



Project Address:	Various Addresses – Both sides of Felland Road north of Lien Road, including 1710 Arial Spring Tr., 5825 Sanctuary Ln. & 2009 Expedition Tr.
Application Type:	Zoning Map Amendment, Preliminary Plat and Final Plat, Demolition Permit
Legistar File ID #	37285 , 37002 and 37330
Prepared By:	Timothy M. Parks, Planning Division Report includes comments from other City agencies, as noted
Requested Actions:	Approval of a request to change the zoning of numerous parcels in the Village at Autumn Lake subdivision generally addressed as 1710 Arial Spring Trail from TR-C3 (Traditional Residential–Consistent 3 District), PD (Planned Development District), and CN (Conservancy District) to TR-P (Traditional Residential–Planned District) and TR-C3; approval of the preliminary plat and final plat of the Village of Autumn Lake Replat, creating lots for 542 single-family units; 22 two-family-twin units, 8 four-unit dwellings, 48 townhouses, and 332 multi-family units, including 36 in a new mixed-use node; 16 outlots dedicated to the public; and 12 outlots to be private; and approval of a demolition permit to allow a single-family residence on a parcel addressed as 5825 Sanctuary Lane and 2009 Expedition Trail to be razed as part of the proposed replat.

Addendum

This zoning map amendment, subdivision plat and demolition permit for the Village of Autumn Lake Replat were scheduled for review by the Plan Commission at its March 23, 2015 hearing. However, the applicant, Jeff Rosenberg of Veridian Homes, requested a referral of the 3 related requests to the May 4 meeting to allow for additional discussions with staff on various subdivision layout revisions and conditions of approval recommended in the attached March 23 staff report.

The State's subdivision statute, Wis. Stats. 236, requires that a preliminary plat be approved, conditionally approved, or rejected (with stated reasons) within 90 days of submittal unless the time is extended by agreement with the applicant. If no action is taken within 90 days and no extension granted, the plat is deemed approved. The proposed preliminary plat application was submitted to the City on January 21, 2015 and the 90-day review period for this plat was extended beyond the April 21 deadline by the applicant to May 19, 2015, which is the Common Council meeting that the project would be scheduled for review following the May 4 Plan Commission.

Since the March 23 staff report was issued to the Plan Commission, the project team has met with staff from the Planning, Parks, City Engineering and Traffic Engineering divisions and submitted a revised subdivision proposal in an effort to address many of the concerns identified in the previous report. The revised project now proposes 952 dwelling units consisting of 542 single-family units; 22 two-family-twin units, 8 four-unit dwellings, 48 townhouses, and 332 multi-family units, including 36 in a new mixed-use node proposed in the southeasterly corner of the subdivision at the intersection of Felland Road and extended Lien Road. The revised plat continues to propose 16 outlots to be dedicated to the public and 12 outlots to be private, though the configuration and purpose of many of those outlots have been revised to address the previous staff comments.

Highlights of the revised preliminary and final plats of Village at Autumn Lake Replat include:

