



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TDD 608 266-4747  
FAX 608 266-8739  
PH 608 266-4635

March 5, 2009

Michael Carlson  
Habitat for Humanity of Dane County  
1014 Fieldler Lane #29  
Madison, Wisconsin 53711

RE: Approval of a request to rezone approximately 2.45 acres generally addressed as 542 Northport Drive from R2T (Single-Family Residence District) and PUD-SIP (Planned Unit Development, Specific Implementation Plan) to Amended PUD-GDP-SIP, and; approval of the final plat of "The Park Homes at Northport Commons," creating 14 residential lots and 2 outlots for private open space and landscaping.

Dear Mr. Carlson;

At its March 3, 2009 meeting, the Common Council **approved** your rezoning and final plat for the "The Park Homes at Northport Commons" subdivision subject to the following conditions of approval from reviewing agencies:

**Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following eight items:**

1. Revise grading plan along the south portion of proposed Lot 5 to better keep runoff away from the house.
2. The proposed crosswalk locations are not approved. All work in public right-of-way shall be completed with a permit. Any proposed work in public right of way shall be reviewed with the City Engineer.
3. Proposed sewer laterals for town homes shall have ownership/maintenance agreements with all benefiting owners. Agreement shall be recorded at the Register of Deeds.
4. The proposed private sanitary sewer mains require private easement dedications.
5. Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko at [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com) or 266-5952.
6. 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 or CSM. Note: Land tie to two PLS corners required.
7. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997Coordinates 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. City of Madison has established WCCS, Dane Zone Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division website for current tie sheets and control data. If a surveyor encounters an area without a published WCCS Dane Zone 1997 value, contact the Engineering Division for this information.

8. 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.

**Please contact John Leach, Traffic Engineering Division, at 267-8755 if you have questions about the following two items:**

9. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
10. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

**Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following four items:**

11. Meet applicable State building codes.
12. The lots shall be consistent with the plat.
13. The City Forester shall approve trees in the City right of way.
14. Meet with zoning staff regarding zoning text alterations prior to recording the amended PUD.

**Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have any questions regarding the following item:**

15. The proposed public water main and laterals shall be installed by standard City of Madison Subdivision Contract.

**Please contact Tom Maglio, Parks Division, at 266-4711 if you have questions about the following two items:**

16. The change in unit mix requires additional park fees of \$10,834.55 because park fees are higher for single-family and two-family units than for multi-family townhouses. The developer must select a method for payment of park fees before signoff on the planned unit development and final plat.

Old Dedication = 9 single-family units at 1,100 square feet/unit = 9,900 square feet, plus 30 multi-family at 700 square feet/unit = 21,000 square feet, total 30,900 square feet. Old Park Development Fee (amount already paid) = (9 at \$911.65) + (30 at \$586.05) = \$25,786.35

New Dedication = 20 single-/two-family units at 1,100 square feet/unit = 22,000 plus 18 multi-family units at 700 square feet/unit = 12,600, total 34,600 square feet, an increase of 3,900 square feet. The developer shall pay a fee in lieu of dedication based on the land value of the square footage required (up to a maximum of \$2.01/ square foot). FEE = \$7,839. New Park Development Fee = (20 units at \$911.65) + (18 units at \$586.05) = \$28,781.90. Additional Fee Required = \$2,995.55

17. The developer is still required to provide the play lot development, for which fee credits were given in the original approval.

**Please contact my office at 261-9632 if you have questions about the following four items:**

18. That any references to Lots 18-25 be removed from the final zoning document, as they will remain zoned R2T.

19. That the applicant work with Planning Division staff and the Zoning Administrator on the final form and content of the zoning text, including the list of uses permitted for Lot 1, prior to final approval and recording of the amended planned unit development.

20. That an amended specific implementation plan be submitted for approval prior to the issuance of building permits for construction on Lot 1, Lot 10, Lots 11-14 and the Outlot 2 tot lot. The amended SIP for these lots shall include final details on building placement, architecture and materials, and site landscaping.

21. That the applicant submit to the Planning Division two copies of the private subdivision covenants, conditions and restrictions that govern the organizational structure, use, maintenance and continued protection of the development and any common services, open areas or other facilities to serve the proposed subdivision. These documents shall be approved by Planning staff and the City Attorney's Office prior to final approval of the plat for recording.

**Please note that the City Real Estate Office is reviewing the report of title provided with this plat and may have comments. That office will send any comments to you by fax. If you have any questions, please contact Jeff Ekola at 267-8719 for more information.**

**The applicant is also required to satisfy the conditions of approval of the Urban Design Commission prior to the final approval of the planned unit development for recording. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.**

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.

After the planned unit development has been changed as per the above conditions, please file **nine (9) sets** of the revised, complete site plans, building elevations, floor plans and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void

unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12(10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

Any appeal regarding the plat, including the conditions of approval, must be filed with the Circuit Court within thirty (30) days from the date of this letter. If I may be of any further assistance, do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks  
Planner

- cc: Janet Dailey, City Engineering Division
- John Leach, Traffic Engineering Division
- Dennis Cawley, Madison Water Utility
- Tom Maglio, Parks Division
- Scott Strassburg, Madison Fire Department
- Pat Anderson, Asst. Zoning Administrator
- Jeff Ekola, Office of Real Estate Services
- Norb Scribner, Dane County Land Records and Regulations

For Official Use Only, Re: Final PUD Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input type="checkbox"/>	CDBG
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: