



**Project Address:** 7960 Raymond Road  
**Application Type:** Zoning Map Amendment, Preliminary Plat and Final Plat  
**Legistar File ID #** [29422](#) and [29417](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted

## Summary

**Applicants & Property Owners:** City of Madison and Scott Lewis, Hawks Addition, LLC.

**Contact:** Janet Dailey, City Engineering Division.

**Surveyor:** Michael S. Marty, Vierbicher Associates, Inc. 999 Fourier Drive, Suite 201; Madison.

**Requested Action:** Approval of a request to rezone land generally addressed as 7960 Raymond Road from Temp. A (Agriculture District), TR-C3 (Traditional Residential-Consistent 3 District), SR-C1 (Suburban Residential-Consistent 1 District) and SR-C2 (Suburban Residential-Consistent 2 District) to TR-C3 and CN (Conservancy District) and approval of a preliminary plat and final plat creating 16 single-family residential lots and two outlots.

**Proposal Summary:** The City of Madison as owner of a recently purchased and annexed 9.5-acre parcel of land and Scott Lewis/ Hawks Addition, LLC, owner of approximately 3 acres comprised of 2 platted single-family lots and 3 outlots platted for future development are seeking approval of a subdivision plat creating a total of 16 single-family lots in TR-C3 zoning. In addition to the proposed residential lots, the City proposes to dedicate 2 outlots for public parkland and stormwater management purposes and to dedicate the necessary right of way to allow Jeffy Trail to be extended from its current terminus in the Hawks Creek subdivision south to Raymond Road. Development will proceed as soon as all regulatory approvals have been granted. Construction of the bike paths and sanitary sewer is anticipated in May-June 2013, with construction of the extension of Trevor Way scheduled for early August 2013.

**Applicable Regulations & Standards:** Section 28.182 of the Zoning Code provides the process for zoning map amendments. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

**Review Required By:** Plan Commission and Common Council.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00046, rezoning land generally addressed as 7960 Raymond Road from Temp. A, TR-C3, SR-C1 and SR-C2 to TR-C3 and CN and the preliminary and final plats of Wolfe Addition to Hawks Creek to the Common Council with recommendations of **approval**, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

## Background Information

**Parcel Location:** A 12.4-acre parcel generally located between the Hawks Creek subdivision and Raymond Road; Aldermanic District 1 (Subeck); Verona Area School District. [Note: Once the final plat is recorded, the 16 single-

family lots will likely be added to the Madison Metropolitan School District under the terms of an intergovernmental agreement between the school districts, to which the City is not a party.]

**Existing Conditions and Land Use:** Undeveloped land.

**Surrounding Land Use and Zoning:**

North: Single-family residences, an outlot for future development, and 2 public stormwater management outlots in the Hawks Creek subdivision in TR-C3 (Traditional Residential-Consistent 3 District) zoning; Mill Creek Estates condominiums, zoned SR-V2 (Suburban Residential-Varied 2 District);

South: Dane County's Ice Age Trail Junction Natural Resource Area in the Town of Verona; Meriter Adolescent Psychiatric Hospital grounds, zoned CI (Campus Institutional District); single-family residences in the Glacier Valley and Ice Age Falls subdivisions, zoned TR-C1 (Traditional Residential-Consistent 1 District)

East: Single-family residences on large lots in the Town of Verona;

West: Flagstone Park, zoned SR-C2 (Suburban Residential-Consistent 2 District).

**Adopted Land Use Plan:** The High Point-Raymond Neighborhood Development Plan identifies the subject site for a combination of low-density residential uses up to 8 units an acre, and park, drainage and open space uses.

**Zoning Summary:** See the 'Project Description section below.

**Environmental Corridor Status:** The outfall for the southernmost of 2 adjacent City-owned stormwater management ponds and the adjacent City and County-owned open space parcels are located within a mapped environmental corridor (see CARPC EC Map B11). The site is otherwise depicted on the corridor map as having slopes greater than 12% and woodlands with greater than 80% canopy.

**Public Utilities and Services:** All of the subject property has recently been added to the Central Urban Service Area and will be served by a full range of urban services as implementation of the subdivision continues, with the exception of Madison Metro service, which does not currently extend west of Muir Field Road or south of Watts Road. There were no environmental corridors added with the recent addition of the easternmost 3.2 acres of the site to the CUSA.

## Previous Approvals

On May 16, 2006, the Common Council approved a request to rezone 45.3 acres located at 3120-3160 Jeffy Trail from Temp. A (Agriculture District) to R1 and R2T (Single-Family Residence Districts) and R4 (General Residence District), and approved a preliminary plat creating lots 76 single-family lots, 2 lots for future multi-family development and 6 outlots for public stormwater detention, parkland and future development. The Hawks Creek subdivision is comprised of three lots that were annexed into the City of Madison from the Town of Verona on March 21, 2006.

On December 5, 2011, the Plan Commission approved a Certified Survey Map of Outlot 3 of the Second Addition to Hawks Creek located at 2653 Jeffy Trail/ 2414 Trevor Way, which called for 3 single-family lots (including 2 deep residential lots) and 1 outlot for public stormwater management to be created from the outlot for future development designated on the final plat. The CSM has not been recorded to date. The Common Council approved this CSM by resolution on December 13, 2012.

## Project Description

The City of Madison in cooperation with Hawks Addition, LLC is requesting approval of preliminary and final plats and the related zoning map amendments to facilitate the subdivision of 12.4 acres of land into a total of 16 single-family lots and 2 outlots for public parkland and stormwater management purposes. Approximately 9.5 acres of the subject site were purchased by the City from the Madison Audubon Society in December 2012 and were annexed to the City from the Town of Verona in March 2013. A single-family residence located on the southern portion of the former Audubon property was razed prior to the annexation of the property.

In addition to the proposed residential lots and outlots, the Wolfe Addition to Hawks Creek subdivision calls for the extension of the Ice Age Junction Trail from its current terminus at Raymond Road westerly across Flagstone Park, the extension of gravity sanitary sewer to serve the undeveloped southern portion of the Hawks Creek subdivision that drains to the south, and the potential future extension of Jeffy Trail from its current terminus in Hawks Creek south to Raymond Road as shown on the High Point-Raymond Neighborhood Development Plan. Plans for the site also call for the construction of an interim ped-bike trail from the current terminus of Jeffy Trail to connect to the Ice Age Junction Trail.

The subject site is characterized by significant topographical relief that includes between 60 to 80 feet of grade change present from the northeasterly corner of the property to a low point located at the southwesterly corner of the site adjacent to Dane County's Ice Age Trail Junction Natural Resource Area, as well as many other undulations of the terrain. Mature tree cover is present across most of the site, though a survey of the site by City Engineering Division staff determined that much of the tree cover is buckthorn and box elder, both of which are considered invasive species.

The 16 single-family lots proposed will be located on both sides of a southerly extension of Trevor Way from its current temporary terminus adjacent to the northernmost edge of the subject site. All of the lots will be zoned TR-C3 and will range in size from 0.3 acres up to 0.66 acres, with all of the lots proposed to greatly exceed the minimum lot design criteria in the TR-C3 district, which requires 30 feet of lot width and 3,000 square feet of lot area for a single-family detached parcel. Access to the proposed lots will be provided from the creation of a permanent cul-de-sac at the end of Trevor Way; a public path connection is proposed from Trevor Way through the open space to connect to the future sidewalk on Jeffy Trail. The plat includes a tree preservation area at the rear of the 10 lots located on the easterly and southerly sides of extended Trevor Way. Grading for those lots will not be permitted outside the developable areas identified on the plat, and the City will work with future homebuilders on where utilities can be installed. No principal or accessory buildings or structures (pools, gazebos, etc.) will be permitted outside the developable areas identified on the plat.

The 2 outlots proposed will be zoned Conservancy and will be located on either side of the right of way for the future extension of Jeffy Trail. The outlot located on the westerly side of extended Jeffy Trail will abut Flagstone Park and an existing City-owned stormwater management pond, which when combined will create a nearly uninterrupted open space corridor from Raymond Road west to S. Pleasant View Road (CTH M) south and west of the Hawks Creek subdivision.

## Analysis and Conclusion

The Planning Division believes that the proposed Wolfe Addition to Hawks Creek subdivision is generally consistent with the recommendations for the site in the High Point-Raymond Neighborhood Development Plan and will aid in the implementation of many of the plan's broader recommendations, in particular, the future extension of Jeffy Trail south to Raymond Road from its current terminus in Hawks Creek approximately 600 feet south of Flagstone Drive. The subdivision will also play an important role in the continued extension of the Ice Age Junction Trail, including the proposed construction of a multi-purpose path from the current terminus of Jeffy Trail to the regional path.

Jeffy Trail is shown on the adopted High Point-Raymond Neighborhood Development Plan to extend from Mid Town Road and Midtown Commons on the north to Raymond Road on the south as a neighborhood collector street. The goal of the neighborhood development plan is to provide adequate circulation within the neighborhood on roads such as Jeffy Trail and Flagstone Drive without having to direct shorter trips to more heavily traveled arterials like Mid Town Road or S. Pleasant View Road. When completed, Jeffy Trail will provide circulation within the neighborhood for bikes, pedestrians and autos while providing additional access from the south for police and fire services. There are currently no funds in the Capital Budget for the construction of Jeffy Trail, and it is expected that at such time as the construction of Jeffy Trail is scheduled in the future that City staff will meet with the district alder, neighborhood and affected property owners to discuss more detailed plans for the street.

The High Point-Raymond Neighborhood Development Plan also shows a potential extension of Trevor Way south to "T" into the southernmost leg of Jeffy Trail, which would provide additional circulation through this portion of the High Point-Raymond neighborhood. However, similar to the 2011 Certified Survey Map that proposed the subdivision of 2653 Jeffy Trail/ 2414 Trevor Way into 3 single-family lots, the present proposal for the subject site would end Trevor Way in a cul-de-sac.

As with the 2011 CSM proposal, the Planning Division believes that approval of the Trevor Way cul-de-sac proposed in the subject plat would have a very minor impact on the ability to implement the land use and circulation recommendations for the larger neighborhood. The future extension of Jeffy Trail south to Raymond Road from its current temporary terminus, as facilitated by the right of way dedication in this plat, is of far greater importance for the implementation of the High Point-Raymond Neighborhood Development Plan than the Trevor Way connection. Unlike when the preceding CSM was reviewed in 2011, a number of potential impediments to the extension of Jeffy Trail have been eliminated through the City's purchase of the former Madison Audubon Society/ Lois Smithies property, which has allowed City staff to design a future road alignment that staff is confident can be built once funding is identified in a future year's Capital Budget.

Staff also believes that not extending Trevor Way through the subject site will likely reduce the potential negative impacts of the proposed subdivision on the heavily wooded and sloping property. As noted earlier, 60-80 feet of grade change is present across the site, which also contains a dense collection of hardwoods, conifers and underbrush. City Engineering staff has determined that significantly less grading will be needed to prepare the site for development with the proposed cul-de-sac than would be required to create a street alignment to extend Trevor Way to Raymond Road that met City requirements for maximum residential street grades. This also has the substantial secondary benefit of preserving more of the tree cover present on the property, which should make the 16 proposed lots more attractive. The tree preservation easement at the rear of Lots 7-16 is specifically intended to preserve the wooded upslope of those lots, which contribute significantly to the character of Hawks Creek and the lands to the east and south.

If the Plan Commission elects to approve the plat as submitted with the Trevor Way cul-de-sac, staff believes that an affirmative statement should be included in the approval to grant a waiver to the requirements in the Subdivision Regulations that generally restricts the use of cul-de-sacs in subdivision design. Staff believes that there is sufficient evidence to find that the construction of a cul-de-sac for Trevor Way is appropriate due to the topographical conditions present. As noted previously, staff does not believe the elimination of Trevor Way as a through street will have a detrimental impact on the implementation of the recommendations of the High Point-Raymond Neighborhood Development Plan. Sec. 16.23(8)(a)1 states that "Cul-de-sacs shall not be used in any street layout, unless the topography or other unique physical feature of a development makes cul-de-sacs the only, or most logical, street layout. Where cul-de-sacs are determined to be necessary, a sidewalk, connecting path or multi-use path shall be provided to connect to another public right of way unless topography or other unique physical features make this connection impossible." Sec. 16.23(8)(a)2 further states that "Proposed streets shall extend to the boundary lines of the subdivision unless prevented by topography or other physical conditions; or unless in the opinion of the Plan Commission such extension is not necessary or desirable for the coordination of the layout of the subdivision and for the advantageous development of the adjacent lands." As noted in the preceding section, a multi-purpose path is proposed to connect Trevor Way with future Jeffy Trail.

Lastly, the High Point-Raymond Neighborhood Development Plan includes requirements for aesthetic management zones for projects visible from the Ice Age Trail and Elver Park, the former of which applies to the subject site. The aesthetic management zone is intended to reduce the visibility of adjacent developments from the environmental corridors by requiring an earth tone material palette to be approved for any development in these zones. Prior to recording of the final plat, staff will prepare a material palette for the proposed subdivision to satisfy this requirement.

## Recommendation

### Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00046, rezoning land generally addressed as 7960 Raymond Road from Temp. A, TR-C3, SR-C1 and SR-C2 to TR-C3 and CN and the preliminary and final plats of Wolfe Addition to Hawks Creek to the Common Council with recommendations of **approval** subject to input at the public hearing and the following conditions:

#### Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

1. That there be no vehicular access to Raymond Road for Lots 8-10. The access restriction shall be shown graphically on the face of the final plat and include a note acknowledging that no vehicular access shall be granted for those lots.
2. That the Plan Commission finds the extension of Trevor Way to not be necessary for the advantageous development of the adjacent lands as recommended in the High Point-Raymond Neighborhood Development Plan due to the topographical constraints present on and adjacent to the subject site.
3. That the exterior of the buildings constructed on the proposed lots be constructed with materials to match an exterior materials palette prepared by the Planning Division prior to the recording of the final plat and that those materials be detailed on any building permit submittals for these lots.

4. That a note be placed on the final plat that states as follows: "No principal or accessory buildings or structures (pools, gazebos, etc.) shall be permitted outside the developable areas of Lots 7-16 (i.e. within the Tree Preservation Easement Area)."

**The following conditions of approval have been submitted by reviewing agencies:**

**City Engineering Division** (Contact Janet Dailey, 261-9688)

5. The vacation of the portion of Jeffy Trail no longer required for the extension of that street shall be adopted by the Common Council and recorded by the City Clerk with the Register of Deeds prior to final plat recording. The final plat will include reference to the recorded document number.
6. All necessary land swaps and easement releases shall be coordinated with City Engineering and Office of Real Estate Services staff. All final documents shall be recorded with the Register of Deeds prior to final plat recording.
7. Note: The City is proposing to jointly plat lands with Hawks Addition, LLC. The proposed development would facilitate the expansion of the Ice Age Junction Trail, extension of Jeffy Trail, related infrastructure improvements, and the creation of public open space. The property has been identified in the High Point-Raymond Neighborhood Development Plan. The proposed uses shown on the Plan range from low density residential development, park, drainage, and open space. Hawks Addition, LLC shall be the owner of Lots 1-6, Lot 16 and existing Lot 32 of the First Addition to Hawks Creek and the City shall retain ownership of the balance of the plat. City staff have worked extensively on the proposed layout of the infrastructure and will continue to modify the layout as necessary to meet the needs for the public street, sanitary sewer, water main, storm sewer and ped/bike accommodations while maintaining the necessary open space requirements as dictated in the City's purchase and sales agreement for the newly acquired property. The current plat as provided to the Plan Commission takes all of City Engineer's comments into account to date.
8. Note: The construction of the infrastructure to serve the development will be undertaken by the City of Madison as an assessable project in the summer and fall of 2013. The full cost of the improvements and all related development fees will be assessed to the proposed residential lots. The City shall construct a public sanitary sewer main and bike path connection from the proposed Ice Age Junction Trail to Jeffy Trail by separate contract and will recoup the costs of the improvements by impact fee and assessments. The City does not intend to construct Jeffy Trail at this time.
9. The City and Hawk Addition, LLC shall enter into a Development and Land Swap Agreement for the development of the plat. The agreement will spell out the rights and responsibilities of each party for the platting and construction of the necessary infrastructure to serve the development. Hawks Addition, LLC shall sign a waiver of hearing and notice for the assessments of the plat improvements.
10. This development is subject to impact fees for the Jeffy Trail Sanitary Sewer Impact Fee District and the Upper Badger Mill Creek Stormwater Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall put the face of the plat:  
"Lots/ buildings within this subdivision/ development are subject to impact fees that are due and payable at the time building permit(s) are issued."

11. An erosion control plan and land disturbing activity permit shall be submitted to the City Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the 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 7.5-tons per acre per year.
12. Prior to the issuance of building permits, the developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight-line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.

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

The following note shall accompany the master stormwater drainage plan: “For purposes of this plan, it is assumed that grading shall be a straight-line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows. No building permits shall be issued prior to the City Engineering Division’s approval of this plan.”

13. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to: detain the 2-, 10-, and 100-year storm events; control 80% TSS (5 micron particle) off of new paved surfaces; provide infiltration in accordance with Chapter 37 of Madison General Ordinances; provide substantial thermal control, and; complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 MGO.
14. A minimum of 2 working days prior to requesting City Engineering signoff on the plat, the applicant shall contact Janet Dailey (261-9688) to obtain the final stormwater utility charges that are due and payable prior to subdivision of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
15. 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 Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
16. 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 condition reports for all monuments, including center of sections of record, used in

this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The Applicant shall identify monument types on all PLS corners included on the Plat. Note: Land tie to two PLS corners required.

17. In accordance with Section s. 236.18(8), Wisconsin Statutes, the applicant shall reference City of Madison WCCS Dane Zone 1997 Coordinates on all PLS corners on the plat in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations. The City has established WCCS, Dane Zone Coordinates on all PLS corners within its corporate boundary. Visit the City Engineering Division website for current tie sheets and control data ([http://gis.ci.madison.wi.us/Madison\\_PLSS/PLSS\\_TieSheets.html](http://gis.ci.madison.wi.us/Madison_PLSS/PLSS_TieSheets.html)). If a surveyor encounters an area without a published WCCS Dane Zone 1997 value, contact the City Engineering Division for this information.

**Traffic Engineering Division** (Contact Eric Halvorson, 266-6527)

18. Utility easements shall be provided on the final plat between Lots 4 and 5 and Lots 8 and 9. The applicant shall show a detail drawing of the 12-foot utility easement dimensions and lot lines on the face of the final plat.
19. The applicant shall execute and return a declaration of conditions and covenants for streetlights and traffic signals prior to sign off.
20. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

**Zoning Administrator** (Contact Pat Anderson, 266-5978)

21. Pursuant to section 28.135(1)(b) of the Zoning Code, Lot Division, Creation And Access, lot divisions shall comply with the minimum lot size requirements of each zoning district, except that non-buildable lots such as outlots are exempt from minimum lot requirements.
22. The asphalt driveway and apron on Lots 8 and 9 shall be removed, landscaped and seeded to minimize erosion as required by City Engineering and Traffic Engineering staff.

**Fire Department** (Contact Bill Sullivan, 261-9658)

23. Provide the following information to the buyer of each individual lot: "The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e)."

