



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

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October 2, 2019

Bruce Hollar  
D'Onofrio Kottke & Associates  
7530 Westward Way  
Madison, Wisconsin 53717

RE: Approval of a revised request to rezone land generally addressed as 3840 Maple Grove Drive from Temp. A (Agricultural District) to TR-C3 (Traditional Residential–Consistent 3 District), TR-U1 (Traditional Residential–Urban 1 District), CN (Conservancy District) and PR (Parks and Recreation District); and approval of the revised preliminary plat and final plat of *FRED Maple Grove Drive*, creating three lots for the future multi-family development, one outlot to be dedicated to the public for parkland, two outlots to be dedicated to the public for stormwater management, two outlot to be dedicated to the public for greenway, and one outlot to be created for future development (Fiduciary Real Estate Development, Inc.). [ID 54503 and 57120; LNDSP-2019-00009]

Dear Mr. Hollar;

At its October 1, 2019 meeting, the Common Council **approved** the zoning map amendment and “FRED Maple Grove Drive” subdivision subject to the conditions of approval in the following sections, which shall be addressed prior to final approval and recording of the final plat of the subdivision.

**Please contact Tim Troester of the City Engineering Division at 267-1995 if you have questions regarding the following thirty-seven (37) items:**

1. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
2. The culvert crossing of future Rockstream Drive shall be required to safely pass the 100-year storm. The developer shall be responsible to pay for all costs equivalent to the installation of two (2) 4-foot by 8-foot box culverts and box culvert wingwalls. The City shall be responsible for the remaining cost. The City will need to budget for this work and may have to construct under a separate contract. Budgeting and construction of the improvements may take over a year to complete.
3. The stormwater management plan is required to demonstrate how to safely pass a 100-year storm event in the public right of way and easements, and safely pass a 500-year storm event without damage to any buildings or structures.

4. The applicant will be required to record a deed restriction against lots that are identified to have critical flood elevations. The deed restriction will restrict the minimum building opening elevation to help mitigate against potential flooding.
5. Any streets that are designed to have enclosed depressions must be able to pass the 100-year design storm either by pipe or with a safe overland flow.
6. The developer shall grade roadway crossing of greenway to subgrade elevation.
7. A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources (WDNR) for wetland or floodplain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional floodplain.
8. The City shall lead a project to construct Rockstream Drive from east plat limits to west plat limits and assess adjacent property owners. The applicant shall execute a waiver of notice and hearing on the assessments for the improvement of Rockstream Drive for the properties adjacent to the street improvement project.
9. The applicant is notified that permitting and construction, to City design, of the greenway through/adjacent to the plat is the financial responsibility of the developer.
10. FEMA-delineated floodways are identified on this plat. Any lots designated for future development with wetlands or floodway or floodplain shall require dedication or public easement for stormwater and drainage purposes over the wetlands or floodway/floodplain.
11. A flood study is required to redefine the floodway/plain through this plat which the developer is financially responsible for as part of the land subdivision. Until the flood study is completed and approved, the developer shall abide by the boundaries of the floodplain and floodway as currently established by FEMA.
12. The applicant may be required to obtain Temporary Limited Easements for Grading and Construction purposes for the extension of Fairhaven Road that abuts the development on the southeastern corner of the plat. Additional street construction may be required to accommodate the abrupt change in geometry of Fairhaven Road at the south plat line.
13. It is anticipated that the improvements on Fairhaven Road required to facilitate ingress and egress to the plat may require additional right of way and/or grading easements located outside the plat boundary. The developer shall acquire the right of way and/or sloping easements as required by the City at the developer's expense. In the event that the developer is unable to acquire the right of way and/or sloping easements required, the City shall assist the developer in acquiring the property and the developer shall pay the City for all costs associated with the acquisition.
14. 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.

15. The developer shall construct pavement, curb and gutter, terrace, and sidewalk on Maple Grove Drive along the extent of the plat as required by the City Engineer.
16. The developer shall construct Madison standard street, multi-purpose path, and sidewalk improvements for all streets within the plat.
17. The developer shall be entirely responsible to construct southern 380 feet of Fairhaven Road that fronts the Outlot 2 stormwater parcel and existing apartments located at 3848 Maple Grove Drive as required by the City Engineer.
18. The developer shall construct a Type IV sidewalk (maintained by adjacent property owner) along the southern plat limits from Maple Grove Drive to Fairhaven Road across Lot 2 and from Fairhaven Road to Rockstream Drive.
19. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
20. 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.
21. 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. The applicant is notified that the City 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.
22. 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.
23. A portion of this plat may come under the jurisdiction of the United States Army Corp of Engineers and WDNR for wetland, floodplain, or navigable waterway issues. A permit for these items may be required prior to construction. Contact the WDNR and USACOE for a jurisdictional determination.
24. The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat.
25. 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.

26. The applicant shall show storm water "overflow" paths that will safely route runoff during the 100-year, 24-hour design storm when the storm sewer is at capacity.
27. Provide calculations for the 10-year storm event, as identified in MGO Chapter 37, as part of the plat design and stormwater management plan. The flows from this design storm event will be routed through the development and used to determine an anticipated safe top of concrete foundation elevation for future buildings in critical areas.
28. Provide calculations for the 500-year storm event, as identified in MGO Chapter 37, as part of the plat design and stormwater management plan. The flows from this design storm event will be routed through the development and used to determine an anticipated safe top of concrete foundation elevation for future buildings in critical areas.
29. Include calculations in the stormwater management report that show how a 500-year storm event, as identified in MGO Chapter 37, would be handled by the proposed site design. These calculations are required to show that the proposed building does not flood during this design storm event using the site grades proposed.
30. Submit proposed lot corner grades with the stormwater management plan as these two items must be reviewed together to properly determine stormwater overflow conditions. Prior to the issuance of building permits, submit a master stormwater drainage plan with final as-built lot corner grades. These grades may be modified from the originally proposed grades provided they continue to meet design tolerances. No building permits shall be issued prior to the City Engineering Division's final approval of this plan.
31. 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 WDNR in order to comply with TMDL limits.
32. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11 X 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at [meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com), or Daniel Olivares (east) at [daolivares@cityofmadison.com](mailto:daolivares@cityofmadison.com), for approval.
33. The applicant shall demonstrate compliance with Section 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.
34. The specific buildings within the plat may require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Madison-Dane County Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit.
35. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to: submit a Storm Water Management Permit application, associated permit fee, and Stormwater Management Plan, and

Storm Water Management Report stamped by a P.E. registered in the State of Wisconsin to the City Engineering Division; submit 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; detain the 2-, 10-, and 100-year storm events, matching post development rates to predevelopment rates; provide infiltration of 90% of the pre-development infiltration volume; reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls; treat the first 1/2 inch of runoff over the proposed parking facility; Provide onsite volumetric control limiting the post construction volumetric discharge to the predevelopment discharge volume as calculated using the 10-year storm event; provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds; submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any best management practices (BMP) used to meet stormwater management requirements on this project; 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.

36. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the City Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
37. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the City Engineering Division. Email PDF file transmissions are preferred to: [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West).

**Please contact Jeff Quamme of the City Engineering Division—Mapping Section at 266-4097 if you have any questions regarding the following fifteen (15) items:**

38. It is anticipated that the improvements on Fairhaven Road required to facilitate ingress and egress to the plat may require additional right of way and/or construction and grading easements located outside the plat boundary. The developer shall acquire the right of way and/or grading and construction easements as required by the City at the developer's expense. In the event that the developer is unable to acquire the right of way and/or easements required, the City shall proceed to acquire the easements. The developer shall 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 shall 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 shall be retained by the City until such time as appeal rights have expired. The additional surety shall be provided prior to the City making an offer for the acquisition or easement.
39. The applicant shall be responsible to coordinate with the Madison Metropolitan School District access provisions necessary for the school during the construction of the public street and utilities within B Street.
40. Grant a new Public Sidewalk and Bike Path easements over the entirety of all outlots that are to be dedicated to the public on the face of the plat. Please contact Jeff Quamme of Engineering Mapping

(jrquamme@cityofmadison.com, 266-4097) to receive the appropriate easement terms/conditions language for inclusion on this Plat.

41. Visible boundary markers shall be installed by the developer along the perimeter of all public stormwater management outlots to clearly define the boundary between public and private property.
42. Remove the 15-foot wide Public Pedestrian Access Easement from Outlot 2.
43. There is an un-named portion of a dedicated street right of way per the plat of Cross Country School adjacent to this plat. The City of Madison shall run a separate resolution naming this un-named right of way to match the name of the adjacent right of way dedicated by this plat.
44. Remove the "Open Space" use statement from all outlots being dedicated for storm water management.
45. 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 Jeff Quamme, City Engineering (jrquamme@cityofmadison.com)
46. Prior to City Engineering final sign-off by main office for plats, the final plat in PDF format shall be submitted by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two (2) working days prior to final City Engineering Division sign-off.
47. The applicant/consultant is required to accurately track all subsequent edits to the plat. Edits made to any document without notification of City of Madison staff reviewing the land division may inadvertently void the City approval of the final subdivision. All subsequent submittals shall provide a written and/ or visual synopsis of the changes made to the document.
48. The floodway limits shall be shown on the final plat.
49. Correct the section corners shown on the Preliminary Plat from Section 13 to Section 12.
50. Add the width of the half of Rockstream Drive lying north of the plat boundary. Also, add a width varies note to Fairhaven Road for the area that transitions from 78 feet in width to 66 feet in width.
51. Provide a benchmark on the plat that is used to determine elevations provided on the face of the plat.
52. Submit to Jeff Quamme, prior to City Engineering Division 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 shall be void of gaps and overlaps and match the final recorded plat: Right-of-Way lines (public and private); Lot lines; Lot numbers; Lot/Plat dimensions; Street names; and Easement lines (i.e. all shown on the plat including wetland and 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.

**Please contact Sean Malloy of the Traffic Engineering Division at 266-5987 if you have any questions regarding the following six (6) items:**

53. The developer shall construct a Type IV sidewalk (adjacent property owner maintained) along southern plat limits from Maple Grove Road to Fairhaven Road and from Fairhaven Road to Rockstream Drive.
54. Prior to final sign-off, the applicant shall work with 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.
55. The applicant shall execute and return a declaration of conditions and covenants for streetlights and traffic signals prior to sign off of the final plat.
56. The applicant may be required to obtain Temporary Limited Easements for Grading and Construction purposes for the extension of Fairhaven Road that abuts the development on the southeastern corner of the plat. Additional street construction may be required to accommodate the abrupt change in geometry of Fairhaven Road at the south plat line.
57. The developer shall construct Madison Standard street and sidewalk improvements for all streets within the plat.
58. The developer shall construct pavement, curb and gutter, terrace, and sidewalk on Maple Grove Drive along the extent of the plat as required by the City Engineer.

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

59. 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).
60. 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 Tim Sobota of Metro Transit at 261-4289 if you have any questions regarding the following four (4) items:**

61. In coordination with any public works improvements, the applicant shall install and maintain a wheelchair accessible concrete bus boarding pad surface at the planned Metro bus stop on the north side of Manchester Road, west of Maple Grove Drive.

62. In coordination with any public works improvements, the applicant shall install and maintain a wheelchair accessible concrete bus boarding pad surface at the planned Metro bus stop on the north side of Rockstream Drive, west of Ambleside Drive.
63. In coordination with any public works improvements, the applicant shall install and maintain a wheelchair accessible concrete bus boarding pad surface at the planned Metro bus stop on the south side of Rockstream Drive, east of Ambleside Drive.
64. Wheelchair accessible concrete bus boarding pad surfaces should generally measure ten feet wide, parallel to the street, and sit flush between the top of curb and top of sidewalk. The ten foot width should fall at least 50 feet through 60 feet beyond the crosswalk marking/curb ramp locations, but typically no more than 70 feet through 80 feet beyond these pedestrian features at an intersection. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.

**Please contact Sarah Lerner of the Parks Division at 261-4281 if you have any questions regarding the following fourteen (14) items:**

65. On the preliminary plat dated August 14, 2019, the applicant proposes to dedicate approximately 5.11 acres of public park, identified as Outlot 6, which location is generally consistent with the Cross Country Neighborhood Development Plan.
66. Prior to sign off of the final plat, the boundaries of Outlot 6 shall be revised so that all public sidewalk along Rockstream Drive shall be within road right of way.
67. The preliminary plat, as currently proposed, includes three lots for future multi-family units. The parkland dedication requirement for a multifamily unit is 734 square feet per MGO Sec. 16.23(8)(f) and 20.08(2). The total dedication requirement as proposed is approximately 5.11 acres. Final unit counts will determine final Park-Land impact fees. Outlot 6 currently meets the required dedication for 303 multi-family units.
68. 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. This development is within the West Park-Infrastructure Impact Fee district. The developer must select a method for payment of park impact fees prior to signoff of the final plat. Please reference ID# 19015 when contacting Parks Division staff about this project.
69. As determined by the flood study, Outlot 6 public parkland shall be located outside of the floodway.
70. 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.
71. 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.
72. 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 parklands.
73. 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.
74. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.
75. 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."
76. The applicant shall complete a tree inventory and health assessment for the trees located on the proposed expanded outlot dedicated for park purposes. The tree inventory and health assessment should be completed by an arborist and provided to the Parks Division with the final plat application.
77. The applicant shall provide soil borings for the expanded outlot dedicated for park purposes.
78. Since the stormwater management and parkland dedications are shown adjacent to each other, a final determination of the parkland area that will be proposed for parkland dedication cannot be calculated until after the final stormwater master plan is completed.

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

79. 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 three (3) items:**

80. All delineated wetlands shall be shown on the plat. If a delineated wetland will be located on any developable lot, a 75-foot wetland setbacks shall be provided.

81. 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.
82. Note: Approval of the subdivision by the Plan Commission and Common Council does not constitute approval of future development on Lots 1-3. Based on the concept plan submitted with the zoning and plat requests, the plans for those lots would be considered “residential building complexes” as defined and regulated by the Zoning Code, which are a conditional use in the proposed TR-U1 zoning. Prior to the issuance of building permits for each of those lots, the applicant or successor shall obtain conditional use approval from the Plan Commission pursuant to the processes in Section 28.183 of the Zoning Code following a recommendation by the Urban Design Commission. Development of Lots 1-3 shall comply with the applicable bulk and design requirements of the Zoning Code, including the general provisions for residential districts in Section 28.031 and the building form standards in Section 28.172.

**Please contact Heidi Radlinger of the Office of Real Estate Services at 266-6558 if you have any questions regarding the following seven (7) items:**

83. 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. The executed original hard stock recordable plat shall be presented at the time of plat approval sign-off.
84. 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.
85. 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...”
86. The final plat shall include all of the necessary certificates and signature blocks for the City of Madison Common Council, Dane County Register of Deeds, City Treasurer, and Dane County Treasurer.
87. 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. Real estate taxes for 2018 are paid for the subject property, and there are special assessments reported for the parcel within the plat boundary.
88. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to Heidi Radlinger in the City’s Office of Real Estate Services ([hradlinger@cityofmadison.com](mailto:hradlinger@cityofmadison.com)) as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (January 4, 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.

89. 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.

**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  
Sean Malloy, Traffic Engineering Division  
Sarah Lerner, Parks Division  
Adam Wiederhoeft, Madison Water Utility  
Jenny Kirchgatter, Asst. Zoning Administrator  
Heidi Radlinger, Office of Real Estate Services