PLANNING DIVISION STAFF REPORT

June 9, 2025

PREPARED FOR THE PLAN COMMISSION

Project Address: **6901-6933 Manufacturers Drive** (District 17 – Alder Madison)

Application Type: Conditional Use, Certified Survey Map

Legistar File ID # 88201, 88207

Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Weston Zoleger; Bayland Buildings, Inc.; PO Box 13571; Green Bay, WI 54307

Surveyor: Wade Wyse; Wyser Engineering; 300 E Front St; Mount Horeb, WI 53572

Owner: Wheelhouse Storage & Interstate Commerce Park; 1818 Parmenter Street; Middleton WI 53562

Requested Action: The applicant is seeking approval of:

- A conditional use for a personal indoor storage facility in the IL zoning district per §28.088(2) MGO; and
- A certified survey map creating one new lot.

Proposal Summary: The applicant is seeking approvals to construct a three-building personal indoor storage facility on a new lot to be created by certified survey map (CSM).

Applicable Regulations & Standards: Standards for conditional use approval are found in §28.183(6) MGO. Standards for certified survey maps are found in §16.23(3) MGO

Review Required By: Plan Commission, Common Council (CSM)

Summary Recommendations: The Planning Division recommends the following to the Plan Commission regarding the applications for 6901-6933 Manufacturers Drive. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies beginning on page 5.

- That the Plan Commission find that the standards for conditional uses are met and **approve** the requested conditional uses for the proposed personal indoor storage facility at 6901-6933 Manufacturers; and
- That the Plan Commission find the standards for land divisions are met and forward the certified survey map to Common Council with a recommendation to **approve.**

Background Information

Parcel Location: The subject site, composed of two existing parcels, is 3.09 acres and located at the northeastern quadrant of the intersection of Manufacturers Drive and Hoepker Road. The site is within Alder District 17 (Alder Madison) and the Deforest School District.

Existing Conditions and Land Use: Both parcels are currently undeveloped and zoned IL (Industrial Limited district).

Surrounding Land Uses and Zoning:

North: A vacant lot and a two-story shop building, both zoned IL;

West: Across Manufacturers Drive, a warehouse and distribution center zoned IL;

South: Across Hoepker Road, a manufacturing plant zoned IL; and

East: A heavy equipment shop and rental facility zoned IL.

Adopted Land Use Plan: The Comprehensive Plan (2023) and Northeast Area Plan (2024) both recommend Industrial (I) for the site.

Zoning Summary: The subject property is proposed to be zoned IL (Industrial-Limited district):

Requirements	Required	Proposed
Lot Area (sq. ft.)	20,000	134,781
Lot Width	75 ft	325 ft
Front Yard Setback	5 ft	10.5 ft
Max. Front Yard Setback	None	10.5 ft
Side Yard Setback	None	40 ft, 10 ft
Rear Yard Setback	30 ft	35 ft
Maximum Lot Coverage	75%	75.1% (1.)
Maximum Building Height	None	33 ft

Site Design	Required	Proposed
Number Parking Stalls	No minimum	None
Electric Vehicle Stalls	None	None
Accessible Stalls	None	None
Loading	None	None
Number Bike Parking Stalls	2	None (1.)
Landscaping and Screening	Yes	None (2.)
Lighting	No	None (3.)
Building Form and Design	Yes	Industrial Building (4.)

Other Critical Zoning Items	Utility Easements

Table Prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: The property is not located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services.

Project Description, Analysis, and Conclusion

The applicant is seeking conditional use approval to construct a three-building personal indoor storage facility on one new lot created by certified survey map.

