



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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October 7, 2010

Frank Thousand  
Arnold & O'Sheridan, Inc.  
1111 Deming Way, Suite 200  
Madison, Wisconsin 53717

RE: Approval of the final plat of Hilldale Hurrah, creating 1 commercial lot and 1 residential lot at 750 Hilldale Way. (Jaci Bell, Target Corporation)

Dear Mr. Thousand;

At its October 5, 2010 meeting, the Common Council **conditionally approved** the final plat of Hilldale Hurrah subject to the following conditions of approval from reviewing agencies. In order for the final plat to be approved for recording, the following conditions shall be met:

**Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following item:**

1. A minimum of two working days prior to requesting City Engineering Division signoff on the plat, the applicant shall contact Janet Dailey 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).

**Please contact John Leach, Traffic Engineering Division, at 267-8755 if you have questions about the following two (2) items:**

2. The applicant shall execute and return declaration of conditions and covenants 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.
3. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

**Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have any questions regarding the following item:**

4. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

**Please contact my office at 261-9632 if you have questions about the following item:**

5. That a cross-access easement or other similar agreement be provided by Target Corporation for the loading zone proposed on the Target property to serve the adjacent apartment complex prior to the final signoff and recording of the amended planned unit development for said apartments. The easement or agreement may be dedicated as part of this final plat or by separate document. In either case, the easement or agreement shall be approved by Planning and Traffic Engineering staff. If created by separate document, the easement or agreement should be recorded prior to the final approval and recording of this final plat, with the recording information for this document shown on the final version of the plat.

**Please note that the City Real Estate Office is reviewing the report of title provided with this plat and may have comments. That office will send any comments to you by fax. If you have any questions, please contact Jeff Ekola at 267-8719 for more information.**

Specific questions regarding comments or conditions 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. **The approval of this plat shall be null and void if not recorded in two (2) years from the date of the Common Council approval.** If I may be of any further assistance, do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks  
Planner

cc: Janet Dailey, City Engineering Division  
John Leach, Traffic Engineering Division  
Dennis Cawley, Madison Water Utility  
Jeff Ekola, Office of Real Estate Services  
Dan Everson, Dane County Land Records and Regulations