



PREPARED FOR THE PLAN COMMISSION

Project Address: 2052 Woods Road and 9603 Mid Town Road
Application Type: Zoning Map Amendment, Demolition Permit, Preliminary Plat and Final Plat
Legistar File ID # [33847](#), [33694](#) and [34261](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted
Reviewed By: Michael Waidelich, Principal Planner

Summary

Applicant & Property Owner: Tony Heinrichs, Watermark JT, LLC; 702 N. High Point Road; Madison.

Surveyor: Ron Klaas, D’Onofrio Kottke & Associates; 7530 Westward Way; Madison.

Requested Action: Approval of a request to rezone 2052 Woods Road and 9603 Mid Town Road from Temp. A (Agricultural District), SR-C1 (Suburban Residential–Consistent 1 District) and SR-C2 (Suburban Residential–Consistent 2 District) to TR-C2 (Traditional Residential–Consistent 2 District); approval of a demolition permit to allow the existing single-family residence at 9603 Mid Town to be razed, and; and approval of a preliminary plat and final plat creating 99 single-family lots, an outlot for a public park, and an outlot for public stormwater management.

Proposal Summary: The applicant is requesting approval of the “Hawks Valley” subdivision, which calls for 99 street-loaded single-family lots to be zoned TR-C2. An existing two-story house and barn located in the northeastern corner of the site will be demolished to facilitate implementation of the plat. The subdivision will be implemented in phases beginning in 2014, with completion of the subdivision anticipated in 2018.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. 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 April 2, 2014. Therefore, the 90-day review period for this plat is scheduled to expire circa July 2, 2014.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00130, rezoning 2052 Woods Road and 9603 Mid Town Road from Temp. A, SR-C1 and SR-C2 to TR-C2, and the preliminary and final plats of Hawks Valley, 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 6 of this report.

Background Information

Parcel Location: A 33.9-acre parcel located at the southwestern corner of Mid Town Road and Woods Road; Aldermanic District 1 (Subeck); future Madison Metropolitan School District (following recording of the plat).

Existing Conditions and Land Use: Two-story single-family residence and detached barn at 9603 Mid Town Road, zoned Temp. A (Agricultural District); undeveloped land, zoned SR-C1 (Suburban Residential–Consistent 1 District) and SR-C2 (Suburban Residential–Consistent 2 District) pursuant to 2011 rezoning approval.

Surrounding Land Use and Zoning:

North: Single-family residences in the Hawks Landing Golf Club subdivision, zoned SR-C1 (Suburban Residential–Consistent 1 District);

South: Single-family residences on large lots in the Town of Verona;

West: Undeveloped agricultural lands in the Town of Verona;

East: University Ridge Golf Course, zoned PR (Parks & Recreation District); single-family residences in the Hawks Meadows subdivision, zoned TR-C3 (Traditional Residential–Consistent 3 District); future single-family residences in the Hawks Woods Estates subdivision, zoned SR-C1.

Adopted Land Use Plan: The 2009 [Shady Wood Neighborhood Development Plan](#) (Phase 1/A) recommends that the subject site be developed with low-density residential uses in Housing Mix 1, which encourages small areas of duplexes, rowhouses and townhouses in addition to a wide range of single-family detached residences and lots. The overall density of an individual development should not exceed 16 units an acre, with the overall density of the low-density residential district not to exceed 8 units an acre. An area along the western property line of the subject site is also recommended for stormwater management and park uses.

At the time of its adoption in 2006, the [Comprehensive Plan](#) identified the subject site and other properties in the northern portion of the Shady Wood planning area in Peripheral Planning Area A, which is a “Group 1” planning area identified as a high priority area for more detailed neighborhood planning in order to further define the City of Madison’s near and long-term interests in serving future urban development and expansion in this area. The neighborhood planning area was recommended for Low-Density Residential development.

Zoning Summary: The following bulk requirements apply in TR-C2 (Traditional Residential–Consistent 2 District):

	Required	Proposed
Lot Area (sq. ft.)	4,000 sq. ft per lot	All proposed lots will exceed
Lot Width	40’	All proposed lots will exceed
Front yard setback	20’	TBD at permitting
Side yard setback	One story: 5’ / two story: 6’	TBD at permitting
Rear yard	Lesser of 30% lot depth or 30’	TBD at permitting
Maximum lot coverage	65%	TBD at permitting
Maximum building height.	2 stories/35’	TBD at permitting
Usable open space (sq. ft. per unit)	750 sq. ft.	TBD at permitting

Other Critical Zoning Items	
Yes:	Utility Easements (to be established with final plat)
No:	Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development, Adjacent to Parkland
<i>Prepared by: Pat Anderson, Assistant Zoning Administrator</i>	

Environmental Corridor Status: An area in the southwestern quadrant of the development site is located in a mapped environmental corridor pursuant to a recommendation in the Shady Wood Neighborhood Development Plan that this area be used for stormwater management and parkland (see Map A11).

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 Muir Field Road and McKee Road (CTH PD) or south of Watts Road and S. Junction Road.

Previous Approvals

The 28-acre property addressed as 2052 Woods Road was annexed to the City from the Town of Verona on July 18, 2006.

On January 4, 2011, the Common Council approved a request to rezone 28 acres of land located at 2052 Woods Road from Temp. A (Agriculture District) to R1 and R2T (Single-Family Residence Districts) [1966 Zoning Code]; and, approval of a preliminary plat creating 81 future single-family residential lots and 2 outlots for public stormwater management and parkland.

On May 17, 2011, the Common Council approved the final plat of Hawks Valley, creating 81 single-family residential lots and 2 outlots for public stormwater management and parkland at 2052 Woods Road. The final plat was never recorded.

The 5.13-acre property addressed as 9603 Mid Town Road was annexed to the City on March 18, 2014.

Project Description

The applicant is requesting approval of a zoning map amendment and subdivision plat to allow 2 parcels containing 33.9 acres of land at the southwest corner of Mid Town and Woods roads to be subdivided into 99 single-family lots and 2 outlots for public stormwater management and parkland in the TR-C2 single-family zoning district. A two-story single-family residence and detached barn located on a 5.13-acre corner parcel will be demolished to facilitate implementation of the subdivision.

The subject site is located across Mid Town Road from single-family residences in the Hawks Landing Golf Club subdivision, while lands to the east across Woods Road are developed with existing or future single-family residences in the Hawks Meadow and Hawks Woods Estates subdivisions. In addition, the northwestern corner of the University Ridge Golf Course is located across Woods Road from the southeastern corner of the subject site. Properties west and south of the site are located in the Town of Verona and include undeveloped agricultural land to the west and single-family residences on large lots to the south. It is currently anticipated that the farm to the west of the site will continue to operate for the foreseeable future.

The site of the proposed subdivision is characterized by gradual slopes that generally fall from the northern, southern and eastern edges of the property towards a low-lying area along the western property line. The subject site is mostly devoid of mature vegetation with the exception of tree lines located along the northern and western property lines and a small stand of trees located immediately south of the 5-acre parcel. The single-family residence is also surrounded by a line of mature evergreens. It is anticipated that most or all of these trees will be removed through implementation of the proposed subdivision.

Access to the proposed Hawks Valley subdivision will be provided by two street connections each from Mid Town Road and Woods Road. From Mid Town Road, Ashworth Drive is proposed to extend into the subdivision from a point approximately 125 feet east of the western edge of the site before gradually curving to the east to form the northern edge of a park that will be dedicated to the City (Outlot 2). Ashworth Drive will continue east to intersect Woods Road opposite a future extension of Ashworth west from the approved Hawks Woods Estates subdivision adjacent to Woods Road. Further east along the Mid Town frontage, Raptor Drive is proposed to extend through the entire Hawks Valley subdivision as a north-south street. In addition to the extension of Ashworth Drive into the site from Woods Road, a second east-west street, Grey Kestrel Drive, will extend across the development generally parallel to the southern edge of the site, and will form the southern edge of the proposed park.

The developer proposes to dedicate an approximately 2.01-acre tract shown as Outlot 1 to the City for stormwater management purposes. The Parks Division has indicated that it will accept the approximately 2.05-acre Outlot 2 as a public park, though it has requested that the applicant continue to work with Parks and City Engineering Division staff on the final size of the park and stormwater outlots to allow the plat to dedicate all of the parkland required to serve the 99 proposed lots. As shown, the plat will be slightly deficient of parkland and will be required to pay fee in lieu of dedication for a portion of the proposed lots.

