



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 2505 Seiferth Road and 4409 Pflaum Road (District 16 – Alder Currie)  
**Application Type:** Conditional Use & Certified Survey Map  
**Legistar File ID #:** [74258](#) & [74265](#)  
**Prepared By:** Lisa McNabola, Planning Division  
Report Includes Comments from other City Agencies, as noted  
**Reviewed By:** Kevin Firchow, AICP, Principal Planner

## Summary

**Applicant:** Dan McCoy; BSH Capital, LLC; 2970 Peachtree Road SW, Suite 350, Atlanta, GA 30305

**Contact:** Jason Leitha; Ruckert & Mielke, Inc.; 4630 Biltmore Lane, Madison, WI 53718

**Owner:** 2501 Stoughton Road, LLC; P.O. Box 930555, Verona, WI 53593

**Requested Action:**

- ID [74258](#) – Consideration of a conditional use in the Industrial–Limited (IL) District for a personal indoor storage facility;
- ID [74265](#) – Consideration of a Certified Survey Map (CSM) to create one lot at 2505 Seiferth Road and 4409 Pflaum Road.

**Proposal Summary:** The applicant is requesting approval to construct a three-story, approximately 101,373 square-foot climate controlled personal indoor storage facility on one lot created by CSM.

**Applicable Regulations & Standards:** Standards for conditional use approvals are found in §28.183(6) M.G.O. Supplemental Regulations for Personal Indoor Storage are found in §28.151. Standards for certified survey maps are found in §16.23(5) M.G.O.

**Review Required By:** Plan Commission & Common Council (CSM only)

**Summary Recommendation:** The Planning Division recommends the following to the Plan Commission regarding the applications for 2505 Seiferth Road and 4409 Pflaum Road. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies.

- That the Plan Commission finds the approval standards for conditional uses are met and **approve** the conditional use for a for a personal indoor storage facility in the Industrial–Limited (IL) District at 2505 Seiferth Road and 4409 Pflaum Road;
- That the Plan Commission finds the approval standards for Certified Survey Maps are met and forward the CSM creating one lot at 2505 Seiferth Road and 4409 Pflaum Road to the Common Council with a recommendation for **approval**.

## Background Information

**Parcel Location:** The subject site includes two parcels totaling 57,072 square feet (1.31 acres) located at the southeast corner of Pflaum Road and Seiferth Road. The site is located within Alder District 16 (Ald. Currie) and the Madison Metropolitan School District.

**Existing Conditions and Land Use:** The site of the proposed development, zoned Industrial-Limited (IL) District includes two parcels. The northern parcel contains a surface parking lot and the southern parcel is vacant.

**Surrounding Land Use and Zoning:**

North: Across Pflaum Road, one-story warehouse, zoned Suburban Employment (SE) District; one-story commercial building, zoned Commercial Corridor – Transitional (CC-T) District;

East: One-story industrial building, zoned Industrial-Limited (IL) District;

South: One-story commercial building, zoned IL District; and

West: Across Seiferth Road, one-story drive-thru, zoned IL District; two-story office building, zoned IL District.

**Adopted Land Use Plan:** The [2018 Comprehensive Plan](#) recommends Industrial (I) uses for the subject site. The [Stoughton Road Revitalization Project Plan](#) (2008) does not provide specific recommendations for the subject site.

**Zoning Summary:** The property is zoned Industrial Limited (IL) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000	57,935
Lot Width	75 ft	183.37 ft
Front Yard Setback	5 ft	79 ft
Side Yard Setback	None	17 ft, 45 ft
Rear Yard Setback	30 ft	32 ft
Maximum Lot Coverage	75%	66%
Maximum Building Height	None	3 stories

Site Design	Required	Proposed
Number Parking Stalls	No minimum, 1 per employee maximum	11 (1.)
Accessible Stalls	1	1
Loading	No	No
Number Bike Parking Stalls	2	2 (2.)
Landscaping	Yes	Yes (3.)
Lighting	Yes	Yes
Building Forms	Yes	Flex Building