- At the southwestern corner of the overall approximately 285-acre subdivision, the street network and proposed land uses have been revised to address some of the comments expressed previously about the need for another street connection from the plat to Lien Road and the size and location of a neighborhood park to serve that portion of the development. Proposed “Willow Rock Lane” will now extend north-south between Levitan Lane and Lien Road. The proposed alignment divides the large block previously proposed in this section of the plat for the future development of 250 multi-family units into 2 lots (Lots 520 and 564). A 1.34-acre parcel (Outlot 42) will be developed as a private neighborhood park modeled on private parks in the applicant’s Grandview Commons subdivision. The private parkland is proposed opposite the 2 multi-family lots and will be bordered on the north by 5 single-family lots that will be accessed by a public alley.
- On the north side of Golden Dusk Parkway at the western edge of the plat, the applicant has replaced a grouping of lots for two-family twin dwellings that included parcels to be accessed by private courts with a public loop street that will be developed with a mix of single- and two-family twin homes surrounding a privately maintained greenspace (Outlot 49).
- Along Waters Edge Trail, the alignment of that street has been revised to remove the divided roadway and series of deep, irregularly shaped lots previously shown in favor of a more conventional street and lot layout, and created a continuous greenspace between the lots on the northwesterly side of Waters Edge Trail and the Wisconsin Southern Railroad right of way that forms the northerly edge of the subject site. Outlot 50 of the resubmittal is proposed as a private open space tract that will include community gardens; Outlot 53 will be dedicated to the City for stormwater management.
- The single-family lots next west of Felland Road will be platted with additional depth backing onto Felland; the previous version proposed a private open space outlot between those lots and Felland Road.
- Similarly, lots along the easterly side of Expedition Trail and south side of Sweetgrass Run will be platted as deep lots extending back onto the steep, wooded slope that characterizes the southeastern corner of the western portion of the subdivision. The revised lot layout addresses concerns expressed previously by staff about a grouping of lots for single-family and townhouse development to be served by a private street adjacent to the intersection of Lien Road and Autumn Lake Parkway.
- The eastern portion of the plat east of Felland Road remains largely unchanged with the exception of the addition of the mixed-use node at the future northeastern corner of Felland and Lien roads. The restoration of an element of mixed-use development to the Village at Autumn Lake subdivision will require approval of an additional zoning map amendment prior to recording of the final plat.

Planning, Parks, City Engineering and Traffic Engineering staff have reviewed the proposed subdivision revisions and believe that they address the most significant concerns raised in the previous Planning Division staff report and Parks Division memo, especially with regard to the street layout. The final plat has also been adequately revised to allow its approval subject to revisions prior to recording. The Parks Division has submitted a revised memo dated April 24, 2015, which addresses the applicant’s revised strategy for providing the open spaces required to serve the subdivision.

The Planning Division generally supports the return of a small mixed-use component to the development as shown on the revised layout and feels that Lot 1059 is an acceptable site for mixed-use development. However, the actualization of that site is likely dependent on the construction of the extension of Lien Road east of Felland Road, which is currently not scheduled. As a result, staff recommends that additional opportunities for

neighborhood serving retail and service uses be incorporated into the project at locations that may be implemented sooner. While acknowledging the applicant's previous contention that the neighborhood mixed-use center previously approved along Autumn Lake Parkway near the lake was unlikely to gain traction in the market due to being located in the center of the development and away from more heavily traveled corridors, staff believes that Lot 564 would be an ideal location for neighborhood-serving commercial uses to be located in mixed-use buildings in addition to the multi-family units proposed for that parcel. The eastern side of Lot 564 adjacent to the Lien Road-Autumn Lake Parkway intersection could create a mixed-use gateway to the western half of the subdivision.

Revised Recommendation

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00158 and 28.022-00159, rezoning numerous parcels in the Village at Autumn Lake subdivision from TR-C3, CN and PD to TR-P and TR-C3, and the preliminary plat and final plat of Village at Autumn Lake Replat, to the Common Council with recommendations of **approval**, and find the standards met and **approve** a demolition permit for an existing residence on land addressed as 5825 Sanctuary Lane and 2009 Expedition Trail, all subject to input at the public hearing and the following **revised** conditions from reviewing agencies, which supersede the conditions in the previous March 23, 2015 staff report:

Recommended Conditions of Approval	Major/Non-Standard Conditions are Shaded
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Planning Division (Contact Tim Parks, 261-9632)

