



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4635
www.cityofmadison.com

October 26, 2020

Ryan Quam
Quam Engineering, LLC
4604 Siggelkow Road, Suite A
McFarland, Wisconsin 53558

RE: Approval of a request to rezone land generally addressed as 754-904 Felland Road from SR-C1 (Suburban Residential–Consistent 1 District), SR-C3 (Suburban Residential–Consistent 3 District), SR-V2 (Suburban Residential–Varied 2 District) and TR-U1 (Traditional Residential–Urban 1 District) to SR-C1, SR-C3, and TR-U1, and approval of the revised preliminary plat and final plat of *Jannah Village*, creating 48 lots for single-family detached residences, four lots for two-family twin homes, and four lots to be developed with multi-family housing, one outlot to be dedicated for a public park, and two outlots to be dedicated to the public for stormwater management (Simply Homes, LLC). [ID 62139 and 61674; LNDSP-2020-00005]

Dear Mr. Quam;

At its October 20, 2020 meeting, the Common Council **approved** the zoning map amendment, revised preliminary plat, and final plat for “Jannah Village” subject to the conditions of approval in the following sections, which shall be addressed prior to final approval and recording of a final plat.

Please contact Brenda Stanley of the City Engineering Division at 261-9127 if you have questions regarding the following thirty-six (36) items:

1. Sewer improvements will be required outside of the plat to provide sanitary sewer to this development. Sewer will need to be built on Felland Road by the developer.
2. The applicant shall continue to work with the City Engineering Division with regards to the stormwater management plan and design to meet the requirements, which include accounting for existing storage and volumetric control downstream.
3. This development was submitted prior to the updated changes in Chapter 37 of Madison General Ordinance for stormwater and erosion control. The ordinance requirements pertaining to Chapter 37 shall be those that were in place at the time of the initial submittal and shall also include any previous requirements with the initial plat submittal and as outlined below.
4. Development of this site will require additional stormwater management beyond those required in MGO Chapter 37. Specifically, the drainage system along Commercial Avenue (CTH T) will need to be reviewed and the maximum discharge rate from this development will only be allowed to match the capacity of that system.

5. The stormwater management plan is required to demonstrate how to safely pass the 100-year storm event in public right of way and easements.
6. The developer is required to construct any necessary storm sewer on Felland Road or outside the plat limits to accommodate the development. This can include storm sewer main, ditching and culverts, etc.
7. This development drains into a swale/draw over which the City of Madison has no development or drainage rights. The applicant shall be required to confirm that they have not made flooding conditions worse in the 100-year event from the discharge point of the plat south.
8. There are wetland indicators on Felland Road adjacent to the plat. A wetland delineation will be required.
9. This project requires work in Town of Burke right of way. The developer shall meet with Town to discuss the project and is required to get all permits required from Town.
10. 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.
11. The developer shall construct Madison Standard street, multi-use path, and sidewalk improvements for all streets within the plat.
12. The developer shall make improvements to Felland Road to facilitate ingress and egress to the plat as required by the City Engineer. This may include left- or right-turn lanes or acceleration/deceleration tapers.
13. Confirm that adequate sight distance exists where public streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, 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. The improvements indicated may require right of way outside of the plat.
14. The developer shall construct sidewalk, curb and gutter, streetlighting, and four (4) feet of pavement along Felland Road adjacent to the eastern limits of plat.
15. The developer shall construct an east-west 10-foot wide multi-use path across Lots 3, 4, and Outlot 3 as required by City Engineer.
16. The developer shall construct four (4) feet of pavement, terrace, curb and gutter, and sidewalk along Bridle Way and Walking Way adjacent to Lots 39-41 as required by the City Engineer and the Town of Burke. The developer shall construct all required utility trench pavement patches as required.

17. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
18. This development is subject to impact fees for the Northeast 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 on the face of the plans: "Lots/ buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."
19. 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.
20. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat, the applicant shall contact either Tim Troester at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley at 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division 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).
21. An Erosion Control Permit is required for this project.
22. A Storm Water Management Report and Storm Water Management Permit is required for this project.
23. A Storm Water Maintenance Agreement (SWMA) is required for this project.
24. 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. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or the Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
25. A portion of this plat may come under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources for wetland, floodplain, or navigable waterway issues. A permit for these items may be required prior to construction. Contact the WDNR and USACOE for a jurisdictional determination.
26. The applicant will be required to record a deed restriction against lots that are identified to have critical elevations. The deed restriction will restrict the minimum building opening elevation to help mitigate against potential flooding.

