

PLANNING DIVISION STAFF REPORT

December 15, 2025



PREPARED FOR THE PLAN COMMISSION

Project Address: 4000-4150 Packers Avenue (18th Alder District, Alder Glenn)
Application Type: Final Plat
Legistar File ID # [90801](#)
Prepared By: Colin Punt, AICP, Planning Division
Report includes comments from other City agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Joel Oliver; Halo Real Estate Ventures; 900 North Rock Hill Rd #100; St. Louis, MO 63119
Surveyor: Mike McCarty; Stantec; PO Box 105; Sturgeon Bay, WI 54235
Owner: B&G Real Estate, LLC c/o Fred Brouner; Dewitt LLP; 2 E Mifflin St, Ste 600; Madison, WI 53703

Requested Actions: Approving the final plat of *Raemisch Farm Development* on property generally addressed as 4000-4150 Packers Avenue.

Proposal Summary: The proposal for the first phase of the “Raemisch Farm Development First Addition” subdivision calls for the 42.8 acres of the 63.6-acre preliminary to be platted with 76 residential lots, one lot for urban agriculture and open space, one outlot for public parkland, and one outlot for private open space. The other 20.8 acres of the site were platted with a previous final plat.

Applicable Regulations & Standards: The subdivision process is outlined in Section 16.23(4) MGO.

Review Required By: Plan Commission and Common Council.

Review Schedule: The State’s subdivision statute, Wis. Stats. 236, requires that a final plat be approved, conditionally approved, or rejected (with stated reasons) within 60 days of submittal unless the time is extended by agreement with the applicant.

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the final plat of *Raemisch Farm Development First Addition* substantially conforms to the approved preliminary plat and recommend **approval** to the Common Council subject to input at the public hearing and the conditions from reviewing agencies beginning on page 6 of this report.

Background Information

Parcel Location: The greater subject site is comprised of three parcels containing approximately 63.6 acres of land generally located between Packers Avenue and North Sherman Avenue, approximately one-half mile north of Northport Drive. This final plat contains the westernmost 42.8 acres along North Sherman Avenue. The site is within Alder District 18 (Alder Glenn) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The site is mostly undeveloped, but farmed, with a single-family residence and accessory farm buildings in the southeast corner of the property. As part of earlier approvals, the site has been rezoned from A (Agriculture District) to TR-U1 (Traditional Residential-Urban 1 district), CC-T (Commercial

Corridor-Transitional district), TR-C3 (Traditional Residential-Consistent 3 district), TR-V2 (Traditional Residential-Varied 2 district), and CN (Conservancy district), with a portion remaining A (Agriculture district)

Surrounding Land Uses and Zoning:

North: Single-family homes in the Whitetail Ridge Subdivision, zoned SR-C2 (Suburban Residential - Consistent 2 district);

South: Lakeview Elementary school zoned SR-C1 (Suburban Residential - Consistent 1 district), open space zoned SR-C2, apartment buildings zoned SR-V2 (Suburban Residential - Varied 2 district), a senior living center zoned PD (Planned Development district), and a mixed-use development zoned CC-T (Commercial Corridor-Transitional district);

West: Across North Sherman Avenue, single-family homes zoned SR-C1; and

East: First phase of Raemisch Farm Development, yet unbuilt. Beyond, across Packers Avenue, undeveloped land owned by Dane County.

Adopted Land Use Plans: The [Comprehensive Plan](#) (2023) recommends Low Residential, Low-Medium Residential, and Parks and Open Space for various portions of the subject site. The portions of the preliminary plat included in the final plat of the previous phase are designated for Medium Residential, Neighborhood Mixed Use, and Parks and Open Space. The subject site is also located within the boundaries of the [Northport-Warner Park-Sherman Neighborhood Plan](#) (2009), which recommends development of the site as a new mixed-use neighborhood.

Environmental Corridor Status: No mapped environmental corridors exist within the subject site.

Public Utilities and Services: The subject site is not currently served by all public utilities and services, but will eventually be served by a full range of urban services currently surrounding the property. Metro Transit service currently operates on Tennyson Lane and Sherman Avenue.

Zoning Summary: The proposed lots are zoned TR-C3 (Traditional Residential-Consistent 3 district), TR-V2 (Traditional Residential-Varied 2 district), and CN (Conservancy district), with one lot remaining A (Agriculture district). The previously-platted eastern portions of the plat are zoned TR-U1 (Traditional Residential-Urban 1 district) and CC-T (Commercial Corridor-Transitional district).

TR-C3 ZONING CRITERIA

Requirements	Required: Single-family detached	Proposed
Lot Area (sq. ft.)	3,000 sq. ft.	>3,000 sq. ft.
Lot Width	30'	>30'
Front Yard Setback	15'	TBD
Max. Front Yard Setback	30' or up to 20% greater than block average	TBD
Side Yard Setback	5' Lot width <50': 10% lot width	TBD
Reverse Corner Side Yard Setback	8' (10' for garage)	TBD
Rear Yard Setback	Lesser of 20% lot depth or 20' Alley-accessed: 3'	TBD
Maximum Lot Coverage	75%	TBD
Maximum Building Height	2 stories/35'	TBD

TR-V2 ZONING CRITERIA

Requirements	Required: Single-family attached (8 units max)	Required: Single-family attached (>8 units)	Proposed
Lot Area (sq. ft.)	1,500 sq. ft./d.u.	1,000 sq. ft./d.u.	Lot 27: 72,880 s.f. Lot 28: 96,143 s.f.
Lot Width	15'/d.u.	15'/d.u.	Lot 27: 500.58' Lot 28: 813.22'
Front Yard Setback	20'	20'	TBD
Maximum Front Yard Setback	30' or up to 20% greater than block average	30' or up to 20% greater than block average	TBD
Side Yard Setback	Exterior end walls: 5'	Exterior end walls: 5'	TBD
Reversed Corner Side Yard Setback	12'	12'	TBD
Rear Yard	Lesser of 25% lot depth or 25' Alley accessed: 3'	Lesser of 25% lot depth or 25' Alley accessed: 3'	TBD
Maximum Height	3 stories/40'	3 stories/40'	TBD
Maximum Lot Coverage	90%	90%	TBD

Other Critical Zoning Items	Utility Easements, Wetlands
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Tables prepared by: Jenny Kirchgatter, Assistant Zoning Administrator

Project History

On August 29, 2022, the Plan Commission recommended approval of a zoning map amendment (ID [72876](#)) and the resolution approving a new preliminary plat (ID [72365](#)). At its September 6, 2022 meeting, the Common Council approved both the zoning map amendment and preliminary plat. On October 6, 2025, the Plan Commission recommended approval of a final plat for the eastern third of the lands contained within the preliminary plat (ID [89766](#)). At its October 7, 2025 meeting, the Common Council approved the aforementioned first phase final plat.

Prior to the approval of the preliminary plat, zoning, and first final plat, several requests were considered on this site. On February 4, 2020, a petition (ID [58904](#)) to attach the Raemish Farm property to the City from the Town of Burke was adopted by Common Council. A first proposal for a preliminary plat (ID [60683](#)) and zoning map amendment (ID [60914](#)) for this site was considered by the Plan Commission on April 12, 2020. The Plan Commission found that the standards for zoning map amendments regarding public health safety, and welfare, were not met and recommended that the proposal was placed on file without prejudice. A second proposal for a plat (ID [65654](#)) and zoning map amendment (ID [66222](#)), reflecting changes to the first proposal, was considered by the Plan Commission on July 26, 2021. The Plan Commission found the standards met and recommended approval of the preliminary plat and zoning map amendment with conditions to the Common Council. At its August 3, 2021 meeting, the Common Council did not adopt the zoning map amendment or the resolution approving the plat, citing concerns regarding the potential for excessive noise from the F-35s then planned and now stationed at Truax Field. A third proposal for a plat (ID [68696](#)) and zoning amendment (ID [69274](#)), identical to the second proposal, was considered by the Plan Commission on February 7, 2022. The Plan Commission found the standards met and recommended approval of the preliminary plat and zoning map amendment with conditions to the Common Council. At its February 22, 2022 meeting, the Common Council voted to again place the zoning map amendment and preliminary plat on file without prejudice.

Project Description

The applicant is requesting approval of a final plat for the first addition to the Raemisch Farm Development plat. The preliminary plat includes 76 lots zoned TR-C3, two lots zoned TR-V2, four lots zoned TR-U1, and two lots zoned CC-T. The preliminary plat also includes a lot for urban agriculture, and three outlots for a public park, private park, and stormwater management. A previously approved final plat that entailed the easternmost 20.8 acres of the former Raemisch farm was identified an intended Phase 1 during the consideration of the preliminary plat. The final plat under consideration is the first addition, and includes the balance of the unplatted lands.

Lots 27 (1.67 acres) and 28 (2.21 acres) are located on the block bounded by Whitman Lane, unnamed "Street A," Prairieview Drive, and Sunfield Street. These lots are zoned TR-V2 (Traditional Residential – Varied 2) and intended for rowhouses or other multifamily residential development. Outlot 2 (1.55 acres) is located in the center of the block bounded by Whitman Lane, Lake View Avenue, Eliot Lane, and Sunfield Street, with access to Eliot Lane. The outlot is zoned CN (Conservancy district) and intended for use as a private open space. The southwest quarter of the area included in the preliminary plat is set aside for open space. Lot 76 (10.2 acres) has retained Agriculture zoning and is set aside for the existing wetland and space for urban agriculture. Outlot 3 (3.54 acres), adjacent to Lake View Elementary School, is zoned CN (Conservancy district) and will be dedicated to the Parks Division and utilized to preserve the adjacent school forest. All other lots (lots 6-26, 30-75, and 77-85) are zoned TR-C3 (Traditional Residential – Consistent 3 district) and intended for lower-intensity residential development.

The applicant indicates that construction for this second phase of the Raemisch Farm Development is scheduled for fall 2026 through fall 2028.

Analysis

The applicant is requesting final plat approval for 42.8 acres of land as the first addition to the Raemisch Farm Development subdivision. The subject property is one of the larger and more significant undeveloped parcels in this area, is surrounded by developed land on three sides, including the elementary school future residents would attend, and can be accommodated into the network of urban services such as water, sewer, and multi-modal streets subject to the recommended conditions of approval. The consistency of the subdivision with the [Comprehensive Plan](#) and any adopted neighborhood or sub-area plans, its conformance to the approved preliminary plat, and the adequacy of public services to serve the development are the principal considerations when recommending approval of the final plat to the Common Council. The zoning for the site has already been approved and is not before the Plan Commission and Common Council for review and approval at this time.

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2023) recommends Low Residential (LR), Low-Medium Residential (LMR), and Parks and Open Space (P) for various portions of the subject site. Low Residential areas, which entail the bulk of the site, are predominantly made up of single-family and two-unit structures, but may include three- and four-unit residences and rowhouses in certain situations. Buildings in LR areas are generally no taller than two stories and residential densities are 15 or fewer dwelling units per acre. Low-Medium Residential, which includes a wider mix of housing types, including all those listed in LR, generally allows buildings up to three stories in height with residential densities up to 30 dwelling units per acre. The low-lying area at the southwest corner of the site is recommended for Parks and Open Space. The remainder of the preliminary plat that was included in the first phase final plat are designated for Medium Residential, Neighborhood Mixed Use, and Parks and Open Space.

The subject site is also located within the boundaries of the [Northport-Warner Park-Sherman Neighborhood Plan](#) (2009). The Neighborhood Plan identifies the Raemisch property as a potential redevelopment area and provides two concept design plans for the site. The plan notes that the designs are intended to convey important ideas and design principles, but are only two of many potential design solutions. Conceptual designs for the property included a mix of detached houses on various lot sizes, co-housing, townhouses, live-work units, small and large multi-family housing, mixed-use development, urban agriculture, and parkland. The major planning and design goals outlined in the plan are flexibility in developing the site to achieve a denser, more urban neighborhood; a diversity of buildings and uses; sustainable neighborhood design; creating new street and path connections with the surrounding community; and preservation of open space.

