



PREPARED FOR THE PLAN COMMISSION

Project Address: 602-1202 and 601-1103 Boyer Street and 8825 Nelson Crossing
Application Type: Preliminary Plat
Legistar File ID # [68204](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: University of Wisconsin Board of Regents; 1860 Van Hise Hall, 1120 Linden Drive; Madison; Paul Muench, Associate Director.

Surveyor: Wade Wyse, Wyser Engineering, Inc.; 312 E Main Street; Mount Horeb.

Requested Actions: Approval of the preliminary plat of *University Research Park–Pioneer 1st Addition Replat* at 602-1202 and 601-1103 Boyer Street and 8825 Nelson Crossing to replat Boyer Street and 14 lots for future employment and four outlots for private stormwater management and open space into 9 lots for future employment and re-create 3 outlots for private open space and 2 outlots for stormwater management.

Proposal Summary: The plat of *University Research Park–Pioneer 1st Addition Replat* proposes to establish a new alignment for platted but unbuilt Boyer Street and to replat 14 lots created for future employment development into 9 lots for future employment in a slightly modified configuration. The replat will also create 3 outlots for private open space and 2 outlots for stormwater management. A final plat of the subdivision depicted on the preliminary plat will be required before any of the lots may be conveyed and construction of buildings commences.

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 preliminary plat application was submitted to the City on November 1, 2021. Therefore, the 90-day review period for this plat was scheduled to expire circa January 30, 2022.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward the revised preliminary plat and final plat of *University Research Park–Pioneer 1st Addition Replat* at 602-1202 and 601-1103 Boyer Street and 8825 Nelson Crossing 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: An approximately 102.9 acres of land generally extending a half-mile along the west side of S Pleasant View Road (CTH M) from Valley View Road south; Alder District 1 (Harrington-McKinney); Madison Metropolitan School Dist. and Middleton-Cross Plains Area School Dist.

Existing Conditions and Land Use: Undeveloped land, zoned EC (Employment Campus District).

Surrounding Land Uses and Zoning:

North: University Research Park–Pioneer subdivision, zoned EC (Employment Campus District), and undeveloped land, zoned A (Agriculture District);

South: Single-family residences and golf course in the Hawks Landing Golf Club subdivision, zoned SR-C1 (Suburban Residential-Consistent 1 District);

East: Single- and two-family residences in the Westview Hills subdivision, zoned SR-C1 and SR-C3 (Suburban Residential-Consistent 3 District); single-family residences and undeveloped land in the Town of Middleton;

West: Single-family residences and golf course in the Hawks Landing Golf Club subdivision, zoned SR-C1; Bentley Green Condominiums and Greenside Park, zoned SR-V2 (Suburban Residential-Varied 2); single-family residences and a stormwater management outlot in the Linden Park subdivision, SR-C1 and TR-C3 (Traditional Residential-Consistent 3)].

Adopted Land Use Plan: The Mid-Town Neighborhood Development Plan as amended in 2011, generally recommends the eastern portion of the subject property for future research and development/ employment uses and the westernmost 24.8 acres and various corridors throughout the site for open space and stormwater management pursuant.

The 2018 Comprehensive Plan identifies the easterly portions of the property for Employment, with the 24.8 acres in the southwesternmost corner and land along the southern property line recommended for Park and Open Space.

Environmental Corridor Status: A mapped environmental corridor follows the City’s drainage and sanitary sewer corridor, which extends north-south through the eastern approximately 78.8 acres of the site. The wooded area that comprises the southwestern panhandle of the property is also located in a mapped corridor, as are two small drainage corridors that drain across the southern portion of the site toward a low point on the adjacent Hawks Landing Golf Course.

Public Utilities and Services: The site is served by a full range of urban services with the exception of Metro Transit, which does not serve this portion of the CTH M corridor.

Zoning Summary: The site is zoned EC (Employment Campus District):

Requirements	Required	Proposed
Front Yard	0’ or 5’, ensuring there is a 15’ setback between curb and property line	Compliance with these requirements will be determined at the time of future construction
Street Side Yards		
Other Side Yards	10’; 0’ if sharing a common wall with a building on an adjacent lot	
Rear Yard		
Maximum Lot Coverage	85%	
Minimum Floor Area Ratio	0.35	

Other Critical Zoning Items	
Yes:	Barrier Free, Utility Easements
No:	Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development
<i>Prepared by: Planning and Zoning staff</i>	

Previous Approvals

On January 8, 2013, the Common Council approved a request to assign RDC (Research and Development Center District) and C (Conservancy District) zoning [1966 Zoning Code] to approximately 103.7 acres of land located at 1004-1504 S. Pleasant View Road with a master plan to guide future development, and; approved the preliminary plat and final plat of *University Research Park–Pioneer 1st Addition*, creating 14 lots for research park and office development and four outlots for private stormwater management and open space. The final plat was recorded on March 14, 2016 following a series of plat re-approvals [final plats not recorded within 12 months of final approval expire and need to be re-approved].