Two of the proposed buildings (the northern and southern) are each 17,834 square feet (approximately 365 ft x 50 ft). The center building is 13,723 square feet (approximately 313 ft x 45 ft). The three buildings will contain 77 storage units primarily for recreational vehicles such as campers. Each building has a 163-square foot two-story mass that houses an electrical room for each building and includes access to the second-story attic space. It is unclear from the application materials what the intended use of the attic space is. The overall height of the storage units above grade is 23 feet. The overall height of the three two-story tower elements is approximately 33 feet. The primary building material is a red metal wall panel with vertical rib pattern. The lower portion of the building

is a gray metal wall panel with vertical rib pattern. Plans also show a gray metal roof and gray gutters and trim. Storage units are accessed directly through roll-up overhead doors. Submitted plans show two driveways on Manufacturers Drive, which both access a U-shaped drive that serves all three buildings. The site also includes water filling and sanitary cleaning stations for recreational vehicles. A fence is shown on the plans around the buildings and asphalt drives.

The applicant also proposes to combine two existing parcels into a single new lot created by CSM.

According to the letter of intent, the applicant intends to begin construction in September 2025 with completion by March 2026.

This request is also subject to the standards for conditional uses and land divisions. This section begins with a summary of adopted plan recommendations, and includes sections conditional use standards, supplemental regulations for this use, standards for land division, and ends with a conclusion.

Consistency with Adopted Plans

The Comprehensive Plan (2023) and Northeast Area Plan (2024) both recommend Industrial (I) for the site. Neither plan has any other specific recommendations for the site. The Industrial land use areas accommodate manufacturing, wholesale, storage, distribution, transportation, repair/maintenance, and utility users. Compared to the Employment designation, Industrial areas generally have a relatively smaller workforce, an emphasis on truck or rail traffic, and other characteristics such as outdoor work areas and outdoor equipment and materials storage. Buildings and site improvements may be more simple and vehicle-oriented than in other land use categories. Ordinance 18-00100 (ID 52858), a 2018 zoning code text amendment, specifically restricted personal indoor storage facilities only to the IL (Industrial–Limited) and IG (Industrial–General) districts.

Conditional Use Standards

Regarding conditional use approval standards, the Plan Commission shall not approve a conditional use without due consideration of the City's adopted plan recommendations, design guidelines, supplemental regulations, and finding that all of the conditional use standards of §28.183(6) MGO are met. Staff advises the Plan Commission that in evaluating the conditional use standards, 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 believe all applicable conditional use standards of approval can be found met. Some conditional uses, including that for personal indoor storage facilities, are subject to supplemental regulations, which are addressed below.

Supplemental Regulations

Personal indoor storage facilities are subject to supplemental regulations found in §28.151 MGO:

(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 believe supplemental regulations (a) and (b) are satisfactorily addressed in the proposal and this review. Regarding the requirement that personal indoor storage facility buildings be a minimum of two stories, the Office of the Zoning Administrator has determined that the two-story tower elements on each of the three buildings meets the requirements of this section. As such, Planning Division staff believe the supplemental regulations to be met by the proposal.

Certified Survey Map

Staff notes that the Plat of Interstate Commerce Park states that lots 16, 17, (the site of this application) and 18 may be required convey ingress and egress rights to Manufacturers Drive for the unplatted lands east of the plat. While the adjacent lands currently have access to Hoepker Road, the Wisconsin Department of Transportation has plans to construct an interstate interchange at Hoepker Road. At that time it is anticipated that a new access to the adjacent lands will be needed and constructed by WISDOT, but at an unknown location. This may have impacts on the current proposed development as it may be subject to the plat note when the access can be determined. Recommended condition of approval 20 advises the applicant to contact WISDOT regarding impacts to their site.

Staff believes that the Plan Commission may find the standards for land divisions (16.23 MGO) approval met for the proposed Certified Survey Map with the staff-recommended conditions. The proposed lot will meet the dimensional requirements in the IL district, and staff believes that the proposal is consistent with the recommendations for the site in the Comprehensive Plan.

Conclusion

When considering the proposed uses and building design, the recommendations of the Comprehensive Plan, and the supplemental regulations of the zoning code, and the recommended conditions of approval, Staff believes that the standards of approval for conditional uses and land divisions can be found to be met.

