

PLANNING DIVISION STAFF REPORT

October 6, 2025



PREPARED FOR THE PLAN COMMISSION

Project Address: 4000-4150 Packers Avenue (18th Alder District, Alder Glenn)
Application Type: Final Plat
Legistar File ID # [89766](#)
Prepared By: Colin Punt, AICP, Planning Division
Report includes comments from other City agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Joel Oliver; Halo Real Estate Ventures; 900 North Rock Hill Rd #100; St. Louis, MO 63119
Surveyor: Mike McCarty; Stantec; PO Box 105; Sturgeon Bay, WI 54235
Owner: B&G Real Estate, LLC c/o Fred Brouner; Dewitt LLP; 2 E Mifflin St, Ste 600; Madison, WI 53703

Requested Actions: Approving the final plat of *Raemisch Farm Development* on property generally addressed as 4000-4150 Packers Avenue.

Proposal Summary: The proposal for the first phase of the “Raemisch Farm Development” subdivision calls for the 20.8 acres of the 63.6-acre preliminary to be platted with four lots in multifamily residential zoning and two lots in commercial/mixed-use zoning with one outlot to be dedicated to the public for stormwater management. The other 42.8 acres of the site will necessitate future final plat phases.

Applicable Regulations & Standards: The subdivision process is outlined in Section 16.23(4) MGO.

Review Required By: Plan Commission and Common Council.

Review Schedule: The State’s subdivision statute, Wis. Stats. 236, requires that a final plat be approved, conditionally approved, or rejected (with stated reasons) within 60 days of submittal unless the time is extended by agreement with the applicant. If no action is taken within 60 days and no extension granted, the final plat is deemed approved. The final plat was submitted to the City and accepted for review on August 25, 2025. Therefore, the 60-day review period for this plat is scheduled to expire on October 25, 2025. The subdivision statute further require that if the final plat conforms substantially to the preliminary plat as approved, including any conditions of that approval, and to local plans and ordinances adopted as authorized by law, it is entitled to approval.

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the final plat of *Raemisch Farm Development* is consistent with the approved preliminary plat and recommend **approval** to the Common Council subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Parcel Location: The greater subject site is comprised of three parcels containing approximately 63.6 acres of land generally located between Packers Avenue and North Sherman Avenue, approximately one-half mile north of Northport Drive. This final plat contains the easternmost 20.8 acres along Packers Avenue. The site is within Alder District 18 (Alder Glenn) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The site is mostly undeveloped, but farmed, with a single-family residence and accessory farm buildings in the southeast corner of the property. As part of earlier approvals, the site has been rezoned from A (Agriculture District) to TR-U1 (Traditional Residential-Urban 1 district), CC-T (Commercial Corridor-Transitional district), TR-C3 (Traditional Residential-Consistent 3 district), TR-V2 (Traditional Residential-Varied 2 district), and CN (Conservancy district), with a portion remaining A (Agriculture district)

Surrounding Land Uses and Zoning:

North: Single-family homes in the Whitetail Ridge Subdivision, zoned SR-C2 (Suburban Residential - Consistent 2 district);

South: Lakeview Elementary school zoned SR-C1 (Suburban Residential - Consistent 1 district), open space zoned SR-C2, apartment buildings zoned SR-V2 (Suburban Residential - Varied 2 district), a senior living center zoned PD (Planned Development district), and a mixed-use development zoned CC-T (Commercial Corridor-Transitional district);

West: Future phases of Raemisch Farm Development. Beyond, across North Sherman Avenue, single-family homes zoned SR-C1; and

East: Across Packers Avenue, undeveloped land owned by Dane County.

Adopted Land Use Plans: The [Comprehensive Plan](#) (2023) recommends Medium Residential, Neighborhood Mixed Use, and Parks and Open Space for various portions of the subject site. The remainder of the area included in the preliminary plat are designated for Low Residential, Low-Medium Residential, and Parks and Open Space. The subject site is also located within the boundaries of the [Northport-Warner Park-Sherman Neighborhood Plan](#) (2009), which recommends development of the site as a new mixed-use neighborhood.

Environmental Corridor Status: No mapped environmental corridors exist within the subject site.

Public Utilities and Services: The subject site is not currently served by all public utilities and services, but will eventually be served by a full range of urban services currently surrounding the property. Metro Transit service currently operates on Tennyson Lane and Sherman Avenue.

Zoning Summary: The proposed lots are zoned TR-U1 (Traditional Residential-Urban 1 district) and CC-T (Commercial Corridor-Transitional district). The remaining western portions of the preliminary plat are zoned TR-C3 (Traditional Residential-Consistent 3 district), TR-V2 (Traditional Residential-Varied 2 district), and CN (Conservancy district), with one lot remaining A (Agriculture district).

TR-U1 ZONING CRITERIA

Requirements	Required: Multi-family (>24 units)	Single-family attached (>8 units)	Proposed
Lot Area (sq. ft.)	750 sq. ft./d.u.	1,000 sq. ft./d.u.	Lot 2: 282,027 sq. ft. Lot 4: 124,782 sq. ft. Lot 5: 78,783 sq. ft. Lot 29: 52,852 sq. ft.
Lot Width	50'	15'/d.u.	>50'
Front Yard Setback	15' or average	15' or average	TBD
Max. Front Yard Setback	30' or up to 20% greater than block average	30' or up to 20% greater than block average	TBD
Side Yard Setback	10'	5'	TBD

Reverse Corner Side Yard Setback	12'	12'	TBD
Rear Yard Setback	Lesser of 25% lot depth or 25'	Lesser of 25% lot depth or 20' Alley accessed: 2'	TBD
Maximum Lot Coverage	75%	90%	TBD
Maximum Building Height	5 stories/ 65'	3 stories/40'	TBD

CC-T ZONING CRITERIA

Requirements	Required	Proposed
Front Yard Setback	0' or 5' minimum 65' maximum	TBD
Side Yard Setback: Street side yard	0' or 5'	TBD
Side Yard Setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	One-story: 5' Two-story or higher: 6'	TBD
Side Yard Setback: Where buildings abut residential-zoned lots at side lot line	Minimum side yard required in the adjacent residential district	TBD
Rear Yard Setback	The lesser of 20% of lot depth or 20'	TBD
Maximum Lot Coverage	85%	TBD
Maximum Building Height	5 stories/ 78'	TBD

Tables prepared by: Jenny Kirchgatter, Assistant Zoning Administrator

Project History

On February 4, 2020, a petition (ID [58904](#)) to attach the Raemisch Farm property to the City from the Town of Burke was adopted by Common Council. A first proposal for a preliminary plat (ID [60683](#)) and zoning map amendment (ID [60914](#)) for this site was considered by the Plan Commission on April 12, 2020. The Plan Commission found that the standards for zoning map amendments regarding public health safety, and welfare, were not met and recommended that the proposal was placed on file without prejudice. A second proposal for a plat (ID [65654](#)) and zoning map amendment (ID [66222](#)), reflecting changes to the first proposal, was considered by the Plan Commission on July 26, 2021. The Plan Commission found the standards met and recommended approval of the preliminary plat and zoning map amendment with conditions to the Common Council. At its August 3, 2021 meeting, the Common Council did not adopt the zoning map amendment or the resolution approving the plat, citing concerns regarding the potential for excessive noise from the F-35s then planned and now stationed at Truax Field. A third proposal for a plat (ID [68696](#)) and zoning amendment (ID [69274](#)), identical to the second proposal, was considered by the Plan Commission on February 7, 2022. The Plan Commission found the standards met and recommended approval of the preliminary plat and zoning map amendment with conditions to the Common Council. At its February 22, 2022 meeting, the Common Council voted to again place the zoning map amendment and preliminary plat on file without prejudice. On August 29, 2022, the Plan Commission recommended approval of a zoning map amendment (ID [72876](#)) and the resolution approving a new preliminary plat (ID [72365](#)). At its September 6, 2022 meeting, the Common Council approved both the zoning map amendment and preliminary plat.

Project Description

The applicant is requesting approval of a final plat for the first phase of the Raemisch Farm Development plat. The preliminary plat includes 76 lots zoned TR-C3, two lots zoned TR-V2, four lots zoned TR-U1, and two lots zoned CC-T. The preliminary plat also includes a lot for urban agriculture (10.2 ac), and three outlots for a public park (3.53 ac), private park (1.55 ac), and stormwater management (3.05 ac). The applicant identified an intended Phase 1 consisting of these lots (1-5, 29, and Outlot 1) during the consideration of the preliminary plat. The submitted final plat covers the easternmost the 20.8 acres of the former Raemisch farm and includes the four lots zoned TR-U1, the two lots zoned CC-T, and one outlot to be dedicated to the public for stormwater management.

