



Department of Planning & Community & Economic Development

Planning Division

Meagan Tuttle, Director

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October 9, 2025

Joel Oliver
Halo Real Estate Ventures
900 North Rock Hill Rd #100
St. Louis, MO 63119

RE: LNDSP-2025-00006; Legistar ID 89766 – Final Plat for ‘Raemisch Farm Development’.

Dear Joel Oliver:

At its October 7, 2025 meeting, the Common Council **approved** the final plat of *Raemisch Farm Development* subject to the conditions of approval in the following sections, which shall be addressed prior to final approval and recording of the final plat

Please contact my office at 608-243-0455 if you have questions regarding the following one (1) item:

1. Combine the remnant lands not within this final plat phase into an outlot to include in the plat and restrict from development until platted later in conformance with an approved preliminary plat. Provide an estimated schedule for future final platting phases.

Please contact Jenny Kirchgatter of the Office of the Zoning Administrator at 608-266-4429 if you have questions regarding the following two (2) items:

2. Obtain a raze permit for the existing buildings.
3. Every applicant for a demolition approval is required to obtain approval for a reuse and recycling plan from the City Recycling Coordinator, Bryan Johnson (streets@cityofmadison.com) prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan shall submit documents showing compliance with the plan within sixty (60) days of completion of the demolition. A demolition or removal permit is valid for two (2) years from the date of approval.

Please contact Brenda Stanley of the City Engineering Division at 608-261-9127 if you have questions regarding the following twenty-three (23) items:

4. A Phase 1 environmental site assessment (per ASTM E1527-13), is required for lands dedicated to the City. Provide one (1) digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Environmental Review (environmentalreview@cityofmadison.com).
5. It is anticipated that the public sanitary sewer and storm water drainage improvements required to serve this proposed plat will require additional easements beyond the boundary of lands included in this plat over the lands to the east, currently owned by Dane County (Airport lands). The developer is

required to acquire the easements as required by the City of Madison at the developer's expense. The City of Madison does not have Eminent Domain powers to acquire easement rights over lands owned by Dane County. Therefore all easements required are subject to Dane County approval. The Developer is advised to begin contact and negotiations with Dane County as soon as possible if not already begun.

6. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
7. Construct Madison Standard street and sidewalk/ multi-use path improvements for all streets within the plat/csm. (MGO 16.23(9)(d)6)
8. Construct sidewalk or multi-use path, terrace, curb, gutter, and pavement along the west side of Packers Avenue, adjacent to the development to a plan as approved by the City Engineer. In the case that it is determined by City Engineering staff that it will not be practical to install curb and gutter with improvements constructed for this development, the developer shall sign a waiver of special assessments and shall cover 100% of the cost for curb and gutter installation to be made at a future date with a street reconstruction project.
9. Make improvements to Packers Avenue in order to facilitate ingress and egress to the development. Improvements can include but are not limited to adding pavement for turn lanes, curb, gutter, storm and sanitary sewer, water main, pavement markings, and street lights. Construction of improvements shall be made per plans approved by the City Engineer. (MGO 16.23(9)(d)(6))
10. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat/csm. (MGO 16.23(9)(d))
11. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
12. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. This property is subject to Sanitary Connection charges for the Truax West Interceptor District at a rate of \$12.00/1000 sf.
13. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (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 and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

14. 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/>
15. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
16. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
17. 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 NR216 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. Information on this permit application is available on line: <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm>.
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 CARPC is required for this project to proceed.
18. A portion of this plat/csm/project may come under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources for wetland, flood plain, or navigable waterway issues. There is an enclosed depression in areas shown as "unplatted lands". This enclosed depression likely has wetlands on it. Show the wetland limits and the required 75' setback from the wetlands on the plat and provide digital copy of the wetland delineation. Wetland delineations shall be <5 years old. (NOTIFICATION)
19. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9' below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer. (MGO 16.23(9)(d)(2) and 16.23(7) (a)(13))
20. 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 the mitigating improvements as required by the City.
21. Provide calculations for the 500-year storm event, as identified in Madison General Ordinance Chapter 37, as part of the plat design and stormwater management plan. The flows from this design storm event will be routed through the development and used to determine an anticipated safe top of concrete foundation elevation for future buildings in critical areas.
22. Install a property boundary 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. These boundary markers shall include approximately 30 feet of split rail plastic fencing at inflection points along the property boundaries as identified by Engineering staff.

23. 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.
24. This project will disturb 20,000 sf 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.
Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>
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 the Madison General Ordinances.
25. Prior to approval, this project shall comply with Chapter 37 of the 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 Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.
The Storm Water Management Plan & 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. (POLICY and MGO 37.09(2))
Rate Control New Development: Detain the 2, 5, 10, 100, & 200 - year storm events, matching post development rates to predevelopment rates and using the design storms identified in Madison General Ordinances 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.
100-year Overflow: The applicant shall demonstrate that water can leave the site and reach the public ROW without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.
26. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 608-266-4097 if you have questions regarding the following nineteen (19) items:

27. It is anticipated that the public sanitary sewer and storm water drainage improvements required to serve this proposed plat will require additional easements beyond the boundary of lands included in this plat over the lands to the east, currently owned by Dane County (Airport lands). The developer is required to acquire the easements as required by the City of Madison at the developer's expense. The City of Madison does not have Eminent Domain powers to acquire easement rights over lands owned by Dane County. Therefore all easements required are subject to Dane County approval. The Developer is advised to begin contact and negotiations with Dane County as soon if possible if not already begun.
28. The remnant lands not within this phase of platting shall be combined into an Outlot, included in this plat and restricted from development until platted later in conformance with an approved preliminary plat. The Outlot shall include the following note: Outlot "X" within this plat shall be prohibited from further development until further developed in substantial conformance with the Preliminary Plat conditionally approved by Resolution RES-22-00629, File ID 72365, Adopted September 6, 2022 by the Madison Common Council or any subsequent City of Madison approved Preliminary Plat and Final Plat or Certified Survey Map.
29. Government Road shown to the southeast of this plat is a Roadway Access Easement retained by the City of Madison per Doc No's 667719, 761227 and 1416749. Label it as a Roadway Easement - City of Madison.
30. Grant a Permanent Limited Easement for grading and sloping 15 feet wide along Packers Avenue. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com) for easement language.
31. 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.
32. Add standard note for public utility easements: Public Utility Easements as herein set forth are for the use by Public Bodies and Private Public Utilities having to right to serve the area.
33. For this phase, there are not any required Easements or private Outlots necessary to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). The lots being created by this first plat are multifamily and mixed use lots that will require site specific mail delivery within each lot. Applicant shall remain aware that CBU's will be required in the future single family development areas.
34. Note: The elevation / height restrictions and easement restricting improvements per Document No 784388 that formerly encumbered lands within this plat have been released by the Federal Govt. and Dane County per Document No.'s 5913796 and 6011949.
35. Remove Dane County from the Surveyor's Certificate. The plat is wholly within the Corporate boundary of the City of Madison and not subject to Dane County Subdivision Ordinances.

36. 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 (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com)
37. The Applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office (web address <https://www.countyofdane.com/PLANDEV/records/surveyor.aspx>) for current tie sheets and control data that has been provided by the City of Madison.
38. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
39. Conditions of approval noted herein are not intended to be construed as a review determining full compliance with City of Madison Ordinances and State of Wisconsin Statutes. The licensed professional preparing the land division is fully responsible for full compliance with all Ordinances and Statutes regulating this proposed land division.
40. Provided recorded as information along the north line of the plat. The lot numbers per statute are required to be consecutively numbered, therefore the plat lot numbering shall be modified accordingly. Properly label all right of way widths of Packers Ave as required by statute.
41. The bearing reference shall include which adjustment of NAD 83 the bearings and coordinates are referenced to.
42. Label the existing buildings as "To Be Demolished".
43. The legal description and other plat mapping items required due to the required Outlot combining remnant lands shall be revised and modified as required by Statute and Ordinance.
44. The City Finance Director Certificate shall be removed and replaced with a City of Madison Treasurer's Certificate. The Treasurer being Craig Franklin.
45. Change the City Clerk to Lydia A. McComas.

Please contact Sean Malloy of the Traffic Engineering Division at 608-266-5987 if you have questions regarding the following four (4) items:

46. The Applicant shall dedicate Right of Way along Packers Avenue, for a total of 60' from the center line.
47. The applicant shall dedicate on Sunfield Street consistent with what was approved on the preliminary plat.

48. Prior to final sign-off, the applicant shall work with Traffic Engineering Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12' easement between lots and 6' easements on corner lots where street lights are needed.

Easements needed between lots: 62-63, 67-68, 36-35, 41-40, 46-45, 48-49, 51-52, 17-16, 22- 23
And on side/front of lots: 12, 11, 10, 6, 4, 2, OL 1, 30, OL 3, 19, 5

49. The applicant shall add a note to the 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 Brian Kowalski of the Parks Division at 608-243-2848 if you have questions regarding the following five (5) items:

50. 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(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the North Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 25073. Visit <https://www.cityofmadison.com/parks/about/impactFees.cfm> for information about Park Impact Fee rates, calculations, and payment process.
51. The following note should be included on the plat: "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED."
52. Prior to sign off on the plat the applicant shall execute a declaration of conditions and covenants for impact fees. Requests can be emailed to parkimpactfees@cityofmadison.com.
53. The Parks Division shall be required to sign off on this plat.
54. No park land dedication is included in the Raemisch Farm Final Plat. Parks intends to charge full fees in-lieu of parkland dedication for all units in the Raemisch Farm Final Plat. As the remainder of the lands included in the Raemisch Farm Preliminary Plat are platted, Park-Land Impact Fees could be credited for parkland dedication of Outlot 3. This would be determined when Outlot 3 of the Raemisch Farm Preliminary Plat is dedicated as park land.

Please contact Jeff Belshaw of the Water Utility at 608-261-9983 if you have any questions regarding the following two (2) items:

55. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat/CSM per MGO 16.23(9)(d)(3).

56. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Please contact Trent Schultz of the Parking Utility at 608-246-5806 if you have any questions regarding the following one (1) item:

57. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of subdivision review. As development progresses in the subdivision, residential uses with 10 or more dwelling units and other applicable uses in MGO 16.03 will be subject to TDM Plan review.

Please contact Lance Vest of the Office of Real Estate Services at 608-245-5794 if you have any questions regarding the following fourteen (14) items:

58. Prior to approval sign-off by the Office of Real Estate Services ("ORES"), all parties having an interest in the property, pursuant to Wis. Stats 236.21(2)(a), shall execute the Owner's Certificate on the plat. 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. If any land within the plat boundary is under contract for sale or purchase, and said transfer will be conducted at the time of plat recording, an escrow agreement may be necessary. Please discuss closing plans with your contact in ORES in advance of CSM signoff. 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.
59. Prior to plat approval sign-off, an executed and notarized or authenticated certificate of consent for any and all mortgagees/vendors shall be included following the Owner's Certificate(s).
60. 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. Inform ORES via email to Lance Vest (lvest@cityofmadison.com) if any farm leases are in place.
61. City of Madison Common Council Certificate: Revise the name of the Acting City Clerk in the Common Council Certificate to appear as follows:

Michael Haas, Acting City Clerk
City of Madison, Dane County, Wisconsin

62. City of Madison Plan Commission Certificate: Include the name of the Secretary in the Plan Commission Certificate to appear as follows:

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

By: _____ Date: _____
Matthew Wachter,
Secretary of the Plan Commission

63. City of Madison Treasurer Certificate: The following certificate must appear on the plat:

I, Craig Franklin, being the duly appointed, qualified and acting Treasury and Revenue Manager 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, Treasury and Revenue Manager
City of Madison, Dane County, Wisconsin

64. Dane County Register of Deeds Certificate: A certificate for the Dane County Register of Deeds to enter time, date and recording location information shall appear on the plat.

65. As of September 26, 2025, the 2024 real estate taxes are paid for the subject property. Under 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, 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's Office
210 Martin Luther King, Jr. Blvd.
Madison, WI 53701

66. As of September 26, 2025, there are special assessments reported for the parcels within the plat boundary. Pursuant to Madison City Ordinance Section 16.23(5)(g)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 ORES in advance of plat approval sign-off. In lieu of this requirement, the owner may present written documentation from the City's Board of Public Works that the special assessments may be continued to be paid on the installment basis authorized by the Board of Public Works. However, if lands within the plat boundary are to be dedicated, the special assessments levied against the dedicated lands are to be paid in full.

67. Pursuant to Madison City Ordinance Section 16.23(5)(g)(4), the owner shall furnish an updated title report to ORES via email to Lance Vest (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 (August 14, 2025) 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. ORES reserves the

right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the plat.

68. Depict, name, and identify by document number on the proposed plat all existing easements cited in record title.
69. Depict and show the dimensions of all existing buildings and encroachments within the proposed plat boundary, and any encroachments within or beyond the plat boundary. If buildings are going to be demolished, don't include their dimensions and label them "TO BE DEMOLISHED". The following items shall also be depicted, but do not require dimensions, including but not limited to: drives, parking lots, athletic courts, pools, wells, septic systems, etc.
70. 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 ORES. 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 Lance Vest (lvest@cityofmadison.com) in ORES to discuss the potential lease terms. Said leases are authorized by Resolution File ID 29183, RES-13-00247, adopted 04-16-13.
71. Include the following sentence with the dedicated utility easements depiction in the plat Legend: Utility Easements as herein set forth are for the use of public bodies, as well as private utilities having the right to serve the area.

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

In order to commence the process for obtaining the necessary City signatures on the final plat, the applicant shall e-mail the revised plat, updated title report, and any other materials required by reviewing agencies to the reviewing planner. The reviewing planner will share the updated materials with the relevant commenting City agencies for them to verify that their conditions have been satisfied and that the secretary or designee may sign the Plan Commission approval certificate. Once the Plan Commission certificate is executed, the Planning Division will notify the City Clerk's Office that the Common Council certificate may be executed and the City Treasurer that his signature may be affixed.

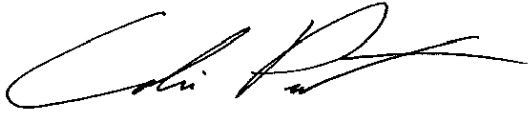
Once all of the necessary City signatures have been affixed to the final plat, the instrument may be recorded at the Dane County Register of Deeds Office. For information on recording procedures and fees, please contact the Register of Deeds at (608) 266-4141.

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.

Raemisch Farm Development
4000-4150 Packers Ave
ID 89766 | LNDSP-2025-00006
October 9, 2025
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If I may be of any further assistance, please do not hesitate to contact me at (608) 243-0455 or cpunt@cityofmadison.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Colin Punt', with a stylized, flowing script.

Colin Punt
Planner

cc: Jenny Kirchgatter, Assistant Zoning Administrator
Brenda Stanley, City Engineering Division
Jeff Quamme, City Engineering Division—Mapping Section
Sean Malloy, Traffic Engineering Division
Brian Kowalski, Parks Division
Jeff Belshaw, Water Utility
Trent Schultz, Parking Utility
Lance Vest, Office of Real Estate Services