*Tables Prepared Jacob Moskowitz, Assistant Zoning Administrator*

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

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

## Project Description, Analysis, and Conclusion

The applicant proposes to construct a three-story, approximately 101,373 square-foot climate controlled personal indoor storage facility with 700 storage units. The site will be accessed from Seiferth Road. A surface parking lot located between Seiferth Road and the building provides 11 vehicle stalls and two bicycle stalls. The main entrance and two enclosed loading docks face Seiferth Road. The primary façade material is a white metal panel, with blue and gray metal panel used as accent materials. A gray split face block veneer is used as an accent material on the front façade. A variety of deciduous trees and shrubs are shown along Seiferth Road and Pflaum Road.

The Comprehensive Plan recommends Industrial (I) development for the subject property. Industrial areas accommodate manufacturing, wholesale, storage, distribution, transportation, repair/maintenance, and utility uses. Architectural, site design, and landscaping features within Industrial areas may not be as extensive as in Employment areas, though properties should be well-buffered and screened from adjacent land uses that may not be compatible and parking/storage areas should be screened from public streets. Buildings and site improvements may be simpler and more vehicle oriented than in other land use categories.

The applicant requests consideration of a conditional use for a personal indoor storage facility. In regards to the approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, and finding that all of the conditional use standards of MGO §28.183(6) are met. Please note, recent changes to state law requires that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation.

Staff notes that this is one of only two zoning districts where this use is allowed. Staff does not anticipate that this would preclude the normal and orderly development of other industrial development in the surrounding area, consistent with adopted plans.

A Personal Indoor Storage Facility must adhere to the following Supplemental Regulations:

- (a) No commercial transactions shall be permitted other than the rental of storage units.
- (b) Plans for onsite circulation and driveway locations shall be reviewed as part of the conditional use review process. Site design shall accommodate a logical and safe vehicle and pedestrian circulation pattern.
- (c) The use shall take place in a building that is a minimum of two stories.

Staff believes the applicable conditional use standards and supplemental regulations can be found met, subject to the conditions recommended by the reviewing agencies.

The applicant requests consideration of a certified survey map request to create a 1.31-acre lot for the proposed building. Staff believes that all applicable standards for land divisions can be found met, subject to the conditions recommended by the reviewing agencies.

## Recommendation

### Planning Division Recommendation (Contact Lisa McNabola, (608) 243-0554)

The Planning Division recommends the following to the Plan Commission regarding the applications for 2505 Seiferth Road and 4409 Pflaum Road. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies.

- That the Plan Commission finds the approval standards for conditional uses are met and **approve** the conditional use for a personal indoor storage facility in the Industrial-Limited (IL) District at 2505 Seiferth Road and 4409 Pflaum Road;
- That the Plan Commission finds the approval standards for Certified Survey Maps are met and forward the CSM creating one lot at 2505 Seiferth Road and 4409 Pflaum Road to the Common Council with a recommendation for **approval**.

**Recommended Conditions of Approval**

Major/Non-Standard Conditions are Shaded

***Land Use Request***

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

1. Utility plan indicates connecting to an existing 6 inch water service. These lots both have existing 1 inch copper services. Revise utility plan to indicate a new 6 inch water service connection if that is required for the proposed development.

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

2. The proposed new building crosses an underlying platted lot line. Prepare a Certified Survey Map (CSM) and submit to the Planning Unit to dissolve underlying lot lines to comply with fire codes, City Ordinances and City Policies. The CSM shall be approved by the City, recorded with the Dane County Register of Deeds and new Tax Parcel information available prior to issuance of a building permit or early start permit.
3. 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.
4. Site Plan appears to disturb 6' utility easement per the Glendale Industrial Park Plat by 3+ feet in areas confirm/ coordinate will all utility interests this will be allowed.
5. Identify on the plans the lot and block numbers of recorded Certified Survey Map or Plat.
6. Provide a full and complete legal description of the site or property being subjected to this application on the site plan.
7. The address of the proposed building is 2503 Seiferth Rd.  
The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
8. Floor plans shall show the demising walls of the individual storage units along with their designated unit number.

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

9. This site currently drains onto adjacent private property. The applicant will be required to connect to public storm sewer in Pflaum Road. This will require work in the ROW and a permit shall be required.  
  
Further no increase in volumetric discharge offsite onto private property during the 10-year event shall be allowed.

10. The applicant shall connect to or extend public storm sewer connecting directly to a public storm structure that is either in the public sidewalk or terrace area, or inlet at the curb on the side of the street, adjacent to the development. Any storm lateral extension crossing any lanes of traffic or running longitudinally within

a public street right of way for over 20ft, in order to connect to the public system, shall be considered a private storm sewer lateral and will require an approved and recorded privilege in streets agreement. (POLICY)

11. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
12. Construct sidewalk, terrace, curb & gutter & pavement along Seiferth Rd & Pflaum Rd to a plan as approved by City Engineer
13. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
14. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. This property is subject to Sanitary Connection charges for the Joylyne Sewer District \$15.04/1000 sf.
15. Obtain a permit to Excavate in the Right-of-Way for the connection and/or installation of utilities required to serve this project and shall comply with all the conditions of the permit. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO 10.05(6)), MGO 35.02(4)(c)(2)), and MGO 37.05(7)
16. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))
17. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
18. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
19. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line: <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm>.

The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.

20. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)
21. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
22. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>

This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. (POLICY)

Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.

23. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.

The Storm Water Management Plan & Report shall include compliance with the following:

Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))

Rate Control New Development: Detain the 2, 5, 10, 100, & 200 - year storm events, matching post development rates to predevelopment rates and using the design storms identified in Madison General Ordinances Chapter 37.

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

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

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

24. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West).

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

25. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
26. 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, street lighting, 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.
27. 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.
28. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
29. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
30. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.
31. The applicant shall provide a clearly defined 5' walkway from the front door to the public Right of Way clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired.

Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.

32. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

**Fire Department** (Contact William Sullivan, 261-9658)

33. Provide details on the fire lane width and inside turning radii. 28-ft is the minimum acceptable turning radii.

**Zoning Administrator** (Contact Jacob Moskowitz, 266-4560)

34. Provide Parking is proposed in excess of the maximum number of spaces. Per Table 28I-3 Off-Street Parking Requirements, the automobile parking maximum is 1 parking space per employee. The Zoning Administrator may approve an increase of up to twenty (20) spaces above the maximum requirement. Submit an application for a Parking Adjustment and supporting documentation per section 28.141(6)(c) with the final plan submittal.
35. Provide a detail of the proposed bike rack. Note: A bicycle stall is a minimum two (2) feet by six (6) feet with a five (5) foot wide access area.
36. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
37. Show the trash enclosure area on the site plan. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet. Submit a detail of the trash enclosure.
38. Submit a rooftop plan showing the location of any proposed rooftop mechanical equipment and screening. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district per Section 28.142(9)(d).
39. Provide revised elevations demonstrating compliance with Sec. 28.129 Bird-Safe Glass Requirements. Provide a detail of the glass treatment to be used.
40. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

The following agencies reviewed the request and recommended no conditions of approval: Metro Transit, Parks Division

***Land Division Request***

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



41. Add the following note to the CSM: Each lot shall be individually responsible for compliance with Madison Ordinance Chapter 37 requirements. Further, any future development of this lot shall not be allowed to result in an increase in stormwater discharge onto private property in any event up to and including the 10-year event shall be allowed.
42. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
43. Construct sidewalk, terrace, curb & gutter & pavement along Seiferth Rd & Pflaum Rd to a plan as approved by City Engineer
44. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
45. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. This property is subject to Sanitary Connection charges for the Joylyne Sewer District \$15.04/1000 sf.
46. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

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

47. Note: the setbacks shown per addendum to Warranty Deed for Lots 1 and 2, Block 1 Glendale Industrial Park, per Doc 1627501. The city of Madison does not enforce these setbacks.