Public Comment

At time of staff report publication, staff is unaware of any public comment.

Recommendation

Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends the following to the Plan Commission regarding the applications for 6901-6933 Manufacturers Drive. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies beginning below.

- That the Plan Commission find that the standards for conditional uses are met and **approve** the requested conditional use for the proposed personal indoor storage facility at 6901-6933 Manufacturers; and
- That the Plan Commission find the standards for land divisions are met and forward the certified survey map to Common Council with a recommendation to **approve.**

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

Land Use Request – Conditional Use

Planning Division (Contact Colin Punt, 243-0455)

1. Note: the applicant is advised that this site is within Interstate Commerce Park and is subject to review by the architectural review board of that plat.

Zoning Administrator (Contact Jacob Moskowitz, 266-4560)

2. Sec. 28.151 requires personal indoor storage facilities to take place in a building that is a minimum of two stories. As shown on the plans, the attic with ladder access does not constitute a second story. Revise the plans to include a fully occupiable second story in each building.

3. Provide a calculation and plan detail for lot coverage with the final submittal. The lot coverage maximum is 75%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.

4. Bicycle parking for the project shall comply with the requirements of Sections 28.141(4)(g) and 28.141(11). Provide a minimum of 2 short-term bicycle parking stalls located in a convenient and visible area on a paved or pervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within one hundred (100) feet of a principal entrance. Note: A bicycle stall is a minimum of two (2) feet by six (6) feet with a five (5) foot wide access area. Provide a detail of the proposed bike rack.

5. Verify whether new parking lot or site lighting will be installed. New parking lot lighting must comply with City of Madison General Ordinances Section 29.36 outdoor lighting standards. If parking lot site lighting is provided, submit a lighting photometric plan and fixture cut sheets with the final plan submittal.

6. Facades facing a public street shall be vertically articulated at a minimum interval of 60 feet.

7. Provide a detail of any fencing and gates provided.

City Engineering Division (Contact Rebecca Qureishi, 266-4089)

8. 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)

9. Construct terrace, curb, gutter, and pavement along Hoepker Road to a plan as approved by the City Engineer. The limits of work can be adjusted based on future planning and coordination between the city and WisDOT for the future interchange at Hoepker Road and I-90.

10. 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 Hanson Road Neighborhood Sanitary Sewer and Water Main Assessment District ($119.62/1000 sf (2025 rate)).

11. 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))

12. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.

13. 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.

14. 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.

15. 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)

16. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used. (POLICY AND MGO 10.29)

17. 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
    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.

18. 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.
Infiltration: Provide infiltration of 90% of the pre-development infiltration volume.
TSS New Development: Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.
Oil/Grease Control: Treat the first 1/2 inch of runoff over the proposed parking facility and/or drive up window. 100-year Overflow: The applicant shall demonstrate that water can leave the site and reach the public ROW without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.
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.

19. 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 (East) or ttroester@cityofmadison.com (West).

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

20. Note The lands in this development will remain subject to this note on the face of the Plat of interstate Commerce Park.

    THE OWNER OF LOTS 16, 17, AND 18, INTERSTATE COMMERCE PARK, MAY BE REQUIRED TO CONVEY, AT NO COST, PRIVATE INGRESS AND EGRESS RIGHTS TO MANUFACTURERS DRIVE TO THE BENEFIT OF THE OWNER OF THE APPROXIMATELY FIVE (5) ACRE UNPLATTED TRACT OF LAND IMMEDIATELY EAST OF AND ADJACENT TO INTERSTATE COMMERCE PARK. INGRESS AND EGRESSLOCATION WILL BE CONVEYED AND APPROVED AT THE TIME DEVELOPMENT PLANS ARE APPROVED FOR LOTS 16, 17 AND 18,INTERSTATE COMMERCE PARK, BY THE CITY OF MADISON

    While the adjacent lands currently have access to Hoepker Road, the Wisconsin Department of Transportation has plans to construct an interchange at Hoepker Rd and the Interstate. At that time it is anticipated that a new access to the adjacent lands will be needed and constructed by the WISDOT. Currently the City does not know where this access will be. This may have impacts on the current proposed development as it may be subject to the condition as contained in the note when the access can be determined. The developer is advised to contact WISDOT about the proposed interchange and access acquisitions along Hoepker for impacts to their site.

21. The proposed new building crosses an underlying platted lot line. Procced with concurrent Certified Survey Map (CSM) submittal 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 or early start permit.

22. Submit a Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor

plan for each storage building for the development of an interior storage unit addressing plan.
The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the Verification submittal stage of this LNDUSE with Zoning. The final approved Addressing Plan shall be included in said Site Plan Verification application materials.
Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department.
For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be added, changed and/or reapproved.

23. 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.

24. Coordinate with the utility companies serving this area about the placement of the fence along the front of the parcel limits within the public utility easement where they have rights and existing facilities.

25. Note: the Declaration of Covenants Conditions and Restrictions for Interstate Commerce Park Document no. 4137948 that these lands are subject to contains prohibitive language about fences. Confirm a security fence will be allowed around the site with the parties that have authority under this document.

26. Building 1 has an address of 6929 Manufacturers Dr. Building 2 has an address of 6917 Manufacturers Dr. Building 3 has an address of 6905 Manufacturers Dr.
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.

27. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building or early start permits for new construction.

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

28. 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.

29. 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.

30. The City Traffic Engineer may require public signing, marking and street lighting related to the development;

the Developer shall be financially responsible for such signing, marking and street lighting.

31. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

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.

33. The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.

Forestry Section (Contact Jeff Heinecke, 266-4890)

34. As defined by Madison General Ordinance 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 tree species type. Street tree planting will be scheduled after there is substantial completion of the new plat development along the street segment.

Water Utility (Contact Jeff Belshaw, 261-9835)

35. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (http://www.cityofmadison.com/water/plumbers-contractors), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Metro Transit (Contact Tim Sobota, 261-4289)

36. The proposed development is outside Metro Transit's paratransit service area. The closest bus stop with scheduled bus service is over three quarters miles walking distance, and the parcels would be greater than the ¾ mile regulatory distance from all day scheduled service - for passengers who might be eligible for door-to-door paratransit service.

37. Metro Transit operates daily all-day transit service along Hanson Road nearest this property - with trips at least every 60 minutes (every 30 minutes or less during the day on weekdays and Saturdays).

38. There are no eligible trips towards US Green Building Council/LEED Quality Access to Transit points, due to the closest Metro Transit bus stops with regularly scheduled service being at least one half mile walking distance.

Parking Utility (Contact Trent Schultz, 246-5806)

39. A Transportation Demand Management (TDM) Plan is required for the project, per MGO 16.03. The applicant shall submit a TDM Plan to tdm@cityofmadison.com. Applicable fees will be assessed after the TDM Plan is reviewed by staff.

The Fire Department, Parks Division, City Assessor, Water Utility, Metro Transit, and Parking Utility have reviewed this request and have recommended no conditions of approval.

Certified Survey Map

City Engineering Division (Contact Rebecca Qureishi, 266-4089)

1. 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)

2. Construct terrace, curb, gutter, and pavement along Hoepker Road to a plan as approved by the City Engineer. The limits of work can be adjusted based on future planning and coordination between the city and WisDOT for the future interchange at Hoepker Road and I-90.

3. 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 Hanson Road Neighborhood Sanitary Sewer and Water Main Assessment District (2025 Rate $119.62/1000 SF).

4. 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)

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

5. Note The lands in this development will remain subject to this note on the face of the Plat of interstate Commerce Park.

   THE OWNER OF LOTS 16, 17, AND 18, INTERSTATE COMMERCE PARK, MAY BE REQUIRED TO CONVEY, AT NO COST, PRIVATE INGRESS AND EGRESS RIGHTS TO MANUFACTURERS DRIVE TO THE BENEFIT OF THE OWNER OF THE APPROXIMATELY FIVE (5) ACRE UNPLATTED TRACT OF LAND IMMEDIATELY EAST OF AND ADJACENT TO INTERSTATE COMMERCE PARK. INGRESS AND EGRESSLOCATION WILL BE CONVEYED AND APPROVED AT THE TIME DEVELOPMENT PLANS ARE APPROVED FOR LOTS 16, 17 AND 18,INTERSTATE COMMERCE PARK, BY THE CITY OF MADISON

   While the adjacent lands currently have access to Hoepker Road the Wisconsin Department of Transportation has plans to construct an interchange at Hoepker Rd and the Interstate. At that time it is anticipated that a new access to the adjacent lands will be needed and constructed by the WISDOT. Currently the City does not know where this access will be. This may have impacts on the current proposed development.

6. 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.

7. Remove both notes about intrablock drainage easements. Insert standard language pre MGO 16.23(9)(d)2.a. verbatim. When done, all of the previous non-exclusive easements for drainage easements are released and new drainage easements defined by the current proposed Certified Survey Map or Plat.

8. Add notes to the CSM relating to item No. 8 in the provided Title report. State that the parcels are subject to the Declaration of covenants, conditions, restrictions for Interstate Commerce Park in the Document No. 4137948 and its Amendments recorded as Document Nos. 5491046, 5511870 and 5511871.

9. Add notes that the parcel is subject to the following notes from Interstate Commerce Park Plat Document No.4137450
   Utility Easement: All utility facilities within this subdivision shall be installed underground. No pedestals, transformers or buried cables are to be placed such that the installation would disturb any survey stake, or obstruct vision along any lot line or street line. Utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
   Access Note - All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress or egress to any highway within the right of-way Interstate Highway 39, 90 & 94; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in S. 236.93, Stats., and shall be enforceable by the department.

10. 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 Jule Smith Engineering Mapping(jsmith4@cityofmadison.com)

11. 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.

12. 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 Jule 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.

13. Show the chord line along C-1.

14. Submit to Jule 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.

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

15. Developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.

Office of Real Estate Services (Contact Heidi Radlinger, 266-6558)

16. Prior to approval sign-off by the Office of Real Estate Services the Owner's Certificate shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). The title of each certificate shall be consistent with the ownership interest reported in the most recent title report. The City and the Register of Deeds are now accepting electronic signatures. A .pdf of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.

17. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest, include a Certificate of Consent for the option holder and have it executed prior to CSM sign-off, if said ownership interest meets the criteria set forth by Wis. Stat. Sec. 236.34 and Sec. 236.21(2)(a).

18. A Consent of Lessee certificate shall be included on the CSM for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.

19. Madison Common Council Certificate: Signatory is Michael Haas, Acting City Clerk

20. 2024 real estate taxes are paid in full for the subject properties. Per 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording. This includes property tax bills for the prior year that are distributed at the beginning of the year.

21. As of the date of this letter there are no special assessments reported on the subject parcels. If special assessments are levied against the property during the review period prior to CSM approval sign-off they shall be paid in full pursuant to Madison General Ordinance Section 16.23(5)(g)1.

22. Pursuant to Madison City Ordinance Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Heidi Radlinger in City's Office of Real Estate Services as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report (3/14/2025) submitted with the CSM application and include all associated documents that have been recorded since the initial title report. A title commitment may be provided, but will be considered only as supplementary information to the title report update. Surveyor shall update the CSM 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 CSM.

23. The owner shall email the document number of the recorded CSM to Heidi Radlinger as soon as the recording information is available.

The Planning Division, Fire Department, Parks Division, Forestry Section, City Assessor, Water Utility, Metro Transit, and Parking Utility have reviewed this request and have recommended no conditions of approval.