27. Submit proposed lot corner grades with the stormwater management plan as these two items must be reviewed together to properly determine stormwater overflow conditions. Prior to the issuance of building permits, submit a master stormwater drainage plan with final as-built lot corner grades. These grades may be modified from the originally proposed grades provided they continue to meet design tolerances. No building permits shall be issued prior to City Engineering's final approval of this plan.
28. Install a property boundary witness markers along the boundary of lands dedicated for public stormwater purposes at property corners or in locations that are mutually agreeable to the applicant and Engineering Division.
29. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
30. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
31. The applicant shall demonstrate compliance with Sections 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.
32. This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Madison-Dane County Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
33. This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The contractor shall coordinate this testing with the erosion control measures and notify the City Engineering Division at 266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.
34. 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.
35. A Phase 1 environmental site assessment (Phase 1 ESA), compliant with ASTM E1527-13, is required for the project area. Staff review will determine if a Phase 2 ESA is also required. Please submit report(s) to Brynn Bemis (267-1986, bbemis@cityofmadison.com) for review.
36. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm

Water Management Report to City Engineering. The Storm Water Management Plan and Report shall include compliance with the following:

Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering.

Rate Control: Detain the 2-, 10-, and 100-year storm events, matching post development rates to predevelopment rates and using the design storms identified in MGO Chapter 37.

Infiltration: Provide infiltration of 90% of the pre-development infiltration volume.

TSS New Development: Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

Volume Control: Provide onsite volumetric control limiting the post construction volumetric discharge to the predevelopment discharge volume as calculated using the 10-year storm event.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any best management practices (BMP) used to meet stormwater management requirements on this project.

Please contact Jeff Quamme of the City Engineering Division—Mapping Section at 266-4097 if you have any questions regarding the following thirteen (13) items:

37. Portions of Felland Road within the exterior plat boundary are still outside of the City of Madison Corporate Boundary. The applicant shall continue to coordinate with City of Madison Planning to attach all lands within the plat boundary that currently are not within the City of Madison, including the 40-foot width of Felland Road adjacent to proposed Outlot 1, the south half of Bridle Way, and the east half of Walking Way adjacent to this plat.
38. Provide private easements or private outlots to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). Applicant shall coordinate with the USPS Development Coordinator, City Engineering and Traffic Staff the required locations for the CBUs. CBU's serving this plat will not be permitted within any publicly owned or dedicated lands. 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. If the developer is not able to determine all of 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.
39. Grant a Public Storm Sewer Easement over the southeasterly corner of Outlot 3 (park parcel) to encompass the proposed public storm sewer. The easterly line of the easement shall be 10 feet easterly of the centerline of the proposed pipe.
40. Grant a 20-foot wide Public Storm Sewer Easement(s) to the City between Lots 37 and 50 for the proposed storm sewer and inlet per the preliminary plans. The proposed east-west Public Utility

Easement behind the lots shall not be within the storm sewer easement. Utility easements shall only be allowed to cross Storm Sewer Easements.

41. Grant a Public Storm Water Drainage Easement(s) City on the face of this plat over the northerly side of Outlot 3 (park parcel) that encompasses the proposed Public Drainage Way. Also, there shall not be a public utility easement running longitudinally within the public drainage easement. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com) for the final required easement language.
42. Conveyances have been recorded subsequent to the previous title reports that have been provided. Provide an updated title report on all lands within this plat.
43. It is anticipated that the offsite sanitary sewer required to serve this plat can be constructed within the existing right of way of Felland Road to CTH T/Commercial Avenue. If there ultimately is a need for an offsite easement for any required offsite public improvements serving this development, the developer shall acquire the right of way and/or easements as required by the City at the developer's expense.
44. The agreement as to restrictions per Document No. 1082511 appear to be for the plat of Bridle Downs, but as per the lands described within the document, the restrictions encumber the lands within this proposed plat. The applicant shall address this title issue and include it in the notes on the final plat if it is determined to encumber the lands in this plat at the time of final plat recording.
45. Where "Utility Easements" are labeled on the map, revise the label to "Public Utility Easements to properly match the title in the legend.
46. The Secretary of the Plan Commission is Matthew Wachter. Add to the Plan Commission Certificate on the plat.
47. This plat shall be completed and recorded with the Dane County Register of Deeds, the new parcel data created by the Assessor's Office and the parcel data available to Zoning and Building Inspection staff prior to issuance of building permits for new construction.
48. Street names are approved as shown on the final plat.
49. Submit to Jeff Quamme, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the final recorded plat:
a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; and f) Easement lines (i.e. all shown on the plat including wetland and floodplain boundaries.)

NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

Please contact Sean Malloy of the Traffic Engineering Division at 266-5987 if you have any questions regarding the following three (3) items:

50. Prior to final plat approval, the applicant shall work with the Traffic Engineering Division Electrical Section to record the necessary easements for streetlights.
51. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights and traffic signals prior to sign off. Typically, Traffic Engineering requires a 12-foot easement between lots and 6-foot easements on corner lots where streetlights are needed. Easements are needed on lots 43, 34-40, 37, 37-50, 51, 53-54, 57, 10-11, 13, 14-15, 33-32, 29-30, and 25-27.
52. 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.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have any questions regarding the following item:

53. Proposed Lot 32 does not meet the zoning requirements for the SR-C1 zoning district. The minimum lot size of a SR-C1 zoned property is 8,000 square feet and the minimum lot width is 60 feet.

Please contact Adam Wiederhoeft of the Madison Water Utility at 266-9121 if you have any questions regarding the following three (3) items:

54. Any outstanding water main assessments or water main connection charges shall be paid by the developer prior to connecting to the existing water distribution system. Contact Adam Wiederhoeft of Madison Water Utility (awiederhoeft@madisonwater.org or 266-9121) to determine if outstanding fees exist for the subject parcels.
55. 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).
56. 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 City Engineering Division comments for additional information

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

57. Provide the following information to the buyer of each individual lot: "The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and

SPS 382.40(3)(e).” An upgrade to include a fire sprinkler system with a cost estimate shall be made available for all initial single- or two-family home sales.

Please contact Ann Freiwald of the Parks Division at 243-2848 if you have any questions regarding the following fifteen (15) items:

58. The proposed parkland dedication overlays the land identified for parkland in the Northeast Neighborhoods Development Plan, adopted in 2009.
59. On the preliminary plat of Jannah Village, the developer proposes to dedicate approximately 4.78 acres of parkland to the City, identified as Outlot 3 and located in the central eastern area of the subdivision.
60. The proposed preliminary plat contemplates 48 single-family lots; four duplexes; and four lots for future multi-family development. Depending on the final unit counts, it is anticipated that the required park land dedication may not be fully met based on the land dedication requirements of 1,081 square feet per single family unit/duplex, 734 square feet per multi-family unit, and 1,424 square feet per large multi-family unit, per MGO Sec. 16.23(8)(f)(4). The applicant is encouraged to work with the Parks Division to fully meet the parkland dedication requirement for this plat.
61. 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(6) will be required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. Please reference ID# 18131 when contacting Parks Division staff about this project.
62. 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.
63. No farming or use of lands to be dedicated to the public for Park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered through the City of Madison Office of Real Estate Services.
64. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.
65. The developer shall provide soil borings within any lands to be dedicated as parkland.
66. The park should meet the following guidelines for park development:
 - a) Areas within a park to be used for open space for active and passive recreation shall be graded at 1-2% for the area of field proposed.
 - b) No side slopes within the park dedication area shall exceed 4:1.
 - c) The applicant shall provide proposed grading plans prior to approval of the area for dedicated public park lands.

- d) No propose utilities will be allowed on public park land without prior approval by the Parks Superintendent or his designee.

67. Areas that are wetlands shall not be dedicated as public parkland.
68. The applicant shall complete a tree inventory and health assessment for the trees located on the proposed public park and any in close proximity to the park. The applicant shall include all existing trees, which are not all currently shown on the preliminary plat. The tree inventory and health assessment should be completed by an arborist and provided to the Parks Division prior to final approval and recording of the final plat.
69. The applicant shall install a fence along the boundary of lands dedicated for public park purposes at the sole expense of the applicant. The fence shall be installed on private property along the southern line of Lots 51-57 to a design that is mutually agreeable to the applicant and Parks Division. The applicant shall execute a deed restriction that would require the fence to be perpetually maintained by the property owners for any lots that are adjacent to publicly dedicated park lands, and as determined by the Parks Superintendent.
70. 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."
71. Once dedicated to the public, the developer shall not use park property for construction staging, stockpiling material, or any other purpose.
72. The location of the multi-use path on Outlot 3 will be coordinated with the Parks Division.

Please contact my office at 261-9632 if you have any questions about the following five (5) items:

73. Per the Plan Commission's recommendation, the area of the subject site comprising proposed Lots 3 and 4 of the revised plat was not be rezoned to the TR-U1 district as part of Zoning Map Amendment ID 28.022-00472 and remains zoned SR-V2.
74. All lots zoned SR-C1 shall provide a minimum of 60 feet of lot width and 8,000 square feet of lot area.
75. That prior to final approval and recording of the final plat, the applicant shall work with the Planning Division and Capital Area Regional Planning Commission (CARPC) to revise the environmental corridor map to reflect the approved subdivision, including modifications to the map to reflect disposition of the public park and stormwater management tract shown on the neighborhood development plan.
76. That prior to recording of a final plat of the subdivision, the applicant work with City Engineering and Planning staff to explore "distributed infiltration" practices as part of the means to meet the infiltration requirements identified under Chapter 37, MGO, the Northeast Neighborhood Development Plan, and those recommended in the 2010 CARPC CUSA amendment approval resolution. These methods could include but not be limited to: rain gardens installed to serve a "block of lots", pervious pavement, depressed terraces, rain barrels and/or other methods. These "distributed" practices would be used in coordination with regional, plat-level practices.

77. Note: Approval of the zoning map amendment and subdivision by the Plan Commission and Common Council does not constitute approval of the development conceptually shown for Lots 1-8 of the plat. Following approval and recording of a final plat of the subdivision, the applicant or successor will be required to submit applications for conditional use approval to the Plan Commission pursuant to the processes in Section 28.183 of the Zoning Code. Future development of those lots is required to comply with 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.

Please contact Lance Vest of the Office of Real Estate Services at 245-5794 if you have any questions regarding the following nine (9) items:

78. Prior to approval sign-off, the Owner's Certificate on the final plat shall be executed by all parties having an interest in the property, pursuant to Wis. Stats. 236.21(2)(a). Certificate shall be prepared with the ownership interests consistent with the most recent title report. Signatories shall provide documentation that proves legal authority to sign the Owner's Certificate. When possible, the executed original hard stock recordable plat shall be presented at the time of ORES approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the plat containing electronic signatures shall be provided to ORES to obtain approval sign-off.

79. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to plat approval sign-off. If the plat is signed electronically, a PDF of the plat containing electronic signatures shall be provided to ORES to obtain final approval sign-off.

80. A Consent of Lessee certificate shall be included on the plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off.

81. If any portion of the lands within the plat boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and executed prior to sign-off.

82. Please revise the City Treasurer Certificate to read as follows:

"I, Craig Franklin, being the duly appointed, qualified and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20____ on any of the lands included in the plat of _____ .

Craig Franklin, City Treasurer
City of Madison, Dane County, Wisconsin"

83. As of September 25, 2020, the 2019 real estate taxes are paid for the subject property. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to Plat 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 and checks are payable to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, WI 53701.

84. As of September 25, 2020, there are special assessments reported for the parcels within the plat boundary. Pursuant to MGO Section 16.23(5)(e)1 and Wis. Stats. 236.21(3), all special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to plat approval sign off. Receipts for payment shall be provided to the Office of Real Estate Services in advance of plat approval sign-off.
85. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall provide to Lance Vest in the City's Office of Real Estate Services (lvest@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 (October 22, 2018) 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. Staff reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the plat.
86. Revise the plat prior to final approval and recording as follows:
- a) Accurately reflect the contents of the title report in the proposed plat. In particular, the restrictive covenants described in Document No. 1082511.
 - b) Depict, name, and identify by document number on the proposed plat all existing easements cited in record title.
 - c) Provide proof of satisfaction or release for all liens and/or judgments of record prior to plat sign-off.
 - d) Record satisfactions or releases for all recorded instruments that encumber or benefit the subject lands, if all interested parties agree that the purpose for such instrument is no longer necessary or relevant for the purposes of the subdivision.
 - e) No farming or use of lands to be dedicated to the public for park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered by the Office of Real Estate Services. 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 a Real Estate Specialist in the Office of Real Estate Services to discuss the potential lease terms. Said leases are authorized by Resolution 13-00247, adopted April 16, 2013.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Any appeal regarding the plat, including the conditions of approval related thereto, must be filed with the Circuit Court within thirty (30) days from the date of this letter.

Jannah Village
Zoning Map Amendment,
Preliminary and Final Plat
754-904 Felland Road
October 26, 2020
Page 12

If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

A handwritten signature in cursive script that reads "Timothy M. Parks".

Timothy M. Parks
Planner

cc: Brenda Stanley, City Engineering Division
John Sapp, City Engineering Division
Jeff Quamme, City Engineering Division – Mapping Section
Sean Malloy, Traffic Engineering Division
Jenny Kirchgatter, Zoning Administrator
Bill Sullivan, Madison Fire Department
Ann Freiwald, Parks Division
Adam Wiederhoeft, Madison Water Utility
Lance Vest, Office of Real Estate Services
Town of Burke (by e-mail)