



PREPARED FOR THE PLAN COMMISSION

Project Address: 7050 Watts Road (1st Aldermanic District – Harrington-McKinney)
Application Type: Zoning Map Amendment and Certified Survey Map
Legistar File ID # [59131](#) & [57809](#)
Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted
Reviewed By: Kevin Firchow, Principal Planner

Summary

Applicant/Owner: Daniel Stewart; 7050 Watts Rd, LLC; 405 State Hwy 121, Suite A250; Lewisville, TX 75067

Requested Actions: Approval of a request to amend the PD-GDP (Planned Development – General Development Plan) and create two lots via Certified Survey Map at 7050 Watts Road.

Proposal Summary: The applicant is requesting approval of amended Planned Development-General Development Plan zoning and approval of a Certified Survey Map to divide a parcel to add a pad site for a 10,000 square foot commercial building.

Applicable Regulations & Standards: Section 28.182 M.G.O. (Madison General Ordinances) provides the process and standards for Zoning Map Amendments. Section 28.098 M.G.O. describes process and standards for Planned Development Districts. M.G.O. §16.23(5)(g) describes process and standards for Certified Survey Maps.

Review Required By: Urban Design Commission, Plan Commission, and Common Council

Summary Recommendation: The Planning Division recommends the Plan Commission find that the approval standards for zoning amendments and planned developments can be met and that it forward Zoning Map Amendments Section 28.022 – 00418 to change the zoning of property located at 7050 Watts Road from PD (Planned Development) to PD and approving an amended General Development Plan and that it forward the associated Certified Survey map with a recommendation to **approve**. These recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies in this report.

Background Information

Parcel Location: The 13.65-acre subject property is located on the north side of Watts Road, east of South Gammon Road, and adjacent to the West Beltline Highway on the north. The site is in Aldermanic District 1 (Alder Harrington-McKinney) and is within the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site zoned PD (Planned Development district) and is currently occupied by an 119,440-square foot, one-story retail building originally constructed in 1987 with approximately 588 vehicle parking stalls.

Surrounding Land Uses and Zoning:

West: A one-story Wal-Mart and parking lot zoned PD (Planned Development District);

South: Across Watts Road, two 17-unit apartment buildings and two large multifamily condominium developments with almost 700 units in 31 buildings, all of which is zoned PD;

East: A multitenant commercial building zoned PD and, across Gammon Road, small commercial buildings zoned CC (Commercial Center district); and

North: West Beltline Highway, with West Towne Mall beyond, zoned CC.

Adopted Land Use Plans: The [Comprehensive Plan](#) (2018) recommends General Commercial for the site. The site is not within any neighborhood or special area planning areas.

Zoning Summary: The proposed lot is currently zoned PD-GDP-SIP and the applicant is requesting amended PD-GDP zoning.

Zoning Criteria	Required	Proposed
Lot Area (sq. ft.)	As per approved plan.	As per submitted plan.
Lot Width	As per approved plan.	As per submitted plan.
Front Yard Setback	As per approved plan.	As per submitted plan.
Side Yard Setback	As per approved plan.	As per submitted plan.
Rear Yard Setback	As per approved plan.	As per submitted plan.
Usable Open Space	As per approved plan.	As per submitted plan.
Maximum Lot Coverage	As per approved plan.	As per submitted plan.
Floor Area Ratio	As per approved plan.	As per submitted plan.
Building Height	As per approved plan.	As per submitted plan.

Other Critical Zoning Items	Urban Design (PD), Utility Easements
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Table Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

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

Project Description

The applicant is requesting approval of amended Planned Development-General Development Plan zoning and approval of a Certified Survey Map divide a parcel to add a pad site to allow for the future development of an approximately 10,000 square foot commercial building. The new lot is proposed within the parking lot along the Watts Road frontage. No Specific Implementation Plan or detailed information regarding a new building has been submitted. The application states that a Specific Implementation Plan submittal will be made at a later time. No tenants or specific uses have been presented by the applicant at this time.

The subject site is currently a 90-stall parking lot separated from the main parking lot by a drive running parallel to Watts Road. The submitted plans indicate future construction of a pad building, installation of a bioretention basin at the easternmost corner of the new lot, and expansion of parking into an existing landscaping buffer. With construction of these improvements and reconfiguration of existing parking islands, the site plan shows 102 stalls

proposed for the area of the existing parking lot, 63 of which are on the proposed new lot to be created by CSM; the other stalls are existing within the Wal-Mart lot. According to the applicant, the combined parking area between Wal-Mart and At Home includes approximately 1,055 parking spaces. Access to the site is from two entrances off the existing drive that runs parallel to Watts Road between the Wal-Mart and At Home parcels.

Though details regarding building design and layout are not provided, based on the parking layout, it appears the primary facades of the building are the south (facing Watts Road) and east (facing At Home).

The existing landscape buffer between the parking lot and Watts Road will be reduced from a minimum of approximately 84 feet to less than 33 feet at its narrowest point with the development of the new lot.

Note that the request has been revised since the original submittal, based on a previous referral by the Urban Design Commission. The current plans before the Plan Commission maintain more of the existing landscape buffer between the building and Watts Road.

Analysis

These requests are subject to the Zoning Map Amendment [Section 28.182(6)] and Planned Development standards [Section 28.098(2)] of the Zoning Code. The analysis below begins with a summary of the adopted plan recommendations as the specific approval standards reference these documents. This section will then analyze the standards for Zoning Map Amendments and for planned developments before concluding with the Urban Design Commission's review of the proposed request.

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2018) recommends General Commercial (GC) uses for the site, which allows for a wide range of retail goods and services. GC includes automobile-oriented uses and "heavy" commercial uses with the appearance or operational characteristics not generally compatible with residential or small-scale commercial activities. Depending on their location, GC areas may provide some supporting uses to adjacent neighborhoods. Unlike other mixed-use districts, GC areas do not have a recommendation for multi-story buildings. In regards to other sections of the [Comprehensive Plan](#), Action 5b of the Comprehensive Plan's Green and Resilient section encourages the integration of vegetation and greenspace into the built environment, particularly along transportation corridors. Strategy 6 of the same chapter calls for the development and maintenance of a healthy and diverse urban tree canopy. The site is not within any neighborhood or special area planning areas.

Zoning Map Amendment Standards

The Zoning Map Amendment standards, found in 28.182(6), M.G.O. state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety, and welfare, shall be consistent with the [Comprehensive Plan](#), and shall comply with Wisconsin and federal law.

Chapter 66.1001(3) of Wisconsin Statutes requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010 be consistent with the City's [Comprehensive Plan](#). 2010 Wisconsin Act 372 clarified "consistent with" as "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan."

While the removal of some mature vegetation arguably does not implement some of the plan's strategies as noted above, staff believes that on-balance, the proposal could be found to meet the statutory consistency requirement based on the overall land use recommendation.

Planned Development Standards

Planned Developments are intended to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural and economic considerations. The resultant development should feature high-quality architecture and building materials. Specific design objectives include promoting green building technologies, integrated land uses, preservation and enhancement of environmental features, preservation of historic buildings, enhanced open space, and the facilitation of high-quality development consistent with adopted plans. See Zoning Code Section 28.098(1) for further information. The specific approval standards for Planned Developments are provided in Section 28.098(2) of the Zoning Code. In summary, staff believes the standards of 28.098(2) can be found met subject to the conditions from reviewing agencies found at the end of this report, and provides additional discussion on the following standards.

The Planned Development District's statement of purpose [28.098(1) M.G.O.] states, in part, that "the Planned Development District is intended to achieve one or more of the following objectives: preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities, [and] facilitation of high-quality development that is consistent with the goals, objectives, policies, and recommendations of the Comprehensive Plan and [other] plans." The applicant states that the landscape area was a remainder not needed for the existing Wal-Mart and former Sam's Club (now occupied by At Home) parking areas and was installed to partially screen the parking areas from Watts Road. The applicant believes the new commercial building will screen the parking lot from Watts Road, assisted by new landscaping to be planted in a narrower landscape buffer. In pre-application discussions, staff had strongly discouraged the removal of this mature vegetation for the primary purpose of creating additional surface parking. Staff expresses concern that, the maturity of the existing plantings within the buffer make it an important feature of the site and Watts Road corridor.

Urban Design Commission Approval

Per 28.098(5)(c)1. M.G.O., the Urban Design Commission shall review the General Development Plan and make a recommendation to the Plan Commission. At its January 29, 2020, meeting, the Urban Design Commission referred this proposal to a future meeting, requesting additional information regarding building orientation and concerns regarding the landscaping buffer and removal of the mature trees located therein. At its February 26, 2020, meeting, the Urban Design Commission granted final approval of this development, noting that most major concerns were addressed and that further review would be necessary for the SIP approval. The UDC reports from January 29 and February 26 are attached.

Land Division

The proposed lots appear to conform to minimum zoning standards and the land division standards of M.G.O. §16.23(5) with the comments recommended below by reviewing agencies.

Public Input

At time of report writing, Staff is unaware of any public comment.

Conclusion

The applicant is requesting approval of an amended Planned Development-General Development Plan and approval of a Certified Survey Map divide a parcel to allow for the future development of an approximately 10,000 square foot commercial building. No development is proposed at this time, but staff believes on-balance, the proposal can be found to be consistent with the recommendations of the Comprehensive Plan and approval standards for Zoning Map Amendments and Planned Developments. Further, the lots appear to conform to minimum zoning standards and the land division standards of §16.23(5) M.G.O. with the comments recommended below by reviewing agencies.

Recommendation

Planning Division Recommendation (Contact Colin Punt, 243-0455)

The Planning Division recommends the Plan Commission find that the approval standards for zoning amendments and planned developments can be met and that it forward Zoning Map Amendments Section 28.022 – 00418 to change the zoning of property located at 7050 Watts Road from PD (Planned Development) to PD and approving an amended General Development Plan to the Common Council with a recommendation to **approve**. The Planning Division also recommends that the Plan Commission forward the related Certified Survey Map creating two lots to the Common Council with a recommendation of **approval**. This recommendation is subject to input at the public hearing and the following conditions:

Recommended Conditions of Approval – PD Amendment Major/Non-Standard Conditions are Shaded

Planning Division (Contact Colin Punt, 243-0455)

1. Note: Future development of this site will require the approval of a Specific Implementation Plan.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

2. Work with Planning and Zoning staff to finalize the Zoning text.
3. Update the conceptual site plan page C102 to show the landscape buffer a minimum of 20 feet deep between the property line and edge of the parking lot.

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

4. Existing lateral for 7202 Watts (Wal Mart lot) crosses the proposed lot #1 (proposed lot with new building). Applicant shall show existing easements of record (sewer and water laterals).
5. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
6. No proposed utility plan provided. Revise the site plan to show all existing public sanitary sewer facilities in

the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)

7. Revise the site plans to show the location, depth, type, and size of existing and proposed private utilities (gas, electric, phone, steam, chilled water, etc.) in the project area or the adjacent right-of-way. (POLICY)
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 and therefore will be regulated to meet a higher standard.
9. If the future pad site disturbs 20,000 sf or more of land area and require an Erosion Control Plan.
10. The future development will be required to comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specific comments will be provided with the subsequent zoning submission.
11. Submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division that is to scale and represents final construction with any private storm and sanitary sewer utilities.
12. 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).
13. The proposed parcels within this development (and/or adjacent to) are dependent on each other for overland and subsurface storm water drainage. A private Storm Sewer/Drainage Easement/Agreement for all parcels within (and/or adjacent to) this development shall be drafted, executed and recorded prior to building permit issuance.

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

14. The proposed parcels within this development and the adjacent Walmart Parcel are dependent on each other for overland and subsurface storm water drainage. A private Storm Sewer/Drainage Easement/Agreement for all parcels within and adjacent (Walmart) to this development shall be drafted, executed and recorded prior to building permit issuance.

The site plan to be provided for SIP approval shall accurately show the existing storm water and drainage facilities for both parcels included in the pending Certified Survey Map.

15. It appears there will not be any disturbance of any facilities within the Walmart parcel. If the plan should change and there is any construction activity on the Walmart lands, a copy of the construction easement / agreement shall be provided prior to final site plan approval.
16. The lands subject to this GDP Amendment is subject to a Declaration setting forth Sign, Cross Access, Driveway and Pedestrian Access per Document No 4653546. This shall be referenced on the final SIP plans.
17. The Easement for Traffic Signals per Doc No 4575314 shall be shown and labeled on the final SIP plans.
18. The site plan for the future SIP shall include all lot/ownership lines, existing building locations, proposed

building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.

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

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

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| <ol style="list-style-type: none">20. The applicant shall be required to construct an 8' terrace and 7' sidewalk and dedicate the appropriate Right of Way for an additional 1' behind future sidewalk, if necessary. |
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21. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
 22. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
 23. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
 24. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
 25. The applicant(s) shall maintain a 5 foot wide, Americans with Disabilities Act (ADA) compliant, pedestrian walkway for the duration of the project on all street frontages classified as a collector or higher. The applicant shall also maintain a 5 foot wide bicycle lane for the duration of the project on all street frontages with existing bicycle facilities. Exceptions to this requirement may be granted by Traffic Engineering on a limited term basis if and when the applicant can show a public safety concern and they also provide a clear date when the pedestrian/bicycle facilities are to be restored. All closures shall be designed by the applicant, in accordance with the Manual on Uniform Traffic Control Devices (MUTCD), to be submitted and approved by Traffic Engineering.
 26. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.
 27. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and

reviewed by City Traffic Engineering.

28. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
29. The applicant shall provide a clearly defined 5' walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway. The applicant shall provide a more direct connection to the proposed building from the Watts Road sidewalk.
30. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
31. Developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.

Water Utility (Contact Jeff Belshaw, 261-9835)

32. Upon development, a separate water service lateral and water meter will be required to serve each parcel. The water laterals shall be directly connected to the public water main with the shut-off valve located in the public right-of-way (per PSC 185.52 (2)). A water lateral is not required if the parcel remains undeveloped. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Metro Transit (Contact Tim Sobota, 261-4289)

33. In coordination with any public works improvements, the applicant shall maintain or replace the concrete boarding pad surface at the existing Metro bus stop on the north side of Watts Road, west of the signalized property entrance driveway (#6464).
34. The applicant shall install and maintain a bench or other seating amenity in the adjacent property landscape plan. The applicant may alternatively elect to install and maintain a passenger waiting shelter, with bench

seating, if the applicant believes this upgraded amenity feature would be more compatible with the hedge screen and parking area that area shown directly opposite the bus stop loading zone area.

35. 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.

36. Metro Transit currently operates daily transit service along Watts Road. Bus stop ID #6464 is adjacent the proposed project site along the north side of Watts Road, with the bus stop zone encompassing the area from the existing bus stop sign pole east through to the signalized entrance driveway intersection.

The Fire Department, Parks Division, and Forestry Section have reviewed this request and have recommended no conditions of approval.

Recommended Conditions of Approval – Certified Survey Map Major/Non-Standard Conditions are Shaded

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

1. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))
2. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)
3. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
4. If the future pad site disturbs 20,000 sf or more of land area and require an Erosion Control Plan.
5. The future development will be required to comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specific comments will be provided with the subsequent zoning submission.
6. The proposed parcels within this development (and/or adjacent to) are dependent on each other for overland and subsurface storm water drainage. A private Storm Sewer/Drainage Easement/Agreement for all parcels within (and/or adjacent to) this development shall be drafted, executed and recorded prior to building permit issuance.

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

7. The proposed parcels within this CSM and the adjacent Walmart Parcel are dependent on each other for overland and subsurface storm water drainage. A private Storm Sewer/Drainage Easement/Agreement for all parcels within and adjacent (Walmart) to this development shall be drafted and provided for comment prior to final CSM sign off. It shall be executed and recorded immediately after the CSM has been recorded and prior to building permit issuance.
8. In accordance with Chapter 236, Wisconsin Statutes, the Applicant must show the type, location and width of any and all easements on a Plat or CSM. Clearly identify the difference between existing easements (cite recording data) and easements which are being conveyed by the land division. Identify the owner and/or benefiting interest of all easements. Include any and all language required to properly and legally create any easement by this land division.

All easements shall be clearly labeled and dimensioned on the Certified Survey Map to permit retracement using the data provided on this CSM.

9. The CSM shall show, label and dimension the 15' Wide Private Easements per CSM 5332, Doc No 2040024 for watermain and sanitary laterals crossing Lot 1 for the benefit of the adjacent Walmart site.
10. Add text to the Existing 30' Access easement over the westerly side of this CSM. Add Document NO 2040024 and that the easement was partially released by Document No. 4653546, but not released by the benefitting lands currently owned by the Wisconsin DOT.
11. Add and properly reference notes 2 and 4 from the plat of First Addition to Highland View Park on the CSM.
12. Add a note that a portion of Lot 1 is subject to an Agreement per Document No. 2014430.
13. Add Document No 2040024 to the 30 foot access easement near the easterly side of the CSM that leads out to S Gammon Road.
14. Add a note that lands within this CSM are subject to Declaration of Restrictions, Covenants and Conditions per Document No.1876950
15. 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)
16. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office (web address <https://www.countyofdane.com/PLANDEV/records/surveyor.aspx>) for current tie sheets and control data that has been provided by the City of Madison.

17. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
18. Conditions of approval noted herein are not intended to be construed as a review determining full compliance with City of Madison Ordinances and State of Wisconsin Statutes. The licensed professional preparing the land division is fully responsible for full compliance with all Ordinances and Statutes regulating this proposed land division.
19. Label the centerline of Watts Rd and provide recorded as information on all of the external boundary as required by statute.
20. Add the Utility Easement text from the legend of the First Addition to Highland View Park as a note and reference the appropriate easements on the face of the map.
21. Show the drainage arrows and associated text for the Drainage Swale requirements along the right of way of the West Beltline Highway.
22. Correct the access restriction along the east boundary adjacent to S. Gammon Road. The plat of First Addition to Highland View Park allowed a 28' wide access area and CSM No. 5332 restricts access over the north 150.69 feet of the S Gammon Road frontage. Also add a note that access restrictions are also per CSM No. 5332, Doc No 2040024.
23. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction.
24. Submit to Jeff Quamme, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the final recorded plat:
 - a) Right-of-Way lines (public and private)
 - b) Lot lines
 - c) Lot numbers
 - d) Lot/Plat dimensions
 - e) Street names
 - f) Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)

NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

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

25. The signature block certifications shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). The title of each certificate shall be consistent with the ownership

interest reported in the most recent title report. The executed original hard stock recordable CSM shall be presented at the time of sign-off.

26. All ownership consents and certifications for the subject lands shall conform to Wis. Stats. 236.21(2) and 236.29 by including the language "...surveyed, divided, mapped and dedicated..."

27. As of November 25, 2019 the 2018 real estate taxes are paid for the subject property.

Per 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording. If applicable, receipts from the City of Madison Treasurer are to be provided by the time of sign-off.

28. As of November 25, 2019, there is a \$323.24 preliminary special assessment reported. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to Madison General Ordinance Section 16.23(5)(g)1.

29. Pursuant to Madison City Ordinance Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Andy Miller in City's Office of Real Estate Services (acmiller@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report (11-8-19) submitted with the CSM application and include all associated documents that have been recorded since the initial title report. A title commitment may be provided, but will be considered only as supplementary information to the title report update. Surveyor shall update the CSM with the most recent information reported in the title update. Office of Real Estate Services reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.

30. Accurately depict, name, and identify by document number all existing easements cited in record title and the updated title report, and include relevant notes from plats or CSMs of record.

31. Add notes and identify by document number all existing agreements, declarations of conditions, plans, or other restrictions cited in record title.

32. Depict and dimension all existing improvements including, but not limited to: buildings, drives, parking lots, encroachments, wells, septic systems, etc. located within the CSM boundary.

33. If all parties of interest agree that certain easements from prior plats or CSM's of record are no longer necessary, the release documents for said easements shall be recorded prior to CSM approval sign-off, with the recording information for the release included as a Note on the proposed CSM.

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

34. The applicant shall be required to construct an eight (8) foot terrace and five (5) foot sidewalk and dedicate the appropriate Right of Way for an additional (1) foot behind future sidewalk.

The Planning Division, Zoning Administrator, Fire Department, Parks Division, Forestry Section, and Metro Transit have reviewed this request and have recommended no conditions of approval.