



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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126 S. Hamilton Street  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
Phone: (608) 266-4635  
[www.cityofmadison.com](http://www.cityofmadison.com)

January 22, 2018

Brian Munson  
Vandewalle & Associates  
120 E. Lakeside Street  
Madison, Wisconsin 53715

Dan Day  
D'Onofrio Kottke & Associates  
7530 Westward Way  
Madison, Wisconsin 53717

RE: Approval of a request to rezone land generally addressed as 566 Schewe Road from Temporary A (Agricultural District) to TR-C3 (Traditional Residential–Consistent 3 District); approval of a demolition permit to demolish the single-family residence at 566 Schewe Road; and approval of the preliminary plat of *Eagle Trace*, creating 235 single-family lots, one outlot for a public park, one outlot for future development, and three outlots to be dedicated to the public for stormwater management (Veridian Homes). [ID 49707, 49533 and 49534; LNDSP-2017-00003]

Gentlemen;

At its January 16, 2018 meeting, the Common Council **approved** the zoning map amendment and preliminary plat of "Eagle Trace" subject to the conditions of approval in the following sections, which shall be addressed prior to final approval and recording of a final plat of the subdivision. The Plan **approved** the demolition permit for 566 Schewe Road at its January 8, 2018 meeting.

**Please contact Tim Troester of the City Engineering Division at 267-1995 if you have questions regarding the following twenty-three (23) items:**

1. This land is not yet in the Central Urban Service Area (CUSA). Any requirements regarding drainage and stormwater treatment that are placed upon the lands in this area when brought into the CUSA by Capital Area Regional Planning Commission shall be complied with by the developer.
2. The proposed development requires construction of public works in adjacent Town of Middleton right of way. The developer shall set up and lead a coordination meeting between City of Madison staff and Town staff. This meeting shall be held in advance of sign off of the development. The construction may require the developer to obtain a permit from the Town for construction in the Town right of way. City plans will not be released for construction until this permit is obtained by the developer and provided to the City of Madison.
3. The developer shall install roadway tapers beyond the plat along Schewe Road.

4. The developer shall dedicate 70 feet of right of way for Schewe Road through the subdivision.
5. This development is subject to impact fees for the Lower Badger Mill Creek Sanitary Sewer and Stormwater Management Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall put on the face of the plans: "Lots/ buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."
6. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
7. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
8. A Phase 1 environmental site assessment (Phase 1 ESA), compliant with ASTM E1527-13, is required for the project area. The applicant shall provide one (1) digital copy and a paper copy only if specifically requested. Staff review of this Phase 1 ESA will determine if a Phase 2 ESA is also required. Please submit report(s) to Brynn Bemis (608-267-1986, [bbemis@cityofmadison.com](mailto:bbemis@cityofmadison.com)) for review.
9. The applicant shall provide proof of septic system abandonment from Public Health- Madison and Dane County as a condition of plan approval. Septic System abandonment application is available online at <http://www.publichealthmdc.com/environmental/septage/>
10. An erosion control plan and land disturbing activity permit shall be submitted to the Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with Sections 37.07 and 37.08 of Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
11. 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.
12. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat, the applicant shall contact either Tim Troester at 261-1995 ([ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com)) or Brenda Stanley at 261-9127 ([bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com)) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as

all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

13. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to: reduce TSS by 80% (control the 5 micron particle) off of newly developed areas compared to no controls; detain the 2-, 10-, and 100-year storm events, matching post development rates to predevelopment rates; provide substantial thermal control; provide infiltration in accordance with MGO Chapter 37; and, complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of Madison General Ordinances.
14. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including: a) SLAMM .DAT files; b) RECARGA files; c) TR-55/HYDROCAD/Etc., and; d) Sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
15. The construction of this project will require that the applicant shall enter into a City/ Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Note: Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.
16. Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9 feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
17. The developer shall construct Madison Standard street, bike path and sidewalk improvements for all streets within the plat.
18. The developer shall make improvements to Pioneer Road to facilitate ingress and egress to the plat, including the construction of acceleration and deceleration tapers, right-turn lanes, passing lanes, and median openings. These improvements may require dedication of right of way outside of the limits of the plat.
19. The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat.
20. The developer shall confirm that adequate sight distance exists where public streets intersect. If adequate sight distance does not exist, the developer shall change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City.

21. The developer shall construct bike path improvements as required by the City Engineer on Outlots 2, 3 and 4.
22. The developer shall construct pavement, curb and gutter as required by City Engineer on Pioneer Road.
23. The developer shall construct full street and sidewalk improvements along White Fox Lane and Schewe Road along Lots 1, 2, 3, and 18.

**Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 266-4097 if you have any questions regarding the following eight (8) items:**

24. The portion of existing Schewe Road right of way north of the intersection with proposed White Fox Lane (in the area of Outlot 1) shall be vacated/discontinued. The applicant shall provide the map and description of the area to be vacated. The area shall be hatched and labeled as follows: “This portion of Schewe Road shall be vacated and discontinued by the City of Madison upon existence of adequate public road connections to White Fox Lane and Schewe Road as determined by the City of Madison Engineer.”
25. There currently is shown a gap between lands within this proposed plat and several parcels lying to the north. The applicant and applicant's surveyor shall work with City Engineering Mapping Staff to formulate a solution to address the gap that will permit the development to move forward as planned.
26. The line labeled North/South 1/4 line along the west side is not the surveyed N-S Quarter line per the accepted Center of Section 20. This line represents the "centerline" (former N-S Quarter Line) of Pioneer Road as established by Sauk Prairie Estates, Vinnie's Point, Spruce Hollow and CSM 2519. The new dedicated east right of way of Pioneer Road shall lie 40 feet east of and parallel to this "centerline" to assure there are not any areas of right of way that are short of the required widths. Revise the preliminary plat accordingly.
27. The applicant shall provide proposed street names to Lori Zenchenko (Lzenchenko@cityofmadison.com) of City Engineering Mapping for review and approval prior to submitting the final plat for approval.
28. Outlots 2, 3 and 4 shall have Public Bike and Pedestrian Easements over their entirety. Contact Jeff Quamme for the required language.
29. If any off-site improvements or grading would become necessary for development, the developer is responsible to acquire any necessary easements or right of ways as required by the City, at the developer's expense. In the event that the developer would be unable to obtain those rights, the City would proceed with the acquisitions. The developer would reimburse the City for all costs associated with the acquisition, including attorney's fees and any and all costs associated with court ordered awards. The developer would provide a deposit at the time of contract execution to cover the estimated City staff expenses and easement cost for the acquisition. The developer shall note that separate, additional surety in an amount estimated to cover any potential court ordered awards would be retained by the City until such time.

30. 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.
31. The applicant shall dedicate a 10-foot wide Permanent Limited Easement for grading and sloping along Pioneer Road.

**In addition to the access improvements recommended by the City Engineering Division, please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following three (3) items:**

32. Work with Traffic Engineering to create neighborhood access to the park, which shall include but is not limited to creating a walking path from the south between Lots 70 and 71, and a walking path from the north in alignment with "J" Street. Final determination of all neighborhood connections are subject to change with final determinations of street geometry.
33. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs. If the DCC is not executed the applicant shall pay a \$30.00 fee which is payable to the City of Madison Treasurer to be delivered or mailed to Attention Eric Halvorson, Traffic Engineering, Madison Municipal Building, Suite 100, 215 Martin Luther King Jr. Blvd., P.O. Box 2986, Madison, Wisconsin 53701-2986.
34. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division Electrical Section to record the necessary easements for streetlights.

**Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have any questions regarding the following two (2) items:**

35. MGO Section 28.185(7)(a)5. requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682). Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
36. Approval of the demolition permit will require the removal of all structures including the principal building, accessory buildings, paved areas, and driveway. The driveway apron shall be removed as per City of Madison Engineering Division and Traffic Engineering Division requirements. During demolition

and prior to curb and gutter, barriers shall be installed across the driveway to prevent the parking of vehicles. Disturbed areas shall be graded and seeded or sod planted to minimize erosion.

**Please contact Adam Wiederhoeft of the Madison Water Utility at 266-9121 if you have any questions regarding the following three (3) items:**

37. 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).
38. All public water mains and water service laterals shall be installed by a standard City of Madison Subdivision Contract. The applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.
39. All operating private wells shall be identified and permitted by the Water Utility and all unused private wells shall be abandoned in accordance with MGO Section 13.21.

**Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following four (4) items:**

40. A fire apparatus access road that is longer than 150-feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45-degree wye, 90-degree tee) at the end of the fire apparatus access road. This turnaround shall be constructed of concrete or asphalt only, and be designed to support a minimum load of 85,000 lbs. Ensure project phasing does not create long dead end streets without an adequate turnaround.
41. Provide the following information to the buyer of each individual lot: "The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e)."
42. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Captain Jerry Buechner at [jbuechner@cityofmadison.com](mailto:jbuechner@cityofmadison.com) or (608)516- 9195 to discuss possibilities.
43. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500 feet of at least one fire hydrant. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO Section 34.20 for additional information.

**Please contact Janet Schmidt of the Parks Division at 261-9688 if you have any questions regarding the following fifteen (15) items:**

44. On the preliminary plat dated November 7, 2017, the applicant proposes to dedicate approximately 8.9 acres of public park, identified as Outlot 3, which location is generally consistent with the Elderberry Neighborhood Development Plan.

