



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

126 S. Hamilton Street
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
www.cityofmadison.com

April 11, 2018

Brian Munson
Vandewalle & Associates
120 E. Lakeside Street
Madison, Wisconsin 53715

Dan Day
D'Onofrio Kottke & Associates
7530 Westward Way
Madison, Wisconsin 53717

RE: Approval of a request to rezone land generally addressed as 10202-10304 Valley View Road from SR-C1 (Suburban Residential–Consistent 1 District) and PR (Parks and Recreation District) to TR-P (Traditional Residential–Planned District); approval of a demolition permit to demolish the single-family residence at 10202 Valley View Road; and approval of the preliminary plat and final plat of *South Addition to Birchwood Point*, creating 130 lots single-family detached residences, 45 two-family twin-homes on 90 (fee simple) lots, two outlots for public parkland, three outlots to be dedicated to the public for stormwater management, five outlots for future development, and two outlots for private open space (Veridian Homes). [ID 50635, 50228, and 50229; LNDSP-2018-00001]

Gentlemen;

At its April 10, 2018 meeting, the Common Council **approved** the zoning map amendment and preliminary plat of “South Addition to Birchwood Point” subject to the conditions of approval in the following sections, which shall be addressed prior to final approval and recording of a final plat of the subdivision. The Plan **approved** the demolition permit for 10202 Valley View Road at its March 19, 2018 meeting.

Please contact Tim Troester of the City Engineering Division at 267-1995 if you have questions regarding the following twenty (20) items:

1. The developer shall construct full width street and sidewalk improvements for Watts Road from the limits of this plat to connect to the current limits built within the 1000 Oaks Plat. This will require land purchase and right of way dedication beyond this plat.
2. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
3. 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.

4. 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.
5. This development is subject to impact fees for the Lower Badger Mill Creek Sanitary Sewer and Stormwater Management 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."
6. 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.
7. An erosion control plan and land disturbing activity permit shall be submitted to the Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. 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.
8. A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources (WDNR) for wetland or floodplain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional floodplain
9. This site appears to disturb over one (1) acre of land and requires a permit from the 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.
10. The following notes shall be included on the final plat (MGO: 16.23(9)(d)2. (a. & b.): A) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or

have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes, without the approval of the City Engineer at the time of site plan review. Fences may be placed in the easement only if they do not impede the anticipated flow of water. NOTE: In the event of a City of Madison Plan Commission- and/or Common Council-approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision. B) The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved stormwater drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances. Information to Surveyor's: In addition to notes such as this, WI State Plat Review now enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.

11. Prior to the issuance of building permits, the developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight-line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.

The master stormwater drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system—NAD 27. Note: It is required that this plan shall be stamped by and Registered Land Surveyor.

The following note shall accompany the master stormwater drainage plan: "For purposes of this plan, it is assumed that grading shall be a straight-line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows. No building permits shall be issued prior to the City Engineering Division's approval of this plan."

12. 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 9 feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
13. The developer shall construct Madison standard street, bike path and sidewalk improvements for all streets within the plat.

14. The developer shall make improvements to Valley View Road to facilitate ingress and egress to the plat, including the construction of acceleration and deceleration tapers. These improvements may require dedication of right of way outside of the limits of the plat.
15. The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat.
16. 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.
17. The developer shall construct a multi-use path and sidewalk along Valley View Road as required by the City Engineer.
18. The developer shall construct public multi-use path through Outlots 12, 24 and 26 as required by the City Engineer.
19. The applicant shall change the portion of Outlot 12 behind Lots 232-245 to public multi-use path easement purposes (remove park purposes). Also, remove the portion of Outlot 12 that extends between Lots 235 and 236.
20. The applicant shall provide proof of septic system abandonment from Public Health- Madison and Dane County as a condition of plan approval. Septic System abandonment application is available online at <http://www.publichealthmdc.com/environmental/septage/>.