**Water Utility** (Contact Dennis Cawley, 261-9243)

24. All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

**Metro Transit** (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.



**Parks Division** (Contact Kay Rutledge, 266-4714)

25. Parkland dedication requirements for this project have been met. The developers shall pay approximately \$13,051.48 for park development fees for the 13 new single-family lots (the former house on Lot 8 is exempt, and park development fees were paid for Lots 1 and 16 as part of the First Addition to Hawks Creek). The developer must select a method for payment of park fees before signoff on the plat. This development is within the Elver park impact fee district (SI31). Please reference ID#06126.4 when contacting Parks Division staff about this project.

Note: The park development fee for a single-family or two-family unit in 2013 is \$1,003.96 per dwelling unit. Park impact fees are adjusted on January 1 of each calendar year, and the park impact fees due at the time of building permit issuance may be higher than the amounts stated above to reflect these annual adjustments.

26. Note 12 on the plat should be revised to reflect that it applies to Outlots 1 and 2.

27. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

**Office of Real Estate Services** (Jenny Frese, 267-8719)

28. Prior to final 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 MGO Section 16.23(5)(g)4 and Wis. Stats. 236.21(2)(a). Certificates shall be prepared with the ownership interests consistent with the most recent title report. Signatories shall provide documentation that proves legal authority to sign the Owner's Certificate.

29. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate.

30. As of March 28, 2013, the 2012 real estate tax bills are unpaid for the some of the parcels included in this plat. There are no special assessments reported. The property owners shall pay all real estate taxes that are accrued or delinquent for the subject properties prior to final approval of the plat for recording as follows:

Parcel Address	Tax Parcel No.	Owner	Taxes Owed
7960 Raymond Road	0608-031-9830-3	City	\$0
Not Assigned	0608-022-9190-9	City	\$0
2410 Trevor Way	0608-031-1311-1	Hawk's Addition, LLC	\$314.61
2413 Trevor Way	0608-031-1601-6	Hawk's Addition, LLC	\$258.95
2653 Jeffy Trail	0608-031-1313-7	Hawk's Addition, LLC	\$1,452.04
2554 Jeffy Trail	0608-031-1403-6	Badger Mill Creek, LLC	\$108.28
2556 Jeffy Trail	0608-031-1404-4	Badger Mill Creek, LLC	\$283.61
TOTAL			\$2,417.49

31. Stormwater management fees, if any, shall be paid in full prior to final sign-off.

32. The following revisions shall be made to the final plat prior to final approval and recording:

- a.) Include on the proposed plat a complete and accurate legal description of the lands that are to be included in the proposed plat. The legal description shall be reconciled with the legal description of said lands in record title after the Jeffy Trail vacation is recorded.

- b.) Depict, describe and label by document number the Declaration of Public Street Rights-of-Way that was recently recorded as Document No. 4964973.
- c.) Coordinate with Janet Dailey as to whether Note #2 from both the First Addition and Second Addition plats should be included in the proposed plat.
- d.) Coordinate with Real Estate staff (reference Real Estate Project 10074) regarding the reservations per Second Addition plat for Outlots 5 and 6 and how they will be handled, given the pending conveyance of those outlots to the city. In addition, coordinate with City staff regarding the potential release of the 15-foot bike path easement on the Second Addition plat contained in Outlot 6.
- e.) Please include a note for the recently passed Annexation Resolution that should be reported in the title update.
- f.) On proposed Lot 16, please separate the underlying text so it is visible and legible.
- g.) Depict and dimension all existing improvements (buildings, drives, parking lots, etc.), encroachments, wells and septic systems associated with the lands described for the proposed plat. (Well abandonment: ref. NR 141).
- h.) Record satisfactions or releases for all mortgages, liens, judgments, or other instruments that encumber the title of the subject lands, but where the purpose for such instrument has been satisfied, fulfilled, or resolved
- i.) If applicable, initiate requests to utility companies to record releases of their interests in utility easements in underlying plats, if utility easements are no longer needed, and place a note on the plat citing the recording data for the recorded releases.