45. The preliminary plat, as currently proposed, includes 235 single-family units with credit for one single-family unit home. Credit for the existing single family home will be credited to Lot 21 of the proposed plat. The parkland dedication requirement for a single-family and duplex unit is 1,081 square feet per MGO Sec. 16.23(8)(f) and 20.08(2). The total dedication requirement as proposed is approximately 5.8 acres. As proposed Outlot 3 exceeds the required land dedication, no Park-Land Impact Fees will be due for this proposed subdivision.
46. Park-Infrastructure Impact Fee, per MGO Sec. 20.08(2), will be required for all new residential development associated with this subdivision. The applicant may enter into a development agreement for the park infrastructure improvements in lieu of paying Park impact fees.
47. Prior to sign off on the final plat the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the Park Impact Fees for this development. This document will be recorded at the Register of Deeds. The applicant shall be responsible for all recording fees.
48. Lands that are dedicated for park purposes to fulfill the parkland dedication shall be suitable for park development. The applicant shall provide proposed grading plans prior approval of the area of dedicated public parklands. General guidelines for park development include:
  - a.) Areas within a park to be used for open space for active and passive recreation shall be graded at 1-2% for the area where fields are proposed.
  - b.) No side slopes within the park dedication area shall exceed 4:1.
  - c.) Large or excessive retaining walls shall not be allowed on public parklands to meet the grading requirements.
  - d.) The applicant shall provide a proposed bike path grading plan to show any potential impacts to the trees within the proposed park.
  - e.) No propose utilities will be allowed on public park land without prior approval by the Parks Superintendent or his designee.
49. The applicant shall be required to fully remove the existing septic tank in the proposed park. The existing well will need to be abandoned with proof of proper abandonment provided prior to the demolition of the existing house.
50. Prior to sign off on the final plat, the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the Park Impact Fees for this development. This document will be recorded at the Register of Deeds. The applicant shall be responsible for all recording fees.
51. The applicant shall enter into a maintenance agreement for the perpetual maintenance of the medians and private Outlots within the plat, specifically the proposed roundabout "F" Street. The applicant shall work with City Engineering or City Traffic Engineering on the approval of any plantings within the median(s).

52. The applicant shall install a fence along the boundary of lands dedicated for public park purposes at the sole expense of the applicant. The fence shall be installed on private property to a design that is mutually agreeable to the applicant and Parks Division. The cost of the fence shall not be eligible for Park–Infrastructure Impact Fee credits. The applicant shall execute a deed restriction that would require the fence to be perpetually maintained by the property owners for any lots that are adjacent to publicly dedicated park lands.
53. No farming or use of lands to be dedicated to the public for park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered through the City of Madison Office of Real Estate Services.
54. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.
55. City Forestry will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, City Forestry will schedule planting and assess the cost of the initial planting to the property owner.
56. The following note should be included on the subdivision: “Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.”
57. The applicant shall complete a tree inventory and health assessment for the trees located on the proposed public park. The applicant shall include the existing trees located on the existing residence, which are not all currently shown on the preliminary plat. The tree inventory and health assessment should be completed by an arborist and provided to the Parks Division with the final plat application. It should be noted that the existing tree at the northerly plat limits adjacent to Schewe Road right of way appears to be a large-diameter oak, and efforts should be made during the street and utility design to avoid impacts to the tree.
58. The developer shall provide soil borings within any lands to be dedicated as parkland.

**Please contact my office at 261-9632 if you have any questions regarding the following thirteen (13) items, including the condition added by the Plan Commission on January 8, 2018 (#71):**

59. That final approval and recording of the final plat of the Eagle Trace subdivision not occur until such time as the subject site has been added to the Central Urban Service Area.
60. That final approval and recording of the final plat of the Eagle Trace subdivision not occur until such time as the subject site has been annexed into the Madison Metropolitan Sewerage District following approval of the CUSA amendment that includes the subject site.
61. That prior to final approval and recording of the final plat, the applicant shall work with the Planning Division and Capital Area Regional Planning Commission to revise the environmental corridor map to reflect the approved subdivision, including modifications to reflect the final location of the public park and the proposed stormwater management greenways/outlots.

