

PLANNING DIVISION STAFF REPORT

March 23, 2015



PREPARED FOR THE PLAN COMMISSION

Project Address: Various Addresses – Both sides of Felland Road north of Lien Road, including 1710 Ariel Spring Tr., 5825 Sanctuary Ln. & 2009 Expedition Tr.

Application Type: Zoning Map Amendment, Preliminary Plat and Final Plat, Demolition Permit

Legistar File ID # [37285](#), [37002](#) and [37330](#)

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Jeff Rosenberg, MREC VH Madison Investors, LLC/ Veridian Homes; 6801 South Towne Drive; Madison.

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

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

Requested Action: The applicant is seeking approval of the following requests:

- Approval of a request to change the zoning of numerous parcels in the Village at Autumn Lake subdivision generally addressed as 1710 Ariel Spring Trail from TR-C3 (Traditional Residential–Consistent 3), PD (Planned Development), and CN (Conservancy) Districts to TR-P (Traditional Residential–Planned) and TR-C3 Districts;
- Approval of the preliminary plat and final plat of the Village of Autumn Lake Replat, creating 549 lots for 525 single-family units; 36 two-family-twin units, 8 four-unit dwellings, 58 townhouses and 296 multi-family units; 16 outlots dedicated to the public; and 12 outlots to be private; and
- Approval of a demolition permit to allow a single-family residence on a parcel addressed as 5825 Sanctuary Lane and 2009 Expedition Trail to be razed as part of the proposed replat.

Proposal Summary: Veridian Homes is requesting approval of the “Village of Autumn Lake Replat” subdivision, which will include 525 single-family lots of varying size, 18 lots for two-family-twin dwellings, 2 lots for four-unit dwellings, 4 lots for 58 townhouses, and 2 lots for 296 multi-family units. The project will result in a total of 923 dwelling units. The replat also proposes the dedication of 16 outlots dedicated to the public for stormwater management, parkland and public open space, and a future Sun Prairie Area School District facility; and 12 outlots for private open space. Implementation of the proposed subdivision requires demolition of a two-story farmhouse and various accessory buildings located along the west side of Felland Road approximately midway along the project frontage. The development will occur in phases beginning in 2015, with completion of the subdivision anticipated in 2025.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The TR-P district proposed to govern all of the residential units proposed west of Felland Road and the townhouse site on the east side of Felland Road is subject to the submittal requirements and design and approval standards 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 21, 2015. Therefore, the 90-day review period for this plat is scheduled to expire circa April 21, 2015. A final plat shall be approved or rejected within 60 days of submittal if determined to be in "substantial conformance" with an approved preliminary plat.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00158 and 28.022-00159, rezoning numerous parcels in the Village at Autumn Lake subdivision from TR-C3, CN and PD to TR-P and TR-C3, and the preliminary plat of Village at Autumn Lake Replat, to the Common Council with recommendations of **approval**, and find the standards met and **approve** a demolition permit for an existing residence on land addressed as 5825 Sanctuary Lane and 2009 Expedition Trail, all subject to input at the public hearing and the conditions from reviewing agencies beginning on page 9 of this report. The Planning Division recommends that the Plan Commission forward the final plat of the subdivision to the Common Council with a recommendation that it be **placed on file without prejudice** pending resubmittal in accordance with a revised preliminary plat and statutory requirements for final plats.

Background Information

Parcel Location: The subject site comprises approximately 285 acres of land located on both sides of Felland Road north of existing and future Lien Road; Aldermanic District 17 (Clausius); Sun Prairie Area School District.

Existing Conditions and Land Use: Single-family residence and accessory farm buildings along Felland Road and undeveloped land, zoned TR-C3 (Traditional Residential-Consistent 3 District), PD (Planned Development District) and CN (Conservancy District), which reflects the previous zoning and plat approval for the Village at Autumn Lake subdivision. The lake feature of the subdivision was constructed as previously approved, while some of the rights of way platted to serve the original subdivision on the west side of Felland Road were graded as part of the construction of a sanitary sewer interceptor serving the neighborhood.

Surrounding Land Use and Zoning: The subdivision is largely surrounded by undeveloped lands in the Town of Burke interspersed with single-family residences on town parcels. The southeastern corner of the western half of the subdivision abuts a series of Town lots located on both sides of Wynter Lane, a Town road that ends in a cul-de-sac at the edge of the subject site. The northeastern corner of the subdivision abuts a stone quarry located on Reiner Road in the Town, while another quarry located in the City on Burke Road is located northwest of the subject site. The western edge of the subdivision adjoins United Brick & Tile and Copart Salvage & Auto Auctions located in the City along Lien Road. The northerly boundary of the western portion of the plat is formed by a Wisconsin Southern Railroad right of way.

Adopted Land Use Plan: The Felland Neighborhood Development Plan was adopted in 2002 primarily to facilitate the implementation of the Village of Autumn Lakes development. The plan recommends development of the subject site with low-density and medium-density residential uses, neighborhood commercial and mixed-use, and various open space uses consistent with the applicant's previous development concept for the site and approved subdivision.

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

| Requirements for: | | Proposed TR-P zoning (Permitted Uses): | | | | Proposed TR-C3 zoning: |
|---|--|--|------------------------|------------------------|--|--|
| | | Single-family detached | Two-family-Twin | Single-family attached | Multi-family dwellings | Single-family detached |
| Lot Area (sq. ft.) | | 3,500 sq. ft per lot | 2,500 sq. ft. per unit | 2,000 sq. ft. per unit | 600 sq. ft. / unit plus 300 per bedroom greater than 2 | 3,000 sq. ft per lot |
| Lot Width | | 37' | 25' per unit | 20' per unit | 50' | 30' |
| Front yard setback | | 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. |
| Side yard setback | | 5' | 5' | 8' (end units) | 10' | 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) | 12' (10' for garage) | 8' (10' for garage) |
| Rear yard | | Street accessed: 20' Alley-accessed: 2' | | | | Street accessed: 20' Alley-accessed: 2' |
| Maximum lot coverage | | 75% | | | | 75% |
| Maximum building height | | 3 stories/35' | 3 stories/35' | 3 stories/40' | 4 stories/ 52' unless greater by cond. use | 2 stories/35' |
| Usable open space (sq. ft. per unit) | | 500 sq. ft. | 500 sq. ft. | 500 sq. ft. | 140 sq. ft. | 500 sq. ft. |
| | | | | | | |
| Other Critical Zoning Items | | | | | | |
| Yes: | Utility Easements, Adjacent to Parkland | | | | | |
| No: | Barrier Free, Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development | | | | | |
| Prepared by: Tim Parks, Planning Division | | | | | | |

Environmental Corridor Status: The subject site is crossed by mapped environmental corridors identified during the development of the Felland Neighborhood Development Plan and 2004-2005 land use and subdivision approvals for the original Village at Autumn Lake subdivision. The mapped corridors include the lake, various delineated wetlands, intermittent and perennial streams, woodlands, and areas of steep slope in excess of 12% (see Map G5).

Public Utilities and Services: This entire Village of Autumn Lakes subdivision is located in the Central Urban Service Area and will be served by a full range of urban services upon build-out of the project. A portion of the proposed development is outside Metro Transit's paratransit service area (generally the parcels east of Felland Road). The closest accessible bus stop with scheduled bus service is approximately three-quarters of a mile walking distance (measured from the southwestern corner of plat at Lien Road and City View Drive, west along Lien to the intersection of Zeier Road and N. Thompson Drive with Lien). Additional scheduled bus service is available north of the railroad corridor (at Wall Street intersection with City View and Crossroads Drive, roughly half-mile from the northwestern corner of plat at City View and Golden Dusk Parkway), but no accessible connection currently exists to cross the rail corridor at City View. Metro Transit's paratransit service area

definition requires that passengers eligible for door-to-door paratransit service must have both the origin and destination of their trip within a three-quarter mile distance of locations with all-day scheduled transit service.

Previous Approvals

On August 3, 2004, the Common Council approved a request to rezone approximately 285.2 acres located on both sides of Felland Road north of Lien Road from Temp. A (Agriculture District) to R2T, R2Y and R2Z (Single-Family Residence Districts), PUD-GDP, C2 (General Commercial District) and C (Conservancy District) [1966 Zoning Code] and the final plat of the “Village at Autumn Lake” subdivision to allow the development of 1,215 dwelling units, including 489 single-family residences, 12 two-family units, 714 multi-family units, 2 mixed-use town center properties, 1 general commercial property and various public and private outlots for open space, parks, an elementary school, alleys and stormwater management. The final plat was recorded on March 30, 2006.

On July 23, 2007, the Plan Commission granted a 24-month extension for the Village at Autumn Lake Planned Unit Development until August 3, 2009. On June 16, 2009 and October 16, 2012, the Common Council approved requests to rezone 29 parcels in the Village at Autumn Lake subdivision from PUD-GDP to PUD-GDP to restart the time period for implementing the Planned Unit Development as provided in the Zoning Code.

Project Description

Veridian Homes is requesting approval of a zoning map amendment and replat of the Village at Autumn Lake (“VAL”) subdivision, which was approved in 2004 for an approximately 285-acre property located north of existing and future Lien Road on both sides of Felland Road. The proposed replat calls for 525 single-family lots of varying size, 18 lots for two-family-twin dwellings, 2 lots for four-unit dwellings, 4 lots for 58 townhouses, and 2 lots for 296 multi-family units. The project will result in a total of 923 dwelling units. The replat also proposes the dedication of 16 outlots dedicated to the public for stormwater management, parkland and public open space, and a future Sun Prairie Area School District facility; and 12 outlots for private open space. Implementation of the proposed subdivision requires demolition of a two-story farmhouse and various accessory buildings located along the west side of Felland Road on parcels addressed as 5825 Sanctuary Lane and 2009 Expedition Trail. A more detailed description of the proposed replat follows later in this section.

Original Village at Autumn Lake Subdivision

The approved, recorded, but mostly unconstructed subdivision called for the development of a total of 1,215 dwelling units. The plat included 489 single-family residences, 12 two-family units, 714 multi-family units, 2 mixed-use town center properties, and 1 general commercial property. The development included 12 alley-loaded twin-homes to be designed with single-family-style architecture; up to 8 units in “mansion homes” to be located on 2 lots located along Autumn Lake Parkway, 206 units to be located in a variety of street- and alley-accessed townhouse buildings on 10 parcels to be located near the town center area along Autumn Lake Parkway south of the lake, or on various parcels abutting Lien Road; up to 424 units to be located in multi-family complexes on 8 lots that were generally located along the northwesterly edge of the overall VAL development along the Wisconsin Southern Railroad, near the town center area, or in the southeastern corner of the development along a future extension of Lien Road east of Felland Road, and; 76 units to be developed on a mixed-use lot in the town center area. Two other mixed-use town center parcels were also approved for future development with buildings accommodating unspecified residential development above first floor commercial space.

Most of the single-family lots were approved for development in the R2T, R2Y or R2Z Single-Family Residence districts, with the non-single-family residential components, remaining single-family lots, and mixed-use components of the development approved as a Planned Unit Development under the 1966 Zoning Code. Upon adoption of the new [2012] Zoning Code, the PUD was transitioned to the Planned Development (PD) zoning classification, with the R2T/R2Y/R2Z-zoned lots transitioned to the TR-C3 (Traditional Residential–Consistent 3) zoning district. The two C2-zoned lots located along Felland Road were transitioned to residential zoning.

The approved subdivision was served by a series of public streets and alleys that were dedicated to the public, but which were not constructed when implementation of the development did not proceed following recordation in 2006. Of note, the western portion of the subdivision was bisected by Autumn Lake Parkway, a neighborhood collector street that begins at Lien Road and extends north and east to intersect Felland Road. Two other local streets, Tori Frost Way and Wood Hill Road, were also platted to intersect Lien Road west of Felland. The plat also established Tranquility Trail as an east-west collector street extending from Autumn Lake Parkway across Felland Road to the eastern edge of the development. Golden Dusk Parkway was also platted as an east-west collector street between City View Drive and Autumn Lake Parkway. The plat also dedicated right of way to the City for the future extensions of Lien Road east of Felland Road and City View Drive south of the Wisconsin Southern Railroad to connect to Lien Road as called for in adopted City neighborhood development plans.

The centerpiece of the applicant's development is the approximately 21.8-acre lake located on 3 outlots near the center of the western portion of the larger subdivision. The lake was constructed in an area with wet soils and is served by a high capacity private well. Additionally, municipal water can be provided for the lake under an agreement with the Madison Water Utility to maintain a sufficient lake depth if naturally occurring water proves insufficient.

In addition to the manmade lake, the site is characterized by a stream and drainage corridor that runs from east to west through the center of the development and by wooded bluffs located on the east side of Felland Road north of Tranquility Lane and north of Lien Road at the western end of Wynter Lane. A wooded draw also extends along the south side of Tranquility Trail east of Felland Road. Both draws were determined to be navigable by the Wisconsin Department of Natural Resources prior to the original plat approval, which therefore limits the extent of land disturbance that may occur in those areas.

Implementation of the previously approved and recorded plat was primarily limited to the construction of the lake and grading for some of the streets in the western portion of the subdivision. A City sanitary sewer main was constructed to serve the development, which extends across the Wisconsin Southern Railroad corridor along the future southerly extension of City View Drive, and extends into the subdivision along platted Golden Dusk Parkway and Autumn Lake Parkway. Additionally, sidewalk, pavement and utility improvements related to the plat, including 4 street intersections shown on the original VAL plat, have been constructed along the north side of Lien Road.

Proposed Village at Autumn Lake Replat

The proposed replat presents a substantially different and exclusively residential vision for the Village at Autumn Lake development compared to the previously approved and recorded development. Whereas the previous plans called for 1,215 dwelling units as described previously in this report, the proposed replat calls for 923 units to be developed. The proposed development also eliminates all of the commercial and mixed-use elements included in the previous plan.

Street Layout:

On the west side of Felland Road, roughly half of the public streets platted with the previous VAL subdivision will remain unchanged, including some rights of way that will not be altered with the replat. Autumn Lake Parkway, Golden Dusk Parkway, Levitan Lane, Madison Iris Circle, Waterfall Way and Waters Edge Trail are proposed to remain largely as previously platted. The applicant proposes that the western section of the VAL development be developed in TR-P (Traditional Residential-Planned District) zoning.

The proposed replat calls for a more grid-like street network for the western section of the subdivision compared to the existing street network, and many of the alleys in this portion of the development have been reconfigured to reduce or eliminate sharp turns within the alley, which have proven challenging for City trash collection vehicles and snow plows to navigate in other newer subdivisions with alleys.

Proposed Housing:

The distribution of housing types in the western section has also been reconfigured. The previous plans for VAL called for the Lien Road frontage of the site to be lined with a variety of townhouse units to be developed on 4 lots, including a lot at the northeastern corner of Autumn Lake Parkway and Lien Road to be developed with 98 townhouse units. The applicant now proposes to develop the section of the Lien Road frontage between City View Drive and Autumn Lake Parkway as a single lot (Lot 520) that will include up to 250 multi-family dwellings. A conceptual plan for the 250 units was not included with the zoning and subdivision request. However, it is likely that future development of Lot 520 will occur as a residential building complex, which is a conditional use in the TR-P zoning district and will require subsequent review by the Plan Commission prior to construction of that development. East of Autumn Lake Parkway, the applicant proposes to develop a condominium-like grouping of townhouses and single-family lots that will be organized around a private open space and accessed by a private loop street (Lots 615-629, Outlots 45 and 46), which will be accessed from public Sweetgrass Run. Lot 630 of the replat continues to call for townhouses to be developed on that nearly 800-foot long parcel, which will front onto Lien Road west of Felland Road. The TR-P zoning plan calls for a total of 58 townhouses to be developed on the 4 lots, including on Lot 1042, which is located on the east side of Felland Road along a future section of Lien Road. A breakdown of the townhouse units to be developed on each lot was not included.

Elsewhere on the west side of Felland Road, the replat and TR-P zoning plan calls for the subdivision to be developed primarily with single-family residences on a mix of street- or alley-loaded lots of varying size. Alley-loaded lots in the western section of the subdivision will range in width from 30 feet to 45 feet, with 12 of those lots to be developed with 6 two-family-twin dwellings (Lots 540-545 and Lots 864-869). The street-loaded lots will generally begin at 59 feet of width and range in size based on the housing types programmed for those lots by the applicant. Lots on the west side of proposed Ariel Spring Trail will back onto the east side of City View Drive. As a condition of final plat approval, the applicant will be required to restrict vehicular access from those lots onto City View Drive and submit a rear yard landscaping and screening plan for approval and implementation as part of the subdivision improvements.

Continuing north through the western section of the VAL subdivision, the replat calls for the lake to be encircled by a variety of larger single-family lots and private open space, which represents a notable departure from the approved development plan that called for the lake to predominantly be surrounded by medium density residential parcels on both sides of Waters Edge Trail and on along the eastern shore of the lake on a parcel located off of Autumn Lake Parkway. In place of that development on the eastern shore, the applicant now proposes 11 single-family lots on a public cul-de-sac that will extend west from Autumn Lake Parkway. Seven lots platted with the original VAL subdivision to back onto a community park dedicated to the City between

Waterfall Way and Felland Road are not proposed to be replatted with the current applications, though the proposed TR-P zoning will govern development of those parcels (Lots 234-240).

Non-single-family components of the northern portion of the western section of the subdivision include a group of 10 lots to be developed with two-family-twin "Villa" dwellings (Lots 708-717), which will be located on the north side of Golden Dusk Parkway and west side of Waters Edge Trail. Four of those proposed 10 lots will be accessed by 40-foot wide private alley rights of way (Outlots 51 and 52). The proposed TR-P plan also calls for a two-family twin lot and 2 lots to be developed with four-unit multi-family dwellings on the northerly side of Waters Edge Trail just west of Felland Road (Lots 745-747), and a multi-family parcel (Lot 748) to be developed with up to 46 units at the northwestern corner of Waters Edge and Felland. The proposed utilization of this portion of the plat is similar to the uses approved under the existing zoning.

A single-family residence and 3 accessory buildings located on the west side of Felland Road on 2 existing platted lots addressed as 5825 Sanctuary Lane and 2009 Expedition Trail will be demolished as part of the proposed replat. The home was previously proposed to remain with the original Village at Autumn Lake plat. However, the applicant now indicates that the residence will be demolished "based on functional obsolescence and structural defects", though the demolition application does not substantiate those assertions. The portion of the site that the buildings occupy will be platted instead as parts of Lots 897-899 and the proposed Outlot 61 private open space tract along Felland Road. Photos of the interior and exterior of the house and outbuildings are included with the materials for this request. The Landmarks Commission informally reviewed the demolition of the existing residence on March 16, 2015 and noted that the structure had no known historic value.

On the east side of Felland Road, the proposed replat calls for the eastern section of the VAL development to be platted with 150 conventional street-loaded single-family lots. Previously, the plat largely called for a variety of street- and alley-loaded lots in the section of the development with the exception of a multi-family site in the southeastern corner of the plat along Woodbine Drive. With the exception of the future townhouse parcel along Lien Road, which will be developed in TR-P zoning, the eastern section of the development will be zoned TR-C3 (Traditional Residential-Consistent 3 District). All of the single-family lots proposed east of Felland Road greatly exceed the minimum 30-foot lot width and 3,000 square feet of lot area required by the TR-C3 district. The replat of the eastern section of the development will simplify the street pattern in that portion of the VAL development and make it more grid-like.

Proposed Parks & Open Space and Path System (including Parks Division comments):

Like the original VAL subdivision, the proposed replat calls for a variety of public and private open spaces to serve the development. The applicant indicates that a total of 105.88 acres of the subdivision will be open space, including 39.25 acres of private open space to be maintained by a homeowners association that will be formed following recording of the plat. In addition to the community park and school site on the west side of Felland Road created with the original plat, the developer is proposing to dedicate additional parkland to the City in order to satisfy their parkland dedication requirements. The applicant proposes to dedicate approximately 60 acres to the City for park and open space with this replat, which will be in addition to the 7.47-acre park dedicated to the City with the original plat (Outlot 16) and adjacent 6-acre parcel for the future school, which is owned by the City and would need to be purchased by the Sun Prairie School District prior to construction (Outlot 17). The park and school site are not proposed to be replatted. The school district has an option through 2017 that allows it to purchase Outlot 17 from the City, with the proceeds to go to the City's parkland acquisition fund. If the school district does not exercise its purchase option, the tract reverts to use by the City as public parkland.

The replat proposes dedication of 3 smaller park and open space tracts to the City in an effort to satisfy their parkland dedication requirements per Section 16.23(8)(a) of the Subdivision Regulations. Outlot 40 is proposed as a 2.5-acre park in the southwestern corner of the subdivision on the west side of Autumn Lake Parkway at Spring Tide Row. Outlot 47 of the replat is proposed as a 5.9-acre park and open space proposed approximately midway between Autumn Lake Parkway and Felland Road, with frontage on Lien Road. Outlot 65 is proposed as 8.93 acres of combined park, stormwater management and trail space in the eastern section of the subdivision along the south side of Tranquility Trail. The Felland Neighborhood Development Plan incorporates many of the stormwater management outlots from the Village at Autumn Lake plat previously recorded in 2006; the parks in the general location of Outlots 40 and 47 are identified in the original plat as private parks, and the general location of Outlot 65 was previously designated as private open space and stormwater management.

The private open space identified in the application materials primarily consists of 2 outlots (55 and 56) totaling 24 acres that will contain the lake and a trail system to be located along its banks. Other private outlots proposed include Outlot 62 (10.5 acres), which will contain the wooded bluff on the east side of Felland Road, and Outlot 61 (2.33 acres), which will contain the buffer strip on the west side of Felland Road at the rear of the lots proposed along Waterfall Way. The remaining outlots primarily consist of a number of smaller tracts proposed as landscaping features in cul-de-sac bulbs or medians located throughout the subdivision, which will be maintained by the homeowners association. To ensure that the 10.5-acre wooded bluff on the east side of Felland Road is preserved to the greatest extent possible, Planning staff recommends that proposed Outlot 62 be rezoned to the CN (Conservancy) district, the purpose of which is to protect certain natural and non-intensive recreational areas and stormwater management areas in order to protect natural drainageways and water retention areas, natural habitat for plant and animal life, steep slopes, woodlands, and other resources beneficial to the community. Staff does not believe that the proposed TR-C3 residential zoning district provides rigorous enough regulations to preserve this open space tract.

As part of the network of public and private open spaces throughout the development, the applicant is proposing a system of "regional" and "local" off-street paths, which continues a program of accommodating alternative modes of transportation in the design of the subdivision and larger Felland neighborhood. The replat continues to accommodate a regional bike path planned along the southeasterly side of the Wisconsin Southern Railroad corridor through Outlot 53 from the intersection of Burke and Felland roads southwest to City View Drive. This planned regional path will be an extension of the Starkweather East Branch Path, which will be a commuter path extending along the rail corridor to Sun Prairie. The applicant will also construct a regional path in the stream and drainage corridor that bisects the subdivision from east to west, which will continue along the south side of Tranquility Trail to the easternmost edge of the subdivision to connect to the Starkweather East Path via a connection along City View. In addition, staff is requesting that 20-foot right of way be dedicated with the replat for an north-south path along the eastern edge of the development in the rear or side yards of the residential lots generally from Woodbine Drive north as recommended in the adjacent Northeast Neighborhoods Development Plan, which continues the implementation of the path and open space network first envisioned in this area in the Felland Neighborhood Development Plan.

The Parks Division has expressed concerns about the sufficiency of the parks and open spaces being dedicated to serve the VAL subdivision, as outlined in the attached memo from Eric Knepp, Parks Superintendent dated March 19, 2015. 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."

Parks staff recommends that Outlot 40 as currently configured will not allow public recreational amenities to be developed on that site consistent with the adopted Park and Open Space Plan because the proposed outlot is undersized for a neighborhood park. If the developer designates this outlot as “private park” and it meets the requirements of Section 16.23(8)(f)(8) of the Subdivision Regulations, which governs the use of private open spaces to satisfy public park dedication requirements, the final acreage of this private park will be credited to meet the parkland dedication requirement for the VAL replat. The Parks Division will not accept Outlot 47 as public open space due to the steep slopes present on that parcel. Outlot 65 also cannot be accepted for public open space in its current configuration due to the presence of very steep slopes in sections, as well as the inability to use lands proposed for stormwater management also as parkland. If Outlot 65 was divided into 2 outlots, with a minimum 2.5-acre outlot designated at the eastern end for private park meeting the requirements of MGO 16.23(8)(f)(8) and separate from the portion of that land proposed for stormwater management, that private parkland would be credited to meet the parkland dedication requirement for the VAL replat. Outlots 55 and 56, which include the lake and surrounding shoreline and are identified on the plat as Private Open Space Available for Public Use, includes a local trail system which runs along nearly the entirety of the shoreline of the lake. With the construction of the trail by the developer (approximately 6,000 linear feet by 20 feet wide) and if the trail area complies with the requirements of MGO 16.23(8)(f)(8), the 2.5 acres of trail will be credited to meet the parkland dedication requirement. A detailed accounting of how the open space requirements for the VAL replat can be met is found in the separate Parks Division memo.

The private ownership and maintenance of any open space for park and recreational purposes not closed to the public, which is proposed to meet the subdivision’s parkland dedication requirements, requires City approval of a recorded, written agreement and open space easement per Section 16.23(8)(f)(8) of the Subdivision Regulations. Also, pursuant to Section 16.23(3)(a)5, the agreements, bylaws, provisions or covenants that govern the organizational structure, use, maintenance and continued protection of the common services, common open areas or other facilities in a platted subdivision shall be submitted and approved by the Director of the Department of Planning and Community and Economic Development and the City Attorney prior to final approval of the development.

As part of its review of these covenants and agreements, Planning staff will look to ensure that the privately maintained spaces have an adequate governance and dues/fee structure assessed to all lots and dwelling units in the subdivision. Given the unique array of open spaces proposed throughout the 285-acre subdivision, including private parks, woodlands and the lake, it is of paramount importance to the City that the future homeowner’s association can adequately maintain those spaces for the benefit of all its residents and the public, and that those various outlots do not fall into disrepair or require future public intervention.

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 page 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

The applicant is requesting approval of a significant redesign of the Village at Autumn Lake subdivision, which will result in a decrease in the number and variety of housing units to be developed in the development as well as the loss of the commercial/ mixed-use components originally envisioned at the time that the Felland Neighborhood Development Plan was developed. The applicant has discussed with City staff the need to reposition the development in a manner that differs considerably from the original vision for Autumn Lake and the Felland neighborhood, which informed the earlier plans, as a result of changes in the housing market and the difficulty in establishing commercial uses in the center of neighborhoods compared to along more heavily traveled corridors like Lien Road.

Despite the significant departure in the housing and land use mix previously approved for the site in the neighborhood plan and earlier land use and subdivision approval, the Planning Division believes that the Village at Autumn Lake Replat contains a number of elements that merit approval of the amended subdivision and related zoning approval. However, as will be discussed in the sections of the analysis that follow, there are aspects of the replat that require considerable attention in order for the development to proceed, including revisions to the proposed street network, concerns about the loss of connectivity in certain areas of the development, discussion of changes to the context of the Village at Autumn Lake development and the impacts that the replat may have on the orderly development of the surrounding area, and concerns regarding both the public and private open spaces proposed.

As a result, while staff from Planning and other City agencies believe that the preliminary plat and related zoning map amendment may be conditionally approved subject to a number of recommended revisions, it does not believe that the final plat may be approved at this time. As stated in Section 16.23(5) of the Subdivision Regulations, “[a]pproval or conditional approval of a preliminary plat shall not constitute approval of the final plat. Rather it shall be deemed an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the final plat, which will be subject to further consideration by the Plan Commission” and shall be determined to conform substantially to the approved preliminary plat. In addition to the myriad revisions to be discussed in the following sections of this report, the City Engineering Division has determined that the final plat submitted does not comply with the requirements for final plats in Chapter 236 of Wisconsin Statutes. Accordingly, staff is recommending that the proposed final plat be placed on file without prejudice and that a new statutorily compliant final plat be submitted with a revised preliminary plat that reflects the conditions of approval for the current proposed preliminary plat.

Conformance with Neighborhood Development Plan

The Felland Neighborhood Development Plan ([link](#)) was adopted in 2002 primarily to facilitate the implementation of the Village of Autumn Lakes development. The subject 285 acres represents approximately 85% of the land in the planning area, and Veridian Homes and its predecessor, Midland Builders, as well as its consultants, played a central role in the development of the plan. Most of the Felland neighborhood is planned

for residential development, with a diversity of housing types, densities and styles, and a range of incomes and lifestyles recommended to be developed as part of a compact, walkable, mixed-use neighborhood, with the lake feature and site for a future elementary school site and community park as central elements. The Plan called for an interconnected network of streets and pathways to link the various residential, civic, and commercial uses together, with pedestrians and bicyclists to be as equally accommodated as autos in the neighborhood. The Plan emphasizes that future development be designed at the “human scale,” with sensitive placement of buildings, thoughtful treatment of streetscaping and emphasis on pedestrian-oriented design, orientation of development towards parks and open spaces, and gearing other physical elements for people rather than cars.

The Felland NDP called for two commercial activity centers for the larger neighborhood, including a planned “neighborhood gathering place” to located in the Village at Autumn Lake development adjacent to and southeast of the lake, and along the main street through the neighborhood, which became Autumn Lake Parkway. The neighborhood gathering place was envisioned to primarily serve neighborhood residents, with limited retail and service uses and a mix of residential uses encouraged among the commercial opportunities. No large-scale commercial uses were envisioned in the VAL neighborhood commercial/ mixed-use area.

In reviewing the proposed VAL replat against the recommendations of the Felland Neighborhood Development Plan, the Planning Division believes that the resulting development will be consistent with many of the broad goals and objectives of the Plan, though much less so than the existing approved plans and recorded plat. Although Planning staff laments the proposed elimination of the “neighborhood gathering place” commercial/ mixed-use component, it acknowledges that the commercial elements in similar planned neighborhood activity centers have struggled to gain traction in the market due to their placement in the center of developments and away from more heavily traveled corridors. The scale, design and planned uses of other neighborhood or community mixed-use activity centers such as Grandview Commons and The Crossing on the southwest side have been revised or drastically scaled back due to the inability to attract the commercial elements originally envisioned for those developments.

As noted previously, staff believes that the street network proposed on the replat is an overall improvement compared to the existing approved street network. The proposed layout within most of the subdivision continues to adhere to the neighborhood plan’s emphasis on human scale design principals while creating a more logical grid system throughout the development.

However, staff is concerned about some aspects of the layout of the subdivision as proposed by the replat. In particular, the amended subdivision plans call for fewer connections to Lien Road than the neighborhood plan and existing approved subdivision. The neighborhood plan called for 3 streets from the VAL development to intersect the section of Lien Road between City View Drive and Felland Road. The recorded VAL plat dedicated Autumn Lake Parkway and 2 north-south local streets in satisfaction of this recommendation, Tori Frost Way and Wood Hill Road. Tori Frost was dedicated as a 56-60-foot wide right of way approximately midway between City View Drive and Autumn Lake Parkway, and extended north to Levitan Lane just south of the east-west stream and drainage corridor. On the proposed replat, however, the same street alignment is shown as Willow Rock Lane, which is proposed to end one block north of Lien Road at the northern edge of the 250-unit multi-family parcel (Lot 520). Similarly, Wood Hill Road was dedicated as a 60-foot wide right of way located 2 blocks east of Autumn Lake Parkway to connect a townhouse cluster along Lien Road with the rest of the western section of the VAL development. However, citing the alignment of that street needing to traverse a steep, wooded slope, the applicant proposes to terminate Wood Hill a deep block north of Lien Road. The City Engineer has also expressed concerns about the likely difficulty of constructing and maintaining the section of Wood Hill between Sweetgrass Run and Lien Road due to the steepness of that future street grade.

Planning staff believes that these public streets should remain with the proposed replat to ensure the highest degree of connectivity and permeability for all modes of transportation into and through the subdivision. In the case of Tori Frost Way / proposed Willow Rock Lane, staff feels that the extension of that street to Lien Road will also allow the scale of the large multi-family block proposed as Lot 520 to be reduced. The additional north-south public street frontage would also increase opportunities for site access and building orientation for the future multi-family buildings to be developed on that block.

Similarly, staff is concerned about the lack of connectivity between the townhouse development on Lot 630 of the replat and the rest of the VAL development west of Felland Road as a result of the proposed removal of the Wood Hill Road connection. At a minimum, Planning staff recommends that the preliminary plat be revised to either require the applicant to dedicate and construct a street in the vicinity of Tori Frost Way/ Willow Rock Lane or a street in the vicinity of Wood Hill Road. In the event that Wood Hill Road is not extended as a public street to Lien Road, an off-street public path should be constructed to create a modicum of connectivity between Lot 630 and the rest of the development.

A related concern of City Engineering, Traffic Engineering and Planning staff is the alignment of the east-west segment of Willow Rock Lane and Spring Tide Row. Staff recommends that Willow Rock, Spring Tide Row and Sweetgrass Run be aligned across Autumn Lake Parkway at a standard four-way intersection. Planning recommends that a consistent east-west street be created one block north of Lien Road through the western portion of the subdivision that ties in the east-west segment of Willow Rock, Spring Tide, and Sweetgrass Run, possibly also tying into the western end of Expedition Way.

Finally, City staff is recommending that Sanctuary Lane be extended to Felland Road in accordance with the street previously platted, and to enhance the connectivity and permeability of the development. Staff also feels this street extension will serve as a necessary secondary outlet for neighborhood traffic if a school is constructed on Outlot 17 adjacent to Autumn Lake Parkway.

Other Design Considerations

At this time, City staff cannot support the proposed layout of the blocks comprised of Lots 615-629 block and Lots 709-717 block. In the case of both blocks, a portion of the future housing will be served by private alleys, which is inconsistent with recent City policy that discourages the creation of new private streets and alleys over concerns over the ability to provide City services such as trash collection to residences along those private rights of way, and the responsibility for the future maintenance of those courts, which are not constructed to City standards. Zoning has also indicated that the lots do not have frontage on a public street and do not meet the requirements for lot width in the TR-P district and the general regulation requiring access to a public street in Section 28.135(2) of the Zoning Code.

The Planning Division also does not support the divided roadway proposed along Waters Edge Trail north of the lake or the configuration of the adjoining residential lots, 725-741 and 804-814. As proposed, the roadway is bifurcated by a private open space outlot (54). Based on the comments of the City Engineer and City Traffic Engineer, that street will function as 2 two-way streets and not as a one-way pair as the TR-P graphics may suggest. Staff finds the open space tract to be of little value to the design of the neighborhood compared to the impact it will have on the configuration of the lots, especially on the northerly side of the street where a series of irregularly shaped lots are proposed, which Planning staff does not believe meets the requirement in Section 16.23(8)(d)4 that side lot lines be as nearly as possible at right angles to straight street lines or radial to curved street lines on which the lots face.

Conformance with the TR-P District Requirements

The proposed master plan for the portion of the Village at Autumn Lake 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, two-family-twin dwellings, townhouses (single-family attached), four-unit multi-family dwellings and 296 future multi-family dwelling units generally meets the required mix of residential unit types in subsection (3) above. Of the 773 dwelling units to be developed in the TR-P district, 398 or 52% will be other than single-family residences, which exceeds the requirement that at least 10% of the units in the TR-P be in two-family, attached or multi-family residential dwelling types (43% of overall 923 units). All of the units in the project will generally be within a quarter-mile of a common open space (public or private).

The Planning Division believes the Plan Commission can find that the residential unit types in the proposed TR-P master plan are adequately integrated, although staff feels that the replat is less integrated than the level of residential integration approved as part of the original VAL subdivision. In an effort to improve the integration of the dwelling unit types through the TR-P, Planning staff recommends that the development team consider the relocation of some of the 250 dwelling units proposed for Lot 520 as it addresses the various comments and recommended revisions in this report. Given that staff from City Engineering, Traffic Engineering and Planning have expressed a desire to modify the alignment of the first east-west public street(s) north of Lien Road, and the Parks Division has requested modifications to a public park on Outlot 40, there may be an opportunity with the modifications to that block to explore opportunities for some of those 250 units to be relocated elsewhere in the development. The need to modify the block of units comprised of Lots 709-717 to address the nonconforming lot frontage requirement noted in the preceding subsection may present an opportunity to relocate dwellings, which Planning staff submits would represent greater integration of units in keeping with the TR-P district and implementation of the housing mix and placement proposed in the Felland Neighborhood Development Plan. Staff also notes that the Lot 709-717 area was previously approved on the original VAL approvals for multi-family housing.

The master plan text indicates that buildings in the TR-P will be 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. Planning staff recommends that the final master plan and related restrictive covenants incorporate references to the building form standards in Section 28.172(3)–(6) for two- and three-unit buildings, single-family attached rowhouses, and small multi-family buildings. These building form requirements will establish the minimum design provisions that the permitted non-single-family residences will be required to meet in addition to any design regulations that the applicant may impose.

Conclusion

The applicant is requesting approval to replat most of the Village at Autumn Lake subdivision as an exclusively residential development without the neighborhood-serving commercial/ mixed-use elements previously recommended for this site in the Felland Neighborhood Development Plan and approved as part of the original development, which was recorded but remains largely unimplemented. Despite these considerable changes to the development plan for Village at Autumn Lake, staff believes that the proposed TR-P and TR-C3 zoning and proposed preliminary plat can meet the applicable standards for approval subject to an extensive list of conditions. Those conditions range from significant revisions to the alignment of various streets; the size, design and type of parks and open spaces proposed; and revisions to the subdivision to comply with requirements in the Zoning Code and Subdivision Regulations.

However, due to the many revisions required for the replat and the statutory insufficiency of the final plat also submitted for approval, staff is recommending that the final plat be placed on file and resubmitted subsequently in compliance with subdivision regulations and in reflection of the proposed preliminary plat conditions so that a finding of “substantial compliance” can be made as required by Chapter 236 of Wisconsin Statutes.

Recommendation

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

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

The Planning Division recommends that the Plan Commission forward the final plat of the subdivision to the Common Council with a recommendation that it be **placed on file without prejudice** pending resubmittal in accordance with a revised preliminary plat and statutory requirements for final plats.

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

1. Prior to recording of the final plat, the Planning Division shall approve the final building design standards for the proposed development to be recorded in the covenants, conditions and restrictions for the subdivision. The final master plan and subdivision restrictions shall include the massing and composition of structures, orientation of windows and entries; doors and other elements of the facade, and primary facade materials and colors as well as the process for the application of such building design standards, through an architectural review committee or similar review body. The final master plan and related restrictive covenants shall incorporate a reference to the building form standards in Sections 28.172(3)–(6) of the Zoning Code for two- and three-unit buildings, single-family attached rowhouses, and small multi-family buildings.
2. The final TR-P master plan shall identify each of the following items: the use of each lot or outlot, including any spaces to be dedicated to the public; the number of dwelling units to be provided on each lot; the minimum and maximum number of floors of all buildings to be constructed on a lot; and the orientation of buildings in relation to all streets. The unit type shall be identified on the final TR-P plan by dwelling unit type as identified in the Zoning Code and not by a marketing name or description.
3. Except where street or path connections are otherwise required, existing trees in Outlots 47, 62, 65 and 66 shall be preserved during the implementation of the proposed subdivision. A tree preservation plan and grading plan shall be approved by staff prior to the commencement of subdivision improvements for a particular phase of development. The tree preservation plan shall contain an inventory noting the general size and species of existing trees so that opportunities for tree preservation, tree replanting and any protective measures related thereto (including tree preservation easements and alternative utility locations) may be recorded.

4. 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.
5. That concurrent with the submittal of the revised final plat, the applicant submit an application to rezone proposed Outlot 62 (10.5-acre private open space parcel on east side of Felland Road) to the Conservancy (CN) zoning district. Planning staff would also support CN zoning for Outlots 47-50, 55-56, and 65-66 but will not require it. The
6. That the applicant establish a 30-foot rear yard building line and vehicle access restriction for Lots 521-530 adjacent to City View Drive. The applicant shall submit a detailed screening plan to be included in the developer's agreement and subdivision improvement plans for Planning Division approval prior to final approval and recording of a final plat. The plan should include sections of any berms, a planting plan with a variety of landscape materials (with size and species to be planted), and any fencing for the buffer strip. The final plat shall include the following note: "No principal or accessory buildings or structures (pools, gazebos, etc.) shall be permitted within the 30-foot building setback." The 30-foot area shall be maintained by the owners of those lots or the homeowner's association.
7. That the plat be revised to modify the right of way of Willow Rock Lane, Spring Tide Row and Sweetgrass Run to provide a continuous east-west roadway between City View Drive and Wood Hill Road. A connection to Expedition Trail may also be appropriate.
8. That the plat be revised to extend Sanctuary Lane through to Felland Road.
9. That the plat be revised to extend the north-south section of Willow Rock Lane south through Lot 520 to Lien Road as a public street. The final right of way of this street shall be approved by the Planning Division, City Engineering Division and Traffic Engineering Division.
10. That Wood Hill Road not be discontinued as proposed, and therefore be constructed as a public street between Lien Road and Sweetgrass Run in a manner similar to how the street was originally platted. This street will allow greater connection between the western subdivision and the development on Lot 630. If a street connection to Lien Road is not provided at Wood Hill Road, a pedestrian/bike connection to Lien Road and Wynter Lane shall be dedicated and constructed as required by the City Engineer.
11. That the plat be revised to modify the right of way of Waters Edge Trail and the layout of proposed Lots 725-741 and Lots 804-814 to create lots that comply with the design requirements in Section 16.23(8)(d) of the Subdivision Regulations, which requires that side lot lines be as nearly as possible at right angles to straight street lines or radial to curved street lines on which the lots face. At a minimum, the applicant shall provide building envelopes for those lots for approval by the Planning Division and Zoning Administrator and recording on the final plat.
12. That the applicant submit proposed sections across Felland Road for approval by the Planning Division in consultation with the City Engineering Division, which shows the proposed grading needed for street improvements on Felland from Autumn Lake Parkway to a point 175 feet south of Tranquility Trail. This street section and the grading of Outlot 61 and the adjacent residential lots west of Felland Road shall be

implemented in a manner that preserves as much of the existing tree cover within a 200-foot wide area centered on the centerline of Felland Road.

13. The final plat shall include a statement to future property owners and occupants of the subdivision regarding the potential impacts on lots in this plat from existing and future dust, noise and vibration generated by the existing adjacent quarries. The final note/ statement shall be approved by the Planning Division prior to recording of the final plat.
14. Lots 725-741 have been platted with additional lot depth to provide a buffer adjacent to the existing railroad and from the quarry located further north on Burke Road. The following note shall be provided on the final plat: "No principal or accessory buildings or structures (pools, gazebos, etc.) shall be permitted between the lot line adjacent to the quarry and the rear building line on those lots." The applicant shall submit a detailed screening plan to be included in the developer's agreement and subdivision improvement plans for Planning Division approval prior to final approval and recording of a final plat. The plan should include sections of any berms, a planting plan with a variety of landscape materials (with size and species to be planted), and any fencing for the buffer strip.

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

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

15. **The final plat as submitted does not fully comply with the requirements of Chapter 236 of the Wisconsin Statutes.** Preliminary plat comments will likely require revisions of several portions of the preliminary and final plats. Upon the conditions of approval for the preliminary plat being addressed with the submittal of revised preliminary and final plat documents, the revised final plat shall be subject to a final review of the final plat for compliance with statutes, ordinances and the conditionally approved preliminary plat.
16. This replat requires the vacation and discontinuance of multiple platted public right-of-ways and alleys. The applicant's consultant has provided draft exhibits and descriptions. Consultant shall coordinate the final configuration of public ways to be vacated and discontinued to properly correlate to the conditions of approval for the preliminary and final plat with Jeff Quamme, 266-4097. The public ways shall be discontinued by resolution by the City of Madison under s.66.1003(4) of Wisconsin Statutes. Upon satisfactory receipt of the finalized exhibits and descriptions and necessary coordination, a resolution shall be introduced to the Common Council to begin the vacation and discontinuance process.
17. Some of the public right of ways that will not be vacated will require the street names by Common Council resolution. Any required changes are to conform to current street naming policies and any requirements in conjunction with 911.
18. Outlot 10 and Outlot 13 were dedicated to the public for Public Stormwater Conveyance and Pedestrian Path purposes by Village at Autumn Lake. These outlots are proposed to be reconfigured by the proposed plat. The City accepted dedication for this special purpose. To accomplish releasing the restriction under s. 66.1025(1) of Wisconsin Statutes, the City, by resolution of the Common Council, shall grant the land back the dedicator or the heirs of the dedicator to permit the replatting of the Outlots with the replat. Coordinate this with Jeff Quamme of Engineering-Mapping, 266-4097 or jrquamme@cityofmadison.com.
19. All public easements and restrictions that are required to be released shall be released by separate document prepared by City Office of Real Estate Services. applicant shall prepare any necessary metes and

bounds legal descriptions and scale map exhibits for the portions to be released and provide to Engineering Land Records Coordinator Jeff Quamme for review. Upon approval of the exhibits, Engineering will create the necessary Office of Real Estate Services (ORES) Project. ORES staff will then administer the release document(s) and record with the Dane County Register of Deeds. The applicant is responsible to obtain releases of the easements by the other utility companies serving the area. The releases shall be required to be completed prior to final sign off and recording of the final plat. Acknowledgement of the release and document number shall be noted on the face of the plat. All City of Madison administrative fees shall be paid through the developer's agreement.

20. The applicant shall verify that the zoning lot set backs are the same width or wider than the non-exclusive drainage easements. Modify the drainage easements as required.
21. Outlots 48, 49 and 50 are to be dedicated for Public Stormwater Management Purposes. An easement for Public Pedestrian and Bicycle Path Purposes shall be noted to be over the entirety of each outlot.
22. The portion of Outlot 53 north of Lot 741 is the only portion of the Outlot that will be accepted as a dedication for Public Storm Water Management. An easement for Public Sanitary Sewer Purposes shall also be granted over the entire outlot. Additionally, remove the note granting the dedication for public utility purposes.
23. Outlot 66 and Outlot 67 shall be dedicated to the public for stormwater management purposes. The shared lot line of Outlot 67 and Lot 1068 may require adjustment to better follow the natural ditch alignment.
24. Outlot 64 and Outlot 65 should be designated as private open space.
25. The applicant shall coordinate and request from the utility companies serving this area the easements required to adequately serve this development. Those easements shall be properly noted, shown, dimensioned and labeled on the final plat.
26. The easement to MG&E per Document No. 3181423 appears to encumber the northerly tip of Outlot 53. Confirm the easement location and show, label and dimension the easement if it does in fact encumber the outlot.
27. The concept drawings show a private pedestrian path and bridge over the greenway within Outlot 49. The applicant shall construct the crossing of the greenway to City specifications, and it shall be publicly owned and maintained.
28. Outlot 55 and 56 shall be designated as private open space with an easement for public stormwater management. The City shall require an access easement over the entirety of Outlot 55 and 56 for access to the pond. The City shall retain the responsibility for dredging of the pond while the applicant shall enter into a maintenance agreement for the routine maintenance including, but not limited to, weed and algae control, mowing, landscaping, shoreline maintenance, and trail maintenance.
29. A note shall be added to the plat that Lot 631 (on Wynter Lane) shall be restricted from development until City sanitary sewer and water are available to serve that lot.
30. All private restriction and easement releases required by this replat shall be accomplished by the applicant. A comprehensive list/ exhibit of the intended private restrictions and easements to be released shall be

provided to Jeff Quamme and ORES when available. Provide copies of all recorded release documents and add to the required title report prior to final sign off.

31. All public easements (sewer, water, storm, paths, etc.) for the benefit of the City of Madison shall have the required language inserted on the plat setting forth the conditions and restrictions for the easements. Contact Jeff Quamme, jrquamme@cityofmadison.com, for the standard language to place on the plat.
32. The legal description and location headers on each sheet of the final plat shall leave a blank to insert the recording information of the future road vacation and discontinuance resolution to be recorded after it becoming effective.
33. Dimension the limits and location of the SBC Wisconsin easement per Document No. 4057432.
34. Correct spelling of "Lein Road" to Lien Road. Correct the suffix of City View Road to City View Drive.
35. Numerous re-proposed street names will need to be changed due to duplication elsewhere in the 911 jurisdiction area, non-standardized spelling, or the use of compound words. Contact Lori Zenchenko (Lzenchenko@cityofmadison.com) with proposed street names for Street "A", "B" and "C" and also for details on the required replacement street names.
36. All existing buildings located within the publicly dedicated right of way shall be demolished within 6 months of the first phase of construction. Provide proof of well and septic abandonment prior to demolition approval.
37. Modify the right of way of Willow Rock Lane, Spring Tide Row and Sweetgrass Run to provide a continuous east-west roadway between City View Drive and Wood Hill Road.
38. Modify right of way at Tranquility Trail and Felland Road intersection to allow construction of a roundabout at this location. The right of way dedication necessary for the roundabout will be determined by the City Traffic Engineer and City Engineer.
39. The applicant shall dedicate 50 feet of right of way on both the westerly leg of Waters Edge Trail and on the easterly leg of Shadyside Lane to allow for a 28-foot wide street.
40. If a street connection is not provided at Wood Hill Road, provide a pedestrian/bike connection to Lien Road and Wynter Lane, as required by the City Engineer. The applicant shall construct an 8-foot wide path and dedicate a 20-foot wide public ped/bike easement over the path. This easement may be dedicated at a later date with the associated phase of construction.
41. Extend Sanctuary Lane through to Felland Road.
42. Provide additional right of way dedication at Golden Dusk Parkway and City View Drive to accommodate the public bike path alignment. This may require dedicating a portion of Lot 708, as determined by the City Engineer and City Traffic Engineer.
43. The applicant has agreed to reconfigure the lots adjacent to the private alleys shown as Outlot 46, 51 and 52 on the preliminary plat, to make them outlots until the time of future development. Private alleys as currently shown will not be permitted.

44. Court "C" of the preliminary plat shall be modified to a 56-foot right of way.
45. The applicant shall demonstrate with a truck turning diagram that the 'eyebrow' on Waters Edge Trail north of Madison Iris Circle has sufficient right of way to accommodate the turning movements for a fire truck as the design vehicle. Modify the right of way as necessary to accommodate the turning movements.
46. Note on the face of the plat that no vehicular access shall be allowed on City View Drive adjacent to Lots 521-530 and from Golden Dusk Parkway to the north.
47. It is suggested that the property line for Lot 803 be extended to Waters Edge Trail.
48. Provide a 15-foot wide public sidewalk easement from the end of Madison Iris Circle to Golden Dusk Parkway. Construct a public sidewalk a minimum of 6 feet wide within the public easement. This shall be considered a Type IV sidewalk that is publicly owned and maintained and repaired, while the responsibility for clearing snow and ice shall be that of the owner's association for Outlot 55 where the easement is located.
49. Provide a 30-foot wide public sidewalk, sanitary sewer, storm sewer and water main easement between Lots 637 and 638 and within Outlot 47 to serve Wynter Lane in the future. The applicant shall construct a 6-foot wide public sidewalk, within the easement adjacent to Lots 637 and 638. The sidewalk shall be considered a Type IV sidewalk that is publicly owned and maintained and repaired, while the responsibility for clearing snow and ice shall be that of the adjacent property owner. The applicant shall construct public utilities to the center of the Wynter Lane cul-de-sac, or as required by the City Engineer. This may require permitting by the Town.
50. Provide public sanitary sewer and storm sewer easements across Lot 520 where the existing street right of way is being vacated.
51. The applicant shall dedicate a 20-foot wide Temporary Limited Easement (TLE) for grading and sloping on City View Drive and Felland Road adjacent to the development.
52. Dedicate the existing bike path easement, as provided in Document No. 4175683, as a public outlot for bike path purposes starting at the north line of Lot 741 southerly to City View Drive.
53. The applicant shall grade and install base course for the public bike path along the rail corridor within the public easement and public outlot(s) from Felland Road to City View Drive. The City shall be responsible for paving the path.
54. The applicant shall construct a public bike path within the outlots from the easterly plat line within Outlot 64 to connect to the public bike path on the westerly plat limits adjacent to the railroad tracks at City View Drive.
55. Modify the designation of Outlot 64 to be dedicated to the public for bike path purposes. This outlot may be reduced in width to 30 feet.
56. The applicant shall construct a public bike path within Outlots 64, 65, 48, 49 and 50 from the easterly plat line to connect to the public bike path on the westerly plat limits adjacent to the railroad tracks at City View

Drive. The applicant shall dedicate a 40-foot wide easement for public bike path purposes within Outlot 64 and 65, in a location as determined by the City Engineer. These easements may be dedicated at a later date with the associated phase of construction.

57. The City will require a 20-foot wide easement along the east edge of the plat for a north-south ped/bike path. This will eventually be a 40-foot wide easement when lands to the east of this plat are dedicated. No fences will be allowed in the easement. Note that a drainage easement will also be required and this is assumed to be adjacent and west of the ped/bike easement. Also note that this will have a significant effect on the landscape buffer.
58. Madison Iris Circle and Court "C" shall have sidewalk on one side of the cul-de-sac.
59. Outlot 38 shall have sidewalk along the westerly side of the outlot to create a mainline sidewalk that follows the street, but no sidewalk shall be required along the 'eyebrow'. The sidewalk adjacent to this outlot shall be maintained by the owner's association.
60. The applicant shall construct sidewalk along the easterly side of Shadyside Lane adjacent to Lots 971-974. Sidewalk adjacent to Outlot 63 shall not be required.
61. The applicant shall construct sidewalk on the westerly side of Waters Edge Trail adjacent to Lots 731-736. Sidewalk adjacent to Outlot 54 shall not be required.
62. The applicant shall enter into a maintenance agreement for the perpetual maintenance for any proposed medians on Autumn Lake Parkway and for the maintenance of Outlots 38, 54 and 63 that will serve as islands adjacent to the public right of way.
63. The applicant shall be financially responsible for their proportionate share of the roadway improvements on Lien Road at the intersection of Felland Road, which shall include sidewalk, curb and gutter, and pavement.
64. If the existing rights of way of Wood Hill Road and Tori Frost Way are to be vacated, the applicant shall reconstruct the existing intersections of Lien Road and Wood Hill Road and Lien Road and Tori Frost Way to remove the street radii, curb ramps and pavement as these intersections are proposed to be vacated. This work may require reconstruction of the storm sewer and water main, and placement of new curb to abandon those roadways.
65. The applicant shall be responsible for constructing sidewalk, curb and gutter and pavement and utilities sufficient to serve the development on City View Drive and on Lien Road east of Felland Road to the east plat limits.
66. The applicant shall be responsible for constructing sidewalk, curb and gutter and 4 feet of pavement on Felland Road adjacent to the development. The City may consider a public works contract for the street improvements on Felland Road adjacent to the plat. If this occurs the Applicant shall sign a waiver of hearing and notice for the future assessments. The applicant shall be responsible for 50% of the cost to construct the roundabout at Felland Road and Tranquility Trail. The applicant shall be responsible for added costs required for the intersection and turn lane improvements, including additional costs for islands, storm sewer, lighting, stone base, and paving.

67. The applicant shall dedicate a 20-foot TLE for grading and sloping adjacent to Lot 1042 and Outlot 67 for the future construction of Lien Road when extended in the future.
 68. The City shall deed restrict Lot 1042 from sale or transfer until such time as Lien Road adjacent to the property is constructed.
 69. The applicant shall reconstruct the existing storm sewer culverts on Felland Road as determined by the City Engineer.
 70. The applicant shall submit proposed grading plans for Lots 637-644 prior to final plat sign off. Lot 644 may need to be reconfigured based on the grading plans.
 71. The Stormwater Management Plan shall be updated to meet current infiltration standards. Upon receipt of the modified Stormwater Management Plan additional comments will be provided.
 72. The applicant shall be responsible for extending public utilities to the plat limits, as required under the Madison General Ordinances and in accordance with the plans approved by the City Engineer, in order to serve the Town Properties adjacent to the plat in the future.
 73. This plat is subject to the Felland Road Neighborhood Sanitary Sewer Impact Fee District. The applicant shall provide the City with a spreadsheet of the lots and associated lot areas and respective unit counts for the plat in order for the City to create the impact fee schedule.
 74. The applicant shall dedicate a 30-foot wide storm and sanitary sewer easement through Outlot 47 and Lot 630 to provide sanitary sewer service to Lot 630 as well as lands on the south side of Lien Road. Another option to serve Lot 630 is to extend sanitary sewer east on Lien Road from Autumn Lake Parkway on the south side of the right of way. This would also require reconstructing the sanitary sewer to drain to the south across Lien Road at Lot 630.
 75. This development will require installation of public utilities in both Felland Road (from Lien Road to Tranquility Trail) and Lien Road (from Felland Road to the east plat limits). The applicant shall be responsible to pay for their proportionate share.
 76. The applicant shall provide a proposed preliminary grading plan and utility plan for the plat. Additional comments may be provided after further review of the preliminary plans.
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77. 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.
 78. 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.

79. This development is subject to impact fees for the Felland Road Sanitary Sewer Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall be put the face of the plat: "Lots/ buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued."
80. The applicant shall review the plat to verify that the following conditions have been met per MGOP Section 16.23(8)(a): 100-foot tangents between curves; 15-foot minimum tangent at intersections from PC of curve to property line; streets to intersect at right angles; and spacing of intersections on local streets shall be greater than 250 feet.
81. The plat shall show a temporary limited easement for a temporary cul-de-sac on Amberwood Road and Breezewood Drive. The easement(s) shall expire when the streets are extended.
82. The developer shall construct Madison standard street and sidewalk improvements for all streets within the plat.
83. The developer shall show a 30-foot building setback line on the plat adjacent to Lien Road, Felland Road and City View Drive for all residential single-family or duplex lots in the plat adjacent to said roadways.
84. Extensive grading may be required due to steep roadway grades.
85. The developer shall construct sidewalk and record a waiver of their right to notice and hearings for the assessments for the improvement of Lien Road and Felland Road in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of MGO.
86. The developer shall note that City funds for park frontage are limited and will be determined at the sole discretion of the City.
87. The developer shall make improvements to Lien Road and Felland Road to facilitate ingress and egress to the plat.
88. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
89. 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.
90. 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.
91. In accordance with Section s. 236.18(8), Wisconsin Statutes, the applicant shall reference City of Madison WCCS Dane Zone 1997Coordinates on all PLS corners on the plat 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.

92. The applicant shall submit to Jeff Quamme, prior to Engineering sign-off of the subject plat, 2 digital and 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 compatible with MicroStation Version V8i, MicroStation Version V8i or older, 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.

93. 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.
94. City of Madison Environmental Projects Staff have reviewed the subject site and determined that a Phase I ESA **will** be required of the applicant. The applicant shall provide 1 digital and 2 hard copies of an ASTM Phase I ESA prepared by an environmental professional. Staff review of this Phase I ESA will determine if a further investigative Phase II ESA is also required. Please submit any relevant Phase I and Phase II ESAs to Brynn Bemis (267-1986, bbemis@cityofmadison.com) for further review.

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

95. Modify the right of way of Willow Rock Lane, Spring Tide Row and Sweetgrass Run to provide a continuous east-west roadway between City View Drive and Wood Hill Road.
96. Provide additional right of way dedication at Golden Dusk Parkway and City View Drive to accommodate the public bike path alignment. This may require dedicating a portion of Lot 708, as determined by the City Engineer and City Traffic Engineer.
97. Modify the plat to show no vehicular access to Autumn Lake Parkway from Outlot 46.
98. Modify the plat to show no vehicular access to City View Drive from Lots 521 to 530.
99. The applicant shall dedicate 50 feet of right of way on both the westerly leg of Waters Edge Trail and on the easterly leg of Shadyside Lane to allow for a 28-foot wide street.

100. Court "C" of the preliminary plat shall be modified to make it a 56-foot right of way.
101. Modify Madison Iris Circle to provide 56 feet or right of way.
102. Modify Right of Way at Tranquility Trail and Felland Road intersection to allow construction of a roundabout at this location. Right of Way dedication necessary will be determined by the City Traffic Engineer and City Engineer.
103. Provide an additional street connection to Lien Road in the vicinity of the previously platted Tori Frost Way or Wood Hill Road. (Note both streets were previously platted).
104. If a street connection is not provided at Wood Hill Road, provide a pedestrian/bike connection to Lien Road and Wynter Lane.
105. Extend Sanctuary Lane Through to Felland Road.
106. