

PLANNING DIVISION STAFF REPORT

March 10, 2014



PREPARED FOR THE PLAN COMMISSION

Project Address: 702 South Point Road
Application Type: Zoning Map Amendment, Demolition Permit, Preliminary Plat and Final Plat
Legistar File ID # [32952](#), [32916](#) and [32917](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted
Reviewed By: Michael Waidelich, Principal Planner

Summary

Applicant: Jeff Rosenberg, VH South Pointe Land, LLC/ Veridian Homes; 6801 South Towne Drive; Madison.

Property Owner: Jim & Sue Investment, LLC; 1276 S. Fish Hatchery Road; Oregon.

Contact: Brian Munson, Vandewalle & Associates; 120 E. Lakeside Street; Madison.

Surveyor: Dan Day, D'Onofrio Kottke & Associates; 7530 Westward Way; Madison.

Requested Action: Approval of a substitute request to rezone 702 South Point Road from A (Agricultural District), TR-C3 (Traditional Residential–Consistent 3 District) and PD (Planned Development District) to TR-C3, TR-P (Traditional Residential-Planned District) and CN (Conservancy District); approval of a demolition permit to allow an existing single-family residence to be razed, and; and approval of a preliminary plat and final plat creating create 259 single-family lots, 11 lots for two-family-twin residences, 7 outlots to be dedicated to the City for expansion of a park, an alley, and stormwater management, and 2 outlots for private open space.

Proposal Summary: Veridian Homes is requesting approval of the “First Addition to 1000 Oaks” subdivision, which will include a combination of 259 street- and alley-loaded single-family lots of varying size and 11 lots to be developed with two-family-twin residences accessed from a public alley. The single-family lots will be developed in either TR-P or TR-C3 zoning, while the two-family lots will be developed in TR-P zoning. The plat also calls for the dedication of an 11.7-acre addition to Thousand Oaks Park, a community park that extends through the center of the subdivision. Implementation of the proposed subdivision requires demolition of a two-story farmhouse and various accessory buildings located near the center of the site. The development will occur in phases beginning in 2014, with completion of the subdivision anticipated in 2022.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The TR-P district proposed to govern approximately 24.7 acres of the site is subject to the design and approval standards and submittal requirements found in Section 28.053 of the Zoning Code. Section 28.185 provides the process and standards for the approval of demolition and removal permits. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Review Schedule: 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 8, 2014. Therefore, the 90-day review period for this plat is scheduled to expire circa April 8, 2014.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward substitute for Zoning Map Amendment Zoning Map Amendment ID 28.022-00103, 28.022-00104 and 28.022-00114, rezoning 702 South Point Road from A, TR-C3 and PD to TR-P, TR-C3 and CN, and the preliminary and final plats of First Addition to 1000 Oaks, to the Common Council with recommendations of **approval**, and find the standards met and **approve** a demolition permit for an existing residence, all subject to input at the public hearing and the conditions from reviewing agencies beginning on page 9 of this report.

Background Information

Parcel Location: A 92.4-acre parcel generally located at the northwestern corner of Valley View Road and south Point Road; Aldermanic District 9 (Skidmore); Madison Metropolitan School District.

Existing Conditions and Land Use: Single-family residence and accessory farm buildings and undeveloped land, zoned A (Agricultural District), TR-C3 (Traditional Residential–Consistent 3 District) and PD (Planned Development District), which reflects the previous zoning and plat approvals for the 1000 Oaks subdivision.

Surrounding Land Use and Zoning:

North: Three lots for future multi-family development in the 1000 Oaks subdivision, zoned SR-V2 (Suburban Residential–Varied 2 District); City of Madison public works facility, zoned IL (Industrial–Limited District);

South: Undeveloped lands in the future Sugar Maple subdivision, zoned TR-U1 (Traditional Residential–Urban 1 District) and TR-C3 (Traditional Residential–Consistent 3 District) in the City; US Forest Products Lab lands in the Town of Middleton;

West & East: Undeveloped lands in the Town of Middleton.