Analysis & Conclusion

The site is located within the boundaries of the Phase 1/Phase A area of the [Shady Wood Neighborhood Development Plan](#), which comprises the eastern portion of Planning Area A in the [Comprehensive Plan](#). The overall Shady Wood planning area is bounded by Mid Town Road on the north, Woods Road on the east, McKee Road/ CTH PD on the south and Shady Oak Lane on the west. Phase 1/A of the planning area is limited to the 33.9-acre subject site and the adjacent 7.5-acre residential parcel immediately to the south. At the time Phase 1/A of the neighborhood development plan was adopted in July 2009, the Common Council referred consideration of the balance of the plan for Phase 2/B and 3/C areas to allow time for staff to work with certain property owners in that area who expressed concerns about recommendations for a broad open space conservation corridor through the middle of the planning area that would accommodate the Ice Age National Scenic Trail. Consideration of the balance of the [Shady Wood Neighborhood Development Plan](#) is still pending.

The [Shady Wood Neighborhood Development Plan](#) recommends that all developable properties within the planning area—including the subject site—be developed in the future with low-density residential uses in Housing Mix 1. The “housing mix” convention was developed by staff to more expressly describe the housing types that would be appropriate for those lands recommended for residential development in more recent neighborhood development plans, including the [Pumpkin Hollow Neighborhood Development Plan](#) adopted in 2008, [Northeast Neighborhoods Development Plan](#) adopted in 2009, and the 2010 amendment to the [Mid-Town Neighborhood Development Plan](#).

In this case, the Shady Wood Neighborhood Development Plan recommends that Housing Mix 1 include single-family developments with a range of lot sizes that will support a range of house types from relatively large homes to smaller homes and bungalows, with the potential for alley-loaded garages to be incorporated into subdivision designs. The plan also encourages the incorporation of duplexes, rowhouses and townhomes in Housing Mix 1 to provide higher-density housing options at certain locations, including by a park or other shared open space, as a transition to more intensive development, or interlaced within areas comprised primarily of single-family homes. An area of higher density residential development in Housing Mix 1 is shown in the plan adjacent to and across the street from a proposed park and adjacent stormwater management area proposed within the low-lying area at the western edge of the subject property. According to the neighborhood development plan, the overall density of an individual development should not exceed 16 units an acre, with the overall density of the low-density residential district not to exceed 8 units an acre. The development pattern called for in the plan encouraged a highly connected street network and a strong orientation of buildings to the street.

The Planning Division believes that the proposed rezoning of the subject site to the TR-C2 district and the plat creating 99 single-family lots generally conforms to the recommendations for the site contained in the Shady Wood Neighborhood Development Plan. The proposed subdivision will have a net density of approximately 4.84-units per acre based on 99 single-family units occupying approximately 20.42 net acres of land, less the proposed public outlots and street rights of way. The proposed density is within the density recommendations in the neighborhood development plan, which recommends that the overall density of an individual development not exceed 16 units an acre and that the overall density of the low-density residential district not exceed 8 units an acre. The proposed subdivision continues a development pattern recently established on properties located east of the subject site across Woods Road in the recorded Hawks Meadows and Hawks Ridge Estates subdivisions and the development pattern in the approved but unrecorded Hawks Woods Estates subdivision.

Planning staff generally believes that the proposed plat will provide the range of single-family lot sizes and house types recommended in the Shady Wood Neighborhood Development Plan. Staff also believes that the road network proposed in the subdivision largely reflects the road and lot pattern detailed in the Shady Wood Neighborhood Development Plan, including making the proposed park a focal point for the planning area as well as the subdivision itself.

The plat also proposes a 70-foot right of way for Grey Kestrel Drive, which conforms to a recommendation in the Shady Wood Neighborhood Development Plan to create a network of boulevard streets within the planning area to provide gateways into the neighborhood and connections between park and open space areas that will serve as neighborhood focal points. The neighborhood development plan envisioned these boulevard streets to be improved with landscaped medians accommodated in 70-foot wide rights of way. However, following adoption of the plan, staff from the City agencies that would be responsible for the maintenance of these boulevard medians expressed concerns about the City's long-term ability to maintain them. As an alternative, the boulevard streets recommended in the Shady Wood neighborhood, such as Grey Kestrel Drive, will be designed with an enhanced terrace between the sidewalk and back of curb to create a more dramatic and aesthetically pleasing environment than the standard residential street terrace. Planning staff will work with the developer, City Engineering Division and City Forester as part of the implementation of the subdivision to finalize the width of the terrace for Grey Kestrel Drive and the trees to be planted by the City subsequent to substantial completion of the development to create the desired boulevard environment.

In closing, the Planning Division feels that the proposed subdivision will satisfy the lot design standards in the Zoning Ordinance and Subdivision Regulations. The Planning Division also believes that the demolition standards can be met for the single-family residence on the 9603 Mid Town Road parcel.

Recommendation

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00130, rezoning 2052 Woods Road and 9603 Mid Town Road from Temp. A, SR-C1 and SR-C2 to TR-C2, and the preliminary and final plats of Hawks Valley, 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. The developer shall submit a detailed screening plan for the landscaping buffer strip parallel to Mid Town Road and Woods Road for Planning Division approval prior to recording of the final plat. The plan for the buffer strip shall include a variety of screening elements including various landscape materials, berming and fencing. Surety for the installation of the approved screening plan will be part of the Subdivision Improvement Contract for this plat, and the residences on Lots 1-23, 74-75 and 83 will be required to show that the approved screening plan has been or will be implemented at the time individual building permits are requested for those lots. Note 5 on the final plat shall be revised accordingly.
2. Note: The Planning Division will work with the developer and the City Engineering Division to finalize the design of the 70-foot right of way for Grey Kestrel Drive and will provide input to the City Forester regarding the street trees to be planted by the City along that boulevard during build-out of the subdivision.
3. That prior to final approval and recording of the final plat dedicating the stormwater and park outlots to the City, an adjustment to the environmental corridor map be approved by the Capital Area Regional Planning Commission or its staff to reflect the final platting of those outlots.
4. That the applicant enter into an agreement with the City for the installation and maintenance of any private landscaping materials to be installed in the Raptor Drive right of way at Mid Town Road.

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

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

5. The portions of Woods Road and Mid Town Road shown on Certified Survey Map (CSM) 1964 were not accepted by the Town of Verona in the approval certificate; therefore those areas were not dedicated to the public. The preliminary and final plat shall be revised to include those areas in the Woods Road and Mid Town Road dedications.

6. Revise the legal descriptions on the preliminary and final plats to include the additional road dedications required for Mid Town Road and Woods Road. Also provide adjoiner calls on all courses where appropriate and the volume, page and document number for CSM 1964.
7. Any offsite public utility facility required to serve this development may require a separate City of Madison Real Estate project. The Real Estate project is required to administer, draft, execute and record the document by Office of Real Estate Services staff. Coordinate with Jeff Quamme of Engineering-Mapping for any required easement(s); jrquamme@cityofmadison.com or 266-4097.
8. Provide the required WCCS coordinate values for the North quarter-corner of Section 4 on the final plat.
9. If the house and barn are not demolished prior to plat recording, they shall be shown on the final plat with a note "To be Demolished".
10. Provide a line type for the Landscape Buffer Strip that is not the same as the Public Utility Easement.
11. Add a reference to CSM 1964 to the header below the plat name on all sheets of the preliminary and final plat.
12. The easterly most line of the plat does not match the quarter line bearing per City of Madison control of S0035'06"W. Provide an explanation for the variance or revise the preliminary and final plats as necessary.
13. Provide all recorded as data from the deeds of record and CSM 1964 on the final plat where it currently is not shown.
14. Remove the reference to Outlot 3 in the notes on the preliminary plat.
15. Goshawk Drive should be renamed "Goshawk Lane" as it is one block long.
16. Clarify in the notes what bodies have the enforcement rights for compliance in regard to the building setback line and landscaped buffer strip.
17. Coordinate with City Engineering staff on the probable need for creating additional public storm sewer easements. If determined to be necessary, revise the plat to provide additional easements for discharge of public main to the public stormwater pond located on proposed Outlot 1.
18. This plat proposes to discharge the stormwater management area onto lands not controlled by the City of Madison. The developer shall be required to provide measures to fully mitigate this discharge or acquire an easement from the adjacent property to accept the drainage on that land.
19. This plat shall comply with all stormwater management requirements imposed by the Capital Area Regional Planning Commission. Additional information is required to determine if additional land dedication is needed to satisfy the requirement.
20. This plat will require off-site gravity sewer and / or on-site lift station to serve the development. If an on-site lift station is proposed, additional easements for the lift station and force main may be required. Likewise if

off-site gravity sewer is the preferred option easements from the downstream property owner will need to be acquired at the developer's expense.