62. That a revised preliminary plat be submitted with the final plat of Eagle Trace that shifts "A" Street to the east away from the southwestern corner of the property.
63. That the applicant work with staff prior to submittal of the final plat to relocate proposed Lots 83-86 to create a cohesive park dedication on Outlot 3 along White Fox Lane.
64. The right of way width for Schewe Road shall be 70 feet through the entire plat.
65. That 40 feet of right of way be dedicated from the centerline of Pioneer Road for the entire length of the plat. [i.e. a 33-foot dimension shown near the midpoint of the Pioneer frontage should be deleted.]
66. That a "No Vehicular Access" restriction be shown graphically and noted on the final plat for Lots 192-196 and 229-234 backing onto Pioneer Road, consistent with the City-Town cooperative plan.
67. The right of way for "F" Street may be reduced to 60 feet in consultation with City staff. If the width of that right of way remains 66 feet, the pavement width may be narrowed to create deeper terraces for future street tree planting.
68. Streets "A", "B", "C", "D" and "E" appear to qualify for a 56-foot wide local street right of way width (28 feet of pavement curb to curb) per Section 16.23(8)(a)8.a.iv.B. of the Subdivision Regulations. Where the requirements of that section are not met (lots exceeding 8,008 square feet of area), a 60-foot right of way (32 feet of pavement) shall be provided.
69. The phasing plan for the proposed subdivision shall be revised to show White Fox Lane constructed to Pioneer Road no later than as part of Phase 3 (approximately 100 lots) to ensure that two means of ingress and egress are provided for the subdivision as early as possible. In the alternative, this second means of access may be satisfied by construction of any street within this subdivision to connect to an existing public roadway.
70. The applicant shall submit a grading plan and landscaping plan (with cross-sections) for approval by the Planning Division with the final plat that provides a landscaped buffer for the western 80 feet of Lots 192-196 and 229-234 backing onto Pioneer Road consistent with the City-Town cooperative plan. The planting area/ buffer strip adjacent to Pioneer Road shall be reserved for the planting and maintenance of trees or shrubs by the respective lot owners or an association, and the building of buildings within the 80-foot setback shall be prohibited. The final plat shall include a note identifying the rights and responsibilities of the owners of the affected lots and/or any association to install and maintain this 80-foot buffer.
71. That the applicant work with staff to relocate proposed Lots 1-3 further west along the White Oak Lane frontage if possible.

**Please contact Heidi Radlinger of the Office of Real Estate Services at 266-6558 if you have any questions regarding the following thirteen (13) items:**

72. Prior to approval sign-off, the Owner's Certificate on the final plat shall be executed by all parties having an interest in the property, pursuant to Wis. Stats. 236.21(2)(a). Certificate shall be prepared with the ownership interests consistent with the most recent title report. Signatories shall provide documentation that proves legal authority to sign the Owner's Certificate. The executed original hard stock recordable plat shall be presented at the time of sign-off.
73. A Consent of Lessee certificate shall be included on the plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off. If mortgages of record are paid off prior to plat approval, a copy of the recorded satisfaction for said mortgage shall be provided prior to sign-off.
74. A Consent of Lessee certificate shall be included on the plat for any tenancy in excess of one year, (including farm leases) recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off.
75. 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..."
76. For parcels located within the City of Madison, a Madison Common Council Certificate shall appear as follows on the final plat:

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

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

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

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

78. A certificate for the Dane County Treasurer similar to the City of Madison Treasurer Certificate above shall appear on the final plat.
79. A certificate for the Dane County Register of Deeds to enter time, date and recording information shall appear on the final plat.
80. An Environmental Site Assessment is required because of the public dedications.
81. Under 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 plat recording. This includes property tax bills for the prior year that are distributed at the beginning of the year.
82. Pursuant to Madison City Ordinance Section 16.23(5)(e)1 and Wis. Stats. 236.21(3), all special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to final plat approval sign off. Receipts for payment shall be provided to the City's Office of Real Estate Services in advance of plat approval sign-off.
83. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to the City's Office of Real Estate Services (ORES), as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (June 20, 2017) and the date when sign-off of the final plat is requested. A title commitment may be provided, but will only be considered as supplementary information to the title report update. The surveyor shall update the plat with the most recent information available in the title report update.
84. The following revisions shall be made to the final plat prior to final approval and recording:
  - a.) Include on the proposed plat a complete and accurate legal description of the lands that are to be included in the proposed plat. The legal description shall be reconciled with the legal description of said lands in record title.
  - b.) 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.

**No interior, exterior or structural demolition or wrecking activities (including material reclamation activities by the applicant or a third party) shall commence nor any wrecking or building permits be issued until the applicant has met all of the demolition-related conditions of approval stated in this letter.**

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

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

Sincerely,

Timothy M. Parks  
Planner

cc: Tim Troester, City Engineering Division  
John Sapp, City Engineering Division  
Jeff Quamme, City Engineering Division – Mapping Section  
Janet Schmidt, Parks Division  
Eric Halvorson, Traffic Engineering Division  
Jenny Kirchgatter, Zoning Administrator  
Bill Sullivan, Madison Fire Department  
Adam Wiederhoeft, Madison Water Utility  
Heidi Radlinger, Office of Real Estate Services