The two southeasterly parcels along Packers Avenue immediately north and south of Sunfield Street are zoned CC-T (Commercial Corridor – Transitional district) and could be developed with commercial, mixed-use, or residential development. The four parcels at the intersection of Sunfield Street and Whitman/Whitetail Lane are zoned TR-U1 (Traditional Residential – Urban 1 district) zoning and can be developed with multifamily residential development. The stormwater outlot at the northeast corner of the site (Outlot 1) is also zoned TR-U1. The remainder of the preliminary plat is shown as “Unplatted” lands, but are recommended by City reviewing agencies to be created as an outlot for future development.

The existing farm buildings remain on the farmstead and will need to be removed via a demolition permit, which is not before the Plan Commission for approval.

The applicant indicates that construction for this first phase of the Raemisch Farm Development is scheduled for fall 2026 through fall 2028, with future phases to follow.

Analysis

The applicant is requesting final plat approval for 20.8 acres of land as the first phase of the Raemisch Farm Development subdivision. The subject property is one of the larger and more significant undeveloped parcels in this area, is surrounded by developed land on three sides, including the elementary school future residents would attend, and would be easily accommodated into the network of urban services such as water, sewer, and multi-modal streets. The consistency of the subdivision with the [Comprehensive Plan](#) and any adopted neighborhood or sub-area plans, its conformance to the approved preliminary plat, and the adequacy of public services to serve the development are the principal considerations when recommending approval of the final plat to the Common Council. The zoning for the site has already been approved and is not before the Plan Commission and Common Council for review and approval at this time.

Conformance with Adopted Plans

The [Comprehensive Plan](#) (2023) recommends Medium Residential, Neighborhood Mixed Use, and Parks and Open Space for various portions of the subject site. NMU areas can contain housing, employment, shopping, and services that generally serves surrounding neighborhoods, with heights of two to four stories and residential densities of up to 70 dwelling units per acre. Immediately west of the NMU area and in the northeast corner of the site, the [Plan](#) recommends Medium Residential, which includes larger multifamily buildings, sometimes interspersed with other smaller housing types, generally two to five stories in height with residential densities between 20 and 90 dwelling units per acre. The low-lying area at the northeast corner of the site is recommended for Parks and Open Space. The remainder of the area included in the preliminary plat are designated for Low Residential, Low-Medium Residential, and Parks and Open Space.

The subject site is also located within the boundaries of the [Northport-Warner Park-Sherman Neighborhood Plan](#) (2009). The Neighborhood Plan identifies the Raemisch property as a potential redevelopment area and provides two concept design plans for the site. The plan notes that the designs are intended to convey important ideas and design principles, but are only two of many potential design solutions. Conceptual designs for the property included a mix of detached houses on various lot sizes, co-housing, townhouses, live-work units, small and large multi-family housing, mixed-use development, urban agriculture, and parkland. The major planning and design goals outlined in the plan are flexibility in developing the site to achieve a denser, more urban neighborhood; a diversity of buildings and uses; sustainable neighborhood design; creating new street and path connections with the surrounding community; and preservation of open space.

Subdivision Standards

Staff believes that the standards for subdivision approval are met with the proposed final plat and that the final plat is in conformance with the approved preliminary plat. (Add statutory reference). All of the proposed lots will meet the minimum lot width and area requirements in their respective zoning districts, and staff believes that the proposal is consistent with the recommendations for the site in both the [Comprehensive Plan](#) and the [Northport-Warner Park-Sherman Neighborhood Plan](#).

Public Input

At time of report publication, staff have not received any written public comments. If written public comment is received it will be posted to the legislative file for this request.

Conclusion

The applicant is requesting approval of a final plat for the first phase of development of the Raemisch Farm Development subdivision. Planning Division staff has carefully reviewed the proposed subdivision and believes that, with the recommended conditions of approval, it conforms to the approved preliminary plat for the Raemisch Farm Development and generally consistent with the land use and street layout recommendations for the subject site in the adopted [Comprehensive Plan](#) and [Northport-Warner Park-Sherman Neighborhood Plan](#).

Recommendation

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

The Planning Division recommends that the Plan Commission find that the final plat of *Raemisch Farm Development* is consistent with the approved preliminary plat and recommend **approval** to the Common Council subject to input at the public hearing and the conditions from reviewing agencies below:

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Colin Punt, 608-243-0455)

1. Combine the remnant lands not within this final plat phase into an outlot to include in the plat and restrict from development until platted later in conformance with an approved preliminary plat. Provide an estimated schedule for future final platting phases.

Zoning Administrator (Contact Jenny Kirchgatter, 608-266-4429)

2. Obtain a raze permit for the existing buildings.
3. Every applicant for a demolition approval is required to obtain approval for a reuse and recycling plan from the City Recycling Coordinator, Bryan Johnson (streets@cityofmadison.com) prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan shall submit documents showing compliance with the plan within sixty (60) days of completion of the demolition. A demolition or removal permit is valid for two (2) years from the date of approval.

City Engineering Division (Contact Brenda Stanley, 608-261-9127)

4. A Phase 1 environmental site assessment (per ASTM E1527-13), is required for lands dedicated to the City. Provide one (1) digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Environmental Review (environmentalreview@cityofmadison.com).
5. It is anticipated that the public sanitary sewer and storm water drainage improvements required to serve this proposed plat will require additional easements beyond the boundary of lands included in this plat over the lands to the east, currently owned by Dane County (Airport lands). The developer is required to acquire the easements as required by the City of Madison at the developer's expense. The City of Madison does not have Eminent Domain powers to acquire easement rights over lands owned by Dane County. Therefore all easements required are subject to Dane County approval. The Developer is advised to begin contact and negotiations with Dane County as soon as possible if not already begun.
6. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
7. Construct Madison Standard street and sidewalk/ multi-use path improvements for all streets within the plat/csm. (MGO 16.23(9)(d)6)
8. Construct sidewalk or multi-use path, terrace, curb, gutter, and pavement along the west side of Packers Avenue, adjacent to the development to a plan as approved by the City Engineer. In the case that it is determined by City Engineering staff that it will not be practical to install curb and gutter with improvements constructed for this development, the developer shall sign a waiver of special assessments and shall cover 100% of the cost for curb and gutter installation to be made at a future date with a street reconstruction project.
9. Make improvements to Packers Avenue in order to facilitate ingress and egress to the development. Improvements can include but are not limited to adding pavement for turn lanes, curb, gutter, storm and sanitary sewer, water main, pavement markings, and street lights. Construction of improvements shall be made per plans approved by the City Engineer. (MGO 16.23(9)(d)(6))
10. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat/csm. (MGO 16.23(9)(d))

11. 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))
12. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. This property is subject to Sanitary Connection charges for the Truax West Interceptor District at a rate of \$12.00/1000 sf.
13. 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)
14. Provide proof of septic system abandonment from Public Health - Madison and Dane County as a condition of plan approval. Septic System abandonment application is available online at <http://www.publichealthmdc.com/environmental/septage/>
15. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.
16. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.
17. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line: <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm>.
The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.
18. A portion of this plat/csm/project may come under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources for wetland, flood plain, or navigable waterway issues. There is an enclosed depression in areas shown as "unplatted lands". This enclosed depression likely has wetlands on it. Show the wetland limits and the required 75' setback from the wetlands on the plat and provide digital copy of the wetland delineation. Wetland delineations shall be <5 years old. (NOTIFICATION)
19. 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 9' below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer. (MGO 16.23(9)(d)(2) and 16.23(7) (a)(13))

20. Confirm that adequate sight distance exists where public streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make the mitigating improvements as required by the City.
21. Provide calculations for the 500-year storm event, as identified in Madison General Ordinance 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.
22. Install a property boundary markers along the boundary of lands dedicated for public stormwater purposes at property corners or in locations that are mutually agreeable to the applicant and Engineering Division. These boundary markers shall include approximately 30 feet of split rail plastic fencing at inflection points along the property boundaries as identified by Engineering staff.
23. 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.
24. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval. Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at <https://dnr.wi.gov/topic/stormwater/publications.html>
Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.
25. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at <http://www.cityofmadison.com/engineering/Permits.cfm>.
The Storm Water Management Plan & Report shall include compliance with the following:
Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))
Rate Control New Development: Detain the 2, 5, 10, 100, & 200 - year storm events, matching post development rates to predevelopment rates and using the design storms identified in Madison General Ordinances Chapter 37.
Infiltration: Provide infiltration of 90% of the pre-development infiltration volume.
TSS New Development: Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

100-year Overflow: The applicant shall demonstrate that water can leave the site and reach the public ROW without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.

26. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

City Engineering Division – Mapping Section (Contact Jeff Quamme, 608-266-4097)

27. It is anticipated that the public sanitary sewer and storm water drainage improvements required to serve this proposed plat will require additional easements beyond the boundary of lands included in this plat over the lands to the east, currently owned by Dane County (Airport lands). The developer is required to acquire the easements as required by the City of Madison at the developer's expense. The City of Madison does not have Eminent Domain powers to acquire easement rights over lands owned by Dane County. Therefore all easements required are subject to Dane County approval. The Developer is advised to begin contact and negotiations with Dane County as soon if possible if not already begun.
28. The remnant lands not within this phase of platting shall be combined into an Outlot, included in this plat and restricted from development until platted later in conformance with an approved preliminary plat. The Outlot shall include the following note: Outlot "X" within this plat shall be prohibited from further development until further developed in substantial conformance with the Preliminary Plat conditionally approved by Resolution RES-22-00629, File ID 72365, Adopted September 6, 2022 by the Madison Common Council or any subsequent City of Madison approved Preliminary Plat and Final Plat or Certified Survey Map.
29. Government Road shown to the southeast of this plat is a Roadway Access Easement retained by the City of Madison per Doc No's 667719, 761227 and 1416749. Label it as a Roadway Easement - City of Madison.
30. Grant a Permanent Limited Easement for grading and sloping 15 feet wide along Packers Avenue. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com) for easement language.
31. 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.
32. Add standard note for public utility easements: 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.
33. For this phase, there are not any required Easements or private Outlots necessary to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). The lots being created by this first plat are multifamily and mixed use lots that will require site specific mail delivery within each lot. Applicant shall remain aware that CBU's will be required in the future single family development areas.
34. Note: The elevation / height restrictions and easement restricting improvements per Document No 784388 that formerly encumbered lands within this plat have been released by the Federal Govt. and Dane County per Document No.'s 5913796 and 6011949.

35. Remove Dane County from the Surveyor's Certificate. The plat is wholly within the Corporate boundary of the City of Madison and not subject to Dane County Subdivision Ordinances.
36. 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)
37. 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.
38. 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.
39. 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.
40. Provided recorded as information along the north line of the plat. The lot numbers per statute are required to be consecutively numbered, therefore the plat lot numbering shall be modified accordingly. Properly label all right of way widths of Packers Ave as required by statute.
41. The bearing reference shall include which adjustment of NAD 83 the bearings and coordinates are referenced to.
42. Label the existing buildings as "To Be Demolished".
43. The legal description and other plat mapping items required due to the required Outlot combining remnant lands shall be revised and modified as required by Statute and Ordinance.
44. The City Finance Director Certificate shall be removed and replaced with a City of Madison Treasurer's Certificate. The Treasurer being Craig Franklin.
45. Change the City Clerk to Lydia A. McComas.

Traffic Engineering Division (Contact Sean Malloy, 608-266-5987)

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| <ol style="list-style-type: none">46. The Applicant shall dedicate Right of Way along Packers Avenue, for a total of 60' from the center line.47. The applicant shall dedicate on Sunfield Street consistent with what was approved on the preliminary plat. |
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48. Prior to final sign-off, the applicant shall work with Traffic Engineering Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12' easement between lots and 6' easements on corner lots where street lights are needed.
Easements needed between lots: 62-63, 67-68, 36-35, 41-40, 46-45, 48-49, 51-52, 17-16, 22- 23
And on side/front of lots: 12, 11, 10, 6, 4, 2, OL 1, 30, OL 3, 19, 5
49. The applicant shall add a note to the 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.

Parks Division (Contact Brian Kowalski, 608-243-2848)

50. 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(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the North Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 25073. Visit <https://www.cityofmadison.com/parks/about/impactFees.cfm> for information about Park Impact Fee rates, calculations, and payment process.
51. The following note should be included on the plat: "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED."
52. Prior to sign off on the plat the applicant shall execute a declaration of conditions and covenants for impact fees. Requests can be emailed to parkimpactfees@cityofmadison.com.
53. The Parks Division shall be required to sign off on this plat.
54. No park land dedication is included in the Raemisch Farm Final Plat. Parks intends to charge full fees in-lieu of parkland dedication for all units in the Raemisch Farm Final Plat. As the remainder of the lands included in the Raemisch Farm Preliminary Plat are platted, Park-Land Impact Fees could be credited for parkland dedication of Outlot 3. This would be determined when Outlot 3 of the Raemisch Farm Preliminary Plat is dedicated as park land.