21. The applicant shall review the zoning setbacks with City Engineering staff to determine an appropriate drainage easement for the lots within this development. It is anticipated that some lots will have a 6-foot interior drainage easement while others will have a 5-foot interior easement.
22. The developer shall install sidewalk, curb and gutter along Mid Town Road and Woods Road adjacent to the plat.
23. The developer shall dedicate a 20-foot wide public pedestrian/bike easement between Lots 19 and 20 and shall construct a 10-foot wide asphalt path. Contact Jeff Quamme at jquamme@cityofmadison.com for the appropriate easement language to be included on the plat.
24. 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.
25. 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.
26. 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."
27. The developer shall remove the septic system 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 recording of the final plat.
28. The developer shall construct Madison standard street and sidewalk improvements for all streets within the plat.
29. The developer shall establish a 30-foot building setback line for all lots on the plat adjacent to Woods Road and Mid Town Road.
30. The developer shall make improvements to Woods Road and Mid Town Road to facilitate ingress and egress to the plat.
31. The developer shall note that AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat.

32. An erosion control plan and land disturbing activity permit shall be submitted to the City Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with MGO Sections 37.07 and 37.08 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.
33. 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.

34. 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."

35. 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, and; provide substantial thermal control.
36. 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.
37. A minimum of 2 working days prior to requesting City Engineering signoff on the plat, the applicant shall contact Janet Schmidt (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).
38. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
39. 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 Schmidt (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
40. 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.
41. 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.

42. 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.

43. 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.

44. 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)

45. A streetlight declaration of conditions and covenant shall be executed and returned prior to final signoff of the plat. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

46. 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
1-2	19-20	40-41	57-58	83-84
6-7	21-22	43-44	68-82	88-89
9-10	24-37	45-46	69-70	92-93
12-13	30-31	49-54	72-73	95-96
16-17	38-48	53-54	74-75	98-99

47. 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)

48. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, George Dreckmann, prior to a demolition permit being issued. Section 28.185(7)(a)5. of the Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition. Per Section 28.185(9)(a), a demolition or removal permit is valid for one year from the date of the Plan Commission.

Fire Department (Contact Bill Sullivan, 261-9658)

49. 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)

50. There are water main assessments due in the amount of \$45,216.29 for the existing water main on Mid Town Road.

51. 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.

52. 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)

53. The Hawks Valley plat as currently proposed includes 99 single-family lots (one single-family lot currently exists). The parkland dedication requirement for a single-family lot is 1,100 square feet per MGO Sec. 16.23(8)(f) and 20.08(6); the total dedication requirement for the 98 new single-family lots is 107,800 square feet. Parkland dedication as proposed is Outlot 2, which location is generally consistent with the preliminary Shady Wood Neighborhood Development Plan. The parkland dedication requirement is deficient by 18,678 square feet. The applicant shall work with Parks Division staff to expand the area of Outlot 2 to fully meet parkland dedication requirements; this can be accomplished by slightly reducing the size of Lots 55-67 while still maintaining the area of Outlot 1 for stormwater purposes. Prior to recording, the applicant shall reach an agreement with the Parks Division regarding any required fees in lieu of parkland dedication if the parkland dedication requirement cannot be fully met.

54. Park Development Impact Fees per MGO Sec. 20.08(2) will be required for all new residential development in this subdivision. The developer must select a method for payment of park impact fees prior to signoff of the rezoning and final plat. This development is within the Elver park impact fee district (SI31). Please reference ID# 14132 when contacting Parks Division staff about this project.

55. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

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

56. In order for the final plat to receive final staff approval prior to recording, the plat shall include executed owner and consent of mortgagee certificates to match an updated title report to be submitted for the property; all taxes and special assessments shall be paid in full (including receipts for any payments not reflected in the updated title report); all stormwater fees shall be paid; and the final plat revised to include any revisions identified by Office of Real Estate Services staff based on a review of the updated title report.