Project Description

The University of Wisconsin Board of Regents is requesting approval of the revised preliminary plat of *University Research Park–Pioneer 1st Addition Replat* for approximately 102.9 acres of land generally located in the southwestern quadrant of S Pleasant View Road (CTH M) and Valley View Road. The property is zoned EC (Employment Campus District) and CN (Conservancy District).

The replat calls for portions of platted but unbuilt Boyer Street, 14 lots created for the development of employment-focused uses, and four outlots created for private stormwater management and open space to be reconfigured into nine lots for future development, three outlots for private open space, and two outlots for stormwater management. The alignment of Boyer Street will be reconfigured as well, with the northern terminus of the street at Valley View Road to be shifted approximately 100 feet to the east, and the southerly terminus at S Pleasant View Road (CTH M) to be moved approximately 500 feet north of its current location.

Of the nine lots proposed on the replat for future employment development, five will be located west and south of Boyer Street, with the remaining four to be located between Boyer and S Pleasant View, including Lot 49, which will be mostly removed from the Boyer frontage except for an approximately 70-foot wide panhandle, with an outlot for stormwater management proposed between Lots 49 and 50. Ancient Oak Lane, which is platted to extend through the site to connect the residential areas to the west with S Pleasant View Road approximately midway between Valley View and the south plat limits, will remain as originally established with the original subdivision of the property, and will be built when the other subdivision improvements are implemented. The letter of intent indicates that approximately 663,000 square feet of office and laboratory space is envisioned for the nine lots, which will be developed in the existing EC zoning, which is the successor to the RDC district approved for the site prior to the enactment of the current Zoning Code in 2013.

The five outlots proposed with the replat include two outlots to be created for stormwater management (Outlots 12 and 14), while Outlot 15 at the southeastern corner of Valley View and Boyer will be used for signage and landscaping. Outlots 11 and 13, comprising the southwestern panhandle of the overall site and a wooded ridge on the western property line, respectively, will be maintained as open space. The area comprising Outlot 11 is zoned CN, while Outlot 13 is zoned EC. All five outlots will be maintained by University Research Park or its

designee; a note on the proposed preliminary plat indicates that easements will be granted for public use across all of the outlots.

A final plat of the subdivision depicted on the preliminary plat will be required before any of the lots may be conveyed and construction of buildings commences.

Analysis and Conclusion

The Planning Division generally believes that the various standards and criteria for approval can be met and that the proposed replat is consistent with the recommendations for the subject site contained in the Mid-Town Neighborhood Development Plan as amended in 2011, which recommends employment uses for most of the subject site, particularly research and development uses, including offices, business incubators, testing facilities, and certain specialized non-nuisance manufacturing activities as an extension of University Research Park–Pioneer planned north of Valley View Road. The neighborhood development plan recommends that the 24.8-acre wooded area in the southwesternmost portion of the property be preserved as a natural wooded area with some level of public access to that area. The proposed realignment of Boyer Street’s intersections with Valley View Road and S Pleasant View Road is also consistent with adopted plans, particularly the relocated intersection of Boyer and S Pleasant View, which will now more closely align with the location of a future east-west local street planned east of S Pleasant View in the High Point-Raymond Neighborhood Development Plan area.

The neighborhood development plan also recommends that a minimum 100-foot wide landscaping buffer area be provided along the western edge of the lands recommended for employment development to provide visual screening between it and the residential uses to the west and to preserve existing high-quality trees along that edge of the site. A 100-foot buffer was included on the recorded plat of *University Research Park–Pioneer 1st Addition*, and a similar area is shown graphically but not labeled on the proposed preliminary plat. Both the 100-foot landscaping and tree preservation buffer along the western edge of the subdivision and the 75-foot landscaping buffer along the eastern edge of the site adjacent to S Pleasant View Road will be carried forward with the replat.

Finally, prior to final approval and recording of the final plat of the proposed replat, a zoning map amendment may be needed along the southern edge of the development to align the boundaries of the EC and CN zoning districts with the proposed parcel lines. At the present time, the southernmost 165 feet of the eastern 78.8 acres of the development is zoned CN, as is proposed Outlot 11 in the southwesternmost corner of the site, which includes the southern portions of Lots 49 and 50. So as to avoid creating split-zoned parcels, it may be best to zone those areas to EC. Additionally, it may be appropriate to rezone Outlot 12 between Lots 49 and 50 from EC to CN to better reflect the stormwater management use of that parcel and to create a continuous CN-zoned conservation area that encompasses all of Outlots 11 and 12.