Adopted Land Use Plan: The Pioneer Neighborhood Development Plan identifies most of the subject site for low-density residential uses (0-8 units per acre), with the exception of an area of low- to medium-density residential development (8-15 units per acre) located along the south side of extended Watts Road. The plan also identifies areas through the center of the site for park, drainage and open space uses.

Zoning Summary: The following bulk requirements apply in TR-P (Traditional Residential-Planned District) and TR-C3 (Traditional Residential–Consistent 3 District):

Requirements for:	Proposed TR-P zoning:		Proposed TR-C3 zoning:
	Single-family detached	Two-family-Twin	Single-family detached
Lot Area (sq. ft.)	3,500 sq. ft per lot	2,500 sq. ft. per unit	3,000 sq. ft per lot
Lot Width	37'	25' per unit	30'
Front yard setback	15'	15'	15'
Maximum Front Yard Setback	No more than 20% greater than block average up to 30' max.	No more than 20% greater than block average up to 30' max.	No more than 20% greater than block average up to 30' max.
Side yard setback	5'	5'	5' or 10% width for lots under 50' wide
Reversed Corner Side Yard Setback	8' (10' for garage)	8' (10' for garage)	8' (10' for garage)
Rear yard	Street accessed: 20' Alley-accessed: 2'	Street accessed: 20' Alley-accessed: 2'	Street accessed: 20' Alley-accessed: 2'

Maximum lot coverage	75%	75%	75%
Maximum building height	3 stories/35’	3 stories/35’	2 stories/35’
Usable open space (sq. ft. per unit)	500 sq. ft.	500 sq. ft.	500 sq. ft.
Other Critical Zoning Items			
Yes:	Utility Easements, Adjacent to Parkland (Thousand Oaks Park)		
No:	Barrier Free, Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development		
Prepared by: Tim Parks, Planning Division and Pat Anderson, Assistant Zoning Administrator			

Environmental Corridor Status: The majority of the subject site is not located within a mapped environmental corridor with the exception of a drainage corridor, which generally extends across the property parallel to Watts Road. An area of woodlands with greater than 80% canopy is also identified on the corridor map (see Map A9).

Public Utilities and Services: The site is located in the Central Urban service Area and will be served by a full range of urban services as it develops, with the exception of Metro Transit, which currently does not provide service west of Junction Road.

Previous Approvals

On December 13, 2005, the Common Council conditionally approved a request to rezone the subject 124.7 acres from Temp. A (Agriculture District) to R2T, R2Y, R2Z (Single-Family Residence Districts), R5 (General Residence District), C (Conservancy District) and Planned Unit Development, General Development Plan (PUD-GDP) [1966 Code] and approved a preliminary plat with 274 single-family lots, 9 two-family lots, 1 lot for townhouse development, 3 lots for future multi-family development and various outlots for public and private open space and stormwater management. A final plat of the same was approved by the Common Council on June 6, 2006 but was not recorded before the subdivision approval and zoning expired.

On June 3, 2008 the Common Council conditionally approved a request to rezone the subject site from Temp. A (Agriculture District) to R2T, R2Y, R2Z (Single-Family Residence Districts), R5 (General Residence District), C (Conservancy District) and Planned Unit Development, General Development Plan (PUD-GDP); approval of a preliminary plat proposing 274 single-family lots, 9 two-family lots, 1 lot for townhouse development, 3 lots for future multi-family development and various outlots for public and private open space and stormwater management, and; approval of a final plat creating the 3 lots for future multi-family development and 1 outlot for stormwater management north of future Watts Road (extended). The final plat was recorded on May 15, 2009.

A Certified Survey Map creating an outlot for public park purposes (Thousand Oaks Park) from the lands subject to the 2008 preliminary plat was recorded on August 29, 2011. The dedication of parkland was required in order to meet parkland dedication requirements in other nearby subdivisions.

Project Description

The applicant is requesting approval of a zoning map amendment and revised subdivision plat for the southern 92.4 acres of the larger 124.7-acre 1000 Oaks development generally located in the northwestern quadrant of

South Point and Valley View roads. The northern boundary of the proposed First Addition to 1000 Oaks plat is platted but un-built Watts Road, which is proposed in the Pioneer Neighborhood Development Plan to extend across the Pioneer neighborhood as a minor east-west collector street. The plat calls for a combination of 259 street- and alley-loaded single-family lots of varying size and 11 lots to be developed with two-family-twin residences accessed from a public alley. The plat also includes 7 outlots to be dedicated to the City for the expansion of Thousand Oaks Park, an alley, and stormwater management, and 2 outlots for private open space.

The 1000 Oaks development is generally characterized by a rolling terrain that includes two drainage corridors that cross the northern third of the site and by a significant wooded slope that extends from west to east through the center of the property. The 18 acres of the site north of Watts Road were previously subdivided into 3 lots for future multi-family residential development in the R5-General Residence District (now SR-V2 zoning district) and are not part of the pending applications. A single-family residence and a series of accessory buildings located near the center of the site will be demolished to accommodate the proposed subdivision. The home was previously proposed to remain with the earlier renditions of the 1000 Oaks plat. However, the applicant indicates that the size of the residence, its orientation to the rest of the lots in the development (it faces east and the surrounding homes will face north-south), and the likely cost to renovate the home as reasons for its demolition. The Landmarks Commission informally reviewed the demolition of the existing residence on February 17, 2014 and noted that the structure had no known historic value.

The 11 two-family-twin lots and 130 of the 259 single-family lots will be located south of Watts Road and north of the wooded hill at the center of the site that will largely be dedicated to the City as an expansion of Thousand Oaks Park. The two-family-twin lots will front onto the south side of Watts Road and be provided with access by a public alley (Outlot 4) that will also serve 13 single-family lots proposed to front onto Gilded Cider Boulevard. The remaining 117 single-family lots in the northern portion of the plat will be developed with street-loaded residences. Access into the northern portion of the subject plat will primarily be provided by Carmel Leaf Drive, which will extend west from South Point Road just north of and parallel to the expanded park. Additional access will be provided by 3 public streets that will extend south from Watts Road in later phases of the development.

The remaining 129 single-family lots will be located on the southern half of the subject site between expanded Thousand Oaks Park and Valley View Road. All of the residential lots in this portion of the plat will be developed with street-loaded residences. Access into the southern portion of the subdivision will be provided by the extension of Tawny Acorn Drive from South Point Road, and from residential streets that will extend into the site from a section of Sugar Maple Lane to be constructed north from Valley View Road. Sugar Maple Lane is proposed to extend north-south as a neighborhood collector street through the Pioneer neighborhood.

The proposed TR-P (Traditional Residential-Planned) district will include all of the lots located north of Carmel Leaf Drive and east of proposed Gingergrass Way, the second of the 3 north-south streets that will extend into the First Addition plat from Watts Road, including the 13 alley-loaded single-family lots and 11 lots to be developed with two-family-twin homes. The remaining lots will be zoned TR-C3 (Traditional Residential-Consistent 3 District), which requires a minimum of 30 feet of lot width and 3,000 square feet of lot area. Staff believes that all of the lots will comply with the lot design requirements of their respective TR-P or TR-C3 zoning.

In addition to the dedication of Outlot 7 to the City for the expansion of Thousand Oaks Park, which is proposed to be zoned CN (Conservancy District), the applicant will dedicate Outlots 2, 3, 5, 6 and 10 to the City for stormwater management. The First Addition to 1000 Oaks also proposes 2 private open space outlots to be maintained by a homeowners association, including a wide median/ boulevard in Tawny Acorn Drive (Outlot 8) and a 15-foot wide strip between Lots 221 and 222 that will contain a walkway from Quaking Aspen Drive to the intersection of Valley View Road and South Point Road.

Supplemental Requirements

The following excerpts summarize the requirements for residential development in the Traditional Residential-Planned (TR-P) District (Section 28.053) of the Zoning Code:

(1) Statement of Purpose.

