

PLANNING DIVISION STAFF REPORT

December 15, 2025



PREPARED FOR THE PLAN COMMISSION

Project Address: 2150 Commercial Avenue (District 12, Alder Matthews)
Application Type: Certified Survey Map
Legistar File ID #: [90802](#)
Prepared By: Lisa McNabola, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Owner: OM Land, LLC; 21 Locust Avenue, Suite 1, Mill Valley, California, 94941

Applicant: Rachel Kriech; The Annex Group; 8680 Edison Plaza Drive, Fisher, Indiana, 46038

Contact: Kevin Pape; Vierbicher; 525 Junction Road, Suite 7000, Madison, WI 53705

Requested Action: Approval of a Certified Survey Map (CSM) of property owned by OM Land, LLC located at 2150 Commercial Avenue.

Proposal Summary: The subject parcel includes 11 platted lots and lands that are in metes and bounds. The site is currently an asphalt parking lot. The CSM as proposed would divide the parcel into two lots. It would also dedicate land for an east-west public street between proposed Lot 1 and Lot 2 that connects Packers Avenue and Oscar Avenue. The applicant expects to redevelop proposed Lot 1 with a mixed-use building as allowed in the RMU (Regional Mixed-Use) District. Proposed Lot 2 does not meet the minimum lot size requirement in the Industrial-Limited (IL) District. Proposed Lot 2 will need to be made into an outlot, as noted in the recommended conditions of approval at the end of the report. In the future the outlot could be rezoned and re-platted into a lot.

Applicable Regulations & Standards: The subdivision process is outlined in Section 16.23(4) of the Subdivision Regulations. The Plan Commission and Common Council shall act on the land division within 90 days of the filing of the complete application, unless the time is extended by agreement with the applicant. The Secretary of the Plan Commission or her/his designee may approve, approve conditionally, or refer the CSM to the Plan Commission for its consideration (MGO Section 16.23(4)(f)). The Secretary of the Plan Commission has referred the land division to the Plan Commission.

If the proposed CSM is approved by the Plan Commission, a resolution approving the CSM and accepting the dedications will be presented to the Common Council for approval on January 13, 2026.

Review Required By: Plan Commission and Common Council

Review Schedule: The State's subdivision statute, Wis. Stats. Ch. 236, requires that action be taken on a Certified Survey Map within 90 days of submittal unless an extension is agreed to by the subdivider. If no action is taken within 90 days and no extension granted, the CSM is deemed approved. The application was accepted for review on November 3, 2025. Therefore, the 90-day review period for this CSM will end circa February 1, 2026.

Summary Recommendation: The Planning Division recommends that the Plan Commission finds the approval standards for Certified Survey Maps are met and forward the Certified Survey Map for 2150 Commercial Avenue to the Common Council with a recommendation of **approval**.

Background Information

Parcel Location: The parcel is 181,536 square feet (4.1 acres). It is bounded by Packers Avenue to the east, Commercial Avenue to the south, and Oscar Avenue to the west. It is within Alder District 12 (Alder Matthews) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The site is an asphalt parking lot. The parcel has two zoning districts. Proposed Lot 1 is in the RMX (Regional Mixed-Use) District and proposed Lot 2 is in the IL (Industrial-Limited) District.

Surrounding Land Use and Zoning:

North: One-story commercial building, single family building, zoned IL (Industrial-Limited) District;

East: Across Packers Avenue, single family buildings, zoned TR-C4 (Traditional Residential – Consistent 4) District; one-story commercial building and parking lot, zoned NMX (Neighborhood Mixed-Use) District;

South: Across Commercial Avenue, Demetral Park, zoned PR (Parks and Recreation) District; Madison Area Technical College - Commercial Avenue Campus, zoned CC-T (Commercial Corridor-Transitional) District;

West: One-story commercial building, former Oscar Mayer plant that includes 9-story office building and warehouse space, zoned IL District.

Adopted Land Use Plan: The [Comprehensive Plan](#) (2024) and [Oscar Mayer Special Area Plan](#) (2020) recommend RMU (Regional Mixed-Use) and E (Employment) development for the site. The [Oscar Mayer Special Area Plan](#) recommends an east-west street connection between Packers Avenue and Oscar Avenue.

Zoning Summary: Proposed Lot 1 is zoned RMX (Regional Mixed-Use) District. Proposed Lot 2 is zoned IL (Industrial-Limited) District.

