2 recommendations for that portion of the site. The maximum density of 21.7 units per acre allowed in the SR-V2 district generally aligns with the maximum density recommended in the neighborhood development plan of 20 units per acre for Housing Mix 2. Overall, staff believes that the Paragon Place development should result in the range of housing options recommended for the larger site by the neighborhood development plan.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00376, rezoning 9703 Paragon Street from A to SR-V2, and the preliminary plat and final plat of the *Paragon Place Addition No. 1* subdivision to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions that follow.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division

1. The final plat shall establish a 30-foot building setback line parallel to Elderberry Road on Lots 2, 3 and 9.
2. Note: Approval of the subdivision by the Plan Commission and Common Council does not constitute approval of future development on the proposed lots. Prior to the issuance of building permits for each lot, the applicant or successor shall obtain conditional use approval from the Plan Commission pursuant to the processes in Section 28.183 of the Zoning Code and the applicable bulk and design requirements of the Zoning Code, including the general provisions for residential districts in Section 28.031 and the building form standards in Section 28.172.

The following conditions of approval have been submitted by reviewing agencies:

City Engineering Division (Contact Tim Troester, 267-1995)

3. The construction of this project will require that the applicant shall enter into a City/ Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Note: Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.
4. This development is subject to impact fees for the Elderberry Neighborhood Sanitary Sewer Improvement Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following

note shall put the face of the plat: "Lots/buildings within this subdivision/development are subject to impact fees that are due and payable at the time building permit(s) are issued."

5. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
6. 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 Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
7. A Phase 1 environmental site assessment (Phase 1 ESA), compliant with ASTM E1527-13, is required for the project area. The applicant shall provide one (1) digital copy and a paper copy only if specifically requested. Staff review of this Phase 1 ESA will determine if a Phase 2 ESA is also required. Please submit report(s) to Brynn Bemis (608-267-1986, bbemis@cityofmadison.com) for review.
8. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151. However, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.
9. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
10. Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of Madison General Ordinances.
11. Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
12. The developer shall construct Madison standard street and sidewalk improvements for all streets within the plat.
13. The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat.

14. The developer shall confirm that adequate sight distance exists where public streets intersect. If adequate sight distance does not exist, the developer shall change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City.
15. The developer shall construct four (4) feet of pavement, curb and gutter, terrace, and sidewalk on Elderberry Road along the extent of the plat as required by the City Engineer.
16. The developer shall construct half of Wilrich Street from Chaska Drive to Veritas Drive. The developer shall construct sidewalk on north side of Wilrich Street along these limits.

City Engineering Division – Mapping Section (Contact Jeff Quamme, 266-4097)

17. The portion(s) of the existing public utility easements that lie within Wilrich Street, Spirit Street, Chaska Drive, and Lakota Lane shall be released by the utilities serving this plat and by separate document prepared by the City's Office of Real Estate Services. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 608-266-4097) to coordinate the Real Estate project, and associated information and fees required. The releases shall be noted by document number on the face of the final plat.
18. The quarter lines referenced on the final plat show bearings and distances that differ from what is shown as record coordinates at the section corners. The plat shall include the measured as values for the existing section corners.
 19. Outlots 2 and 4 are currently owned by Ziegler at Elderberry II LLC. A second Owners Certificate shall be added to the final plat. Also, the Warranty Deed per Document No. 5099197 incorrectly included Outlot 3, which was dedicated to the public. A correction instrument shall be recorded to correct this error.
 20. The area conveyed for public right of way per Document No 5403224 shall be shown and labeled on the face of the final plat.
 21. The street suffix for Lakota Lane shall be changed to either Way, Drive or Road.
 22. A note shall be added that lots within this plat are subject to Declaration of Conditions, Covenants and Restrictions per Document Nos. 5101073, 5101074, 5101077 and 5101078.
 23. A note shall be added that lots within this plat are subject to Declaration of Conditions and Covenants recorded as Document Nos. 5391496 and 5391497.
 24. 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 monument condition reports for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com). 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 and shall be attached to a signed and sealed monument condition report.

25. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject plat, one (1) digital CADD drawing and one (1) signed copy of the final plat to the Mapping/GIS Section of the Engineering Division either as hard copy or Adobe PDF format. The digital CADD file shall be submitted in the WisDOT County Coordinate System, Dane County Zone datum in either Auto CAD Version compatible with MicroStation Version V8i, MicroStation Version V8i or older or Universal DXF Formats. The digital CADD file(s) shall contain the minimum of the items stated below, each on a separate layer name/level number. All line work shall be void of gaps and overlaps that would cause any parcel, street or easement to not properly close. All line work orientation and geometrics shall match the dimensioning as labeled on the final recorded plat: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any original submittal of data and prior to final sign off.

