



PREPARED FOR THE PLAN COMMISSION

Project Address: 6510 Cottage Grove Road
Application Type: Zoning Map Amendment and Certified Survey Map
Legistar File ID # [53606](#) and [52909](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Vic Villacrez, CGRD, LLC; 122 W. Washington Avenue, Suite 350; Madison.

Surveyor: Mike Calkins and Eric Lindaas, Snyder & Associates; 5010 Voges Road; Madison.

Requested Actions: Approval of a request to rezone 6510 Cottage Grove Road from A (Agricultural District) to CC-T (Commercial Corridor–Transitional District) and TR-U1 (Traditional Residential–Urban 1 District) and approval of a Certified Survey Map (CSM) to create one lot for future residential development in TR-U1 zoning, two lots for future commercial development in CC-T, and one outlot for stormwater management.

Proposal Summary: The applicant and property owner are requesting approval of a CSM to divide the triangularly shaped parcel into three lots and one outlot. Under the proposal, the northerly half of the property will be divided into a lot in TR-U1 zoning for future development with multi-family housing, while the southerly portion of the parcel along Cottage Grove Road will be divided into two lots in CC-T zoning for future commercial and mixed-use development. An outlot for stormwater management will be dedicated to the City adjacent to Lot 2 of the CSM. The applicant wishes to record the CSM as soon as all regulatory approvals have been granted, with no schedule for when future development of the proposed lots will commence.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Review Schedule: The State’s subdivision statute, Wis. Stats. 236, requires that Certified Survey Maps be approved, conditionally approved, or rejected (with stated reasons) within 90 days of submittal unless the time is extended by agreement with the applicant. If no action is taken within 90 days and no extension granted, the CSM is deemed approved. The CSM application was originally submitted to the City on August 15, 2018. However, the layout of the proposed land division was revised on October 17, 2018. Therefore, the 90-day review period for this land division request will end circa January 17, 2019.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00348 and 28.022–00349, rezoning 6510 Cottage Grove Road from A to CC-T and TR-U1, and the related four-lot/outlot Certified Survey Map, to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Parcel Location: An approximately 9.7-acre parcel generally bounded on the west by existing S. Sprecher Road, on the east by the future alignment of Sprecher Road, and on the south by Cottage Grove Road (CTH BB); Aldermanic District 3 (Hall); Madison Metropolitan School District.

Existing Conditions and Land Use: Undeveloped land, zoned A (Agricultural District).

Surrounding Land Uses and Zoning:

South: Undeveloped land across Cottage Grove Road, zoned A (Agricultural District);

West: Madison Gas & Electric substation and undeveloped land, zoned SR-V2 (Suburban Residential–Varied 2 District); multi-tenant commercial building, zoned CC-T (Commercial Corridor–Transitional District);

East: Alta Green Condominiums, Buckeye Trail Condominiums, and Old Country View Condominiums along Herndon Drive, zoned SR-V2 and PD; undeveloped land, zoned A.

Adopted Land Use Plans: The 2018 [Imagine Madison Comprehensive Plan](#) recommends that the northern half of the subject site be developed with Medium Residential uses. The southern half of the site is recommended for Neighborhood Mixed-Use development.

The [Sprecher Neighborhood Development Plan](#) recommends that the subject property be developed with low- to medium-density residential uses with a recommended density of 8-11 units per acre. Lands west of the site across existing S. Sprecher Road are recommended for commercial at the corner of Cottage Grove Road; industrial for the electrical substation, and park, drainage and open space surrounding the substation. The multi-family properties east of relocated Sprecher Road are recommended for a combination of low- to medium-density residential and medium-density residential (12-16 units per acre) development.

Zoning Summary: The proposed lots will be zoned TR-U1 and CC-T, which will be reviewed in the following sections of this report. There are no “critical zoning items” (Urban Design, floodplain, etc.) pertinent to the site.

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: The subject site is served by a full range of urban services, including weekday peak-hour Metro Transit service along Cottage Grove Road and Sprecher Road. There is no off-peak or weekend/holiday transit service to this site currently.

Previous Approvals

The subject site was attached to the City of Madison from the Town of Blooming Grove as part of the “North Phased Attachment,” which took effect on December 28, 2015. The property was zoned A (Agricultural District) at the time of attachment.

On September 19, 2016, the Plan Commission approved a demolition permit to allow a single-family residence located at 6510 Cottage Grove Road to be demolished with no proposed use.

Project Description

The applicant is requesting approval of a Certified Survey Map (CSM) to divide the 9.7-acre site into three lots for future development and one outlot to be dedicated to the City for stormwater management. Concurrent with the proposed land division, the applicant is also seeking approval of a request to rezone the site from A (Agricultural District) to CC-T (Commercial Corridor–Transitional District) and TR-U1 (Traditional Residential–Urban 1 District).

The subject site is a triangularly shaped parcel bounded by existing or planned roads on three sides. The existing historic alignment of S. Sprecher Road forms the western edge of the site, while Cottage Grove Road (CTH BB) forms the southern boundary. The easterly side of the site is formed by the platted but unconstructed future realignment of Sprecher Road, which is planned to extend southeast from its current alignment through the City's Cottage Grove neighborhood to connect with E. Buckeye Road/CTH AB. The realigned Sprecher Road, along with Reiner Road and the north-south section of CTH AB, are planned to form an arterial roadway to connect Sun Prairie and US Highways 12 and 18 through the far east side of Madison. The eastern 60 feet of the future 120-foot right of way was dedicated with the adjacent Reston Heights subdivision; the remaining 60 feet will be dedicated with the proposed CSM.

The property is characterized by approximately 30 feet of grade change from the northern tip of the site at Wyalusing Drive to the southeastern corner of the site adjacent to the future intersection of Cottage Grove Road and realigned Sprecher Road. The parcel is in active tillage and is devoid of tree cover; a farmhouse that used to occupy the southern portion of the site was demolished in late 2016.

In addition to dedicating right of way for the new alignment of Sprecher Road, the proposed CSM will dedicate a one-block extension of Kilpatrick Lane between existing and future Sprecher, which will provide internal access to the 9.7-acre site. Lot 1 of the proposed land division will comprise the northerly 2.47 acres of the site northwest of extended Kilpatrick Lane. The applicant is requesting TR-U1 zoning for Lot 1 to support the future development of 60-75 units of multi-family housing on the parcel per the letter of intent submitted with the rezoning and land division requests. The applicant indicates that such future development would result in 20-25 units per acre on the 2.47-acre lot, although the density would be closer to 25-30 units per acre for 60-75 future units.

South of the extension of Kilpatrick Lane, the applicant proposes two lots to be zoned CC-T to support unspecified future commercial/mixed-use development. Lot 2 of the CSM will contain approximately 330 feet of frontage along future realigned Sprecher Road and 250 feet of frontage along Kilpatrick Lane. Outlot 1, which will provide stormwater management for a portion of the land division, will be located between Lot 2 and Cottage Grove Road. Lot 3 will be located in the southwestern corner of the site and will be a six-sided parcel with frontage along Cottage Grove Road, existing S. Sprecher Road, and Kilpatrick Lane. Although no specific uses are proposed at this time, the letter of intent suggests that financial institutions, auto service stations and convenience stores, or other small commercial uses "to serve the residents within the area of the site" are planned for the lots.

Analysis and Conclusion

The Planning Division believes that the Plan Commission may find that the proposed zoning map amendments and CSM to divide the 9.7-acre site into two lots zoned CC-T, one lot zoned TR-U1, and one outlot for stormwater management meet the applicable standards for approval. In general, the proposed development will implement the land use recommendations contained in the recently adopted 2018 Imagine Madison Comprehensive Plan

and continue the development pattern and circulation plan generally recommended for the subject site by the 1998 Sprecher Neighborhood Development Plan.

The new Comprehensive Plan recommends that the northerly portion of the subject site be developed with Medium Residential (MR) uses, which broadly allows development of a variety of residential uses at densities between 20 and 90 units per acre in buildings that are between two and five stories tall. Areas recommended for MR development are generally located close to major streets, mixed-use areas, or commercial/employment areas to provide convenient, walkable access to transit, shopping, restaurants, and other amenities. Development in these areas should be interconnected with surrounding development as part of a complete neighborhood, and should be transit-oriented. The Comprehensive Plan notes that attention shall be paid to design within MR areas adjacent to less intense residential development to transition the MR development to less intense surrounding development. The proposed TR-U1 zoning of Lot 1 and future development with 60-75 dwelling units (25 to 30 units per net acre) is generally consistent with the recommendation, although attention should be paid with the subsequent conditional use request to construct the 60-75 units on the site to how the building(s) transition to the surrounding residential, particularly to the east, as well as how the building(s) addresses Sprecher Road.

The remainder of the site between Kilpatrick Lane and Cottage Grove Road is recommended for Neighborhood Mixed-Use development (NMU).

The Neighborhood Mixed-Use category includes relatively small existing and planned activity centers that include residential uses, as well as retail, restaurant, service, institutional, and civic uses primarily serving nearby residents. Development and design within NMU areas should be compact and walkable, with buildings oriented towards streets and close to public sidewalks. On-street parking is recommended where practical, with private off-street parking placed primarily behind buildings, underground, or shielded from public streets by liner buildings. Such mixed-use areas should be well-connected and integrated into neighborhoods, and development should be transit-oriented, even in areas where transit service does not yet exist. Non-residential uses in NMU areas typically focus on serving nearby residents, though some buildings may also include specialty businesses, services, or civic uses that attract customers from a wider area. An individual building should not include more than 10,000 square feet of commercial space, except for buildings containing grocery stores and/ or community facilities, such as libraries.

While new buildings in NMU areas are expected to be two to four stories in height, single-story buildings may be supported in very limited circumstances. One-story gas stations and accompanying convenience stores may be considered in newly developing NMU areas if the proposed development is designed in a manner that does not impede or substantially detract from the existing or planned development in the surrounding area. Any such development should integrate site design elements that facilitate pedestrian and bicyclist access to the retail portion. Any convenience store/gas station development proposed in a NMU area should provide a new service to the area, and should not be located in close proximity to a similar existing development to avoid oversaturation of a neighborhood, corridor, or portion of a corridor with auto-oriented uses.

The statement of purpose of the Commercial Corridor–Transitional District states that the district “[is] established to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity.” The district requires that a minimum of 50% of the street-facing building wall shall be set back no more than 25 feet from the front property line and caps lot coverage at 85%. Additional bulk regulations permit up to five-story buildings (taller if approved as a conditional use) and restrict parking placement based on the availability of on-street parking. Buildings are limited to 25,000 square feet of floor area for an individual

establishment or 40,000 square feet of floor area for a multi-tenant building except when approved as a conditional use.

The CC-T district has primarily been mapped on less mature commercial corridors across the City such as Odana Road west of Whitney Way, and E. Washington Avenue east of First Street, while the NMX–Neighborhood Mixed-Use District and TSS–Traditional Shopping Street District have been mapped for commercial nodes and corridors in older, more-established neighborhoods (Williamson Street, Atwood Avenue, etc.). Neither NMX nor TSS have been mapped in newly developing areas of the City. The two-story multi-tenant commercial building located at the northwestern corner of Cottage Grove and S. Sprecher Roads is zoned CC-T, but was developed under the C1 (Limited Commercial District) under the 1966 Zoning Code.

The Planning Division believes that CC-T zoning is an acceptable district to implement the newly adopted Neighborhood Mixed-Use recommendation in the Comprehensive Plan for the Cottage Grove Road frontage of the subject site. Because the mixed-use and commercial districts in the 2013 Zoning Code have only been mapped in very limited cases on newly subdivided lands on the periphery of the City, Planning staff does not have a lot of information on how those districts function in newly developing areas that could be used to consider whether the proposed zoning will result in the type of mixed-use development now recommended for the site. However, there is a high likelihood that future development of both Lots 2 and 3 will require conditional use approval for one or more reasons, which will afford the Plan Commission and staff the opportunity at that time to better understand how the mixed-use and commercial zoning districts perform outside the more established areas of the City, as well as how those districts implement the NMU recommendations in the Comprehensive Plan on a greenfield site such as this one.