Subdivision Standards

The State's subdivision statute, Wis. Stats. 236 requires that the final plat conforms substantially to the preliminary plat as approved, including any conditions of that approval, and to local plans and ordinances adopted as authorized by law.

Staff believes that the standards for subdivision approval are met with the proposed final plat and that the final plat is in conformance with the approved preliminary plat. All of the proposed lots will meet the minimum lot width and area requirements in their respective zoning districts, and staff believes that the proposal is consistent with the recommendations for the site in both the [Comprehensive Plan](#) and the [Northport-Warner Park-Sherman Neighborhood Plan](#).

Public Input

At time of report publication, staff have not received any written public comments. If written public comment is received it will be posted to the legislative file for this request.

Conclusion

The applicant is requesting approval of a final plat for the first addition to the Raemisch Farm Development subdivision. Planning Division staff has carefully reviewed the proposed subdivision and believes that, with the recommended conditions of approval, it substantially conforms to the approved preliminary plat for the Raemisch Farm Development and generally consistent with the land use and street layout recommendations for the subject site in the adopted [Comprehensive Plan](#) and [Northport-Warner Park-Sherman Neighborhood Plan](#).

Recommendation

Planning Division Recommendation (Contact Colin Punt, 243-0455)

The Planning Division recommends that the Plan Commission find that the final plat of *Raemisch Farm Development First Addition* substantially conforms to the approved preliminary plat and recommend **approval** to the Common Council subject to input at the public hearing and the conditions from reviewing agencies below:

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

City Engineering Division (Contact Brenda Stanley, 608-261-9127)

1. A Phase 1 Environmental Site Assessment (ESA) (per ASTM E1527-21), 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).
 2. Confirm that minimum Intersection Sight Distance is provided where public streets intersect per AASHTO's A Policy on Geometric Design of Highways and Streets 7th Edition, Section 9.5. This condition is applicable for all public street intersections within the plat and along the plat boundary. If minimum sight distance does not exist at intersections along the plat boundary, change the location of the street intersection, or agree to make improvements to the existing roadways such that the minimum required sight distance is achieved, or make the mitigating improvements as required by the City. Applicant shall be aware of potential issues meeting Intersection Sight Distance compliance at the North Sherman Avenue and Sunfield Street intersection. This potential issue is located to the north of the intersection.
 3. 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.
 4. The City has limited sanitary sewer capacity in this area of the city. Offsite sanitary sewer improvements will be required for lands draining to the east.
 5. This site has complicated stormwater management requirements. The City has very limited stormwater capacity to serve this development. For discharges to the enclosed depression/wetland the SWMP shall document elevations that occur in the enclosed depression as a result of back to back 200 year events. Additionally an emergency overflow shall be provided for. For discharges to the E or W peak discharges shall be limited to the capacity of the pipes serving the site. Additionally, for discharges to the E peak volume discharged shall be limited to the existing peak discharge during the 10 year event.
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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(7)c)
 7. Construct Madison Standard street and sidewalk/multi-use path improvements for all streets within the plat. (MGO 16.23(7)(d)6)
 8. Construct sidewalk and terrace on east side of North Sherman Avenue along the plat per plans approved by the City Engineer.
 9. Construct improvements to North Sherman Avenue in order to facilitate ingress and egress to the plat. (MGO 16.23(7)(d)9)

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. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
15. 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.
16. 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.
17. 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. A permit for these items may be required prior to construction. Contact the WDNR & USACOE for a jurisdictional determination. Provide digital copy of the wetland delineation. Wetland delineations shall be <5 years old. (NOTIFICATION)
18. 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(7)(d)2) and 16.23(5) (a)13)

19. 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.
20. Submit proposed lot corner grades with the stormwater management plan as these two items must be reviewed together to properly determine stormwater overflow conditions. Prior to the issuance of building permits, submit a master stormwater drainage plan with final as-built lot corner grades. These grades may be modified from the originally proposed grades provided they continue to meet design tolerances. No building permits shall be issued prior to City Engineering's final approval of this plan.
21. Install a property boundary witness markers along the boundary of lands dedicated for public stormwater purposes at property corners or in locations that are mutually agreeable to the applicant and Engineering Division. These boundary markers shall consist of 25' of split rail fence proceeding in both directions from inflection points along the common property boundary with public lands.
22. 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.
23. 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.
24. 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.
Unintended detention: If the plat or subdivision has an enclosed area with provides existing storage, the existing storage will need to be accounted for in addition to meeting the requirements for detention.

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

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

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

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

25. 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).

City Engineering Division – Mapping Section (Contact Jeff Quamme, 608-266-4097)

26. It is anticipated that the public sanitary sewer and storm water drainage improvements required to serve this proposed plat will require additional easements beyond this plat (and the addition to the east) 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.

27. 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.

28. Grant a 30' wide Public Sanitary Sewer Easement to the City to the City of Madison over, on or near the rear of Lots 69 - 75 to provide the necessary sewer service for those lots. Coordinate the location of the sewer with City Engineering staff and center the easement on the proposed location of the pipe. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 608-266-4097) for the final required language.

29. The easterly portion of N Sherman Ave to be dedicated by the plat shall bear the name N Sherman Ave and shall be labeled Dedicated to the Public. Also all references to North Sherman Avenue shall be revised to N. Sherman Avenue.

30. The preliminary plat notes that the east right of way of N Sherman Ave is established on the west monumented right of way of N Sherman Ave and both are not parallel to the Section Line. This shall be clearly noted and dimensions provided as well as the monumentation on the west side of N Sherman Ave shown and noted.

31. Outlot 3 was noted on the preliminary plat to be dedicated to the public for public park purposes. Confirm with City of Madison Parks if this Outlot will be accepted for Park purposes and if it is, a note shall be added to the Outlot as Dedicated to the Public for Park Purposes.

32. Coordinate and request from the utility companies serving this area the easements required to serve this development configured as are preferred by the utilities. (Front loaded utilities and easements are not typical) Those easements shall be properly shown, dimensioned and labeled on the final plat.
33. As required by Ordinance, provide private Easements or private Outlots to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). Coordinate the locations of the CBUs with the USPS Development Coordinator, City Engineering and City Traffic Engineering Staff and in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works. CBUs serving this land division will not be permitted within any publicly owned or dedicated lands.
If the Developer is not able to determine the final locations of the CBUs prior to recording the final plat, the final placement of CBUs for each phase of development within this land division shall be determined prior to construction. The locations for each phase shall as required by Ordinance, in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works and in compliance with United States Postal Service requirements.
The required CBU documents shall be recorded prior to the start of construction of the public improvements serving any Lot or Outlot. In the instance of land divisions that do not require the construction of public improvements or a contract with the developer, the required approved CBU documents shall be recorded simultaneously with the final approved land division.
Construct the CBUs in accordance with the specifications approved by the Board of Public Works.
34. 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)
35. Show, note, label and provide the coordinates for the East Quarter Corner of Section 25-8-9 that has been used to fix the location of the west line of the Southwest Quarter of Section 19-8-10.
36. 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.
37. 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.
38. Add Utility Easements to the legend to designate the standard line type and widths.
39. It shall be confirmed prior to final sign off the ownership of the lands included within this plat. The owner per the Surveyor's Certificate does not match the title report nor the Owner's Certificates on the plat. The final plat sign off will require an updated title report with the then current owners of record matching those on the plat.
40. Revise the note WEST LINE SOUTH 1/2 - FRACTIONAL SW 1/4 - 19-8-10 to "WEST LINE - FRACTIONAL SW 1/4 - 19-8-10" on sheets 3 and 4.