Environmental Corridor Status: The site is not within a mapped environmental corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Project Description, Analysis, and Conclusion

Project Description

The subject parcel includes 11 platted lots and lands that are in metes and bounds. It is bounded by Packers Avenue to the east, Commercial Avenue to the south, and Oscar Avenue to the west. The site is currently an asphalt parking lot. The applicant proposes to subdivide the parcel into two lots and dedicate land for a public street.

The parcel has two zoning districts. Proposed Lot 1 is in the RMX (Regional Mixed-Use) District and proposed Lot 2 is in the IL (Industrial-Limited) District. The applicant expects to redevelop proposed Lot 1 with a mixed-use building as allowed in the RMU (Regional Mixed-Use District). Lot 1 would be 120,085 sq. ft. It would be bounded by Packers Avenue, Commercial Avenue, Oscar Avenue and the future street. Along Packers Avenue the lot is approximately 803 feet in length. Along the future street the lot is approximately 125 feet in length.

Proposed Lot 2 does not meet the minimum lot size requirement in the Industrial-Limited (IL) District. The minimum lot size requirement is 20,000 sq. ft. and the proposed lot is 19,793 sq. ft. Proposed Lot 2 will need to

be made into an outlot, as noted in the recommended conditions of approval at the end of the report. In the future the outlot could be rezoned into a district with a smaller minimum lot size and re-platted into a lot.

The CSM would dedicate land for an east-west public street between proposed Lot 1 and Lot 2 that connects Packers Avenue and Oscar Avenue. The CSM shows the new street as Roth Street, however the street will be named Coolidge Street, as noted in the recommended conditions of approval at the end of the report.

Related Requests

The property is located in Urban Design District 4. The applicant has submitted an application to the Urban Design Commission (UDC) to construct a five-story, 241-unit mixed-use residential building with 6,000 square feet of commercial space on proposed Lot 1 (Legistar ID [88916](#)). The application was considered at the December 3, 2025 UDC meeting and referred to a future meeting date. At this time staff expect the application to be considered at the January 21, 2026 meeting.

Land Division Standards

Review Process

The subdivision process and approval standards are outlined in Section 16.23(4) of the Subdivision Regulations, with the process for land divisions and Certified Survey Maps outlined in Section 16.23(4)(f).

A CSM shall be reviewed by the Department of Planning and Community and Economic Development, and other City agencies as determined by the Director of Planning and Community and Economic Development for comment concerning matters within their jurisdiction, for conformity with the comprehensive plan and any adopted neighborhood, sub-area and transportation plans, all ordinances, administrative rules and regulations. The comments from agencies are to be submitted to the Secretary of the Plan Commission.

Following review under this subsection, the Secretary of the Plan Commission or their designee may administratively approve or approve conditionally the Certified Survey Map, or refer it to the Plan Commission for its consideration. The subdivider shall be notified in writing of any conditions of approval or the reasons for referral to the Plan Commission. If the proposed CSM is approved by the Plan Commission or its Secretary, a resolution approving the survey and accepting the dedications contained therein shall be presented to the

Common Council for approval. The Plan Commission and Common Council shall act on the land division within 90 days of the filing of the complete application, unless the time is extended by agreement with the applicant. If not acted upon within 90 days and the time extended by the applicant, the CSM is deemed approved and is entitled to recording

In this case, the Secretary of the Plan Commission has referred consideration of the proposed land division to the Plan Commission as allowed by Section 16.23(4)(f)6.

Approval Standards

Consistent with the standards and criteria in the Subdivision Regulations, the size, shape and orientation of the proposed lots are appropriate for the location and for the type of development and use contemplated, and staff has no information to suggest that the resulting lots will not be aesthetically pleasing building sites or a proper architectural setting for the building proposed on Lot 1.

Proposed Lot 1 appears to conform to the minimum requirements in the Zoning Code. There is no minimum lot size requirement or minimum lot width in the RMX District. Proposed Lot 2 does not meet the minimum lot size requirement in the Industrial-Limited (IL) District. The minimum lot size requirement is 20,000 sq. ft. and the proposed lot is 19,793 sq. ft. Proposed Lot 2 will need to be made into an outlot, as noted in the recommended conditions of approval at the end of the report. In the future the outlot could be rezoned and re-platted into a lot. With the exception of Lot 2, the CSM appears to meet the lot design requirements in the Subdivision Regulations.

The CSM appears to meet the block design requirements in the Subdivision Regulations. The lengths, widths and shapes of blocks shall be suited to the planned use of the land, zoning requirements, need for convenient access, pedestrian safety, control and safety of street traffic, and the limitations and opportunities of topography. While there is not a minimum block length requirement included in the subdivision ordinance, block lengths shall not, as a general rule, exceed five hundred (500) feet in length between street lines unless required by exceptional topography or other limiting factors when approved by the Plan Commission. Overall, the development pattern in a plat or CSM should follow the development pattern recommended by a neighborhood or sub-area plan. Although the proposed CSM would create a block that exceeds 500 feet, staff believe the Oscar Mayer Special Area Plan supports the development pattern shown on the CSM. The Plan recommends that the site be divided by an east-west street at the northern edge of the property, which the CSM would dedicate as shown in the Plan.

The CSM appears to meet the street design requirements in the Subdivision Regulations. Per the recommended conditions of approval, the applicant shall dedicate additional right of way:

- The applicant shall dedicate sixteen (16) feet of right of way along their frontage of Oscar Avenue for a total Right of Way width of 66'.
- The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum ten (10)-foot wide path, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of Commercial Avenue.
- The applicant shall confirm with Traffic Engineering and Engineering that sufficient Right of Way has been dedicated with this Certified Survey Map along their Packers Avenue frontage to allow the future Packers/Coolidge intersection prior to sign-off.

The Official Map is a planning tool enabled by Wisconsin Statutes Section 62.23(6), which allows a municipality to map and reserve land for future streets. When a property owner seeks to divide or combine property within or including an area reserved on the Official Map, the area must be dedicated to the public (MGO Section. 16.23(3)(a)2.) The Official Map shows an east-west public street over the property. The CSM dedicates land for the public street. The CSM shows the new street as Roth Street, however the street will be named Coolidge Street, as noted in the recommended conditions of approval at the end of the report.

Section 16.26 of the Subdivision Regulations establishes building setback lines on certain properties in the City. Section 16.26(f) states, "The setback line on the east side of Packers Avenue between Commercial Avenue and the center line of Aberg Avenue projected easterly shall be 77 feet from the center line of said Packers Avenue measured at right angles thereto." Staff note that Oscar Avenue used to be referred to as Packers Avenue prior to the construction of Packers Avenue/HWY 113 in its current location. The setback line was intended to allow for future expansion of Packers Avenue before it was relocated to the east side of the subject property. Staff believe the setback line on the subject property is no longer required. The Subdivision Regulations will need to be amended to remove the setback line along the subject property before the CSM is signed by the City, as noted in the recommended conditions of approval. If the ordinance amendment is not approved then the setback line shall be shown on the CSM.

Staff has received no conditions of approval from reviewing City agencies that would suggest that the land division cannot be approved.

In conclusion, staff believe that the applicable standards for land divisions can be found met, subject to the recommended conditions of approval.

Recommendation

Planning Division Recommendation (Contact Lisa McNabola, 243-0554)

The Planning Division recommends that the Plan Commission finds the approval standards for Certified Survey Maps are met and forward the Certified Survey Map for 2150 Commercial Avenue to the Common Council with a recommendation of **approval**.

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

Planning Division (Contact Lisa McNabola, 243-0554)

1. Before the CSM is signed by the City, MGO Section 16.26(f) shall be amended to remove the portion of the setback line that is located on 2150 Commercial Avenue. The applicant shall provide any exhibits, legal descriptions and fees required to amend MGO Section 16.26(f). If the ordinance amendment is not approved, then the setback line shall be shown on the CSM.

Engineering Division (Contact Gretchen Aviles Pineiro, 266-4089)

2. The property is a closed Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System (BRRTS) site (#02-13-580722 Oscar Mayer Former Filling Station East) and has continuing obligations. Written approval from the WDNR is required prior to disturbing the existing barrier cap or changing the land use. City Engineering will require a copy of WDNR approval prior to approving any site disturbance permits including demolition. Submit any post-WDNR-closure environmental investigation documents to City Engineering, if applicable. Any contaminated soil or water shall be handled and disposed of in accordance with all WDNR regulations at the sole cost of the developer, and in consultation with the City. The developer shall provide all records pertaining to WDNR coordination, environmental investigations, and disposal activity to Environmental Review (environmentalreview@cityofmadison.com).
3. The applicant is required to provide new public storm and sanitary sewer easements across the site as part of any redevelopment. Additionally, as the site is a known contamination site, any new/relocated sewer crossings through the site shall require the approval of the WDNR in regards to how the construction is completed and what the materials are used for the new utilities.
4. 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(7)c)
5. Construct sidewalk and terrace along Coolidge Street and Oscar Avenue adjacent to Lot 1 per plans approved by the City Engineer.