1. Prior to recording of the final plat, the Planning Division shall approve the final building design standards for the proposed development to be recorded in the covenants, conditions and restrictions for the subdivision. The final master plan and subdivision restrictions shall include the massing and composition of structures, orientation of windows and entries; doors and other elements of the facade, and primary facade materials and colors as well as the process for the application of such building design standards, through an architectural review committee or similar review body. The final master plan and related restrictive covenants shall incorporate a reference to the building form standards in Sections 28.172(3)–(6) of the Zoning Code for two- and three-unit buildings, single-family attached rowhouses, and small multi-family buildings.
2. The final TR-P master plan shall identify each of the following items: the use of each lot or outlot, including any spaces to be dedicated to the public; the number of dwelling units to be provided on each lot; the minimum and maximum number of floors of all buildings to be constructed on a lot; and the orientation of buildings in relation to all streets. The unit type shall be identified on the final TR-P plan by dwelling unit type as identified in the Zoning Code and not by a marketing name or description ("Villa," "Meadow," "Cottage," etc.). If a color-coded graphic will be included in the final master plan, the colors used shall be varied sufficiently to clearly differentiate between dwelling types.
3. Except where street or path connections are otherwise required, existing trees in Outlots 45, 60, 63 and 64 shall be preserved during the implementation of the proposed subdivision.
4. In an effort to preserve areas of mature species tree cover to the greatest extent possible, a tree preservation plan and grading plan shall be approved by the Planning Division in consultation with the City Engineering Division and Parks Division prior to the commencement of subdivision improvements for a particular phase of development. The tree preservation plan shall contain an inventory noting the general

size and species of existing trees so that opportunities for tree preservation, tree replanting and any protective measures related thereto (including tree preservation easements and alternative utility locations) may be recorded.

5. The applicant shall 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 the Planning Division in consultation with the City Attorney's Office prior to final approval of the plat for recording.
6. That prior to final approval and recording of the final plat, the applicant submit an application to rezone proposed Outlot 60 (10.5-acre private open space parcel on east side of Felland Road) to the Conservancy (CN) zoning district.
7. The current zoning map amendment request does not include a zoning district that would allow for commercial uses in a mixed-use building as proposed on Lot 1059 of the resubmitted replat. Prior to final approval and recording of the final plat, the applicant shall submit an application to rezone proposed Lot 1059 to a zoning district sufficient to allow development of that parcel with mixed-use development as determined by the Zoning Administrator and Planning staff.
8. That the applicant establish a 30-foot rear or side yard building line and vehicle access restriction for Lots 521-528 adjacent to City View Drive, for Lots 641-647 adjacent to Lien Road, and Lots 907 and 910-925 adjacent to Felland Road. The applicant shall submit a detailed screening plan to be included in the developer's agreement and subdivision improvement plans for Planning Division approval prior to final approval and recording of the final plat. The plan shall include sections of any berms, a planting plan with a variety of landscape materials (with size and species to be planted), and any fencing for the buffer strips. The final plat shall include the following note: "No principal or accessory buildings or structures (pools, gazebos, etc.) shall be permitted within the 30-foot building setback." The 30-foot area shall be maintained by the owners of those lots or the homeowner's association.
9. That the plat be revised to make Spring Tide Row and the section of Willow Rock Lane adjacent to Lots 520 and 564 and Outlot 42 a 66-foot wide right of way per MGO Section 16.23(8)(a)8.a.v.
10. That Wood Hill Road not be discontinued as proposed, and therefore be constructed as a public street between Lien Road and Sweetgrass Run in a manner similar to how the street was originally platted. This street will allow greater connection between the western subdivision and the development on Lot 630. If a street connection to Lien Road is not provided at Wood Hill Road, a pedestrian/bike connection to Lien Road and Wynter Lane shall be dedicated and constructed as required by the City Engineer.
11. That the applicant submit proposed sections across Felland Road for approval by the Planning Division in consultation with the City Engineering Division, which shows the proposed grading needed for street improvements on Felland from Autumn Lake Parkway to a point 175 feet south of Tranquility Trail. This street section and the grading of the adjacent residential lots west of Felland Road shall be implemented in a manner that preserves as much of the existing tree cover within a 200-foot wide area centered on the centerline of Felland Road.
12. The final plat shall include a statement to future property owners and occupants of the subdivision regarding the potential impacts on lots in this plat from existing and future dust, noise and vibration

generated by the existing adjacent quarries. The final note/ statement shall be approved by the Planning Division prior to recording of the final plat.

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

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

13. Once the conditions of approval for the preliminary and final plat have been addressed with the submittal of revised plat documents for final sign off, the revised final plat shall be subject to a final review for compliance with statutes, ordinances and the conditionally approved preliminary plat.
14. This replat requires the vacation and discontinuance of multiple platted public right-of-ways and alleys. The applicant's consultant has provided the required exhibits and descriptions. The public ways shall be discontinued by resolution by the City of Madison under s.66.1003(4) of the Wisconsin Statutes. The discontinuances are to be introduced to the Common Council on May 5, 2015 with final action on June 16, 2015.
15. Some of the public rights of way that will not be vacated will require the street names to be changed by Common Council resolution. Any required changes are to conform to current street naming policies and any requirements in conjunction with 911.
16. Remove Lots 234-240 from the headers on the plat and the legal description. They are not included within the boundary of this plat.
17. Outlot 10 and Outlot 13 of the original plat were dedicated to the public for Public Stormwater Conveyance and Pedestrian Path purposes by Village at Autumn Lake. These outlots are proposed to be reconfigured by the proposed plat. The City of Madison accepted dedication for this special purpose. To accomplish releasing the restriction under s. 66.1025(1) of the Wisconsin Statutes, the City of Madison, by resolution of the Common Council, shall grant the land back the dedicator or the heirs of the dedicator to permit the replatting of the outlots with the replat. Coordinate this with Jeff Quamme of Engineering-Mapping, 266-4097 or jrquamme@cityofmadison.com.
18. All public easements and restrictions that are required to be released shall be released by separate document prepared by City Office of Real Estate Services. The applicant shall prepare any necessary metes and bounds legal descriptions and scale map exhibits for the portions to be released and provide to Engineering Land Records Coordinator Jeff Quamme for review. Upon approval of the exhibits, Engineering will create the necessary Office of Real Estate Services (ORES) Project. ORES staff will then administer the release document(s) and record with the Dane County Register of Deeds. The applicant is responsible to obtain releases of the easements by the other Utility companies serving the area. The releases shall be required to be completed prior to final sign off and recording of the final plat. Acknowledgement of the release and document number shall be noted on the face of the plat. All City of Madison administrative fees shall be paid through the developer's agreement.
19. The applicant shall verify that the zoning lot set backs are the same width or wider than the non-exclusive drainage easements. Modify the drainage easements as required.
20. The monument at the southwest corner of Section 26, T8N, R10 east shall be labeled and the monument type noted.

21. The applicant shall coordinate and request the required easements to adequately serve this development with the private utility companies. Those easements shall be properly noted, shown, dimensioned and labeled on the final plat.
22. The concept drawings show a pedestrian path and bridge over the greenway within Outlot 47. The applicant shall construct the crossing of the greenway to City of Madison specifications, and it shall be publicly owned and maintained.
23. Outlot 54 and 55 have been designated as private open space with an easement for public stormwater management. The City shall require an access easement over the entirety of Outlot 54 and 55 for access to the pond. The City shall retain the responsibility for dredging of the pond while the applicant shall enter into a maintenance agreement for the routine maintenance including, but not limited to, weed and algae control, mowing, landscaping, shoreline maintenance, and trail maintenance.
24. A note shall be added to the plat that Lot 660 shall be restricted from development until City sewer and water are available to serve the Lot.
25. All private restriction and easement releases required by this replat shall be accomplished by the applicant. A comprehensive list/exhibit of the intended private restrictions and easements to be released shall be provided to Jeff Quamme and ORES when available. Provide copies of all recorded release documents and add to the required title report prior to final sign off.
26. All public easements (sewer, water, storm, paths, etc) for the benefit of the City of Madison shall have the required language inserted on the plat setting forth the conditions and restrictions for the easements. Contact Jeff Quamme, jrquamme@cityofmadison.com for the standard language to place on the plat.
27. Revise legal description and location headers on each sheet of the final plat to read "... and various public right-of-ways discontinued by the City of Madison RES-15-_____ , Doc. No. _____ within".
28. Provide a 20-foot Temporary Limited Easement for grading and sloping along the east right of way of City View Drive and along the all right of ways of Felland Road. The easement shall be released by separate instrument upon the completion of the construction of all public street improvements within the right of way of City View or the reconstruction of Felland Road. Also coordinate the language for the temporary turnaround easements with Jeff Quamme @ jrquamme@cityofmadison.com. The current language is not satisfactory.
29. Numerous re-proposed street names will need to be changed due to duplication elsewhere in the 911 jurisdiction area, non-standardized spelling, or the use of compound words. Contact Lori Zenchenko (Lzenchenko@cityofmadison.com) with proposed street names for street "A", "C" & "D" and also for details on the required replacement street names.
30. All existing buildings located within the publicly dedicated right of way shall be demolished within 6 months of the first phase of construction. Provide proof of well and septic abandonment prior to demolition approval.
31. Modify right of way at Tranquility Trail and Felland Road intersection to allow construction of a roundabout at this location. The right of way dedication necessary will be determined by the City Traffic Engineer and

City Engineer.

32. The applicant shall dedicate 50 feet of right of way on the easterly leg of Shadyside Lane to allow for a 28-foot wide street. [Planning Division note: The additional right of way will be located between Outlot 61 and Lots 985-988. In the alternative, the applicant may eliminate the outlot in favor of a tighter right of way radius and revised lot configuration, thereby reducing need for the additional right of way.]
33. If a street connection is not provided at Wood Hill Road, the applicant may be required to provide a pedestrian/bike connection to Lien Road and Wynter Lane, as required by the City Engineer. If required, the applicant shall construct an 8-foot wide path and dedicate a 20-foot wide public ped/bike easement over the path. This easement may be dedicated at a later date with the associated phase of construction.
34. Designate the public dedication of City View Drive at the corner of City View Drive and Golden Dusk Parkway as being “dedicated to the public for street purposes”.
35. The applicant shall demonstrate with a truck turning diagram that the ‘eyebrow’ on Waters Edge Trail north of Madison Iris Circle has sufficient right of way to accommodate the turning movements for a fire truck as the design vehicle. Modify the right of way as necessary to accommodate the turning movements.
36. Provide a 15-foot wide public sidewalk easement from the end of Wild Iris Circle to Golden Dusk Pkwy. Construct a public sidewalk a minimum of 6-foot wide within the public easement. This shall be considered a Type IV sidewalk that is public owned and maintained and repaired while the responsibility for clearing snow and ice shall be that of the Owner’s Association for Outlot 55 where the easement is located.
37. The applicant shall construct public utilities to the center of the Wynter Lane cul-de-sac, or as required by the City Engineer. This may require permitting by the Town of Burke. Provide any required public utility easements for sanitary sewer, storm sewer and/or water main to adequately serve Lot 660 on Wynter Lane and to serve Wynter Lane in the future when annexed into the City.
38. The applicant shall grade and install base course for the public bike path along the rail corridor within the public easement and public outlot(s) from Felland Road to City View Drive. The City shall be responsible for paving the path.
39. The applicant shall construct a public bike path within Outlots 46, 47, 48, 62, 63 and Lot 1006 from the easterly plat line to connect to the public bike path on the westerly plat limits adjacent to the railroad tracks at City View Drive. The applicant shall dedicate a 40-foot wide easement for public bike path purposes within Outlot 62 and 63, and Lot 1006 in a location as determined by the City Engineer. These easements may be dedicated at a later date with the associated phase of construction. Place a note on the plat that Outlots 62 and 63, and Lot 1006 are required to dedicate this future easement, if not dedicated with the plat.
40. It is suggested that Lot 1006 be designated as an outlot, as this lot will be mostly encumbered by a public bike path easement.
41. The City will require a 20-foot easement wide along the east edge of the plat for a north-south ped/bike path. This will eventually be a 40-foot wide easement when lands to the east of this plat are subdivided. No fences will be allowed in the easement. Note that a drainage easement will also be required and this is assumed to be adjacent and west of the ped/bike easement. Also note that this will have a significant effect

on the landscape buffer. The applicant shall construct a 6-foot wide gravel path, in accordance with the plans approved by the City Engineer. The City will construct the other half of the path and will pave the path in conjunction with the development of the lands to the east.