The TR-P District is established to encourage the development of new traditional neighborhoods in close-in or outlying parts of the City that incorporate the characteristics of existing traditional neighborhoods. Features include a variety of lot sizes and integrated housing types, detached or alley-loaded garages, traditional architectural features such as porches, an interconnected street system and the creation of a high-quality public realm.

A large-scale TR-P development will be designed through a master planning process. Where a TR-P District is developed in conjunction with or in proximity to an existing or planned mixed-use or higher-density district (for example, a Neighborhood Mixed-Use District, Traditional Shopping Street District, or Traditional Residential-Urban District) the TR-P District is also intended to meet the goals of traditional neighborhood development as established by the State of Wisconsin and Dane County. These goals include the following:

- a.) Reduce public costs by making more efficient use of infrastructure.
- b.) Protect the environment through reduced land consumption, preservation of on-site environmental features, and reduced automobile travel.
- c.) Increase public safety and welfare through street design that results in slower driver speeds and reduced accidents, injuries and fatalities.
- d.) Promote the reinvestment in existing developed areas.
- e.) Foster community through attractive streets and public spaces that create opportunities for encounters and gatherings.

(3) Required Mix of Residential Uses.

After the effective date of this ordinance, development sites or projects within the TR-P District that are 10 acres or more in size or that include 50 or more dwelling units shall meet the following standards:

- a.) A minimum of 3 residential building types from the following categories shall be included within the site:
 1. Single-family detached dwellings with street-accessed garages.
 2. Single-family detached dwellings with alley-accessed garages.
 3. Two-family and single-family attached buildings.
 4. Accessory dwelling units.
 5. Multi-family dwellings (3 units or more), including senior housing.
 6. Special-needs housing such as community living arrangements and assisted living facilities.
- b.) A minimum of ten percent (10%) of the units on the site shall be in two-family, attached or multi-family residential dwelling types.
- c.) For infill development, the required mix of residential uses may be satisfied by existing adjacent residential uses within a one-quarter mile radius.
- d.) All residential lots shall be located within one-quarter mile of existing or planned public or common open space.

(4) Dimensional Standards, Permitted and Conditional Uses. [See table on pages 2-3 as it applies to this project.]

(5) Site Design Standards.

- a.) Open Space. Open space shall be available to the residents of the district for recreational purposes or similar benefit. Land reserved for stormwater management and other required site improvements shall not be applied to this requirement, unless designed as open space that will meet resident needs.
 - 1. Open space shall be designed to meet the needs of residents of the district and the surrounding neighborhoods to the extent practicable for parks, playgrounds, playing fields, and other recreational facilities.
 - 2. A diversity of open spaces shall be provided within the TR-P district, including but not limited to community parks, neighborhood squares and commons, and playgrounds.
 - 3. Open spaces included with the subdivision shall be dispersed throughout the development and walkable from most areas within the subdivision.
 - 4. Land donated for any public purpose, which is accepted by the City, may be credited towards the open space requirement at the discretion of the Common Council.
- b.) Street Layout. A TR-P site development plan shall maintain the existing street grid where present and restore the street grid where it has been disrupted. In newly developing areas, streets shall be designed to maximize connectivity, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at an environmentally sensitive area, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.
- c.) Street Design. Flexibility in street design may be allowed within a TR-P District in order to create a safe and pleasant environment for residents, emphasizing pedestrian and bicycle circulation.
- d.) Non-Residential Uses. Non-residential land uses, including but not limited to schools, places of worship and neighborhood-serving commercial uses located within a subdivision zoned TR-P, shall be designed in a compact fashion and reflect the design of other uses within the master-planned development. Parking for such uses shall be located in the side or rear yards and shall be well screened to preserve the continuity of the public realm.

(6) Submittal Requirements.

- a.) After the effective date of this ordinance, a Master Plan shall be required for all TR-P projects that are proposed to be 10 acres or larger in size or those that will include 50 dwelling units or more. All TR-P Master Plans shall include each of the following elements:
 - 1. A map of the proposed development that identifies all of the lots and outlots to be contained in the proposed development and which contains all of the information required for preliminary plats in Sec. 16.23(7)(a), MGO. The map shall identify each of the following items:
 - a. The use of each lot or outlot, including any spaces to be dedicated to the public.
 - b. The number of dwelling units to be provided on each lot.
 - c. The number of floors of all buildings to be constructed on a lot – minimum and maximum.
 - d. The orientation of buildings in relation to all streets.
 - e. The yards and building setbacks for each developable lot.
 - f. Stormwater management, including proposed treatments at the lot, block and subdivision level.
 - 2. A phasing plan for the implementation of the master planned development.
 - 3. Building design standards for the proposed development recorded in the covenants, conditions and restrictions for the subdivision, shall include:
 - a. Massing and composition of structures, orientation of windows and entries; doors and other elements of the facade, and primary facade materials and colors.

- b. A process for the application of such building design standards, through an architectural review committee or similar review body.
4. A detailed letter of intent for the project that outlines the specific goals and objectives for the master planned development. Sec. 28.053(6)(b)

b.) Standards for Approval of Master Plans.

1. The proposed TR-P Master Plan shall be consistent with the recommendations of the Comprehensive Plan and any adopted neighborhood plan, including the objectives established for traditional neighborhood development in the Comprehensive Plan.
2. The proposed TR-P Master Plan shall contain a highly connective circulation pattern and shall be conducive to multiple forms of transportation.
3. The proposed master planned development shall include a variety of integrated residential dwelling unit types. Segregation of dwelling unit types shall be avoided.
4. The proposed TR-P Master Plan shall be consistent with the statement of purpose of this section.
5. The TR-P Master Plan shall also comply with all of the requirements for preliminary plats in Section 16.23(5)(c) Madison General Ordinances.

(7) Review Procedures. A Master Plan for a TR-P district will be reviewed as part of the zoning map amendment and subdivision plat.

Analysis

Conformance with Neighborhood Development Plan

The Pioneer Neighborhood Development Plan identifies most of the First Addition to 1000 Oaks for low-density residential uses up to 8 units per acre, with the exception of an area of low- to medium-density residential development between 8-15 units per acre recommended along the south side of extended Watts Road. The plan also identifies areas through the center of the site for park, drainage and open space uses.

The Planning Division has twice previously found that the proposed zoning, development layout and mix of residential uses in the 1000 Oaks subdivision to be appropriate and in conformance with the recommendations in the Pioneer Neighborhood Development Plan. The First Addition plat includes modest variations in the layout of the subdivision compared to those previously approved versions. However, the Planning Division generally believes that the proposed plat is appropriate and recommends that the Plan Commission and Common Council approve the applicants' zoning map amendment, preliminary plat and final plat subject to the conditions contained in the last section of this report.

However, Parks Superintendent Kevin Brisk has submitted a memo (attached) for the Plan Commission's consideration regarding the design of the proposed expansion of Thousand Oaks Park (Outlot 7). Section 16.23(8)(f)5 of the Subdivision Regulations states that "The Plan Commission, after recommendation of the Park Commission shall determine that any land to be dedicated as a requirement of this section shall be reasonably adaptable to meet desirable on-site facilities as outlined in Madison's Parks and Open Space Plan, and shall so recommend to the Common Council. Factors used in evaluating the adequacy of proposed park and recreation areas shall include size and shape, topography, geology, tree and other plant cover, access, and location."

The Parks Division is recommending revisions to the plat to increase the amount of street frontage for Thousand

Oaks Park to create a more functional open space that meets the requirements for neighborhood parks in the 2012-2017 Parks and Open Space Plan ([link](#)). Outlot 7 has significant slopes that limit opportunities for park development, and Parks staff believes that this park provide developable space for neighborhood park recreational amenities like a playground and open play/picnic area. Previous iterations of the 1000 Oaks plat included more public street frontage than proposed on the First Addition plat, which given the number of residential lots proposed along the south side of Carmel Leaf Drive, also causes Parks staff to raise concern about access and visibility into the park. Both the concerns for developable park space and access and visibility into the park could be addressed by reducing the number of lots along the south side of Carmel Leaf. The memo notes that such revisions would make the project more consistent with the Pioneer Neighborhood Development Plan, which emphasizes that parkland in this neighborhood “should focus on active recreational facilities.”

Conformance with the TR-P District Requirements

The proposed master plan for the portion of the First Addition to 1000 Oaks to be zoned TR-P generally conforms to the requirements in Section 28.053(6) of the Zoning Code. The mix of street-loaded and alley-loaded single-family detached and two-family-twin units meets the required mix of residential unit types in subsection (3). Of the 102 units proposed in the TR-P district, 22 will be other than single-family residences, which complies with the requirement that at least 10% of the units in the TR-P be in two-family, attached or multi-family residential dwelling types (which cannot include the future units north of Watts Road to be developed in SR-V2 zoning), and all of the units in the project will be within a quarter-mile of an existing or proposed open space. The master plan text indicates that buildings in the TR-P will reviewed by a neighborhood architectural control committee with the goal of creating diversity of architectural approaches while maintaining a cohesive massing and composition, building orientation onto adjoining streets, and appropriate durable materials. Final details of the architectural control committee will be required prior to the recording of the final plat.

The Planning Division also believes that the residential unit types in the proposed TR-P master plan for this project are adequately integrated, although staff believes that the TR-P could be better integrated if some of the two-family-twin residences along the south side of Watts Road were blended with some of the alley-loaded single-family residences on the north side of Gilded Cider Boulevard. Such a revision would allow the proposed development to better meet TR-P standard for approval 3 as well as the statement of purpose of the district.

Conclusion

The Planning Division believes that the proposed First Addition to 1000 Oaks subdivision and the related demolition permit for the existing single-family residence on the site can meet the applicable standards for approval and are consistent the Pioneer Neighborhood Development Plan. However, the Plan Commission should give careful consideration to the concerns raised by the Parks Superintendent about the design of the addition to Thousand Oaks Park that the developer proposes to dedicate to the City with the plat.

Recommendation

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

The Planning Division recommends that the Plan Commission forward substitute for Zoning Map Amendment Zoning Map Amendment ID 28.022–00103, 28.022–00104 and 28.022–00114, rezoning 702 South Point Road from A, TR-C3 and PD to TR-P, TR-C3 and CN, and the preliminary and final plats of First Addition to 1000 Oaks,

to the Common Council with recommendations of **approval**, and find the standards met and **approve** a demolition permit for an existing residence, all subject to input at the public hearing and the following conditions:

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

1. Prior to recording of the final plat, the Planning Division shall approved final building design standards for the proposed development recorded in the covenants, conditions and restrictions for the subdivision that includes 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.
2. Prior to recording of the final plat, a final tree preservation plan and grading plan shall be approved by staff. The final plan will be reviewed by the Planning Division, Parks Division and City Engineering Division to identify areas where existing vegetation may be preserved as part of the implementation of the subdivision. 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, building lines/ envelopes, and alternative utility locations) may be noted on the final plat.
3. 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.

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

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

4. City Engineering staff has been working with the developer on replacement street name suggestions for Sage Brush Drive, Sassafrass Street, Bayfield Apple Way and Carmel Leaf Drive. These names do not work with the street naming policy and convention.
5. Sweet Autumn Drive shall continue east to the curve near Lot 120. A new street name is required where the direction turns from east-west to north-south. Submit new street name suggestion for north-south segment from Lots 121-124 (previously shown as Bayfield Apple Way).
6. Submit new street name suggestion for north south segment from Lots 234-242.
7. Label street north of Watts Road as platted Harvest Moon Drive.
8. Label street south of Valley View Road as Sugar Maple Lane.
9. The Illustrative plan included with the plat submittal calls out one of the streets as "Quaking Aspen Lane" where the plat calls it "Quacking Aspen Lane". Modify the plat accordingly to provide the correct name.

10. The west line of the preliminary plat and final plat are not coterminous with the west line of Lot 1 of Certified Survey Map 13155, leaving a gap parcel. The entire gap area shall be conveyed to the adjacent property owner(s) by recorded document(s) prior to final sign off of the final plat. The document numbers of the conveyances and the outlines of the parcels conveyed shall be shown on the face of the final plat. If the conveyances do not occur prior to the recording of the final plat, the gap area(s) shall be included within the final plat as Outlot(s).
11. Lots 34 – 44 are to be developed with two-family-twin residences. The future splitting of each of these lots to accommodate the twin homes within 5 years of the recording of the final plat by Certified Survey Map is not allowed under Chapter 236 of the Wisconsin State Statutes. The one exception to this being if ownership of a two-family-twin lot is transferred to a different owner, in which case the lot(s) can be split. It is suggested that all of the lots that are to exist be created now with the final plat. Later the dividing lot line(s) can be adjusted simply by administrative CSM without concern of violating the requirements of Chapter 236 of the Wisconsin Statutes.
12. Prior to City Engineering sign-off for the final plat, the applicant shall coordinate with the Public Bodies and Private Public Utilities serving this plat as to the location and width of all easements required to adequately serve the plat. All of the easements shall be properly shown and noted on the face of the Final Plat. Contact Jeff Quamme in City Engineering (jrquamme@cityofmadison.com) to receive the appropriate easement terms/ conditions language for inclusion on this subdivision plat.
13. Provide “Recorded as” information around Certified Survey Map 8812 and all other locations where appropriate on the preliminary plat and final plat.
14. Provide a note on all sheets to refer to Sheet 2 for additional notes and restrictions.
15. Provide a location map as required by Statute.
16. Specify who or what body will benefit from the 30-foot wide landscaping easement along South Point and Valley View roads. Also include additional language on the plat to better define the easements conditions and restrictions. This shall be a private easement and the City will not accept this as a public dedication.
17. The current title report does not list VH South Pointe, LLC as an owner. Proof of ownership is required prior to final sign off of the plat.
18. The City Engineering Division reserves the right to add additional public uses for the outlots that are “Dedicated to the Public” prior to final signoff of the plat beyond those currently stated on the preliminary plat and final plat.
19. The developer shall construct half of Watts Road adjacent to the plat in accordance with the plans approved by the City Engineer.
20. The City has scheduled the construction of South Point Road adjacent to the plat in the summer of 2014.
21. The developer shall install sidewalk, curb and gutter, pavement and storm sewer along Valley View Road in accordance with the plans approved by the City Engineer.

22. The developer shall remove the septic systems with the building demolition and take out a septic system removal permit with the Public Health Department of Madison and Dane County. The developer shall provide evidence of application submittal prior to the approval of the final plat.
 23. The City intends to construct the next phase of the Lower Badger Mill Creek Sanitary Sewer Interceptor through the proposed plat up to the City's South Point Lift Station. The developer shall provide a route through the plat that will not be revised with the future replatting. The City will not be held responsible for future sanitary sewer relocations that result from replatting nor will the City accept any replatting of residential lots where the interceptor would be located within the lots.
 24. Verify and modify the plat accordingly to ensure that the zoning setbacks coincide with the required drainage easement widths.
 25. The layout of the plat has created excessive street frontage adjacent to public lands. The City has limited ability to participate in the cost for street improvements adjacent to the lands dedicated for stormwater management purposes. The City shall not participate on the reimbursement for Outlot 5 or Outlot 6.
 26. Each duplex unit or twin home unit shall have a separate sanitary sewer lateral.
 27. The developer shall dedicate a 15-foot wide temporary limited easement for grading and sloping purposes along South Point Road. Add language to the final plat that would release the easement upon completion of the street and sidewalk construction.
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28. 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.
 29. 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.
 30. This development is subject to impact fees for the Lower Badger Mill Creek Sanitary Sewer and Stormwater 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."
 31. The developer shall construct Madison standard street and sidewalk improvements for all streets within the plat.
 32. The developer shall establish a 30-foot building setback line for all lots on the plat adjacent to Valley View Road and South Point Road.
 33. The developer shall make improvements to Valley View Road and South Point Road to facilitate ingress and egress to the plat.