Water Utility (Contact Jeff Belshaw, 608-261-9835)

55. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat/CSM per MGO 16.23(9)(d)(3).
56. All public water mains and water service laterals shall be installed by a standard City subdivision contract / CityDeveloper agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Parking Utility (Contact Trent Schultz, 608-246-5806)

57. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of subdivision review. As development progresses in the subdivision, residential uses with 10 or more dwelling units and other applicable uses in MGO 16.03 will be subject to TDM Plan review.

Office of Real Estate Services (Lance Vest, 608-245-5794)

58. Prior to approval sign-off by the Office of Real Estate Services ("ORES"), all parties having an interest in the property, pursuant to Wis. Stats 236.21(2)(a), shall execute the Owner's Certificate on the plat. 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. If any land within the plat boundary is under contract for sale or purchase, and said transfer will be conducted at the time of plat recording, an escrow agreement may be necessary. Please discuss closing plans with your contact in ORES in advance of CSM signoff. When possible, the executed original hard stock recordable plat shall be presented at the time of ORES approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the plat containing electronic signatures shall be provided to ORES to obtain approval sign-off.

59. Prior to plat approval sign-off, an executed and notarized or authenticated certificate of consent for any and all mortgagees/vendors shall be included following the Owner's Certificate(s).

60. 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. Inform ORES via email to Lance Vest (lvest@cityofmadison.com) if any farm leases are in place.

61. City of Madison Common Council Certificate: Revise the name of the Acting City Clerk in the Common Council Certificate to appear as follows:

Michael Haas, Acting City Clerk
City of Madison, Dane County, Wisconsin

62. City of Madison Plan Commission Certificate: Include the name of the Secretary in the Plan Commission Certificate to appear as follows:

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Matthew Wachter,
Secretary of the Plan Commission

63. City of Madison Treasurer Certificate: The following certificate must appear on the plat:

I, Craig Franklin, being the duly appointed, qualified and acting Treasury and Revenue Manager of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this

_____ day of _____, 20____ on any of the lands included in the plat of
_____.

Craig Franklin, Treasury and Revenue Manager
City of Madison, Dane County, Wisconsin

64. Dane County Register of Deeds Certificate: A certificate for the Dane County Register of Deeds to enter time, date and recording location information shall appear on the plat.
65. As of September 26, 2025, the 2024 real estate taxes are paid for the subject property. Under 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to Plat recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. Receipts are to be provided on or before sign-off and checks are payable to:
- City of Madison Treasurer's Office
210 Martin Luther King, Jr. Blvd.
Madison, WI 53701
66. As of September 26, 2025, there are special assessments reported for the parcels within the plat boundary. Pursuant to Madison City Ordinance Section 16.23(5)(g)1 and Wis. Stats. 236.21(3), all special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to plat approval sign off. Receipts for payment shall be provided to ORES in advance of plat approval sign-off. In lieu of this requirement, the owner may present written documentation from the City's Board of Public Works that the special assessments may be continued to be paid on the installment basis authorized by the Board of Public Works. However, if lands within the plat boundary are to be dedicated, the special assessments levied against the dedicated lands are to be paid in full.
67. Pursuant to Madison City Ordinance Section 16.23(5)(g)(4), the owner shall furnish an updated title report to ORES via email to Lance Vest (lvest@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 (August 14, 2025) 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. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the plat.
68. Depict, name, and identify by document number on the proposed plat all existing easements cited in record title.
69. Depict and show the dimensions of all existing buildings and encroachments within the proposed plat boundary, and any encroachments within or beyond the plat boundary. If buildings are going to be demolished, don't include their dimensions and label them "TO BE DEMOLISHED". The following items shall also be depicted, but do not require dimensions, including but not limited to: drives, parking lots, athletic courts, pools, wells, septic systems, etc.

70. 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 by ORES. 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 Lance Vest (lvest@cityofmadison.com) in ORES to discuss the potential lease terms. Said leases are authorized by Resolution File ID 29183, RES-13-00247, adopted 04-16-13.
71. Include the following sentence with the dedicated utility easements depiction in the plat 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.

The Fire Department, Forestry Section, Metro Transit, and City Assessor have reviewed this request and have recommended no conditions of approval.