



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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July 31, 2018

Brian Lange
Quam Engineering, LLC
4604 Siggelkow Road, Suite A
McFarland, Wisconsin 53558

RE: Approval of a request to rezone land generally addressed as 754-904 Felland Road from A (Agricultural District) to SR-C1 (Suburban Residential–Consistent 1 District), SR-C3 (Suburban Residential–Consistent 3 District), SR-V2 (Suburban Residential–Varied 2 District) and TR-U1 (Traditional Residential–Urban 1 District), and approval of the preliminary plat of *Jannah Village*, creating 49 lots for future single-family detached residences, four lots for two-family twin homes, four lots for future four-unit townhouses, two lots to be developed with multi-family housing, one outlot to be dedicated for a public park, and two outlots to be dedicated to the public for stormwater management (Simply Homes, LLC). [ID 52083 and 51770; LNDSP-2018-00007]

Dear Mr. Lange;

At its July 24, 2018 meeting, the Common Council **approved** the zoning map amendment and preliminary plat for “Jannah Village” subject to the conditions of approval in the following sections, which shall be addressed prior to final approval and recording of a final plat.

Please contact Brenda Stanley of the City Engineering Division at 261-9127 if you have questions regarding the following twenty-five (25) items:

1. Development of this site will require additional stormwater management beyond those required in MGO Chapter 37. Specifically, the drainage system along CTH T will need to be reviewed and the maximum discharge rate from this development will only be allowed to match the capacity of that system.
2. There are wetland indicators on Felland Road adjacent to the plat. A wetland delineation will be required.
3. The parcels dedicated for stormwater management will need to be reviewed closer in conjunction with the stormwater management plan for the plat to determine if the dedication is acceptable. Lot reconfiguration may be required based on the approved stormwater management plan. The stormwater management plan will need to be reviewed and approved by the City Engineering and Capital Area Regional Planning Commission (CARPC) prior to final plat recording.
4. The construction of this project will require that the applicant shall enter into a City/ Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering

to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Note: Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.

5. This development is subject to impact fees for the Northeast 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 plans: "Lots/ buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."
6. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
7. The developer will be required to build offsite sanitary sewer to serve this development.
8. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer 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 (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
9. An erosion control plan and land disturbing activity permit shall be submitted to the Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with Sections 37.07 and 37.08 of Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
10. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat, 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).
11. This plat will require a Storm Water Management Permit. Please submit the Storm Water Management Permit Application (and associated fee) to City Engineering, for approval.
12. A Storm Water Management Report is required for this development. Report needs to show compliance with Chapter 37 MGO with regard to storm water management. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including: a) SLAMM .DAT files; b) RECARGA files; c) TR-55/HYDROCAD/Etc., and; d) Sediment loading calculations. 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. The Storm Water Management Report shall be stamped by a Licensed P.E.

13. A Phase 1 environmental site assessment (Phase 1 ESA), compliant with ASTM E1527-13, is required for the project area. Staff review will determine if a Phase 2 ESA is also required. Please submit report(s) to Brynn Bemis (267-1986, bbemis@cityofmadison.com) for review.
14. Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9 feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
15. The developer shall construct Madison Standard street and sidewalk improvements for all streets within the plat.
16. The developer shall make improvements to Felland Road to facilitate ingress and egress to the plat as required by the City Engineer. This may include left- or right-turn lanes or acceleration/deceleration tapers.
17. The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat.
18. The developer shall confirm that adequate sight distance exists where public streets intersect. 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. The developer shall construct sidewalk, curb and gutter, streetlighting, and four (4) feet of pavement along Felland Road adjacent to the eastern limits of plat.
20. All curves in road right of way shall be 150 feet, minimum.
21. The developer shall construct an east-west multi-use path across plat from east plat limits to west plat limits as required by City Engineer.
22. The developer shall construct sidewalk, curb and gutter, streetlighting, and four (4) feet of pavement along Bridle Way and Canter Drive along plat limits as required by the City Engineer and the Town of Burke. The developer shall construct all required utility trench pavement patches in Bridle Way and Canter Drive as required.
23. This project requires work in Town of Burke right of way. The developer shall meet with Town to discuss the project and is required to get all permits required from Town.
24. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to: reduce TSS by 80% (control the 5 micron particle) off of newly developed areas compared to no controls; detain the 2-, 10-, and 100-year storm events, matching post development rates to predevelopment rates; provide infiltration in accordance with MGO Chapter 37; and, complete an erosion control plan and 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 Madison General Ordinances.

25. Prior to the issuance of building permits, the developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight-line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.

The master stormwater drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system—NAD 27. Note: It is required that this plan shall be stamped by and Registered Land Surveyor.

The following note shall accompany the master stormwater drainage plan: “For purposes of this plan, it is assumed that grading shall be a straight-line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows. No building permits shall be issued prior to the City Engineering Division’s approval of this plan.”

Please contact Jeff Quamme of the City Engineering Division—Mapping Section at 266-4097 if you have any questions regarding the following seventeen (17) items:

26. Portions of Felland Road within the exterior plat boundary are outside of the City of Madison Corporate Boundary. The applicant shall petition the City of Madison to attach all lands within the plat boundary that currently are not within the City of Madison and the 40-foot width of Felland Road adjacent to Lot 1 and Outlot 1 of the proposed plat.
27. The plat does not provide on its face private easements or outlots to accommodate the now United States Postal Service (USPS)-required centralized delivery of mail using Cluster Box Units (CBU). The applicant shall coordinate with the USPS and City Engineering Staff on the required locations for the CBUs to serve this subdivision. City of Madison Engineering acknowledges that development phasing would make it difficult to determine the final locations prior to recording the final plat. This will require the final placement of the CBUs to be determined and all documents recorded to allow placement of the CBUs (after City review and approval) prior to construction of each phase. This shall be a condition of the Development Agreements for all phases for this plat. CBUs serving this plat will not be permitted within any publicly owned or dedicated lands.
28. The proposed street names do not fit the City of Madison's street name guidelines, thus are not approved. Submit alternative street names for the six new streets (there will be a name change at the curve between Lots 3 and Lots 32). Submit the alternative names to Lori Zenchenko (Lzenchenko@cityofmadison.com) for review and approval. Correct the suffix on existing Bridle Way; the street name is Bridle Lane.

29. There are three different parcels with different ownership within this plat. Title work has only been provided for what is currently the Simply Homes parcel, which report is currently not up to date. The applicant shall provide up to date Title Reports for all lands included in the preliminary plat and all owners' names of record added to the preliminary plat. Additional conditions of approval may be required with all updated title during final plat review. All anticipated conveyances shall be complete prior to final plat sign off.
30. It is anticipated that the offsite sanitary sewer required to serve this plat can be constructed within the existing right of way of Felland Road to CTH T/Commercial Avenue. If there ultimately is a need for an offsite easement for any required offsite public improvements serving this development, the developer shall acquire the right of way and/or easements as required by the City at the developer's expense.
31. The preliminary plat shall be revised adding the current City of Madison Corporate boundary as required by ordinance.
32. The west boundary of Outlot 1 would have a bend near the southerly end as the westerly 250 feet is excepted from the existing parcel. The annexation of these lands recognized the bend as per Document No. 4248475 as well. The boundary shall be revised accordingly.
33. The agreement as to Restrictions per Document No. 1082511 appear to be for the plat of Bridle Downs, but as described, encumber the lands within this proposed plat. The applicant shall address this title issue and include it on the final plat if it is in effect at the time of final plat recording.
34. The Utility Easements granted by Certified Survey Map 1799 shall be shown and labeled on the preliminary and final plats. Contact Jeff Quamme (jrquamme@cityofmadison.com) if any portions of the easements are to be released.
35. The vertical datum shall be referenced to current City of Madison Datum of NAVD 1988 (91).
36. The radii at roads intersecting Felland Road shall be revised to be 25 feet.
37. Outlots 1 and 2 shall be noted as "Dedicated to the Public for Stormwater Management Purposes." Outlot 3 shall noted to be "Dedicated to the Public for Park Purposes." All outlots shall be subject to a Public Sidewalk and Bike Path Easement over their entirety.
38. 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.
39. Developer shall provide 30-foot easement for an east-west multi-use path as required by the City Engineer. Please contact Jeff Quamme (jrquamme@cityofmadison.com) for required easement language.

40. In accordance with Section s. 236.18(8), Wisconsin Statutes, the applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the plat in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations.
41. In accordance with Section s. 236.20(2) (c) and (f), Wisconsin Statutes, the applicant must show the type, location and width of any and all easements on the plat. Clearly identify the difference between existing easements (cite Register of Deeds recording data) and easements which are being conveyed by the plat. Identify the owner and/or benefiting interest of all easements. Include any and all language required to properly and legally create any easement by the plat.
42. A 15 foot wide Outlot shall be dedicated for Public Sidewalk and Bike Path purposes between Lots 31 and 32 to connect to the existing public walk dedication in Block 3 of Bridle [Downs].

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following seven (7) items:

43. All curves in road right of way shall be 150 feet, minimum.
44. Prior to final plat approval, the applicant shall work with the Traffic Engineering Division Electrical Section to record the necessary easements for streetlights.
45. The applicant shall execute and return the attached declaration of conditions and covenants (DCC) for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs. If the DCC is not executed, the applicant shall pay a \$30.00 fee which is payable to the City of Madison Treasurer to be delivered or mailed to: Attention Eric Halvorson, Traffic Engineering, Madison Municipal Building, Suite 100, 215 Martin Luther King Jr. Blvd., P.O. Box 2986, Madison, Wisconsin 53701-2986.
46. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, streetlighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
47. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
48. The applicant shall add a note to the final 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.

49. The applicant shall work with the Traffic Engineering Division to provide a cohesive off-street east-west bike connection from the east plat limits to the west plat limits similar to what is shown in the neighborhood plan.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have any questions regarding the following item:

50. Proposed Lots 16, 17, 18, 33, and 34 do not meet the zoning requirements for the SR-C1 zoning district. The minimum lot size of a SR-C1 zoned property is 8,000 square feet and the minimum lot width is 60 feet.

Please contact Adam Wiederhoeft of the Madison Water Utility at 266-9121 if you have any questions regarding the following two (2) items:

51. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO 16.23(9)(d)(3).
52. All public water mains and water service laterals shall be installed by a standard City of Madison Subdivision Contract. The applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Please contact Tim Sobota of the Metro Transit at 261-4289 if you have any questions regarding the following two (2) comments:

53. The proposed development is outside Metro Transit's service area. The closest bus stop with scheduled bus service is just over one and three-quarters miles walking distance – and the units would be greater than the three-quarter-mile regulatory distance from all day scheduled bus service, that disqualifies any trips at this location for passengers who might otherwise be eligible for door-to-door paratransit service.
54. The pedestrian access between this site and the scheduled bus service, located on North Thompson Drive at Commercial Avenue, includes at least one and one half miles travel along the unimproved shoulders of Commercial Avenue/County Highway T (Posted up to 55 mph).

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following item:

55. Provide the following information to the buyer of each individual lot: "The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e)." 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.

Please contact Kathleen Kane of the Parks Division at 261-9671 if you have any questions regarding the following five (5) items:

56. On the preliminary plat of Jannah Village, the developer proposes to dedicate approximately 5.1 acres of parkland to the City, identified as Outlot 3 and located in the central eastern area of the subdivision.
57. The proposed preliminary plat contemplates 49 single-family lots; four duplexes; 16 4-unit buildings and five apartment buildings with a total unit count of 162 units. Depending on the final unit counts, it is anticipated that the required park land dedication may not be fully met based on the land dedication requirements of 1,081 square feet per single family unit/duplex, 734 square feet per multi-family unit, and 1,424 square feet per large multi-family unit, per MGO Sec. 16.23(8)(f)(4). The applicant is encouraged to work with the Parks Division to fully meet the parkland dedication requirement for this plat.
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(8)(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# 18131 when contacting Parks Division staff about this project.
59. The park should meet the following guidelines for park development:
 - a. Areas within a park to be used for open space for active and passive recreation shall be graded at 1-2% for the area of field proposed.
 - b. No side slopes within the park dedication area shall exceed 4:1.
 - c. The applicant shall provide proposed grading plans prior to approval of the area for dedicated public park lands.
60. City Forestry will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, City Forestry will schedule planting and assess the cost of the initial planting to the property owner.

Please contact my office at 261-9632 if you have any questions about the following ten (10) items, including the condition added by the Plan Commission on July 16, 2018 (#70):

61. All lots zoned SR-C1 shall provide a minimum of 60 feet of lot width and 8,000 square feet of lot area.
62. The average dwelling unit density of Lots 2-6 be adjusted to average no more than 16 dwelling units per acre, with details across lots approved by staff.
63. A 20-foot wide outlot shall be dedicated for public sidewalk purposes between Lots 31 and 32 to connect to the existing public walk dedication in Block 3 of Bridle Downs.
64. Ashaiman Avenue shall have a consistent right of way width of 80 feet from Felland Road to the western plat limits, and shall provide a minimum centerline curve radii of 300 feet required for collector streets per Section 16.23(8)(a)10 of the Subdivision Regulations, unless a less restrictive radius is approved by the City Traffic Engineer.

65. That applicant shall work with staff to accommodate the planned curve of Ashaiman Avenue from an east-west collector street at Felland Road to a north-south street parallel to Interstate 39-90-94, as recommended by the Northeast Neighborhoods Development Plan. The addition of the curve to the north with the required 300-foot centerline radii for the collector street may require reconfiguration of Lots 3, 4 and 6 of the Jannah Village plat. As proposed, the current alignment appears to reduce the resulting lot depth for future parcels along the Interstate. The alignment of Ashaiman Avenue shall be revised, per approval of the City Engineer, Traffic Engineer, and Planning Director or their designees, so as the resulting lot depth for future development parcels more closely matches the Northeast Neighborhoods Development Plan.
66. Shanks Lane, Alidu Lane, Zongo Lane, and the portion of Walking Way north of Dawa Lane may be reduced from 66-foot rights of way to 60 feet. All local street centerline curves shall be a minimum of 150 feet. Additionally, the applicant may consider the removal of one or both blocks of Alidu Lane and the reconfiguration of the housing units on Lots 3-6 to reduce the small blocks proposed.
67. That prior to final approval and recording of the final plat, the applicant shall work with the Planning Division and Capital Area Regional Planning Commission (CARPC) to revise the environmental corridor map to reflect the approved subdivision, including modifications to the map to reflect disposition of the public park and stormwater management tract shown on the neighborhood development plan.
68. That prior to recording of a final plat of the subdivision, the applicant work with City Engineering and Planning staff to explore “distributed infiltration” practices as part of the means to meet the infiltration requirements identified under Chapter 37, MGO, the Northeast Neighborhood Development Plan, and those recommended in the 2010 CARPC CUSA amendment approval resolution. These methods could include but not be limited to: rain gardens installed to serve a “block of lots”, pervious pavement, depressed terraces, rain barrels and/or other methods. These “distributed” practices would be used in coordination with regional, plat-level practices.
69. Note: Approval of the zoning map amendment and subdivision by the Plan Commission and Common Council does not constitute approval of the development conceptually shown for Lots 1-10 of the preliminary plat. Following approval and recording of a final plat of the subdivision, the applicant or successor will be required to submit applications for conditional use approval to the Plan Commission pursuant to the processes in Section 28.183 of the Zoning Code. Future development of those lots is required to comply with the applicable bulk and design requirements of the Zoning Code, including the general provisions for residential districts in Section 28.031 and the building form standards in Section 28.172.
70. A note shall be added to the plat that no access from Felland Road be allowed to Lots 1, 45, 46, and 59.

Please contact Lance Vest of the Office of Real Estate Services at 245-5794 if you have any questions regarding the following eleven (11) items:

71. Prior to approval sign-off, the Owner’s Certificate on the final plat shall be executed by all parties having an interest in the property, pursuant to Wis. Stats. 236.21(2)(a). Certificate 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. The executed original hard stock recordable plat shall be presented at the time of sign-off.

72. 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 mortgages of record are paid off prior to plat approval, a copy of the recorded satisfaction for said mortgage shall be provided prior to sign-off.
73. 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.
74. All consents and certifications for any holder of interests in the subject lands shall conform with Wis. Stats. 236.21(2) and 236.29, i.e., to include the language "...surveyed, divided, mapped and dedicated..."
75. For parcels located within the City of Madison, a Madison Common Council Certificate shall appear as follows on the final plat:

Resolved that this plat known as _____ located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the ____ day of _____, 20____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this ____ day of _____, 20____

Maribeth L. Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

76. The following City of Madison Treasurer Certificate shall appear on the final plat:

I, _____, being the duly appointed, qualified and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20____ on any of the lands included in the plat of _____.

David Gawenda, City Treasurer
City of Madison, Dane County, Wisconsin

77. A certificate for the Dane County Treasurer similar to the City of Madison Treasurer Certificate above shall appear on the final plat.

78. A certificate for the Dane County Register of Deeds to enter time, date and recording information shall appear on the final plat.
79. An Environmental Site Assessment is required for any areas dedicated to the public. Please provide this material to Brynn Bemis in City Engineering for review (bbemis@cityofmadison.com).
80. Please provide a title report that includes a search of Lot 2 of Certified Survey Map 1799, recorded with the Dane County Register of Deeds as Document No. 1443114. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall provide to Lance Vest in the City's Office of Real Estate Services (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 (May 16, 2018) 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.
81. Revise the plat as follows:
- a. Accurately reflect the contents of the title report in the proposed plat. In particular, the restrictive covenants described in Document No. 1082511.
 - b. Depict, name, and identify by document number on the proposed plat all existing easements cited in record title. In particular, the easement described in Document No. 1087085.
 - c. For properties not connected to municipal utility services, consider whether or not well abandonment ref. NR-141 needs to be addressed.
 - d. Create and record, or show as being dedicated in the proposed plat, easements for utility and drainage rights of way when the utility or drainage physically exists, but no document for it exists in record title.
 - e. Record satisfactions or releases for all recorded instruments that encumber or benefit the subject lands, if all interested parties agree that the purpose for such instrument is no longer necessary or relevant for the purposes of the land division.
 - f. Initiate requests to all applicable utilities to record releases of their interests in utility easements in underlying plats or CSM's, if this proposed plat is a re-division of existing plats or CSMs with utility easements that will no longer be applicable; and, prior to requesting sign-off, place a note in the proposed plat citing the recording data for the City's recorded release of same.
 - g. 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."
 - h. 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 Heidi Fischer at 608-264-9297 to discuss the potential lease terms.
 - i. Include the following sentence with the dedicated utility easements depiction in the Legend: Utility Easements as herein set forth are for the use of public bodies, as well as private utilities having the right to serve the area.

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

Any appeal regarding the plat, including the conditions of approval related thereto, must be filed with the Circuit Court within thirty (30) days from the date of this letter. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Brenda Stanley, City Engineering Division
John Sapp, City Engineering Division
Jeff Quamme, City Engineering Division – Mapping Section
Eric Halvorson, Traffic Engineering Division
Jenny Kirchgatter, Zoning Administrator
Bill Sullivan, Madison Fire Department
Kathleen Kane, Parks Division
Adam Wiederhoeft, Madison Water Utility
Lance Vest, Office of Real Estate Services
Brenda Ayers, Town of Burke (by e-mail)