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 266-4097 if you have any questions regarding the following fourteen (14) items:

21. The No Vehicular Access restriction per CSM 6411 shall be released by separate document prepared by the City Office of Real Estate Services. The applicant must prepare metes and bounds legal descriptions and scale map exhibits for the portions to be released and provide to Engineering Land Records Coordinator Jeff Quamme for review along with the \$500 administrative fee (266-4097) (jrquamme@cityofmadison.com). Any new vehicular access restrictions required for this plat along Valley View Road shall be added to the plat.
22. The existing common access drive over the east side of the proposed plat shall be removed. This requires the release recorded at the Register of Deeds of the 66-foot wide Private Ingress-Egress Easement per CSM 6411 and Document No. 2334874 by all parties of interest. Also required is a recorded easement/agreement providing the revised access configuration to serve the adjacent property to the east.
23. The offsite dedication of Watts Road providing complete connection to the east, the dedication of the required portion of the intersection of Sugar Maple Lane and "G" Street and any associated City utility easements and temporary construction easements shall be granted to the City of Madison. The developer shall be responsible in acquiring the lands and easements for conveyance to the City and

for public use. The City of Madison Office of Real Estate Services shall administer and draft the conveyance documents to the City of Madison. Contact Jeff Quamme of Engineering Mapping to determine the information required. Development of some lots may be restricted until these conveyances have been made to the City of Madison. In the event that the developer is unable to acquire the right of way and/or sloping easements required, the City shall assist the developer in acquiring the property and the developer shall pay the City for all costs associated with the acquisition.

24. The portion of the Sanitary Sewer Easement per Document No. 5224627 under the proposed public right of way shall be released to permit the development of a public road. Provide the map exhibit, legal description and \$500 administrative fee to Jeff Quamme (jrquamme@cityofmadison.com) to set up the Real Estate project.
25. The applicant shall coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.
26. A public pedestrian and bicycle path easement over the entirety of Outlot 24 and Outlot 26 shall be required.
27. The underground electric easements per Document Nos. 2609646 and 2609647 are to be released. Provide recorded copies of the easement releases prior to final sign off.
28. 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. The applicant shall identify monument types on all PLS corners included on the plat.
29. 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.

30. The existing Sanitary Sewer Easement per Document No 5224627 shall remain within Outlot 26. It shall be shown within the Outlot on the final plat.
31. Add text to the outlots subject to easements that the easements are over the entirety of the outlot.
32. Show the areas outside of the plat to be dedicated to the public for public right of way and note that the dedication shall be by separate instrument.
33. Specify that there are No Buildings Permitted within the wetland setback areas shown on the plat.
34. Submit suggested street names to Lori Zenchenko (LZenchenko@cityofmadison.com) for review and approval.

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following four (4) items:

35. The applicant shall work with Traffic Engineering, Parks, and City Engineering staff to create a better east-west connection through the park on Outlot 23 of proposed plat to align with "K" street.
36. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division Electrical Section to record the necessary easements for streetlights.
37. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs. If the DCC is not executed the applicant shall pay a \$30.00 fee which is payable to the City of Madison Treasurer to be delivered or mailed to Attention Eric Halvorson, Traffic Engineering, Madison Municipal Building, Suite 100, 215 Martin Luther King Jr. Blvd., P.O. Box 2986, Madison, Wisconsin 53701-2986.
38. The developer shall construct Madison standard street and sidewalk improvements for all streets within the plat.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have any questions regarding the following five (5) items:

39. MGO Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682). Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
40. Correct the lot area square footage labeled on Lots 390, 391, and 392.

41. Submit the Master Plan document for final approval by Zoning and Planning staff.
42. Include an exhibit in the Master Plan with a list of the lot numbers and lot type.
43. Include an exhibit in the Master Plan showing that all residential lots are located within one-quarter mile of existing or planned public or common open space. Land reserved for stormwater management and other required site improvements shall not be applied to this open space requirement, unless designed as open space that will meet resident needs..

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

44. 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).
45. 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.
46. All operating private wells shall be identified and permitted by the Water Utility and all unused private wells shall be abandoned in accordance with MGO Section 13.21.

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

47. 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 Sarah Lerner of the Parks Division at 261-4281 if you have any questions regarding the following sixteen (16) items:

48. The preliminary plat, as currently proposed includes 220 single-family units with credit for one single-family unit home will be credited to Lot 342 of the proposed plat. The parkland dedication requirement for a single-family and duplex is 1,081 square feet per MGO Sec. 16.23(8)(f) and 20.08(2). The total dedication requirement as proposed is approximately 5.5 acres. As proposed, Outlots 12 and 23 exceed the required land dedication; no Park-Land Impact Fees will be due for this proposed subdivision.
49. Since the stormwater management and parkland dedications are shown adjacent to each other, a final determination of the parkland area that will be proposed for parkland dedication cannot be calculated until after the final stormwater master plan is completed.