34. The developer shall note that AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat.
35. All proposed street names shall be approved by the City Engineer. The applicant shall contact Lori Zenchenko (lzenchenko@cityofmadison.com) with street name requests.
36. 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.

37. 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."

38. 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.
39. Effective January 1, 2010, the Wisconsin Department of Commerce's authority to permit commercial sites for stormwater and erosion control has been transferred to the Wisconsin Department of Natural Resources (WDNR). As this site is greater than one acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the WDNR prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Contact Eric Rortvedt of the WDNR at 273-5612 to discuss this requirement. The City of Madison cannot issue an erosion control and stormwater management permit until concurrence is obtained from the WDNR.
40. A minimum of 2 working days prior to requesting City Engineering signoff on the plat, the applicant shall contact Janet Dailey (261-9688) to obtain the final stormwater utility charges that are due and payable prior to subdivision of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
41. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
42. 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.
43. 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.
44. 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.

45. 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.

46. 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.
47. 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 Eric Halvorson, 266-6527)

48. The applicant shall provide documentation as required in MGO Section 16.23(8)(a)8.a.iv. to plat local streets with a right of way width of 56 feet. The applicant shall revise all streets that do not meet the requirements of MGO Section 16.23(8)(a)8.a.iv. to have a right of way width of 60 feet.

49. A streetlight declaration of conditions and covenant shall be executed and returned prior to final signoff of the plat.
50. Utility easements shall be provided on the final plat between the lots in the following table. The applicant shall show a detail drawing of the 12-foot utility easement dimensions and lot lines on the face of the final plat.

Between Lots	Between Lots	Between Lots	Between Lots	Between Lots	Between Lots
12-Outlot 2	56-57	89-90	144-145	183-184	215-216
13-Outlot 2	58-75	92-107	153-154	185-186	217-218
25-26	59-60	103-104	155-156	188-189	236-237
29-30	63-64	117-118	158-159	190-191	240-241
32-33	65-66	122-123	163-164	192-193	252-253

34-Outlot 4	68-69	125-126	167-168	195-196	255-256
44-Outlot 4	72-73	127-128	173-174	197-198	258-259
45-Outlot 4	76-91	134-135	175-176	205-206	264-265
53-54	86-87	141-142	179-180	208-209	268-269
					272-273

51. 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."
52. 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)

53. Work with Planning and Zoning staff to ensure that the final TR-P master plans meets the requirements of MGO Section 28.053(6).

54. Future changes to the TR-P Master Plan shall follow the requirements of Section 28.053(8).

Fire Department (Contact Bill Sullivan, 261-9658)

55. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Lt. Scott Bavary of the MFD Training Division to discuss this possibility at (608) 576-0600.
56. 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)

57. 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.
58. All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.

Parks Division (Contact Kay Rutledge, 266-4714)

→ See attached February 28, 2014 memo from Kevin Briski, Parks Superintendent

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

59. 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. Certificates shall be prepared with the ownership interests consistent with the most recent title report.
60. Certificates of consent for all mortgagees/vendors shall be included following the Owner's Certificates and executed prior to final plat approval. Be aware of any new mortgages that are obtained prior to sign-off in the event of a sale.
61. Please include a Plan Commission certificate to be executed prior to recording.
62. An Environmental Site Assessment is required because of the public dedications.
63. 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 March 4, 2014, the 2013 real estate taxes are paid for the subject property, but there is a street improvement special assessment in the amount of \$2,020.07.
64. Stormwater management fees, if any, shall be paid in full prior to final sign-off.
65. The following revisions shall be made to the final plat prior to final approval and recording:
 - a.) Carry over applicable Notes from CSM 13155.
 - b.) Depict and dimension all existing improvements (buildings, drives, parking lots, etc.), encroachments, wells and septic systems associated with the lands described for the proposed plat. (Well abandonment: ref. NR 141).
 - c.) Create notes that define the purpose of and the ownership of (whether public or private) all outlots. The note for an outlot dedicated to the public shall say: "Dedicated to the public for _____ purposes."