



PREPARED FOR THE PLAN COMMISSION

Project Address: 2012-2208 Wood Sorrel Street, 1901-1937 Firefly Drive, et al
Application Type: Preliminary Plat and Final Plat
Legistar File ID # [79969](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: D&R Investments, LLC/ VAL, LLC, dba Veridian Homes; 6801 South Towne Drive; Madison; Matt Brink, representative.

Surveyor: Brett Stoffregan and Dan Day, D’Onofrio Kottke & Associates; 7530 Westward Way; Madison.

Requested Actions: Approval of the preliminary plat and final plat of *Village at Autumn Lake Replat No. 8*, replatting 130 single-family lots and three outlots into 154 single-family lots, three outlots to be dedicated to the public for stormwater management and open space use, and two outlots to be used for private open space.

Proposal Summary: The proposed *Village at Autumn Lake Replat No. 8* subdivision calls for Lots 932-1037 and 1061-1086 of the Village at Autumn Lake Replat subdivision to be replatted as 154 single-family lots. Two existing outlots for private open space (60 and 61) will be reconfigured with the replat, while existing public Outlot 65 will be expanded with the replat and two additional outlots for public path and sidewalk purposes will be created. The current TR-C3 (Traditional Residential–Consistent 3 District) zoning of *Replat No. 8* is not proposed to change. Development of the Village at Autumn Lake subdivision is ongoing, with completion of the subdivision anticipated based on market demand for units.

Applicable Regulations & Standards: 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 a preliminary plat 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 plat is deemed approved. The application for preliminary plat and final plat approval was submitted to the City on September 18, 2023. Therefore, the 90-day review period for this plat was scheduled to expire circa December 17, 2023.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward the preliminary plat and final plat of *Village at Autumn Lake Replat No. 8* on land generally addressed as 2012-2208 Wood Sorrel Street, 1901-1937 Firefly Drive, et al, to the Common Council with a recommendation 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: Replat No. 8 comprises approximately 42.93 acres of land located on the east side of Felland Road generally between Autumn Lake Parkway and Lien Road; Alder District 17 (Madison); Sun Prairie Area School District.

Existing Conditions and Land Use: Undeveloped land, zoned TR-C3 (Traditional Residential–Consistent 3 District).

Surrounding Land Uses and Zoning: The area of the proposed replat is largely surrounded by undeveloped lands in the Town of Burke interspersed with single-family residences on town parcels. The northeastern corner of the subdivision abuts a stone quarry located on Reiner Road in the Town. The western boundary of Replat No. 8 is formed by Felland Road and the remainder of the Village at Autumn Lake subdivision, which is zoned TR-P (Traditional Residential–Planned District).

Adopted Land Use Plans: The 2002 [Felland Neighborhood Development Plan](#) recommends development of most of this portion of the Village at Autumn Lake subdivision with low-density residential uses at a density of up to 8 units per acre. In general, the neighborhood development plan contemplates a mix of housing types, lot sizes, and unit prices in the low-density development areas, with an emphasis on traditional neighborhood development forms. The wooded ridge between the residential lots and Felland Road and a large parcel previously dedicated to the City for stormwater management adjacent to the southern edge of the replat are recommended in the neighborhood development plan for park, drainage, and open space.

Environmental Corridor Status: The public and private outlots within and adjacent to the proposed replat are located in mapped environmental corridors.

Public Utilities and Services: The subject site will be served by a full range of urban services as it develops. The nearest Metro Transit service is located one mile west at Lien Road and N Thompson Drive.

Zoning Summary: The proposed lots are zoned TR-C3 (Traditional Residential–Consistent 3 District).

	Required	Proposed Lots
Lot Area	3,000 sq. ft. per lot	All lots exceed
Lot Width	30'	Will comply
Minimum Front Yard	15'	To be determined at permitting
Maximum Front Yard Setback	30' or up to 20% greater than block average	
Side Yards	5'	
Reverse Corner Side Yard Setback	8' (10' for garage)	
Rear Yard	Street-accessed: 20'	
Maximum Lot Coverage	75%	
Maximum Building Height	Two stories and 35'	
Usable Open Space	500 sq. ft. per lot	

Other Critical Zoning Items	
Yes	Utility Easements
No:	Barrier Free, Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>	

Previous Approvals

On May 19, 2015, the Common Council approved a request to rezone numerous parcels in the Village at Autumn Lake subdivision generally addressed as 1710 Ariel Spring Trail from TR-C3 (Traditional Residential–Consistent 3 District), PD (Planned Development District), and CN (Conservancy District) to TR-P (Traditional Residential–Planned District) and TR-C3; and approved the preliminary plat and final plat of the *Village of Autumn Lake Replat*, creating lots for 542 single-family units; 22 two-family-twin units, 8 four-unit dwellings, 48 townhouses, and 332 multi-family units, including 36 in a mixed-use node; 16 outlots dedicated to the public; and 12 outlots to be private. The Plan Commission approved a demolition permit to allow a single-family residence at 5825 Sanctuary Lane and 2009 Expedition Trail to be razed as part of the proposed replat at its May 4, 2015 meeting. The final plat was recorded on December 3, 2015.