50. The applicant shall construct 10-foot wide asphalt path that extends from "J" Court between Lots 419 and 420.
51. The applicant shall provide information regarding the storm overflow in the adjacent greenway and street to ensure the overflow is not on the park property.
52. The area behind Outlot 12 that Veridian is showing as a bike path, should be dedicated for bike path purposes and not public parkland dedication.
53. Lands that are dedicated for park purposes to fulfill the parkland dedication shall be suitable for park development. The applicant shall provide proposed grading plans prior approval of the area of dedicated public parklands. General guidelines for park development include:
 - 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 where fields are proposed.
 - b.) No side slopes within the park dedication area shall exceed 4:1.
 - c.) Large or excessive retaining walls shall not be allowed on public parklands to meet the grading requirements.
 - d.) The applicant shall provide a proposed bike path grading plan to show any potential impacts to the trees within the proposed park.
 - e.) No propose utilities will be allowed on public park land without prior approval by the Parks Superintendent or his designee.
 - f.) Provide for graded walking path to be constructed around the stormwater management property within Outlot 24.
54. Park-Infrastructure Impact Fee, per MGO Sec. 20.08(2), will be required for all new residential development associated with this subdivision. The applicant may enter into a development agreement for the park infrastructure improvements in lieu of paying Park impact fees. The developer must select a method for payment of park impact fees prior to signoff of the final plat. Please reference ID# 18104 when contacting Parks Division staff about this project.
55. 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.
56. The applicant shall enter into a maintenance agreement for the perpetual maintenance of the medians and private outlots within the plat. The applicant shall work with City Engineering or City Traffic Engineering on the approval of any plantings within the median(s).
57. 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 to a design that is mutually agreeable to the applicant and Parks Division. The cost of the fence shall not be eligible for Park-Infrastructure Impact Fee credits. 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 parklands.

58. 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.
59. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.
60. 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.
61. 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."
62. The developer shall provide soil borings within any lands to be dedicated as parkland.
63. The applicant shall complete a tree inventory and health assessment for the trees located on the proposed outlots dedicated for park purposes. The tree inventory and health assessment should be completed by an arborist and provided to the Parks Division with the final plat application.

Please contact my office at 261-9632 if you have any questions regarding the following fifteen (15) items, including the conditions recommended by the Plan Commission on March 19, 2018 (#77 and 78):

64. That the applicant work with staff prior to recording of the final plat to relocate proposed Lots 232 and 233 to create an eastern edge for the southern addition to Acer Park consistent with the eastern edge of Outlot 9 of Birchwood Point (existing Acer Park) north of the subject plat.
65. "H" Street shall be removed from the plat.
66. That the applicant work with staff prior to recording of the final plat to relocate proposed Lots 429 and 430 and shift south the common boundary with Outlot 24 to create additional street frontage for Outlot 23 along "B" Street. Options include decreasing the size of Outlot 26 to accommodate one of the relocated lots, with the other to be located where "H" Street is proposed.
67. The applicant shall revise the plat prior to recording to make the eastern boundary of Lot 428 consistent with the eastern lines of Lots 422-426 abutting the Outlot 23 park dedication.
68. Prior to recording the final plat, the applicant shall solicit input from adjacent property owner of 7414 Valley View Road that "I" Street, in conjunction with the recommended elimination of "H" Street, could facilitate the future subdivision of 7414 at such time as the adjacent property owner so chooses to attach to the City and develop the property. A letter to the property owner of 7414 Valley View Road soliciting this input shall be sent not less than 45 days prior to the desired recording of the plat. The Planning Division shall be copied on any such letter or correspondence. The Planning Division will work with the applicant and neighboring property owner to address any disagreement on the location of "I" Street prior to recording of the plat.