42. Wild Iris Circle and Court "C" shall have sidewalk on one side of the cul-de-sacs.
43. Outlot 38 shall have sidewalk along the westerly sides of the outlot to create a mainline sidewalk that follows the street but no sidewalk shall be required along the 'eyebrow'. The sidewalk adjacent to this outlot shall be maintained by the Homeowner's Association.
44. The applicant shall construct sidewalk along the easterly side of Shadyside Lane adjacent to Lots 985-988. Sidewalk adjacent to Outlot 61 shall not be required.
45. The applicant shall enter into a maintenance agreement for the perpetual maintenance for any proposed medians on Autumn Lake Parkway and for the maintenance of Outlots 38, 49 and 61, which will serve as islands adjacent to the public right of way.
46. The applicant shall be financially responsible for their proportionate share of the roadway improvements on Lien Road at the intersection of Felland Road, which shall include sidewalk, curb and gutter and pavement.
47. If the existing right of way of Wood Hill Road is to be vacated, the applicant shall reconstruct the existing intersection of Lien Road and Wood Hill Road to remove the street radii, curb ramps and pavement. This work may require reconstruction of the storm sewer and water main, and placement of new curb to abandon those roadways.
48. The applicant shall be responsible for constructing sidewalk, curb and gutter and pavement and public and private utilities sufficient to serve the development on City View Drive and on Lien Road east of Felland Road to the east plat limits.
49. The applicant shall be responsible for constructing sidewalk, curb and gutter and 4 feet of pavement on Felland Road adjacent to the development. The City may consider a public works contract for the street improvements on Felland Road adjacent to the plat. If this occurs, the applicant shall sign a waiver of hearing and notice for the future assessments. The applicant shall be responsible for 50% of the cost to construct the roundabout at Felland Road and Tranquility Trail. The applicant shall be responsible for added costs required for the intersection and turn lane improvements, including additional costs for islands, storm sewer, lighting, stone base, and paving.
50. The applicant shall dedicate a 20-foot Temporary Limited Easements for grading and sloping adjacent to Lot 1058, 1059 and Outlot 65 for the construction of Lien Road when extended in the future.
51. The City shall deed restrict Lot 1058 and 1059 from sale or transfer until such time as Lien Road adjacent to the property is constructed.
52. The applicant shall reconstruct the existing storm sewer culverts on Felland Road as determined by the City Engineer.
53. The applicant shall submit proposed grading plans for Lots 650-665 prior to the issuance of building permits.

54. The Stormwater Management Plan needs to be updated to meet current infiltration standards. Upon receipt of the modified Stormwater Management Plan, additional comments will be provided.
 55. The applicant shall be responsible for extending public utilities to the plat limits, as required under the Madison General Ordinances and in accordance with the plans approved by the City Engineer, in order to serve the Town properties adjacent to the plat in the future.
 56. This plat is subject to the Felland Road Neighborhood Sanitary Sewer Impact Fee District. The applicant shall provide the City with a spreadsheet of the lots and associated lot areas and respective unit counts for the plat in order for the City to create the impact fee schedule.
 57. The applicant shall dedicate a 15-foot wide storm and sanitary sewer easement through Outlot 45 and Lot 649 to provide sanitary sewer service to Lot 649 as well as lands on the south side of Lien Road. Another option to serve Lot 649 is to extend sanitary sewer east on Lien Road from Autumn Lake Parkway on the south side of the right of way. This would also require reconstructing the sanitary sewer to drain to the south across Lien Road at Lot 649. An Access easement for public access to the sanitary sewer shall be recorded with the zoning approvals for Lot 649. Place a note on the plat that Lot 649 is required to dedicate this access easement in the future.
 58. This development will require installation of public utilities in both Felland Road (from Lien Road to Tranquility Trail) and Lien Road (from Felland Road to the east plat limits). The applicant shall be responsible to pay for their proportionate share.
 59. The applicant shall provide a proposed preliminary grading plan and utility plan for the plat. Additional comments may be provided after further review of the preliminary plans.
 60. The applicant shall provide receipts for payment of all municipal bills for the lots being replatted prior to the sign off of the final plat.
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61. The developer shall enter into a City/Developer agreement for the installation of public improvements required to serve this plat/ CSM. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat without the agreement executed by the developer.
 62. 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.
 63. This development is subject to impact fees for the Felland Road Sanitary Sewer Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall be put the face of the plat: "Lots/ buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued."
 64. The applicant shall review the plat to verify that the following conditions have been met per MGO Section 16.23(8)(a): 100-foot tangents between curves; 15-foot minimum tangent at intersections from PC of curve

to property line; streets to intersect at right angles; and spacing of intersections on local streets shall be greater than 250 feet.

65. The plat shall show a temporary limited easement for a temporary cul-de-sac on Amberwood Road. The easement(s) shall expire when the streets are extended.
66. The developer shall construct Madison standard street and sidewalk improvements for all streets within the plat.
67. The developer shall show a 30-foot building setback line on the plat adjacent to Lien Road, Felland Road and City View Drive for all residential single-family or duplex lots in the plat adjacent to said roadways.
68. Extensive grading may be required due to steep roadway grades.
69. The developer shall note that City funds for park frontage are limited and will be determined at the sole discretion of the City.
70. The developer shall construct sidewalk and record a waiver of their right to notice and hearings for the assessments for the improvement of Lien Road and Felland Road in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of MGO.
71. The developer shall make improvements to Lien Road and Felland Road to facilitate ingress and egress to the plat.
72. The following notes shall be included on the final plat:
 - 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 Surveyor's: In addition to notes such as this, WI State Plat Review now enforces the 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.

73. 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.”

74. 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; reduce TSS by 80% (control the 5 micron particle) off of newly developed areas compared to no controls; 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.

75. This site appears to disturb over 1 acre of land and requires a permit from the Wisconsin Department of Natural Resources (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 Water Resources Application for Project Permits (WRAPP) or Notice of Intent Permit (NOI) permit process.

76. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.

77. 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.

78. 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.

79. 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.
80. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject plat, one (1) digital CADD drawing and one (1) signed copy of the final plat to the Mapping/GIS Section of the Engineering Division either as hard copy or Adobe PDF format. The digital CADD file shall be submitted in the WisDOT County Coordinate System, Dane County Zone datum in either Auto CAD Version compatible with MicroStation Version V8i, MicroStation Version V8i or older or Universal DXF Formats. The digital CADD file(s) shall contain the minimum of the items stated below, each on a separate layer name/level number. All line work shall be void of gaps and overlaps that would cause any parcel, street or easement to not properly close. All line work orientation and geometrics shall match the dimensioning as labeled on the final recorded plat: 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.

81. In accordance with Section s.236.20(2)(c)&(f), Wisconsin Statutes, the applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (cite Register of Deeds recording data) and easements which are being conveyed by the plat. Identify the owner and/or benefiting interest of all easements.
82. City of Madison Environmental Projects Staff have reviewed the subject site and determined that a Phase I ESA **will** be required of the applicant. The applicant shall provide 1 digital and 2 hard copies of an ASTM Phase I ESA prepared by an environmental professional. Staff review of this Phase I ESA will determine if a further investigative Phase II ESA is also required. Please submit any relevant Phase I and Phase II ESAs to Brynn Bemis (267-1986, bbemis@cityofmadison.com) for further review.

Traffic Engineering Division (Contact Scott Langer, 266-5987)

83. Provide additional right of way from Lot 708 as determined by the City Traffic Engineer and City Engineer to allow construction of the shared use path at this location.

84. Modify the plat to show no vehicular access to Felland Road from Outlot 46.
 85. Modify the plat to show no vehicular access to City View Drive from Lots 521 to 528.
 86. The applicant shall dedicate 50 feet of right of way on the easterly leg of Shadyside Lane to allow for a 28-foot wide street. [Planning Division note: The additional right of way will be located between Outlot 61 and Lots 985-988. In the alternative, the applicant may eliminate the outlot in favor of a tighter right of way radius and revised lot configuration, thereby reducing need for the additional right of way.]
 87. Modify Right of Way at Tranquility Trail and Felland Road intersection to allow construction of a roundabout at this location. Right of Way dedication necessary will be determined by the City Traffic Engineer and City Engineer.
 88. Provide an additional street connection to Lien Road in the vicinity of the previously platted Tori Frost Way or Wood Hill Road. (Note both streets were previously platted).
 89. If a street connection is not provided at Wood Hill Road, provide a pedestrian/bike connection to Lien Road and Wynter Lane.
 90. Provide an easement and construct a public sidewalk between Lots 919 and 920.
 91. Outlot 38 and 61 shall have sidewalk along the westerly sides of the out lots to create a mainline sidewalk.
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92. A streetlight and traffic signal declaration of conditions and covenant shall be executed and returned prior to final signoff of the final plat.
 93. Utility easements for streetlight installation shall be provided on the final plat prior to recording based on a detailed plan provided by the City Traffic Engineer. The applicant shall show a detail drawing of the 12-foot utility easement dimensions and lot lines on the face of the final plat.
 94. The developer will need to demonstrate/provide how private streetlights will be installed and maintained in the public alley. The plat shall provide the following note on the face of the plat: "The City will not install lighting in the alley(s), but the developer or property owners may request the City to approve a private light(s) in the alley right of way. Such private light(s) to be operated and maintained by private interests."
 95. 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 Matt Tucker, 266-4551)
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96. The applicant shall work with Planning and Zoning staff to ensure that the final TR-P master plans meets the requirements of MGO Section 28.053(6).
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97. Note: Future changes to the TR-P Master Plan shall follow the requirements of Section 28.053(8).

Fire Department (Contact Bill Sullivan, 261-9658)

98. Item B-6 of the covenant: construction on adjoining lots shall require the lot line to be dissolved or comply with required fire separations at the property line.
99. 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)

100. There are water main assessments due for existing water on City View Drive.
101. All public water mains and water service laterals shall be installed by a standard City of Madison Subdivision Contract. The Water Utility will not need to sign off the final plans, but will need a copy of the approved plans.
102. 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 conditions for this request.

Parks Division (Contact Kay Rutledge, 266-4714)

→ See attached revised memo dated April 24, 2015 from Eric Knepp, Parks Superintendent

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

103. 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.
104. Certificates of consent for all mortgagees/vendors shall be included following the Owner's Certificates and executed prior to final plat approval.
105. An Environmental Site Assessment is required because of the public dedications.
106. Per Chapter 236.21(3) of Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes and special assessments that are accrued or delinquent for the subject properties prior to final approval of the plat for recording. As of February 27, 2015, there are special assessments applied to some of the parcels within the plat boundary.
107. Prior to sign-off of the final plat, please verify with Janet Schmidt of City Engineering (261-9688) or Sharon Pounders of the Water Utility (266-4641) that stormwater management fees are paid in full.
108. The following revisions shall be made to the final plat prior to final approval and recording:

- a.) A Consent of Lessee shall be included and executed for leases in excess of one year. Coordinate with City staff regarding existing farm lease terms and potential renewals.
- b.) Include a Note on Sheet 16 that the land within the CSM boundary is subject to terms and rights set forth in Special Warranty Deed per Document No. 4897659 and Instrument recorded as Document No. 188911.
- c.) On Sheet 8, remove the phrase “to their easement” from the label to Document No. 4057432.
- d.) Include a label for the 17-foot MG&E easement per Document No. 3181423 on Sheet 15, as well.
- e.) Include a label for the 30-foot bike path easement on Sheet 14, as well.
- f.) Label Outlot 53 on Sheet 16.
- g.) Add the street name to the unlabeled street on Sheet 11.
- h.) Correct the minor typo in Note 1D on Sheet 16.
- i.) Remove the phrase “see Note 4 on Sheet 5” from the Public Utility Easement description in the legend on each sheet where it is shown.
- j.) Coordinate with City staff for the review of all public easement release documents prior to approval sign-off, including those public utility easements to be released by other public utility companies.
- k.) The developer shall create release documents to be reviewed by City staff for those private easements intended to be released prior to plat approval.
- l.) Coordinate with City staff on the preparation of map exhibits and legal descriptions for all other real estate projects to be accomplished prior to plat approval.