On May 3, 2016, the Common Council approved the preliminary plat and final plat of *Village at Autumn Lake Replat No. 2* to create nine lots for single-family attached housing and one outlot for a private drive on land generally addressed as 5703 Summer Shine Drive. The final plat was recorded on March 23, 2017.

On June 19, 2018, the Common Council approved the preliminary plat and final plat of *Village at Autumn Lake Replat No. 3* to create 24 lots for the future twin homes and one outlot for private open space and access from Lot 649 of the Village at Autumn Lake Replat, 5802 Lien Road. Lot 649 had previously been identified for the future construction of 24 townhouse units. The final plat was recorded on October 23, 2018.

On February 4, 2020, the Common Council approved the preliminary plat and final plat of *Village at Autumn Lake Replat No. 4*, replatting six single-family lots and two lots to be developed with a two-family twin home (1802-1830 Twin Fawn Trail) into 10 single-family lots. The final plat was recorded on June 11, 2020.

On November 17, 2020, the Common Council approved the preliminary plat and final plat of *Village at Autumn Lake Replat No. 5*, replatting 104 lots approved for 98 future single-family residences and three two-family dwellings on six lots into 86 single-family lots, 48 lots for 24 two-family twin home dwellings, and three outlots for private open space. The final plat was recorded on May 10, 2021.

On September 20, 2022, the Common Council approved the preliminary plat and final plat of *Village at Autumn Lake Replat No. 6*, replatting 10 single-family lots at 2121-2157 Waterfall Way into 12 single-family lots. The final plat was recorded on December 20, 2022.

On November 7, 2023, the Common Council approved the preliminary plat and final plat of *Village at Autumn Lake Replat No. 7*, replatting 30 single-family lots into 17 single-family lots and 20 lots for 10 two-family twin homes. Recording of the recently approved plat is pending.

Project Description, Analysis & Conclusion

The applicant, Veridian Homes, is requesting approval of the preliminary plat and final plat of *Village at Autumn Lake Replat No. 8* to allow 130 lots platted for single-family detached residences (Lots 932-1037 and 1061-1086 of the Village at Autumn Lake Replat) to be replatted as 154 single-family lots. The replat encompasses about 42.93 acres of the approximately 75.4 acres of the *Village at Autumn Lake* subdivision located on the east side of Felland Road. The overall *Village at Autumn Lake* subdivision encompasses approximately 240 acres of land on both sides of Felland Road north of existing and future Lien Road.

The replat will maintain the existing platted street network, with access to the portions of the subdivision east of Felland Road to be provided by platted but unbuilt Tranquility Trail and Woodbine Drive. The current TR-C3 (Traditional Residential–Consistent 3 District) zoning of *Replat No. 8* is not proposed to change. According to the letter of intent submitted with the request, the applicant “would like to increase density within the proposed plat to accommodate current market conditions.” The proposed replat is consistent with a number of other replats proposed and approved in the Village at Autumn Lake development since 2015, which have seen the number of overall units increased, as well as the variety of unit types throughout the subdivision adjusted, resulting in a greater diversity of housing options throughout.

In addition to the replat to increase the number of future single-family lots east of Felland Road, two existing outlots for private open space (60 and 61) will be reconfigured as Outlots 74 and 75, while existing public Outlot 65 will be expanded with the replat (see Outlot 79 in the southeastern corner of the replat). Two additional outlots, 77 and 78, will be dedicated with the replat for public path and sidewalk purposes. Currently, a future north-south path/sidewalk planned along the eastern edge of this portion of the subdivision is located in a 20-foot wide easement established with the 2015 replat.

Staff believes that the Plan Commission may find the standards for subdivision approval met with the proposed replat. All of the proposed lots meet the minimum lot width and area requirements in the TR-C3 district, and staff believes that the proposal is consistent with the low-density residential recommendations for the site in the Felland Neighborhood Development Plan, which calls for the development of this portion of the Village at Autumn Lake development with a mix of housing types and lot sizes at a density up to eight (8) units per acre. The resulting development pattern should result in the diverse mix of housing types and lot sizes as generally recommended for the larger subdivision by the neighborhood development plan.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission forward the preliminary plat and final plat of *Village at Autumn Lake Replat No. 8* on land generally addressed as 2012-2208 Wood Sorrel Street, 1901-1937 Firefly Drive, et al, to the Common Council with a recommendation of **approval** subject to input at the public hearing subject to input at the public hearing and the conditions that follow.