6. Construct multi-use path and terrace along Packers Avenue and Commercial Avenue adjacent to Lot 1 per plans approved by the City Engineer.
7. 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))
8. 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)

Traffic Engineering (Contact Sean Malloy, 266-5987)

9. The applicant shall rename "Roth Street" to "Coolidge Street" on the Certified Survey Map.
 10. The applicant shall dedicate sixteen (16) feet of right of way along their frontage of Oscar Avenue for a total Right of Way width of 66'. regards to how the construction is completed and what the materials are used for the new utilities.
 11. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum ten (10)-foot wide path, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of Commercial Avenue.
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12. The applicant shall confirm with Traffic Engineering and Engineering that sufficient Right of Way has been dedicated with this Certified Survey Map along their Packers Avenue frontage to allow the future Packers/Coolidge intersection prior to sign-off.

Zoning (Contact Jacob Moskowitz, 266-4560)

13. Lot 2 as proposed does not meet the minimum lot size in the IL Zoning District. On the final CSM, lot 2 shall be changed to an outlot.
14. A site plan shall be submitted for the lot and outlot that shows the paving removed and the sites seeded and graded.

Parks Division (Contact Brian Kowalski,

15. 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 25091. Visit <https://www.cityofmadison.com/parks/about/impactFees.cfm> for information about Park Impact Fee rates, calculations, and payment process.

16. The following note should be included on the CSM: "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED."

17. The Parks Division shall be required to sign off on this CSM.

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

18. Grant a Public Sanitary Sewer and Storm sewer Easement(s) to the City on the face of this Certified Survey Map or Subdivision Plat. Grant easements as necessary to reroute and construct Sanitary and Storm Sewer connections through the site.

Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, 608-264-9276) for the final required language.

19. The Applicant shall Dedicate a strip of Right of Way along portions of Oscar Ave, Commercial Ave, and Packers Ave as necessary and required for proper street movements by Engineering and Traffic Engineering. Final areas of dedication are to be approved by Engineering and Traffic.

20. The Applicant shall Dedicate a 66 foot wide Right of Way for the extension of Coolidge Street per Officially Mapped Street Resolution RES-22-00478.

21. The LOI indicates that this CSM site is comprised of 3 parcels. This CSM does not include 2231 & 2235 Myrtle St.

22. There is a portion of a prior setback in the MGO along Oscar Ave which was Packers Ave at one time. Work with the planning department to remove the lands within this CSM from the area the ordinance covers. Provide any exhibits, legal descriptions and fees that may be necessary to release this setback per MGO 16.26(1)(F).

23. Show the 10' Public Service strips and Building lines as set forth on the plat of Woodland. Release any necessary portions of the public service strips which will require a City of Madison Real Estate project and required fees, legal descriptions and exhibits.

24. Release the Public Utility Easement as set forth in Document 1191911 that were retained at the time Meyer Ave was discontinued.

Any release would require a City of Madison office of Real Estate Services to Project to be set up and any required fees legal descriptions and exhibits to be provided to facilitate the release

25. In accordance with Chapter 236, Wisconsin Statutes, the Applicant must show the type, location and width of any and all easements on a Plat or CSM. Clearly identify the difference between existing easements (cite recording data) and easements which are being conveyed by the land division. Identify the owner and/or benefiting interest of all easements. Include any and all language required to properly and legally create any easement by this land division.

Additionally label and cite the various documents that acquired the access rights along Packers Ave

26. Any portion(s) of a public easement that is intended to be released shall be released by separate document prepared by City Office of Real Estate Services. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, 608-264-9276) to coordinate the Real Estate project, and associated information and fees required. If any release is required prior to recording of the plat, acknowledgement of the release and document number shall be noted on the face of the plat.
27. 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.
28. show the existing easements set forth in documents 2094325 and 2051488. Portions of these easements are located within areas that are to be dedicated to the public and will need to be released or there rights assigned to the City of Madison
29. Show the 10' wide existing easement for a sign to the City of Madison per Document No. 1230980. work with Traffic Engineering to release this easement if necessary. Any release would require a City of Madison office of Real Estate Services to Project to be set up and any required fees legal descriptions and exhibits to be provided to facilitate the release.
30. Add a note about the Platted building lines per the plat of Woodland.