Note: The Medium Residential and Neighborhood Mixed-Use land use recommendations and respective proposed TR-U1 and CC-T zoning are inconsistent with the older low- to medium-density residential uses recommended for the site in the Sprecher Neighborhood Development Plan. However, the land uses in the Sprecher plan will be updated to reflect the recommendations in the 2018 Comprehensive Plan over the coming months.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00348 and 28.022–00349, rezoning 6510 Cottage Grove Road from A to CC-T and TR-U1, and the related four-lot/outlot Certified Survey Map, to the Common Council with recommendations of **approval**, subject to input at the public hearing and the following conditions:

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

Planning Division

1. Note: Approval of this Certified Survey Map confers no approval or endorsement of the future proposed use Lots 1-3, which shall require separate zoning approvals prior to issuance of building permits.

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

2. The applicant shall make improvements to Cottage Grove Road in order to facilitate ingress and egress to the development. The improvements shall include an eastbound left-turn lane.
 3. The applicant shall construct sidewalk to a plan issued by the City Engineer along Cottage Grove Road from future Sprecher Road to existing S. Sprecher Road; S Sprecher Rd from Cottage Grove Road to Kilpatrick Lane; future Sprecher Road from existing S. Sprecher Road to Cottage Grove Road; and along both sides of Kilpatrick Lane from existing S. Sprecher Road to future Sprecher Road.
 4. The applicant shall construct street improvements as required by the City Engineer as follows: the full width of Kilpatrick Lane between existing S. Sprecher Road and future Sprecher Road; half the width of future Sprecher Road between Kilpatrick Lane and Cottage Grove Road; and four feet of pavement, curb and gutter for S. Sprecher Road from Cottage Grove Road to Kilpatrick Lane. No improvements are requested for Cottage Grove Road.
 5. The applicant shall provide a stormwater management plan to City Engineering for review. It is not clear based on this CSM how drainage requirements are being addressed on the individual lots being created. If the stormwater management is not entirely managed on the outlot, then the following note shall be added to the CSM: "All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of Madison General Ordinances in regard to storm water management at the time they develop."
6. A minimum of two (2) working days prior to requesting City Engineering Division signoff on the CSM, the applicant shall contact either Tim Troester at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley at 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
 7. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt of the WDNR at 273-5612 to discuss this requirement.
 8. Remove the note regarding drainage arrows and elevations from page 1 of 6.
 9. Remove note 1 on page 4 of 6 referencing non-exclusive drainage easements.
 10. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the CSM.
 11. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact

Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.

12. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to City Engineering sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. This property is subject to Sanitary Connection charges for the Door Creek Southern District.
13. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees.
14. The developer shall enter into a City/Developer agreement for the installation of public improvements required to serve this plat/ CSM. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this CSM without the agreement executed by the developer. [Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.]
15. The applicant shall execute a waiver of notice and hearing on the assessments for future improvements to Cottage Grove Road as required by the City Traffic Engineer in accordance with Section 66.0703(7)(b) Wisconsin Statutes and MGO Section 4.09.
16. The approval of this zoning approval does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer.
17. The applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
18. The developer shall confirm that adequate sight distance exists at the intersection of future Sprecher Road and Cottage Grove Road. If adequate sight distance does not exist, the developer shall change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City.
19. A Phase 1 environmental site assessment (per ASTM E1527-13), is required for lands dedicated to the City. The applicant shall provide one (1) digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Brynn Bemis (608-267-1986, bbemis@cityofmadison.com).
20. The lots within this Certified Survey Map are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the CSM, and recorded at the Dane County Register of Deeds.

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

21. Revise the boundary created by the vision triangle to correctly create a 150-foot by 150-foot vision triangle in the southwest corner of this CSM. The existing property corners do not correctly represent the right of way. Also make any correction needed to the legal description under the Surveyor's Certificate.
22. Provide the required recorded as information on the exterior boundaries as per the deeds of record and the plat of First Addition to Reston Heights.
23. Dimension size and location for the easements per Document Nos. 3328455 and 3585816.
24. Add text to the label for the easement per Document No. 3585816 that the Easement has been assigned to ATC per Document No. 4202339.
25. The westerly "South Sprecher Road" segment shall be revised to read "Sprecher Road." Revise all sheets accordingly. The intent is to have Sprecher Road for the north-south segment between Sharpsburg Drive/Wyalusing Drive and E. Buckeye Road.
26. This pending CSM application shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in the parcel database so that the permitting system can upload this data and permit issuance made available for this new land record.
27. Prior to final Engineering sign-off by the main office for Certified Survey Maps (CSM), the final CSM must be submitted to Engineering Division Surveyor/ Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two (2) working days prior to final Engineering Division sign-off. Electronic mail submittal of the FINAL CSM in PDF form is preferred; transmit to jrquamme@cityofmadison.com.
28. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The developer's surveyor and/or Applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The applicant shall identify monument types on all PLS corners included on the Plat. Note: Land tie to two PLS corners required.
29. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject plat, one (1) digital CADD drawing and one (1) signed copy of the final CSM to the Mapping/GIS Section of the Engineering Division either as hard copy or Adobe PDF format. The digital CADD file shall be submitted in the WisDOT County Coordinate System, Dane County Zone datum in either Auto CAD Version compatible with MicroStation Version V8i, MicroStation Version V8i or older or Universal DXF Formats. The digital CADD file(s) shall contain the minimum of the items stated below, each on a separate layer name/level number. All line work shall be void of gaps and overlaps that would cause any parcel, street or easement to not properly close. All line work orientation and geometrics shall match the dimensioning as labeled on the final recorded CSM: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (i.e.

street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).

This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final CSM, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any original submittal of data and prior to final sign-off.

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

30. The applicant shall provide a cross-access agreement between Lots 2 and 3.
31. The applicant shall install a physical barrier of substantial material and construction to prevent vehicular movements onto and off of adjacent sites, or provide an executed copy of a cross-access agreement.
32. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division Electrical Section to record the necessary easements for streetlights.

Fire Department (Contact Bill Sullivan, 261-9658)

This agency reviewed the request and has recommended no conditions of approval.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

This agency reviewed the request and has recommended no conditions of approval.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

33. Any outstanding water main assessments or water main connection charges shall be paid by the developer prior to connecting to the existing water distribution system – contact Adam Wiederhoeft of Madison Water Utility (awiederhoeft@madisonwater.org or 266-9121) to determine if outstanding fees exist for the subject parcels.
34. All public water mains and water service laterals shall be installed by a standard City subdivision contract/ City-Developer agreement. The applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.
35. The developer shall construct the public water distribution system and services required to serve the proposed CSM per MGO 16.23(9)(d)(3).
36. The Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.

Parks Division (Contact Kathleen Kane, 261-9671)

37. 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.” The Parks Division will be required to sign off on this CSM prior to recording.

38. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. Please reference ID# 18156 when contacting Parks Division staff about this project.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency reviewed the request and has recommended no conditions of approval.

Office of Real Estate Services (Contact Heidi Radlinger, 266-6558)

39. A Consent of Lessee shall be included for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.
40. An Environmental Site Assessment is required for any lands being dedicated for right of way.
41. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Heidi Radlinger in City's Office of Real Estate Services (hradlinger@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 (June 29, 2018) submitted with the CSM application and include all associated documents that have been recorded since the initial title report. The surveyor shall update the CSM with the most recent information reported in the title update.
42. The owner shall email the document number of the recorded CSM to Heidi Radlinger as soon as the recording information is available.
43. The CSM shall be revised as follows prior to final approval and recording:
- a.) Indicate electric easement has been reassigned per Document No. 4202339.
 - b.) Give dimensions of easements per Document Nos. 3328455 and 3585816.
 - c.) Depict and dimension public easements for utilities and stormwater drainage rights-of-way to be dedicated on the proposed CSM where necessary.