



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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June 12, 2019

Mike Calkins & Eric Lindaas
Snyder & Associates, Inc.
5010 Voges Road
Madison, Wisconsin 53718

RE: Approval of a request to rezone land generally addressed as 6602 Commercial Avenue from A (Agricultural District) to TR-C3 (Traditional Residential–Consistent 3 District), TR-U1 (Traditional Residential–Urban 1 District), and CC-T (Commercial Corridor–Transitional District); and approval of the preliminary plat of *Eastwood Springs*, creating 40 lots for single-family detached residences, seven lots for the future multi-family development, one lot for future mixed-use development, one outlot to be dedicated to the public for parkland, and three outlots for public stormwater management (Tom Walz, Walz Development, LLC). [ID 55543 and 55181; LNDSP-2019-00003]

Gentlemen;

At its June 11, 2019 meeting, the Common Council **approved** the zoning map amendment and preliminary plat of “Eastwood Springs” 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.

Please contact Brenda Stanley of the City Engineering Division at 261-9127 if you have questions regarding the following twenty-one (21) items:

1. This development is subject to impact fees for the Northeast Neighborhood Sanitary Sewer Impact Fee Gaston Road 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.”
2. The development will be served by a sanitary sewer from the east that is not yet built (planned for 2020), Northeast Neighborhood Sanitary Sewer Interceptor–Gaston Road Extension. Developer shall coordinate timing of development with the availability of the sewer.
3. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
4. 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.

5. 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.
6. 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 nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
7. 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) for review.
8. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL zone. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the Wisconsin Department of Natural Resources (WDNR) in order to comply with TMDL limits.
9. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number: a) Building Footprints; b) Internal Walkway Areas; c) Internal Site Parking Areas; d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); e) Right-of-Way lines (public and private); f) Lot lines or parcel lines if unplatted; g) Lot numbers or the words unplatted; h) Lot/Plat dimensions; i) Street names; j) Private on-site sanitary sewer utilities (including all connections to public sanitary); and k) Private on-site storm sewer utilities (including all connections to public storm). All other levels (contours, elevations, etc.) are not to be included with this file submittal. NOTE: Email CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.
10. The applicant shall 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). The digital copies shall be to scale, and shall have a scale bar on the plan set. The PDF submittals shall contain the following information: a) Building Footprints; b) Internal Walkway Areas; c) Internal Site Parking Areas; d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); e)

Right-of-Way lines (public and private); f) Lot lines or parcel lines if unplatted; g) Lot numbers or the words unplatted; h) Lot/Plat dimensions; i) Street names; j) Stormwater Management Facilities; and k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

11. 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.
12. 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.
13. 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 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.
14. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to: detain the 2-, 10-, and 100-year storm events, matching post development rates to predevelopment rates; reduce TSS by 80% (control the 5 micron particle) off of newly developed areas compared to no controls; 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 MGO Chapter 37.
15. Prior to the issuance of building permits, the developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight-line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.

The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system—NAD 27. Note: It is required that this plan shall be stamped by and Registered Land Surveyor.

The following note shall accompany the master stormwater drainage plan: “For purposes of this plan, it is assumed that grading shall be a straight-line grade between points unless otherwise indicated. All

slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows. No building permits shall be issued prior to the City Engineering Division's approval of this plan."

16. The developer shall construct Madison standard street and sidewalk improvements for all streets within the plat.
17. The developer shall make improvements to Reiner Road and Commercial Avenue (CTH T) to facilitate ingress and egress to the plat as required by the City Engineer, including the construction of acceleration and deceleration tapers and turn lanes. These improvements may require dedication of right of way outside of the limits of the plat.
18. The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat.
19. 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.
20. The developer shall construct curb, gutter, sidewalk, terrace, and four (4) feet of pavement and along the Reiner Road and Commercial Avenue (CTH T) limits of the plat as required by the City Engineer.
21. The developer shall construct a 10-foot wide public multi-use path through the plat as required by City Engineer. The path shall generally continue along an easterly/westerly direction along Dillon Drive, Eastwood Springs Parkway and Elmore Street or Tremont Road.

Please contact Jeff Quamme of the City Engineering Division—Mapping Section at 266-4097 if you have any questions regarding the following twenty-two (22) items:

22. The developer shall grant a 20-foot wide Permanent Limited Easement for pedestrian/bicycle path purposes along the north side of Dillon Drive from Reiner Road to the east plat boundary.
23. The applicant shall widen the right of way dedication of Dillon Drive to 80 feet.
24. The radius along the north right of way of CTH T is incorrect. The reference line radius is 7640 feet. Therefore, the right of way is 115 feet less, being 7525 feet. The boundary shall be corrected accordingly.
25. Show, dimension and label the 13-foot wide Gas Main Easement adjacent to and north of the north right of way of Commercial Avenue/ CTH T. Confirm and show any gas pipeline that exists crossing this plat. Storm water management facilities within Outlot 1 may be affected by this gas main.
26. Provide private Easements or Outlots to accommodate the now USPS required centralized delivery of mail using Cluster Box Units (CBUs). The applicant shall coordinate with the USPS Development Coordinator and City Engineering and Traffic staff the required locations for the CBUs. CBUs serving

this plat will not be permitted within any publicly owned or dedicated lands. If the Developer is not able to determine the final locations prior to recording the final plat, the final placement of the CBUs shall be determined and all documents recorded for the placement of the CBUs (after City review and approval) prior to construction of each phase. A recorded CBU owner's agreement shall be required prior to execution of the development agreement and prior to final sign-off of the plat.

27. Show, dimension and label the building setback line and "No Access" restrictions per Certified Survey Map 1099.
28. Show, dimension and label the Electric Line Easement for Transmission and Distribution over a portion of the westerly side of this plat per Document No. 2105232 and assigned to ATC per Document No. 4202339. Note that construction of fences and buildings and the planting of trees are prohibited by the document.
29. Add a note to the plat stating that upon the dedication by this plat of additional right of way required per the City of Madison Official Map for Reiner Road, the Temporary Limited Easement, Document No. 4656620, terminates per the terms of the easement.
30. Add Section 36 to the header of the map and legal description, as it is missing.
31. The easterly 33 feet of Reiner Road north of the lands conveyed by Document No. 646460 shall be included as lands dedicated by this plat as the owner has underlying title. The plat boundary shall be revised accordingly.
32. The plat requires new Public (Sanitary Sewer, Storm Sewer, Storm Drainage, Water main, Bike Pedestrian Path) easements to be granted on the face of the land division. Contact Engineering (Jeff Quamme-jrquamme@cityofmadison.com) to receive the appropriate easement terms/conditions language for inclusion on this plat.
33. The applicant shall 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.
34. Standard Note for Public Utility Easements on the final plat: Public Utility Easements as herein set forth are for the use by Public Bodies and Private Public Utilities having to right to serve the area.
35. A note shall be added under all of the street names labeled and to be dedicated on the plat, "Dedicated to the Public" as required by Wis. Stats. Sec. 236.20(4)(b).
36. 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 in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations

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.
38. In accordance with Section s.236.20(2) (c) & (f), Wisconsin Statutes, the applicant must show the type, location and width of any and all easements on the plat. Clearly identify the difference between existing easements (cite Register of Deeds recording data) and easements which are being conveyed by the plat. Identify the owner and/or benefiting interest of all easements. Include any and all language required to properly and legally create any easement by the plat.
39. Routes for stormwater maintenance access for Outlots 2 and 4 shall be determined and public access easements to the outlots shall be shown/noted on the final plat.
40. Label the radii for the fillets at the intersections. Radii shall be 15 feet, except at intersections with Reiner Road and Commercial Avenue, which shall be 25-foot radii.
41. Based upon the neighborhood plans, two streets will connect to existing approved streets. Revise the street segment names to reflect the future connections as follows: Kelsey Drive is an extension of Divine Street, and Dillon Drive is an extension of Blissful Avenue.
42. The remaining five street names are not acceptable due to: being a duplicate street name, being proper names, having too many characters, being a business name, and/or having double suffixes. Submit new street name suggestions to Lori Zenchenko (LZenchenko@cityofmadison.com) for review and approval.
43. CTH T is known as Commercial Avenue within the City of Madison limits. Add "Commercial Avenue" where appropriate on the plat.