41. Provide overall bearings and distances between all Section Corners as required by statute.
42. Provide "Recorded as" information along the north and south sides of the plat and where ever it is required.
43. With the first plat to be recorded prior to this plat, the lot numbering will need to be changed to make all numbering sequential as required by statute.
44. Change the City Clerk to Lydia A. McComas.
45. Label all of the adjoiners for the lots and outlots within the first plat of Raemisch Farm Development on the opposite sides of the first phase platted streets. Also provide adjoiners on the west side of N Sherman Ave. Correct the street name Parkview Drive in the adjoining Whitetail Ridge plat to Prairieview Drive.
46. Label "See Sheet x of x" on each sheet to designate the adjacent sheets for proper reference to find adjacent sheets for this plat. Or provide a sheet showing the plat sheet layout.
47. The Wetland Buffer lines shall be accurately dimensioned and the required restrictions within the buffer areas denoted within all developable lots on the final plat.
48. Correct the plat name in the Common Council Certificate.
49. The sheet headers and legal description shall remove the reference to the South 1/2 of the SW 1/4 and label the two Quarter - Quarters as required by 236.20(3)(a).
50. Submit a street name application with the required suggestions for names to Lori Zenchenko (LZenchenko@cityofmadison.com) for review and approval.

Traffic Engineering Division (Contact Sean Malloy, 608-266-5987)

51. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights prior to sign off.
52. The Applicant shall Dedicate an additional 7' of Right of Way along Sherman Avenue, for a total of 40' from the center line.
53. The Applicant shall dedicate Right of Way along Packers Avenue, for a total of 60' from the center line.
54. 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
55. 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.

56. 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.

Parks Division (Contact Brian Kowalski, 608-243-2848)

57. Outlot 3 as shown on this Raemisch Farm Development First Addition Final Plat dedicates 154,039 SF (+/- 3.54 acres) for parkland. After the First Addition Final Plat is recorded, credit for this parkland dedication will be provided to new residential units within the Raemisch Farm Development Plat and First Addition Plat on a first come, first served basis, or as otherwise agreed to by the Developer and the Parks Division. Once this credit is used, Park-Land Impact Fees, per MGO 16.23(6)(f) and 20.08(2) will be due for all new residential units which do not meet the park land dedication requirements and are payable no later than the time of the issuance of building permits for individual lots.

58. 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.

59. 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."

60. 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.

61. The Parks Division shall be required to sign off on this Plat.

62. 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.

63. The Developer shall provide soil borings within any lands to be dedicated as parkland.

64. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.

65. The parkland dedication should meet the following guidelines for park development:

- a. The applicant shall provide proposed grading plans prior to approval of the area for dedicated public park lands.

- b. No proposed utilities will be allowed on public park land without prior approval by the Parks Superintendent or designee.

66. Once dedicated to the public, the Developer shall not use park property for construction staging, stockpiling material, or any other purpose unless specifically approved by the Parks Superintendent.

67. The applicant shall provide existing condition survey information in AutoCAD format for all park dedication area to the Parks Division.

Water Utility (Contact Jeff Belshaw, 608-261-9835)

68. Any outstanding water main assessments or water main connection charges shall be paid by the Developer prior to connecting to the existing water distribution system – contact Adam Wiederhoeft of Madison Water Utility (awiederhoeft@madisonwater.org or 608-266-9121) to determine if outstanding fees exist for the subject parcels.

69. 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).

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

Parking Utility (Contact Trent Schultz, 608-246-5806)

71. 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.

Office of Real Estate Services (Lance Vest, 608-245-5794)

72. 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 of the 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.

73. Prior to plat 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).

74. City of Madison Common Council Certificate: Revise the name of the City Clerk in the Common Council Certificate as follows:

Lydia A. McComas, City Clerk
City of Madison, Dane County, Wisconsin

75. As of January 5th, 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

76. As of January 5th, 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.
77. 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.
78. Include a note on the proposed plat referencing the reservation of mineral rights contained in Doc. No. 784388.
79. Include on the proposed plat a complete and accurate legal description of the lands that are to be included in the proposed plat. The legal description shall be reconciled with the legal description of said lands in record title.
80. Create notes that define the purpose of and the ownership of (whether public or private) all outlots. The note for an outlot dedicated to the public shall say: "Dedicated to the public for _____ purposes."
81. 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 a Real Estate Specialist in ORES to discuss the potential lease terms. Said leases are authorized by Resolution File ID 29183, RES-13-00247, adopted 04-16-13.

The Planning Division, Fire Department, Metro Transit, and City Assessor have reviewed this request and have recommended no conditions of approval.