69. The applicant shall show a 20-foot platted side yard setback line for Lots 439 and 440 parallel to Valley View Road.
70. That a "No Vehicular Access" restriction be shown graphically and noted on the final plat for Lots 439 and 440 along Valley View Road.
71. Streets "C" and "I" shall have a minimum 60-foot right of way (32 feet of pavement) to facilitate development of adjacent properties.
72. Per Section 16.23(8)(a)8.a.iv.B. of the Subdivision Regulations, "J" Street/ Court shall be a minimum 60-foot right of way (32 feet of pavement), as it does not meet the criteria for a 56-foot right of way (abutting lots shall be 8,008 square feet or more in area (maximum 5.44 units per acre) to be eligible).
73. Prior to recording of the final plat, the Planning Division shall approve the final building design standards for the proposed development to be recorded in the covenants, conditions and restrictions for the subdivision. The final TR-P master plan and subdivision restrictions shall include the massing and composition of structures, orientation of windows and entries; doors and other elements of the facade, and primary facade materials and colors as well as the process for the application of such building design standards, through an architectural review committee or similar review body. The final master plan and related restrictive covenants shall incorporate a reference to the building form standards in Sections 28.172(4) of the Zoning Code for two-family two-unit/ twin home dwellings. All references to multi-family buildings in the TR-P documents shall be removed, as they do not apply in this particular district.
74. The applicant shall submit to the Planning Division two copies of the private subdivision covenants, conditions and restrictions that govern the organizational structure, use, maintenance and continued protection of the development and any common services, open areas or other facilities to serve the proposed subdivision, including the common elements and contracted services requirements proposed to serve certain lots within the plat. These documents shall be approved by the Planning Division in consultation with the City Attorney's Office prior to final approval of the plat for recording.
75. The final plat shall be revised to include a note approved by the Planning Division in consultation with the Traffic Engineering Division that notifies future property owners and residents of the subdivision of the planned future extension of Sugar Maple Lane south and east of the plat and Watts Road east and west of the plat per the adopted Pioneer Neighborhood Development Plan.
76. 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 to revise the environmental corridor map to reflect the approved subdivision, including modifications to reflect the final location of the public park and the proposed stormwater management greenways/outlots.
77. That the applicant discuss the location of a community garden in one of the proposed parks with the Parks Division.
78. That the applicant explore connecting the multi-purpose path extending off the "J" Street cul-de-sac across Outlots 23 and 24 to connect to "B" Street opposite "I" Street

Please contact Jenny Frese of the Office of Real Estate Services at 267-8719 if you have any questions regarding the following nine (9) items:

79. The owner name in the certificate does not match the ownership interest of record title. 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. Signatories shall provide documentation that proves legal authority to sign the Owner's Certificate. The executed original hard stock recordable plat shall be presented at the time of plat approval sign-off.
80. 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 mortgages of record are paid off prior to plat approval, a copy of the recorded satisfaction for said mortgage shall be provided prior to sign-off.
81. 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.
82. If agricultural lands will continue to be farmed after the final plat is recorded, a lease with the City will be required for the lands dedicated by the final plat, to be administered by the Office of Real Estate Services ("ORES"). Please contact Heidi Fischer at 608-264-9297 to discuss the potential lease terms.
83. An Environmental Site Assessment is required for the lands to be dedicated by the final plat, to be reviewed by Brynn Bemis in City Engineering.
84. As of March 14, 2018, the 2017 real estate taxes are due for one of the parcels within the plat boundary. 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
85. As of March 14, 2018, there are no 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. If assessments are levied prior to final plat sign-off, they shall be payable at that time.
86. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to Jenny Frese (jfrese@cityofmadison.com) in the City's Office of Real Estate Services (ORES), as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (December 14, 2017) 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.

87. The following revisions shall be made to the final plat prior to final approval and recording:

- a.) Coordinate with ORES and City Engineering staff for the preparation of any release or partial release document, right-of-way conveyances, or any easement required to cause the final plat to be recorded.
- b.) Provide a copy of the recorded release for the 66-foot wide private ingress-egress easement, as well as the releases for the two underground electric easements, prior to final plat approval sign-off.
- c.) For properties not connected to municipal utility services, consider whether or not well abandonment ref. NR-141 needs to be addressed.

No interior, exterior or structural demolition or wrecking activities (including material reclamation activities by the applicant or a third party) shall commence nor any wrecking or building permits be issued until the applicant has met all of the demolition-related conditions of approval stated in this letter.

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

Sincerely,

Timothy M. Parks
Planner

cc: Tim Troester, City Engineering Division
John Sapp, City Engineering Division
Jeff Quamme, City Engineering Division – Mapping Section
Sarah Lerner, Parks Division
Eric Halvorson, Traffic Engineering Division
Jenny Kirchgatter, Zoning Administrator
Bill Sullivan, Madison Fire Department
Adam Wiederhoeft, Madison Water Utility
Jenny Frese, Office of Real Estate Services