



Project Address: 3370 Burke Road, Town of Burke
Application Type: Final Plat in the Extraterritorial Jurisdiction
Legistar File ID # [29710](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Gerald Wood, JAD Land Development, LLC; 3370 Burke Road; Sun Prairie.

Surveyor: Mark Pynnonen, Birrenkott Surveying, Inc.; PO Box 237; 1677 N. Bristol Street; Sun Prairie.

Requested Action: Approval of the final plat of Wood Ger Development creating 9 commercial lots, 1 lot for an existing single-family residence, and 1 lot for other future development on property generally addressed as 3370 Burke Road in the Town of Burke.

Proposal Summary: The applicant is requesting approval of the final plat creating 9 lots for commercial development, 1 lot for an existing single-family residence located along Burke Road, and 1 lot for other unspecified development. The applicant wishes to record the final plat and commence construction of the subdivision as soon as all regulatory approvals have been granted.

Applicable Regulations & Standards: The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations. In particular, the Plan Commission shall determine that the proposed subdivision complies with each of the following criteria for approval in the extraterritorial plat approval jurisdiction:

1. The proposed subdivision or land division shall be compatible with adjacent development patterns and shall maintain the general land development pattern of the area in question. Measures of compatibility shall consider lot sizes, traffic generation, access, noise and visual features.
2. The proposed subdivision or land division and the resulting development shall not demonstrably adversely affect the City's ability to provide public services, install public improvements or accomplish future annexations. The Plan Commission may consider annexation agreements with the property owner in order to comply with this requirement. The Plan Commission may also consider whether the City and Town(s) have reached an agreement on necessary public improvements and public services facilities required to serve the development.

Review Required By: Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward the final plat of Wood Ger Development to the Common Council with recommendations of **approval**, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 6 of this report.

Background Information

Parcel Location: An approximately 52-acre parcel located at the northeastern corner of Burke Road and Reiner Road; Sun Prairie School District

Existing Conditions and Land Use: Approximately three-quarters of the subject site is currently undeveloped agricultural land. The southeastern quadrant of the site along Burke Road is developed with two single-family residences, the western of which is surrounded by a series of accessory buildings of varying size that are used for a cattle shipping business and an auto sports business. On July 21, 2011, the Dane County Board rezoned approximately 23.31 acres of the 52-acre site from County A-1 (Agricultural District) and A-B (Agricultural Business District) to C-2 (Commercial District).

Surrounding Land Use and Zoning (Dane County Zoning except as noted):

North: Rural Masonry Co. and an American Transmission Co. substation along Reiner Road, and Midwest Veterinary Supply and multi-tenant commercial buildings along Maly Road, all zoned C-2 (Commercial District);

South: Single-family residences and undeveloped land, zoned A-1 (Agricultural District);

East: Undeveloped land, zoned A-1;

West: Undeveloped land, two single-family residences and Burke Truck & Equipment, zoned A-1, R-1A and R-1 (Residence Districts) and C-2; Burke Town Hall and Park.

Adopted Land Use Plan: The subject site is located within Peripheral Planning Area C as defined in the Comprehensive Plan. Planning Area C is a "Group 1" planning area recommended as a potential location for relatively near-term City expansion and future urban development once a detailed neighborhood development plan is adopted to guide urban development in this area.

A large portion of Peripheral Planning Area C was included in the limits of the Northeast Neighborhoods Development Plan, which provides recommendations for land use and design, open space preservation, transportation, urban services delivery, development phasing and plan implementation for an area generally bounded by Interstate 94 on the south, Interstate 39-90-94, the Village of Autumn Lake subdivision and a Wisconsin Department of Transportation railroad corridor on the west, Nelson Road on the north, and Thorson Road and CTH T on the east. Due to the large size of the planning area, it was divided into two phases, with the recommendations for the portion of the planning area located south of Burke Road included in a Phase 1 plan adopted in October 2009. The plan for the portion of the planning area located north of Burke Road – including the subject site – has not been adopted at this time.

Zoning Summary: The proposed subdivision is subject to Dane County's zoning authority and the proposed lots are zoned C-2 (Commercial District) or A-1 (Agriculture District). See the Project Review section for additional information.

Environmental Corridor Status: The subject site is not located in the Central Urban Service Area and is not located in a mapped environmental corridor. Corridor map G5 identifies an area of wetlands extending from the southwestern corner of the subject property to the northeast, and two forks of an intermittent stream generally extending east to west across the site.

Public Utilities and Services:

Water: Property is not served by municipal water;
Sewer: Property is not served by public sewer;
Fire protection: Town of Sun Prairie Fire Department;
Emergency medical services: Blooming Grove-Burke-Maple Bluff EMS;
Police services: Dane County Sheriff's Department;
School District: Sun Prairie School District.

The proposed development will initially be served by well and septic. At the present time, the subject site is over a quarter-mile north of the nearest City limits, three-quarters of a mile from the nearest City sewer facilities (in the Village of Autumn Lake subdivision), and 1 1/4 miles from the nearest City water facilities (to the south along Reiner Road).

Previous Approval

On July 3, 2012, the Common Council conditionally approved the extraterritorial preliminary plat of the Wood Ger Development subdivision at 3370 Burke Road in the Town of Burke, which called for the future creation of 9 commercial lots, 1 lot for an existing single-family residence, and 1 lot for other future development.

Project Description

The applicant is requesting approval of a final plat to allow a 52-acre parcel of land located in the Town of Burke at the northeastern corner of Burke and Reiner roads to be subdivided into 9 lots for commercial development, 1 lot for an existing single-family residence, and 1 lot for other unspecified development. The subject site is located both within the City's extraterritorial jurisdiction and in Boundary Adjustment Area—Madison (BAA-M) as designated in the Town of Burke, Village of DeForest, City of Sun Prairie and City of Madison Cooperative Plan dated January 5, 2007.

Proposed Subdivision: Most of the subject property is undeveloped with the exception of a series of buildings located in the southeastern quadrant of the site along Burke Road, including 2 single-family residences and a series of accessory buildings that surround the western of the two residences. A letter of intent submitted with the preliminary plat application indicates that the grouping of buildings surrounding the western residence contain a cattle shipping business and an automotive part business. The 52-acre subject property is subject to a declaration of condominium in July 2003, which created 11 units under the name "JAD Condominium". As a condition of approval of the proposed preliminary plat, the applicant was required to remove the condominium over the property prior to a final plat of the proposed subdivision being approved. However, a condominium removal has not been recorded with the Register of Deeds to date, though recording of the proposed subdivision plat cannot occur until one has, and the applicant has indicated that a removal will be recorded accordingly.

Approximately 23.3 acres of the 52-acre site were conditionally rezoned by the Dane County Board in 2011 from County A-1 (Agricultural District) and A-B (Agricultural Business District) to C-2 (Commercial District), subject to conditions, including execution of a deed restriction limiting the use of the rezoned parcels, removal of the condominium, and the approval and recording of a subdivision plat.

The subject site is characterized by a number of significant topographical features, including a large area of delineated wetlands that extend through the center of the site from the southwestern corner toward the northeastern corner generally north of the two residences and the group of accessory buildings. Additionally, an intermittent stream crosses the site from east to west, with two forks identified at the eastern property line. The rolling terrain of the property also includes areas of steep slope on the portion of the site north of the stream and wetlands corridor. Approximately 14 acres at the southwestern corner of the site are also subject to a US Department of Agriculture conservation easement declared in 1989, in part for the conservation of the low-lying wetland area present. Additionally, the western edge of the site contains four support poles for a 168-kilovolt overhead transmission line located in a 40-foot wide easement that generally parallels Reiner Road through this area, while a high-pressure gas pipeline located in a 50-foot wide easement extends north-south across the eastern edge of the property.

The plat proposes the creation of 8 lots for future commercial development to be located on either side of Maly Road, which is proposed to extend into the site from Reiner Road as a 66-foot wide public road. Upon entering the site, Maly Road will be located parallel to and 325 feet south of the northern edge of the property before curving to the north to align with an existing section of Maly Road located further to the north, which extends south from Nelson Road to serve a commercial development. The 8 lots proposed along Maly Road will be zoned County C-2 and will range in size from 1.73 acres to 2.35 acres.

Lot 9 of the plat includes the portion of the property on which the 1989 USDA conservation easement was declared, with no use of this lot proposed according to the letter of intent. The County A-1 zoning of the property was not changed with the County rezoning of the property. To the east, the western of the two single-family residences located along the Burke Road frontage and the 6 accessory buildings that surround it will be located on proposed Lot 11, which was rezoned to County C-2 in 2011. The remainder of the site, including the eastern single-family residence located on the property, will be platted as Lot 10, which is proposed to surround proposed Lot 11 and form a triangle shaped in part by the eastern edges of proposed Lots 4 and 5 and the inter-cardinal eastern line of the overall property. The portion of Lot 10 located north of the eastern residence will contain the wetlands not governed by the conservation easement. Lot 10 is proposed to be maintained as a residential lot in A-1 zoning.

Analysis and Conclusion

The proposed final plat of Wood Ger Development is generally consistent with the approved preliminary plat, which was determined to meet the criteria for extraterritorial subdivision approval, including being consistent with the development pattern present to the north of the subject site along the existing section of Maly Road, and the land uses present along Reiner Road west and north the site. Those properties include commercial uses similar to those anticipated in the Wood Ger Development.

Approval of the Final Plat by the Town of Burke and Dane County: Section 236.10 (b) of the Wisconsin State Statutes requires that subdivisions in the City's Extraterritorial Plat Approval Jurisdiction receive approval from the town of record and Dane County prior to consideration of the request by the Plan Commission.

The Burke Town Board conditionally approved the proposed final plat on January 16, 2013. Dane County granted conditional approval of the final plat as outlined in a letter dated March 20, 2013 from Dan Everson, Land Division Review, Dane County Department of Planning and Development. Among the conditions of approval is a requirement to execute a deed restriction limiting the future use of the proposed commercial lots, which closely

follows the use restrictions recommended by City Planning staff in written correspondence provided to Dane County during its review of the rezoning application in 2011.

City of Madison Land Use Plan: The subject site is located within Peripheral Planning Area C as defined in the Comprehensive Plan. Planning Area C is a “Group 1” planning area recommended as a potential location for relatively near-term City expansion and future urban development once a detailed neighborhood development plan is adopted to guide urban development in this area.

A large portion of Peripheral Planning Area C was included in the limits of the Northeast Neighborhoods Development Plan, which was adopted in October 2009 for the portion of the planning area located south of Burke Road. The plan for the portion of the planning area located north of Burke Road – including the site – has not been adopted at this time. However, a working concept plan for the Northeast Neighborhoods planning area located north of Burke Road recommends the future development of employment and light industrial uses for the subject site similar to the land uses present on most of the land located between the northern edge of the site and Nelson Road, including the existing section of Maly Road located to the north. Planning staff felt that these preliminary land use recommendations and the development pattern nearby provided sufficient guidance to support the 2011 application to rezone portions of the 52-acre site to C-2 as well as the preliminary plat.

Town of Burke Cooperative Plan: The subject site is also located within the Boundary Adjustment Area–Madison (BAA-M) designated in the Town of Burke, Village of DeForest, City of Sun Prairie and City of Madison Cooperative Plan dated January 5, 2007. Under the provisions in Section 11C of the Cooperative Plan, the Town of Burke has agreed that the rezoning of a site from a residential or agricultural classification to a non-residential classification and the subdivision of property are considered “development” and are therefore subject to City approval using the City’s development review ordinances and adopted plans.

In order to find the proposed development consistent with the cooperative plan, the City conditioned approval of the preliminary plat on a requirement that the applicant coordinate the construction of all public improvements to serve the proposed subdivision with the City in accordance with the provisions of the cooperative plan. The cooperative plan allows the City to levy special assessments for public improvements on parcels in the Town that will eventually be attached to the City. The cooperative plan also allows the City to improve certain roads and specially assess properties in the Town for specific public improvements stated in the plan, including any streets laid out after July 1, 2006, including the section of Maly Road proposed with the Wood Ger Development subdivision. Due to the distance between the proposed development site and current City limits, City sanitary sewer and City water, attachment was not required as a condition of the preliminary plat, though future attachment of the proposed lots and connection to water and sewer may be required in the future per the provisions of the cooperative plan once City water and sewer become available to the proposed development.

The City approved the preliminary plat with a condition that the proposed layout of the subdivision be revised to place the eastern of the two single-family residences (on Lot 10) onto a smaller parcel generally located east of proposed Lot 11, with the remainder of Lot 10 as it is now shown combined with proposed Lot 9. The preliminary plat approval also called for the revised Lot 9, which would include the lands subject to the USDA conservation easement, to be designated as an outlot for wetland and open space purposes, and could be dedicated to the public upon the request of the Burke Town Board or the City of Madison Common Council. It is recommended that the City’s approval of the proposed final plat be conditioned upon the changes required to the preliminary plat being made and approved by Planning and City Engineering staff prior to final approval of the plat for recording.

Recommendation

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

The Planning Division recommends that the Plan Commission forward the final plat of Wood Ger Development located at 3370 Burke Road, Town of Burke, in the City's extraterritorial plat approval jurisdiction, to the Common Council with a recommendation of **approval** subject to input at the public hearing and the following conditions:

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

1. Per the condition of the City's preliminary plat approval, Lot 10 shall be revised to combine the portions of that parcel north of the residence containing wetlands and the intermittent stream(s), and to the extent possible, the wetland setback, with a revised Lot 9, and that said revised and expanded Lot 9 be designated as an outlot for wetland and open space purposes. Upon the order of the Madison Common Council or Burke Town Board, this outlot shall be dedicated to the public for said non-development purposes at no cost to the public body adopting such an order. The City will not sign the final plat for recording unless this plat revision has been made.
2. That there be no vehicular access to Reiner Road for Lots 1, 8 and 9. In addition to being shown graphically on the face of the final plat, the access restriction shall be included in a note acknowledging that no vehicular access shall be granted for those lots.
3. Note 5 of the plat shall be revised as follows: "When this property and development attach to the City of Madison in accordance with the Town of Burke, Village of DeForest, City of Sun Prairie and City of Madison Cooperative Plan, and City sanitary sewer or water become available, the lots within this subdivision shall be required to connect to City of Madison public sanitary sewer and water and pay the necessary assessment and fees for said connections."
4. Prior to final approval of the final plat for recording, the applicant shall submit a detailed plan for the landscaped buffer for approval by the Planning Division. The plan shall include any proposed grading (including sections of any proposed berms) within the 40-foot area, and a detailed landscaping plan with the size and species to be planted. The landscaping buffer shall be installed concurrent with the principal construction of buildings on Lots 1 and 8.

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

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

5. This plat is part of, and drains to, an enclosed and poorly draining watershed. Additional stormwater controls are necessary. The applicant shall detain the 100-year post development flows to the 2-year predevelopment discharge rate.
6. Revise note 6 to read as follows: "Properties within this plat will be subject to the Felland Road Neighborhood Sanitary Sewer Improvement Impact Fee District when sewer becomes available to the plat and the properties connect."

7. The applicant shall record the appropriate JAD Condominium removal/ termination documents prior to recording of the Wood Ger Development final plat.
8. The east-west street segment currently shown as Maly Road will require a new street name. Maly Road shall remain for the north-south segment. The applicant/ surveyor shall provide a new street name.
9. This Town of Burke property falls within the boundaries of the Town of Burke, Village of DeForest, City of Sun Prairie and City of Madison Cooperative Plan. Per the cooperative plan, this property at some time will be attached to the City of Madison. This will occur either upon petition for attachment by the owner(s), or upon final attachment of Town properties on October 27, 2036 per the cooperative plan. The applicant shall coordinate the construction of all public improvements to serve the proposed subdivision with the City in accordance with said cooperative plan. The applicant shall meet with City staff to discuss the required infrastructure improvements prior to approval of the final plat of this subdivision.
10. Portions of Lots 9 and 10 are subject to existing wetlands and intermittent stream encumbrances across portions of those proposed lots. The physical location of these public stormwater areas shall be better defined and dimensioned on the plat. These areas may be dedicated to the public in fee title for stormwater management purposes due to these existing stormwater areas making these portions of Lot 9 and Lot 10 unbuildable. If the applicant chooses not to dedicate these lots in fee title, an alternative platted public stormwater management easement could be shown across both lots, which would allow for public drainage to the privately owned properties.
11. It is recommended that the portion of Lot 10 with the existing house should be separated from the remainder of Lot 10 and have and should be platted as proposed Lot 12.
12. The applicant shall provide the City of Madison with copies of all public works improvement plans for the subdivision stamped by a Civil Engineer and as approved by the Town of Burke and/or Dane County.
13. Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9 feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
14. All proposed street names shall be approved by the City Engineer. The applicant shall contact Lori Zenchenko (266-5952) with street name requests.
15. 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.
16. The following notes shall be included on the final plat (per MGO 16.23(8)(9)(b)2):
 - a. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements

shall be 12-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

- b. The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

Information to Surveyors: In addition to notes such as this, Wisconsin State Plat Review enforces a requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.

- 17. 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."

- 18. Note: A portion of this plat may come under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources for wetland or floodplain issues or navigable waterway. A permit for those matters may be required prior to construction on any of the lots currently within the plat. Contact the WDNR and USACOE for a jurisdictional determination.
- 19. 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.

20. 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.
21. 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). If a surveyor encounters an area without a published WCCS Dane Zone 1997 value, contact the City Engineering Division for this information.
22. The applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat to the Mapping/GIS Section of the Engineering Division. The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums in either Auto CAD Version 2001 or older, MicroStation Version J or older or Universal DXF Formats and contain the minimum of the following, each on a separate layer name/level number: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes.

*New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.

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

23. The applicant shall execute and return a declaration of conditions and covenants to the City for streetlights and traffic signals prior to sign off of the final plat.
24. 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)

This agency did not provide comments for this request.

Fire Department (Contact Bill Sullivan, 261-9658)

25. When the properties involved annex into the City of Madison, all portions of the exterior walls of public buildings, residential buildings of 3 or more units, and places of employment and open storage of combustible materials shall be within 500 feet of at least **two** fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO Section 34.507 for additional information.

Water Utility (Contact Dennis Cawley, 261-9243)

This agency submitted a response with no comments or conditions for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not provide comments for this request.

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

The Office of Real Estate Services is reviewing the final plat and report of title and may have comments and conditions that shall be met prior to final approval and recording of the plat. Those comments will be sent separately.