Recommendation

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

The Planning Division recommends that the Plan Commission forward the revised preliminary plat and final plat of *University Research Park–Pioneer 1st Addition Replat* at 602-1202 and 601-1103 Boyer Street and 8825 Nelson

Crossing to the Common Council with a recommendation of **approval** 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. That the tree preservation and management plan for the subdivision approved with the *University Research Park–Pioneer 1st Addition* be revised to reflect the proposed replat per Planning Division approval prior to commencement of any grading activities on the site. The tree preservation and management plan shall include a general inventory of the trees located across the site and shall identify opportunities for mature tree cover to be preserved within and adjacent to the proposed easement areas during the implementation and build-out of the development. Disturbance within these easements should be limited, and the final location of subdivision utilities may be varied to allow areas of mature tree cover to be avoided. Where necessary to augment the existing tree cover in these easements, a buffer landscaping plan shall be approved by the Planning Division, including the creation of a full landscaped buffer along S Pleasant View Road.
2. The final plat shall show a 100-foot deep tree preservation and landscaping buffer easement and building setback line along the western edge of Lots 46-49 and a minimum 75-foot deep landscaping buffer and building setback line along the eastern edges of Lots 51-54.
3. That the applicant work with staff from the Planning Division and City Engineering Division prior to recording of the final plat to develop detailed plans for the construction of the private path network located throughout the development, including details on the proposed width of the paths and the materials that will be used. The applicant shall also work with staff on easement/ plat language to address the future maintenance and right of use of non-City paths throughout the development.
4. That prior to final approval of the plat for recording, the developer receive final approval of an updated Employment Campus district master plan for the development from the Director of the Planning Division, including final approval of the landscape design and street graphics standards and parking plan for the development per the requirements of the Employment Campus district.
5. That the final plat show a vehicular access restriction for Lots 51-54 along the western right of way line of S Pleasant View Road. The restriction shall be shown graphically on the face of the plat, with a note to be included acknowledging that no vehicular access shall be granted.
6. That the applicant pursue a zoning map amendment concurrent with the final plat that ensures that all of proposed Lots 49 and 50 are zoned EC. The applicant should consider a related request to zone all of Outlots 11 and 12 to CN to better reflect the passive conservation uses of those parcels and to avoid any split-zoned parcels.
7. That the applicant work with the Planning Division and Capital Area Regional Planning Commission to revise the environmental corridor map to reflect the changes proposed by the replat prior to final approval and recording of the final plat of *University Research Park–Pioneer 1st Addition Replat*.

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

City Engineering Division (Contact Tim Troester ((608) 267-1995)

8. A Phase 1 environmental site assessment (per ASTM E1527-13), is required for lands dedicated to the City. Provide one (1) digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Brynn Bemis ((608) 267-1986, bbemis@cityofmadison.com).
9. 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.
10. Construct Madison standard street, multi-use path, and sidewalk improvements for all streets within the plat.
11. Make improvements to Valley View Road in order to facilitate ingress and egress to the development as required by City Traffic Engineer.
12. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
13. This development is subject to impact fees for the Valley View Road Sewer and Drainage Improvement Impact Fee District. All impact fees are due and payable at the time building permits are issued (MGO Chapter 20). Add the following note 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."
14. This development is subject to impact fees for the Upper Badger Mill Creek Storm and Sanitary Impact Fee District. All impact fees are due and payable at the time building permits are issued (MGO Chapter 20). Add the following note 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."
15. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering Division sign-off.
16. An Erosion Control Permit is required for this project.
17. A Storm Water Management Report and Storm Water Management Permit is required for this project.
18. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. 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 Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.

19. 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.
20. Confirm that adequate sight distance exists where 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 mitigating improvements as required by the City. Note that the improvements indicated may require right of way outside of the plat limits.
21. The applicant shall construct a multi-use path from the southeast corner of the plat to Valley View Road. This will include converting a portion of existing sidewalk on S Pleasant View Road.
22. The applicant shall construct a multi-use path from Boyer Street to Greenside Park, and from Boyer Street to Outlot 11 and from S Pleasant View Road to Outlot 11. Note: City Engineering is open to adjusting the existing easements for these facilities depending on building and lot layout and grading/tree protection issues.
23. Include calculations in the stormwater management report that show how a 500-year storm event, as part of the plat design and stormwater management plan. The flows from this design storm event will be routed through the development and used to determine an anticipated safe top of concrete foundation elevation for future buildings in critical areas.
24. Submit proposed lot corner grades with the stormwater management plan as these two items must be reviewed together to properly determine stormwater overflow conditions. Prior to the issuance of building permits, submit a master stormwater drainage plan with final as-built lot corner grades. These grades may be modified from the originally proposed grades provided they continue to meet design tolerances. No building permits shall be issued prior to final City Engineering approval of this plan.
25. Install a property boundary witness markers along the boundary of lands dedicated for public stormwater purposes at property corners or in locations that are mutually agreeable to the applicant and City Engineering Division.
26. 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.
27. This project will disturb 20,000 square feet 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.
28. Demonstrate compliance with MGO Section 37.07 and 37.08 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.

29. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
30. 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. The Storm Water Management Plan and Report shall include compliance with the following:
- Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
 - 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))
 - Detain the 2-, 10-, 100-, and 200-year storm events, matching post-development rates to pre-development rates and using the design storms identified in MGO Chapter 37.
 - Provide infiltration of 90% of the pre-development infiltration volume.
 - Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.
 - Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.
31. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the City Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
32. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the City Engineering Division. E-mail PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

City Engineering Division – Mapping Section (Contact Jeff Quamme, (608) 266-4097)

33. The release of any portion(s) of public easements located within the boundary of this preliminary plat, shall be released by separate document prepared by City Office of Real Estate Services prior to final plat recording. 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.
34. The developer shall petition for the street discontinuance and vacation of Boyer Street. Provide a petition that includes legal description and map of the portions of Boyer Street right of way proposed as vacated as depicted on preliminary plat, after consulting with Engineering Mapping and other relevant City staff.

35. 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.
36. Confirm all public infrastructure, including but not limited to, public multi-use paths, utility easements, etc are all located within existing permanent easements or rights of ways. Coordinate with all appropriate City agencies the need to release any existing, or create any new, public easements for any given public use located within the boundary of this preliminary plat.
37. 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.
38. Existing note #11 needs clarification prior to inclusion on final plat. Collaborate with City staff to clarify intent of said note on the preliminary plat. Need clarification of intent along with better depiction of locations of any public easement dedication for stormwater, recreational or other public purposes across all privately owned outlots
39. Existing preliminary plat note #4 shall be removed, or modified to the satisfaction of Engineering Mapping and Real Estate, for inclusion on the final plat.
40. Revise the road name South Pleasant View Road to read S. Pleasant View Road.

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

41. The applicant shall work with Traffic Engineering and City Engineering staff to determine the cross-section of Boyer Street.
42. The applicant shall work with Traffic Engineering and City Engineering staff to determine multi-use path locations.

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

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

Fire Department (Contact Bill Sullivan, (608) 261-9658)

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

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

43. 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).
44. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-

Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

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

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

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

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

Forestry Section (Contact Bradley Hofmann, (608) 267-4908)

45. As defined by MGO Section 10.10, City Forestry will assess the full cost of the street tree installation to the adjacent property owner. City Forestry will determine street tree planting sites and treespecies type. Street tree planting will be scheduled after there is substantial completion of the new plat development along the street segment.

Office of Real Estate Services (Contact Andy Miller, (608) 261-9983)

46. Prior to approval sign-off, the Owner’s Certificate(s) on the final plat shall be executed by all parties having an interest in the property, pursuant to Wis. Stats. 236.21(2)(a). 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, 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 to obtain approval sign-off.

47. Prior to plat approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner’s Certificate(s). 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.

48. 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.

49. 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...”

50. 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.

51. Include all necessary approval certificates (treasurers, Plan Commission, Common Council, etc.) on the final plat.

52. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to recording of a final plat. This includes property tax bills for the prior year that are distributed at the beginning of the year.
53. As of December 3, 2021, there are special assessments reported for a portion of the parcels within the plat boundary. Pursuant to MGO Section 16.23(5)(e)1 and Wis. Stats. 236.21(3), all special assessments levied prior to final plat signoff shall be paid in full.
54. A title report was not received by ORES with the plat application, though a Commitment for Title Insurance dated October 1, 2021 was received. Pursuant to Madison City Ordinance Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Andy Miller in the ORES (acmiller@cityofmadison.com), as well as the survey firm preparing the proposed plat. The report shall search the period subsequent to the date of the initial Commitment for Title Insurance submitted with the plat application and include all associated documents listed in the title report. A title commitment may be provided, but will be considered only as supplementary information to the title report. Surveyor shall update the plat with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the plat.
55. The following shall be addressed with the final plat of this subdivision:
 - a. Depict, dimension, name, note and/or identify by document number all relevant easements, declarations, plans, conditions, agreements, and other documents cited in record title and the updated title report, and include relevant notes from plats or CSMs of record.
 - b. For properties not connected to municipal utility services, consider whether or not well abandonment ref. NR-141 needs to be addressed.
 - c. 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.
 - d. 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.
 - e. Provide proof of satisfaction or release for all liens and/or judgments of record prior to plat approval sign-off.
 - f. Initiate requests to all applicable utilities to record releases of their interests in utility easements in underlying plats or CSMs, 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. 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.