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

Planning Division

1. The applicant shall submit to the Planning Division two copies of private subdivision covenants, conditions and restrictions, and easements that will govern the organizational structure, use, maintenance and continued protection of the development and any common services, open areas or other facilities to serve the proposed replat. These documents shall be approved by the Planning Division in consultation with the City Attorney's Office prior to final approval of the plat for recording.
2. If applicable, the applicant shall demonstrate compliance with the requirements in Section 16.23(8)(f)8 of the Subdivision Regulations for the privately-owned and maintained open space on proposed Outlot 74, including the execution of land use restrictions and open space easements in a form acceptable to the Parks Division, Planning Division, and City Attorney's Office. These documents shall be approved by the Planning Division in consultation with the City Attorney's Office prior to final approval of the plat for recording.

The following conditions of approval have been submitted by reviewing agencies:

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

3. Off-site sanitary sewer improvements are required for this development by the developer for lots south of the intersection of proposed August Moon Drive and Firefly Drive. The sewer that will need to be extended outside of the platted streets will be located on Felland Road north of proposed Woodbine Drive.
4. The stormwater management plan will need to be revised to show that the measures currently provided are able to accept and accommodate the runoff from the new higher density development.
5. Enter into a City / Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
6. The developer shall construct Madison standard street, multi-purpose path, and sidewalk improvements for all streets within the plat.
7. The developer shall construct sidewalk/path, terrace, curb and gutter, and up to 14 feet of pavement along Felland Road to a plan approved by City Engineer.
8. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat
9. This development is subject to impact fees for the Felland Road Neighborhood Sanitary Sewer Improvement Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall put on the face of the plat: "Lots/ buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."
10. Madison Metropolitan Sewerage District (MMSD) connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact

Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.

11. 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 nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
12. Confirm that adequate sight distance exists where public streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make the mitigating improvements as required by the City. Caution - The improvements indicated may require right of way outside of the plat.

City Engineering Division – Mapping Section (Contact Julius Smith, (608) 264-9276)

13. 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 Jeff Quamme of Engineering-Mapping (jrquamme@cityofmadison.com, 608-266-4097) 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. There are numerous areas of utility easements which include public interest that will need to be released by the City along with any required portions of the roof drain restriction on Lot 1007 that will require release. Release the 60-foot Radius Temporary Turnaround easement at the end of Expedition Drive.
14. The applicant shall dedicate in kind those connecting segments or replacements for those right of way along Breezewood Road, Meadowlark Drive, Expedition Drive, Wood Sorrel Street, Wood Sorrel Court, Firefly Drive and all of Clover Basin Lane that have been proposed to be discontinued. The final size and locations of the dedications shall be approved by City Engineering and Traffic Engineering.
15. The developer shall have the City petition for the street discontinuance and vacation of portions of Breezewood Road, Meadowlark Drive, Expedition Drive, Wood Sorrel Street, Wood Sorrel Court, Firefly Drive, and all of Clover Basin Lane. Provide a legal description and sketch of the rights of way to be vacated and other required materials after first consulting with Engineering Mapping Staff. Contact Jule Smith (JSmith4@cityofmadison.com) of City Engineering, Land Information.
16. List the easements in both the preliminary plat and the final plat list the easements over Outlots 62 and 63 for stormwater and drainage per Village at Autumn Lake Replat and cite its document number. Additionally, show the 5-foot easement along the outside Lot 1430 if it is not being released.
17. Shown on both the preliminary plat and final plat a temporary limited easement for a temporary turn around on Expedition Drive to be replaced in kind with the size and location to be approved by the City Engineering and Traffic Engineering Divisions. Include the following language on the plat: "Temporary Limited Easement benefitting the City of Madison for temporary turnaround improvement purposes. Said Easement shall

terminate upon the extension of Expedition Drive east of this plat along with the removal of the public temporary turnaround improvements within the easement area.”

18. The applicant shall coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.
19. Insert standard language pre MGO Section 16.23(9)(d)2.a. verbatim. When done, all of the previous non-exclusive easements for drainage easements are released and new drainage easements defined by the current proposed final plat.
20. 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.

21. Remove existing Outlot 65 from the limits of the plat and shorten proposed Outlot 79 in both the final plat and preliminary plat accordingly and adjust the legal descriptions to accommodate. This area has been dedicated prior and will remain dedicated as it is with the bike path easement remaining over it.
22. Dedicate the truncated Outlot 79 for a single purpose, for Sidewalk and Bike Path purposes and grant an easement for stormwater purposes as needed for the remainder. Update the as needed on both the final plat and the preliminary plat.
23. The 20-foot wide bike path easement along the easterly line of the plat shall remain in place for the full length of the plat limits. The developer may dedicate this area to the City without removing the easement even for similar use.
24. The 6-foot wide bike path easement along the North line of Lot 1007 shall remain in place. The developer may dedicate over this area to the City without removing the easement even for similar use.

25. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The developer's surveyor and/or applicant must submit copies of required tie sheets or monument condition reports for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com). If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office and shall be attached to a signed and sealed monument condition report. The applicant shall identify monument types on all PLS corners included on the plat. Note: Land tie to two PLS corners required.
26. Prior to City Engineering Division final sign-off by main office for the plat, the final plat must be submitted to the 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 plat in PDF form is preferred. Transmit to jrquamme@cityofmadison.com.
27. Per MGO Section 16.23(7) the location, right-of-way width, and names of any adjacent existing streets, alleys or other public ways, easements and railroad and utility rights-of-way, the existing underlying streets and easements to be released are not shown on the preliminary plat. These shall be shown.
28. Properly show the right of way widths of Tranquility Drive as 70 feet and the northerly portion of August Moon Drive as 66 feet for both the preliminary plat and the final plat.
29. Clearly label Meadowlark Drive as "Dedicated to the Public" for the portion South of Expedition Drive.
30. List the Datum and Adjust for the Coordinates used Example - NAD 83(97).
31. The applicant shall submit to Jeff Quamme, prior to final 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 shall be void of gaps and overlaps and match the final recorded plat: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat and electronic data for any changes to the plat which occur subsequent to any submittal of data.

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

32. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12-foot easement between lots and 6-foot easements on corner lots where streetlights are needed. Easements are required between lots: 1055-1056, 1453-1452, 1041-1040, 1424-1423, 1459-1460, 1412-1411, 1431-1430, 1405-1404, 1394-1395, 1339-1340, 1336-1335, 1327-1326, 1388-1387, 1383-1384, 1320-1319, 1370-1369, 1360-1361, 1363-1364, 1384-1383. Easements are required on the corner of lots: Outlot 65, 1057, 1038, Outlot 64, 1434, 1414, 1415, 1403, 1402, 1334, Outlot 74, 1393, 1358, 1359

33. 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.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

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

Fire Department (Contact Matt Hamilton, (608) 266-4457)

34. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500 feet of at least one fire hydrant. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO Section 34.507 for additional information.

35. The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. An upgrade to include a fire sprinkler system with a cost estimate shall be made available for all initial single- or two-family home sales.

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

36. Note that records indicate deferred water main assessments exist against this parcel. Improvements, which substantially change the use of the property, may require any outstanding deferred assessments to be paid in full prior to proceeding with the proposed improvements (MGO 4.081(4)). Please contact Danah Enright of the City of Madison Finance Department to review the status of the deferred water main assessment associated with this property at: (608) 266-4008 or denright@cityofmadison.com.

37. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO Section 16.23.

38. 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.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

39. Note: The northern portion of the proposed development remains part of Metro Transit's paratransit service area, due to eligibility under the historic route network from Spring of 2023, but all parcels would be greater than the three-quarter mile regulatory distance from all day scheduled service for passengers to generally be eligible for door-to-door paratransit service. The closest bus stop with regularly scheduled bus service under the revised route network design is over one mile walking distance.

Parks Division (Contact Kathleen Kane, (608) 261-9671)

40. 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(6) 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 #12118.7 when contacting Parks Division staff about this project.

41. The following note should be included on the subdivision: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued." The Parks Division shall be required to sign off on this subdivision prior to recording.

Forestry Section (Contact Jeffrey Heinecke, (608) 266-4890)

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

Parking Division (Contact Trent W. Schultz, (608) 246-5806)

This agency reviewed the project and determined that a Transportation Demand Management (TDM) Plan is not required.

Office of Real Estate Services

42. 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. When possible, the executed original hard stock recordable plat shall be presented at the time of ORES approval sign-off. If not possible, 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 prior to obtaining approval sign-off.
43. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to plat approval sign-off. If the plat is signed electronically, a PDF of the plat containing electronic signatures shall be provided to ORES to obtain approval sign-off.
44. If a mortgage or other financial instrument is reported in record title, but has been satisfied or no longer encumbers the lands or ownership within the plat boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to plat approval sign-off.
45. A Consent of Lessee certificate shall be included on the plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off.
46. If any portion of the lands within the plat boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and executed prior to approval sign-off.
47. The property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to plat recording. Receipts are to be provided on or before sign-off and checks are payable to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, Wisconsin 53701
48. 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 final plat approval sign-off.

49. The owner shall furnish to Andy Miller in the City's Office of Real Estate Services as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report 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.
50. The Office of Real Estate Services is still reviewing the final plat and title report and may have additional comments to be addressed by the applicant prior to final approval and recording of the plat.