A note should be placed on the map that states...

The "Setback area" shown and noted on this Certified Survey Map are those as interpreted and denoted per addendum to Warranty Deed for Lots 1 and 2, Block 1 Glendale Industrial Park, per Document No. 1627501. The Setback area were not noted as a restriction in that document as required by a public body and also the document does not name a public body as a grantee, promise or beneficiary. Therefore the Setback areas are not specifically enforceable by the City of Madison.

This does not mean others do not have the right to enforce these setback areas.

Additionally wording of the document had terms that dealt with any lot or lots into which it may subdivided shall be subject to the following restrictions. consider what this may mean, and if the restriction is valid any longer or can be released.

48. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Julius Smith, City Engineering (jsmith4@cityofmadison.com)
49. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office (web address <https://www.countyofdane.com/PLANDEV/records/surveyor.aspx>) for current tie sheets and control data that has been provided by the City of Madison.
50. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Julius Smith (jsmith4@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
51. Computed Coordinate Geometry (COGO) and line bearing and distances for both section lines shown do not match up. There is a large discrepancy in the East line the Northeast Quarter of Section 21. Review and verify lines and coordinates. It is acceptable to show measured coordinates at Section Corners and show the recorded values of the City of Madison (Sandsnes) Control tie sheets with them.
52. The distance shown at the Northeast corner of the parcel of 2756.09 is assumed to be the distance along the East line of the Northeast Quarter minus the 40.04' for the Right-of-Way of Pflaum Road. Remove this label and rather label the southerly lead in distance from the East Quarter Corner of section 21 to the Southeasterly corner of the parcel. Note, verify distances along this line.
53. Revise the label for Pflaum Road to be 80' Right-of-Way and show northerly right-of-way line and and southerly line ( the North line of CMS 6844) accordingly also correct the 33' label to 40' on the northerly side of the centerline.
54. Revise curve 1, the curve computed is not tangent. Given the measured bearings in and out, the curve should be roughly 22.86' long with a central angle of  $87^{\circ} 18' 47''$  and  $T=14.31'$  which was recorded as (14.33')
55. Remove the owners info on the adjacent parcels
56. Insert a space between the numeric value and the abbreviation for Square Feet in the area. Verify the Square Feet, also the area may change with curve adjustment.
57. Add the Document no. 1112321 for Glendale Industrial Park to the Title Caption on all sheets.
58. Removed described as follows: from the fifth line of the surveyors certificate.

Revise the third line of the surveyors certificate to read... combination of lands, described as follows: Lots 1 and 2, Block 1 Glendale Industrial Park recorded in Volume 28 of Plats on Pages 38 and 39, as Document No.

59. Verify General Note C for the North reference due to the COGO/Section Line anomalies. Also replace the word assumed with measured, unless the site was actually assumed by holding that line assumed.
60. Delete the first note General Note F. The Right-of-Way Widths needed to be compiled by more than just the parent plat of the parcel being surveyed and the note is un-needed. See further notes on actual right-of-way widths.
61. Revise the Madison Common Council Certificate with the correct information for the Enactment Number File ID and Date, which is all yet pending and to be assigned upon approval.

Also leave room for the Clerks Seal and space the remaining paragraphs slightly lower.

62. Submit to Julius Smith, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work, preferably closed polylines for lot lines, shall be void of gaps and overlaps and match the final recorded plat:
  - a) Right-of-Way lines (public and private)
  - b) Lot lines
  - c) Lot numbers
  - d) Lot/Plat dimensions
  - e) Street names
  - f) Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)

NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

The following agencies reviewed the request and recommended no conditions of approval: Traffic Engineering Division, Fire Department, Parks Division, Forestry Division, Water Utility, Metro Transit