Please contact Sean Malloy of the Traffic Engineering Division at 266-5987 if you have any questions regarding the following five (5) items:

44. The applicant shall dedicate 80 feet of right of way for Dillon Drive.
45. The applicant shall dedicate 70 feet of right of way for Eastwood Springs Parkway and Burling Street.
46. Prior to final sign-off, the applicant shall work with to record the necessary easements for streetlights the Traffic Engineering Division Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12-foot wide easement between lots and 6-foot easements on corner lots where streetlights are needed. Easements needed between Lots 4-5, 8-9, 11-12, 23-24, and 37-38. Easements are needed on the corner of Lots 1, 7, 20, 26, 34, and 40.

47. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights and traffic signals prior to sign off of the final plat.
48. The applicant shall add a note to the final plat stating no driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six (6) inches in width shall be constructed between all pedestrian ramps and driveway entrances. This is especially important at 'T' intersections where lot and building layout become critical; to prevent interference with the pedestrian ramp, lots intersecting or adjacent 'T' intersection may require a shared driveway and access.

Please contact Adam Wiederhoeft of the Madison Water Utility at 266-9121 if you have any questions regarding the following two (2) items:

49. 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).
50. 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.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following item:

51. The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available at the Home Fire Sprinkler Coalition website. An upgrade to include a fire sprinkler system with a cost estimate shall be made available for all initial single- or two-family home sales.

Please contact Kathleen Kane of the Parks Division at 261-9671 if you have any questions regarding the following twelve (12) items:

52. On the preliminary plat dated February 28, 2019, the applicant proposes to dedicate approximately 16.67 acres of public park, identified as Outlot 3, the location of which is generally consistent with the Northeast Neighborhoods Development Plan.
53. The preliminary plat, as currently proposed includes 40 single-family units and multi-family development on Lots 41-48. The parkland dedication requirement for a single-family and duplex is 1,081 square feet and the dedication requirement for a multi-family unit is 734 square feet per MGO Sec. 16.23(8)(f) and 20.08(2). The total dedication requirement as proposed is approximately 16.67 acres.
54. Since the stormwater management and parkland dedications are shown adjacent to each other, a final determination of the parkland area proposed for parkland dedication will be determined after the final stormwater master plan is completed.

55. Park Impact Fees (comprised of the Park-Infrastructure Impact Fee, per MGO Sec. 20.08(2), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. Please reference ID# 19021 when contacting Parks Division staff about this project. The applicant may enter into a development agreement for the park infrastructure improvements in lieu of paying park impact fees.
56. Prior to sign off on the final plat, the boundaries of Outlot 3 shall be revised so that proposed regional multi-purpose paths along Eastwood Springs Parkway and Dillon Drive shall be separate outlots dedicated as public right of way.
57. 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.) No proposed utilities will be allowed on public parkland without prior approval by the Parks Superintendent or his designee.
58. 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.
59. 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."
60. 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.
61. 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.
62. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.

63. The developer shall provide soil borings within any lands to be dedicated as parkland.

Please contact Brad Hofmann of the Forestry Section at 267-4908 if you have any questions regarding the following item:

64. 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.

Please contact my office at 261-9632 if you have any questions regarding the following ten (10) items:

65. A phasing plan for the overall subdivision shall be submitted for approval with the final plat.

66. The final plat shall include a 40-foot building setback line for Lots 1, 19, 20, 33 and 34 parallel to Reiner Road. A note shall be placed on the final plat that states as follows: "No principal or accessory buildings or structures (pools, gazebos, etc.) shall be permitted between the right of way and setback line."

67. That there be no vehicular access to Reiner Road for (single-family) Lots 1, 19, 20, 33 and 34. The access restriction shall be shown graphically on the face of the final plat and include a note acknowledging that no vehicular access shall be granted for those lots. Vehicular access to Lots 41-45 from Reiner Road and Lot 46 from Commercial Avenue will be determined at the time that specific plans for development of those lots are submitted for conditional use approval.

68. Future development of Lot 41 shall not exceed 16 units an acre consistent with the density recommendations for development in Housing Mix 2 in the Northeast Neighborhoods Development Plan. A note restricting the density of Lot 41 shall be included on the final plat.