26. Prior to Engineering final sign-off by main office for plats, the final Plat 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** plat in PDF form is preferred. Transmit to jrquamme@cityofmadison.com.

27. The final plat shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in the parcel database so that the permitting system can upload this data and permit issuance made available for this new land record.

28. Additional right of way has been dedicated for Bear Claw way at the intersection of Wilrich Street and Bear Claw Way by Document No. 5068699. The linework shall be updated to reflect this at that location.

29. It is anticipated that each of these lots shall have mail delivery needs contained internally within each lot for use by their respective units. If this is not the case, applicant shall provide private Easements or Outlots on the plat to accommodate the now USPS required centralized delivery of mail using Cluster Box Units (CBUs). The applicant shall coordinate with the USPS Development Coordinator and City Engineering and Traffic Staff the required locations for the CBUs. CBUs serving this plat will not be permitted within any publicly owned or dedicated lands. If the Developer is not able to determine the final locations prior to recording the final plat, the final placement of the CBUs shall be determined and all documents recorded for the placement of the CBUs (after City review and approval) prior to construction of each phase. A recorded CBU owner's agreement shall be required prior to execution of the development agreement and prior to final sign-off of the plat.

Zoning Administrator (Contact Jacob Moskowitz, 266-4560)

This agency reviewed this request and has recommended no conditions of approval.

Traffic Engineering Division (Contact Sean Malloy, 266-5987)

30. The applicant shall dedicate 80 feet of right of way for Wilrich Street.

31. The applicant shall work with Traffic Engineering and City Engineering staff to determine a location for an east-west multi-use path connection.
32. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights and traffic signals prior to sign off of the final plat.
33. The applicant shall add a note to the final plat stating no driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six (6) inches in width shall be constructed between all pedestrian ramps and driveway entrances. This is especially important at 'T' intersections where lot and building layout become critical; to prevent interference with the pedestrian ramp, lots intersecting or adjacent 'T' intersection may require a shared driveway and access.

Fire Department (Contact Bill Sullivan, 261-9658)

This agency reviewed this request and has recommended no conditions of approval.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

34. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO 16.23(9)(d)(3).
35. All public water mains and water service laterals shall be installed by a standard City of Madison Subdivision Contract. The applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide conditions of approval for this request.

Parks Division (Contact Sarah Lerner, 261-4281)

36. The neighborhood plan does not show a neighborhood park in this area. Therefore, Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. The developer must select a method for payment of park impact fees prior to signoff of the final plat. Please reference ID# 113117.2 when contacting Parks Division staff about this project.

37. Prior to sign off on the final plat the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the Park Impact Fees for this development. This document will be recorded at the Register of Deeds. The applicant shall be responsible for all recording fees.
38. Pursuant to MGO Section 20.08 (2)(c)2.d., the park impact fee may be reduced for multi-family dwelling units that are limited to occupancy by persons 55 years of age or older by appropriated recorded restriction for a period of not less than thirty (30) years.
39. The following note should be included on the subdivision: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued."

City Forestry Section (Brad Hofmann, 267-4908)

40. City Forestry will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, City Forestry will schedule planting and assess the cost of the initial planting to the property owner.

Office of Real Estate Services (Heidi Radlinger, 266-6558)

41. Prior to final plat approval sign-off, the Owner's Certificate(s) on the Final Plat shall be executed by all parties having an interest in the property, pursuant to Wis. Stats. 236.21(2)(a). Certificates shall be prepared with the ownership interests consistent with the most recent title report. The executed original hard stock recordable plat shall be presented at the time of plat approval sign-off.
42. Note: Natalie Erdman is no longer Secretary of the Plan Commission; an Interim Secretary has not yet been named.
43. As of the date of this report, there are no special assessments reported for the parcels within the plat boundary, and the 2018 real estate taxes have been paid. 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 all parcels within the plat boundary prior to recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. Receipts are to be provided on or before sign-off; checks are payable to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, WI 53701. Real estate taxes for 2018 are paid for the subject property, and there are special assessments reported for the parcel within the plat boundary.
44. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to Heidi Radlinger in the City's Office of Real Estate Services (hradlinger@cityofmadison.com) as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (March 4, 2019) and the date when sign-off approval is requested. A title commitment may be provided, but will only be considered as supplementary information to the title report update. The surveyor shall update the plat with the most recent information available in the title report update.

45. If the lands within the Plat boundary are farmed agricultural lands, the applicant shall enter into a lease with the City for those lands to be dedicated and/or conveyed to the City through Plat recording. Please contact Heidi Fischer at 264-9297 to discuss the potential lease terms. Said leases are authorized by Resolution 13-00247 (ID 29183), adopted April 16, 2013.