The building lines as shown and noted on this Certified Survey Map are the "building lines" as shown and denoted on the Woodland Plat. The Building Lines were not noted as a restriction on that plat as required by a public body and also the plat does not name a public body as a grantee, promise or beneficiary. Therefore the " Building Lines are not specifically enforceable by the City of Madison.

31. Show new No access restriction along the West line of Packers Ave, within the limits of the new lots outside of the lands being dedicated.
32. 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 any required U.S. public land survey monument record provided to the County Surveyor's Office, or, in instances where a public the monuments and witness ties area recovered under A-E 7.08(1g), the Surveyor shall provide to the City of Madison monument condition reports (with current tie sheet attached) for all Public Land Survey monuments, including center of sections of record, used in this survey, to Julius Smith (JSmith4@cityofmadison.com) of City Engineering, Land Information
33. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Plat 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.
34. 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 Jule Smith (jsmith4@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.

35. Remove the street name Roth Street for the new dedicated street. This is an extension of Coolidge Street.
36. If any contamination is found in lands to be dedicated that is unacceptable to the City of Madison, those dedications may have to subject to areas of easement in lieu of public dedication.
37. Submit to Jule Smith, 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, preferably closed polylines for lot lines, shall be void of gaps and overlaps and match the final recorded plat:
 - i. Right-of-Way lines (public and private)
 - ii. Lot lines
 - iii. Lot numbers
 - iv. Lot/Plat dimensions
 - v. Street names
 - vi. Easement lines (i.e. all shown on the plat including wetland & 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.

Real Estate Office (Contact Trent Milliken, 266-5940)

38. OWNER'S CERTIFICATION

Prior to approval sign-off by the Office of Real Estate Services ("ORES"), the Owner's Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report.

If any of the land within the CSM boundary is under contract for sale or purchase, and said transfer will be conducted at the time of CSM recording, an escrow agreement may be necessary. Please discuss closing plans with ORES in advance of CSM signoff.

When possible, the executed original hard stock recordable CSM 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 CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.

39. MORTGAGEE/VENDOR CERTIFICATION

Prior to CSM approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s).

40. CERTIFICATE AND CONSENT REQUIREMENTS

If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and have it executed prior to CSM sign-off, if said ownership interest meets the criteria set forth by Wis. Stat. Sec. 236.34 and Sec. 236.21(2)(a).

A Consent of Lessee certificate shall be included on the CSM for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.

41. TAX INCREMENTAL DISTRICT

The lands within the CSM boundary are partially located within TID 54, a Tax Incremental Financing District. Discussions with Joe Gromacki, the City of Madison's tax increment financing coordinator, may be necessary before recording the CSM if a TIF application is required. Mr. Gromacki can be reached at 608-267-8724 or jgromacki@cityofmadison.com.

If a TIF Loan has been authorized for the project, please inform ORES staff (Trent Milliken – tmilliken@cityofmadison.com).

42. REAL ESTATE TAXES

As of 12/1/25, the 2024 real estate taxes are paid for the subject property.

SPECIAL ASSESSMENTS

As of 12/1/25, there are no special assessments reported. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to Madison General Ordinance Section 16.23(4)(f)(3).

43. TITLE REPORT UPDATE

Pursuant to Madison City Ordinance Section 16.23(4)(c)(1), the owner shall furnish an updated title report to ORES via email to Trent Milliken (tmilliken@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report (10/8/25) submitted with the CSM application and include all associated documents that have been recorded since the initial title report.

A title commitment may be provided, but will be considered only as supplementary information to the title report update. Surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.

44. ADDITIONAL REQUIREMENTS

There are multiple easements and access restrictions listed in record title that are not mentioned on the face of the CSM. Depict, name, and identify by document number all existing easements cited in record title and the updated title report. If no longer relevant, please include a note about said easements.

Depict and dimension public easements for utilities and storm water drainage rights-of-way to be dedicated on the proposed CSM where necessary.

If all parties of interest agree that certain easements from prior plats or CSM's of record are no longer necessary, the release documents for said easements shall be recorded prior to CSM approval sign-off, with the recording information for the release included as a Note on the proposed CSM.