69. That prior to recording of a final plat of the subdivision, the applicant work with City Engineering and Planning staff to explore "distributed infiltration" practices as part of the means to meet the infiltration requirements identified under Chapter 37, MGO, the Northeast Neighborhood Development Plan, and those recommended in the 2010 CARPC CUSA amendment approval resolution. These methods could include but not be limited to: rain gardens installed to serve a "block of lots", pervious pavement, depressed terraces, rain barrels and/or other methods. These "distributed" practices would be used in coordination with regional, plat-level practices.

70. The developer shall provide a current wetland delineation for the site with the final plat, with the boundary of the wetland clearly shown on the final plat. Consistent with CARPC standards, a 75-foot setback will be required from the delineated wetland boundary. [Note: The wetland setback may affect future development on proposed Lot 48.]

71. Note: The pavement widths for Evelyn Avenue, Kelsey Drive and Tremont Road will likely be narrower than would typically be constructed in a 66-foot right of way to allow deeper terraces to be provided along those local streets.

72. Note: The demolition or removal of the single-family residence at 609 Reiner Road shall require Plan Commission approval of a demolition permit prior to the issuance of wrecking or building permits for proposed Lot 45.
73. Note: Approval of the zoning map amendment and subdivision by the Plan Commission and Common Council does not constitute approval of the future development of Lots 41-48 of the preliminary plat. Following approval and recording of a final plat of the subdivision, the applicant or successor will be required to submit applications for conditional use approval to the Plan Commission pursuant to the processes in Section 28.183 of the Zoning Code. Future development of those lots is required to comply with the applicable bulk and design requirements of the Zoning Code.
74. Prior to final approval and recording of a final plat of this subdivision, the applicant shall work with the Planning Division and Capital Area Regional Planning Commission (CARPC) to revise the environmental corridor map to reflect the approved subdivision.

Please contact Andrew Miller of the Office of Real Estate Services at 261-9983 if you have any questions regarding the following nine (9) items:

75. Prior to final plat 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. The executed original hard stock recordable plat shall be presented at the time of plat approval sign-off.
76. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to final plat 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.
77. 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.
78. 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..."
79. An Environmental Site Assessment is required for the lands to be dedicated by the final plat, to be reviewed by Brynn Bemis in City Engineering (bbemis@cityofmadison.com).
80. The final plat shall include all of the necessary certificates and signature blocks for the Plan Commission, Common Council, Dane County Register of Deeds, City Treasurer, and Dane County Treasurer.
81. As of May 8, 2019, there are no 2018 real estate taxes or special assessments reported as due or owing. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes and special assessments that are accrued or delinquent for all parcels within the plat boundary prior to recording. This includes property tax bills for the prior year that are distributed at

the beginning of the year. Receipts are to be provided on or before sign-off; checks are payable to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, WI 53701.

82. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to Andrew Miller (acmiller@cityofmadison.com) in 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 (February 8, 2019) and the date when sign-off approval 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.
83. The following revisions shall be made on the final plat prior to final approval and recording:
- a.) Accurately reflect the contents of the title report in the proposed plat.
 - b.) Depict, name, and identify by document number on the proposed plat all existing easements cited in record title.
 - c.) 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.
 - d.) Depict and dimension all existing improvements including, but not limited to: buildings, drives, parking lots, encroachments, wells, septic systems, etc. associated with the lands described for the proposed plat.
 - e.) 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."
 - f.) 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."
 - g.) If the lands within the Plat boundary are farmed agricultural lands, the applicant shall enter into a lease with the City for those lands to be dedicated and/or conveyed to the City through Plat recording. Please contact Heidi Fischer at 264-9297 to discuss the potential lease terms. Said leases are authorized by Resolution 13-00247 (ID 29183), adopted April 16, 2013.
 - h.) Coordinate with City Engineering and the USPS to accommodate the USPS-required centralized delivery of mail using Cluster Box Units (CBUs).

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

Eastwood Springs
Zoning Map Amendment
and Preliminary Plat
6602 Commercial Avenue
June 12, 2019
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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: Brenda Stanley, City Engineering Division
John Sapp, City Engineering Division
Jeff Quamme, City Engineering Division – Mapping Section
Kathleen Kane, Parks Division
Sean Malloy, Traffic Engineering Division
Bill Sullivan, Madison Fire Department
Adam Wiederhoeft, Madison Water Utility
Andrew Miller, Office of Real Estate Services