



Department of Planning & Development
Planning Unit

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December 14, 2005

Great Neighborhoods West, LLC
Don Esposito
Veridian Homes
6801 South Towne Drive
Madison, WI 53713

SUBJECT: "1000 Oaks" Preliminary Plat and Zoning – 720 South Point Road

Dear Mr. Esposito:

This is to inform you that the Plan Commission, at its meeting of November 21, 2005, recommended approval of the preliminary plat and zoning map changes for the "1000 Oaks" development located at 720 South Point Road, City of Madison, Dane County, Wisconsin.

The Common Council conditionally approved the preliminary plat and zoning changes on December 13, 2005.

The conditions of approval are:

THE PLAN COMMISSION ADDED THESE SPECIFIC CONDITIONS OF APPROVAL:

1. That no four or eight-unit buildings be used in the same fashion as the proposed twin homes to meet the affordable housing requirements for this project.
2. That the Inclusionary Dwelling Unit Plan shall comply with the future amendments to the Inclusionary Zoning provisions of the Zoning Ordinance regarding this provision.
3. That condition #5 of the Planning Unit staff report condition be amended to read as follows: "The IDUP and Land Use Restriction Agreement shall not be recorded until the ordinance, requiring the proportion and percentage within the development of attached and detached units to be similar for inclusionary units and market rate units, is amended or the IDUP is revised to replace the affordable twin homes with single-family detached homes in the southern portion of the plat."
4. That the plat be revised to provide a public pedestrian-bicycle path from the park to the northern edge of the plat through Outlots 11 and 12, as called for in the Pioneer Neighborhood Development Plan.

Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following thirteen items:

5. The plat shall be revised to provide a 15-20 foot wide public ped-bike easement from South Point Road to the plat's western edge. The easement would run through the greenway/park outlots and connect with future surrounding developments to provide a neighborhood/regional trail. The alignment may need to start at Outlot 2 and head west or start at Outlot 14 and head west, with the alignment dependent upon further review with City staff and coordination with surrounding properties. **As agreed by the developer, Parks, Traffic Engineering, and Planning, the easement will run through Outlot 14 (park) and Outlot 13.**
6. The plat shall be revised to provide new public streets or public ped-bike easements for a pedestrian grid and access to public transit and schools at following locations: (a) Lots 236/237; (b) Lots 227/228; and (c) possibly Lot 222. **As agreed by the developer and Traffic Engineering, ped-bike easements will be provided at two of the three locations above.**
7. The right-of-way Watts Road shall be revised to 90-feet to provide enough space for the center median and one traffic lane, one bike lane and one parking lane on each side. **AS DISCUSSED WITH THE DEVELOPER, THE RIGHT-OF-WAY OF WATTS ROAD WILL REMAIN AT 80-FEET TO PROVIDE SPACE FOR THE CENTER MEDIAN, ONE (1) TRAFFIC LANE AND ONE (1) BIKE LANE IN EACH DIRECTION, AND PARKING ON ONE (1) SIDE (SOUTH SIDE). IF LOTS P-1, P-2 AND P-3 DESIRE ON-STREET PARKING, 6-10 FEET OF ADDITIONAL RIGHT-OF-WAY WILL NEED TO BE DEDICATED BY THOSE LOTS AT THE TIME OF DEVELOPMENT.**
8. The right-of-way of "H" Street needs to be widened to 66-feet to provide enough space for park usage parking on both sides, as well as traffic calming islands at select intersections. **THIS RIGHT-OF-WAY WILL ONLY APPLY TO THE PARK FRONTAGE SECTION OF THE STREET, NOT DIRECTLY IN FRONT OF RESIDENTIAL LOTS.**
9. The right-of-way at just the intersection of "N" Street and "K" may need to be widened for traffic calming at this entrance to the park. **AS AN ALTERNATIVE, THE DESIGN OF THE STREET MAY SIMPLY DROP A SMALL PORTION OF PARKING FOR A BUMPOUT AT THIS INTERSECTION.**
10. The right-of-way for Valley View shall be widened to approximately 90-feet to provide enough space for a center median with left turn lane, and one traffic lane and one bike lane on each side. This would be similar to the treatment of Felland Road with the Autumn Lake plat. **THIS PLAT'S PORTION OF THE 90-FOOT RIGHT-OF-WAY IS 45-FEET TO CENTERLINE.**
11. The sidewalk on South Point Road shall be constructed to 8-feet wide to promote multi-modal and safe walk and bike to school routes. **A SIX (6) FOOT WIDE SIDEWALK WILL SUFFICE.**
12. The applicant shall execute a waiver of notice and hearing on special assessments for the future traffic signal and associated street improvements at the intersections the City plans to signalize. The traffic signal waiver shall also require a deposit for future area traffic signals and associated intersection changes.
13. As noted to some extent in the applicant's materials, the plat shall include traffic calming measures, for which the maintenance shall be the developer's responsibility.

14. Utility easements shall be provided as follows:

Between Lots	Between Lots	Between Lots
P-21 & P-OL 5	P-121 & P-122	P-196 & P-197
P-22 & P-23	P-141 & P-142	P-201 & P-202
P-24 & P-25	P-145 & P-146	P-203 & P-OL 19
P-32 & P-33	P-147 & P-OL 13	P-211 & P-212
P-48 & P-49	P-150 & P-151	P-216 & P-217
P-51 & P-52	P-153 & P-154	P-226 & P-227
P-69 & P-70	P-158 & P-159	P-240 & P-241
P-75 & P-76	P-161 & P-162	P-243 & P-OL 20
P-77 & P-78	P-164 & P-165	P-247 & P-248
P-92 & P-93	P-167 & P-168	P-251 & P-252
P-97 & P-98	P-171 & P-172	P-254 & P-255
P-101 & P-102	P-174 & P-175	P-257 & P-258
P-104 & P-105	P-177 & P-178	P-270 & P-271
P-110 & P-111	P-182 & P-183	P-273 & P-274
P-114 & P-115	P-185 & P-186	P-276 & P-277
P-118 & P-OL 12	P-189 & P-190	P-285 & P-286
P-119 & P-OL 12	P-191 & P-192	

15. The applicant shall show a detail drawing of the 12-foot utility easement dimensions and lot lines on the face of the plat.
16. The developer will need to demonstrate/provide how private streetlights will be installed and maintained in the public alleys. The plat shall provide the following note on the face of the plat:
“The City will not install lighting in the alleys, 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.”
17. There will be access restrictions for 1000 Oaks plat for development of this final plat and shall be noted on the face of the plat as follows:
- No Access shall be granted along the westerly right-of-way line of South Point Road.
 - No Access shall be granted along the northerly right-of-way line of Valley View Road.
18. 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 Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following thirty items:

19. All final street names are subject to approval of the City Engineer.
20. The City Engineer and City Traffic Engineer shall review the right-of-way needs and curve radii for Watts Road prior to recording the plat. The Developer shall revise the right-of-way if required by the City Engineer.
21. The following outlots or portions of outlots shall be widened to 32-feet, dedicated as public right-of-way, and given a street name:

- a. Outlot 4.
- b. The portion of Outlot 6 between "A" Street and "B" Street.
- c. The portion of Outlot 8 between Harvest Moon and "B" Street.

In addition, the right-of-way of Outlot 4 may need further modifications at points where it makes 90 degree bends.

22. The Developer shall be responsible for a portion of the cost of the improvements to Valley View Road and South Point Road adjacent to the plat as required by the City Engineer. Generally, the developers share will include 14-feet of the pavement plus curb and gutter, topsoil and seed, prorated share of storm sewer, prorate share of street lighting, and a portion of the cost of the pedestrian islands at intersections. The work may be done by the Developer or by the City as determined by the City Engineer after consultation with the Developer.
23. This plat is subject to the Lower Badger Mill Creek Impact Fee District for both stormwater management and sanitary sewer. A waiver of assessments will be required to be signed prior to plat sign-off.
24. There is a sanitary sewer capacity issue with this development. In 2007, there is an MMSD sewer interceptor scheduled to relieve this sanitary restriction (South Point Lift Station). The Development will be required to generate a maximum of 0.14 cfs (65 gpm) until the interceptor is in place (Lower Badger Mill Sewer Interceptor).
25. Storm and sanitary infrastructure to serve this plat are scheduled for installation in 2007. The developer shall plan accordingly.
26. Proposed plat layout shall be revised to reflect the Lower Badger Mill Creek greenways and sewer interceptor alignments as proposed by the City.
27. Harvest Moon Lane west of South Point Road shall be changed to a name approved by the City Engineer because this portion of the street is north-south and addresses will conflict with the existing east-west portion of Harvest Moon Lane east of South Point Road.
28. The layout of this plat has created excessive street frontage on public lands dedicated for stormwater management purposes. In addition, due to the small lot size, the open space dedicated to the public for stormwater purposes will be utilized by the neighborhood as open space. The developer shall be responsible for the full cost of street improvements on all outlots except Outlots 13, 14 and 19.
29. The City of Madison will remove snow from the alleys. Refuse collection will be on the public street. If collection from the alley is desired, the collection shall be private.
30. The developer shall dedicate a 10-foot wide right-of-way for sidewalk as follows:
 - a. North side of Lots P34-P38.
 - b. North side of Lots P18-P21.
 - c. North side of Lots P4-P6.

(This dedication will reduce the lands dedicated for stormwater management.)

The Developer shall dedicate a 10-foot wide easement for sidewalk in the private open space immediately east of Lots P6-P8. This sidewalk shall replace the sidewalk along Mineral Point Road between Watts Road and "H" Street.

31. The Developer shall enter into a City/Developer agreement for the improvements required to serve this plat/csm. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer.
32. Two weeks prior to recording the final plat, a soil boring report prepared by the 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.
33. It is anticipated that the improvements on Harvest Moon Lane and "K Street required to facilitate ingress and egress to the plat/csm will require additional right-of-way and/or grading easements located outside the plat/csm boundary. The developer shall acquire the right-of-way and/or sloping easements as required by the City at the developer's expense. In the event that the developer is unable to acquire the right-of-way and/or sloping easements required, the City shall assist the developer in acquiring the property and the developer shall pay the City for all costs with the acquisition.
34. The developer shall construct Madison Standard street improvements for all streets within the plat/csm.
35. The developer shall show a 30-foot building setback line on the plat/csm adjacent to Watts Road for all lots in the plat/csm adjacent to said roadway.
36. Note: No buffer strip shall be dedicated to the City as the City does not want the maintenance.
37. The developer shall note that City funds for park frontage are limited and will be determined at the sole discretion of the City.
38. ***Value of sidewalk installation under \$5,000.*** The applicant shall Construct Sidewalk to a plan approved by the City Engineer along Valley View Road and South Point Road.
39. The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat/csm.
40. An erosion control plan and land disturbing activity permit shall be submitted to the Engineering Division for review and approval prior to recording the final plat/csm. 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.
41. 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 this 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.

The following note shall accompany the master storm water drainage plan:

- a. 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 City Engineering's approval of this plan.

42. Prior to recording, this plat shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Contact Greg Fries at 267-1199 to discuss this requirement.
43. This site is greater than one (1) acre, and the Developer is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at (608) 275-3201 to discuss this requirement.
44. All outstanding Madison Metropolitan Sewerage District (MMSD) sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
45. 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 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 Surveyor shall identify monument types on all PLS corners included on the Plat or CSM.
Note: Land tie to two PLS corners required.
46. In accordance with Section S. 236.18(8) Wisconsin Statutes, the Developer's Surveyor shall reference City of Madison NAD 1927 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established NAD 1927 coordinates on all PLS corners within its corporate boundary. If a surveyor encounters an area without a published NAD 1927 value, contact Engineering Division for this information.
47. 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/CSM** to the Mapping/GIS Section of the Engineering Division. **The digital copies shall be submitted in both NAD 27 and WIDOT County Coordinate System, Dane County Zone datums and be consistent with previous formats delivered to the City by the applicant and contain the minimum of the following, each on a separate layer name/level number:**
 - a. Right-of-way lines (public and private)
 - b. Lot lines
 - c. Lot numbers
 - d. Lot/Plat dimensions
 - e. Street names

- f. Easement lines (i.e. street, sanitary, storm (including wetland and 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).

NOTE: This transmittal is a separate requirement than the required submittals to Bob Arseneau for design purposes.

NOTE: 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.

- 48. In accordance with Section s. 236.34(1)(c) which says a CSM shall be prepared in accordance with s. 236.20(3)(c) & (f), Wisconsin Statutes, the applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (site Register of Deeds recording data) and easements which are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements.

Please contact Kathy Voeck, Assistant Zoning Administrator at 266-4551 if you have questions regarding the following four items:

- 49. Provide a revised grading plan of the plat to show that usable open space requirements can be met on the R2T lots in the amount of 800 square feet per each lot. Usable open space shall be in a compact area of not less than 200 square feet, having no dimensions less than 10-feet and having a slope no greater than 10 percent. The required front yard and required street side yards do not count toward usable open space. Revise the grading plan on the following lots, including but not limited to Lots P-163, 167, 168, 169, 196, 197, 229, 230, 231, 233, 241, 242 and 243.
- 50. Provide a side yard building setback line on the northerly side of Lot P-189. (Note: The lot is not a corner lot.)
- 51. The face of the plat shall include the following statement: "This subdivision is subject to the Inclusionary Zoning sections of Chapter 28 of the Madison General Ordinances. This requirement shall be satisfied by a separate recorded restriction."
- 52. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit to CDBG staff a copy of the approved plans for recording prior to Zoning sign-off on the plat. The applicant shall submit a final Inclusionary Dwelling Unit Plan (IDUP) for approval and recording with the final plat of the subdivision.

Please contact Bill Roberts of the Planning Unit staff at 266-4635 if you have questions regarding the following six items:

- 53. The final plat shall include a landscape screening buffer area along the northerly property line adjacent to the Silicon Prairie plat. Details of the landscaping will be required when specific development/building proposals are submitted for review.
- 54. A note shall be provided on the final plat and a deed restriction recorded indicating that an Inclusionary Dwelling Unit Plan will be required for the development of the R5 zoned parcels at the time that development plans are submitted for this property. A copy of the recorded restriction will be provided to staff prior to the recording of the final plat.

55. Review and approval of the development covenants and restrictions and responsibilities of the Homeowner's Association by the City Attorney shall be required.
56. The final plat shall designate all lands dedicated to the public for stormwater management and/or sanitary sewer purposes to also add a designation for "local paths, trails, and crossings."
57. Sidewalks shall be provided on both sides of all public streets unless otherwise approved by the City Plan Commission. The Letter of Intent shall be revised to incorporate this condition. There shall be no development on the property until the final plat is approved and recorded and until a zoning map amendment, as been approved covering portions of the plat area to be included in the first phases of development.

Please contact the Madison Water Utility at 266-4651 if you have questions regarding the following three items:

58. All public water mains and water service laterals shall be installed by a standard City subdivision contract, except water mains on South Point Road and Valley Vie Road may be installed by an assessment reimbursement contract.
59. All private wells shall be abandoned in accordance with Madison General Ordinance 13.21.
60. The Water Utility will not need to sign off on the final plans, but will need a copy of the approved plans.

Please contact Si Widstrand, City Parks Division, at 266-4711 if you have questions regarding the following five items:

61. The woodland will be accepted as park dedication. Total dedication required is approximately 14 acres and total development fees are approximately \$575,000. There is potential for significant credit to the developer for park dedication and improvements, which can be resolved prior to final plat approval.
62. The park will become the primary corridor for the regional bike path. The potential trail routes and feasibility for a trail underpass of South Point Road should be evaluated as part of the plat design. The drainage corridor should be used for pedestrian trails.
63. Lots 155-157 shall be eliminated to provide better street frontage to the active area of the park. It may be possible to relocate these lots to some other edges of the park space that are not as critical for recreation or tree protection.
64. The developer shall provide a tree inventory and assessment to identify any significant disease issues, to ensure protection of trees at the woodland edge adjacent to developed lots, to identify trail corridors and park development locations. Surveyed locations will be required for trees in some areas adjacent to proposed construction. Coordination with the developer will also be required to ensure that fencing of the woodland property lines occurs as part of the development process.
65. Utility easements shall not be allowed across parkland without prior approval of the Parks Division.

Please contact John Lippitt, Madison Fire Department, at 266-4484 if you have questions regarding the following three items:

66. Provide fire apparatus access as required by Comm. Chapter 66.0500 and MGO 34.19, as follows:
Provide a fire lane with the minimum clear unobstructed width of 20-feet. Information: P-37, 36, 35, 20, 19 and 5 are served by a 26-foot fire lane. No on-street parking will be allowed on this access, 26-feet – 8 feet parking = 18-foot fire lane in these locations, or increase access lane to 28-feet and one side can have parking.
67. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.
68. Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28-feet.

The plat shall be approved by the State Department of Development.

The plat covenants and restrictions for this subdivision will be submitted to the Planning Unit staff for review and approval.

Any appeal from the action, including the conditions of approval, must be filed with the Circuit Court within thirty days from the date of this letter. Review and approval of the final plat will be required. Final Urban Design Commission review and approval will be required for the PUD sites, unless determined otherwise by staff to the Urban Design Commission.

Sincerely,

Bill Roberts
Planning Unit

Enclosure

cc: City Engineering
Traffic Engineering
Zoning Administrator
Pellett Development, LLC, 702 South Point Rd., Verona, WI 53593
D'Onofrio Kottke & Assoc., 7530 Westward Way, Madison, WI 53717
Vandewalle & Assoc., 120 E. Lakeside St., Madison, WI 53715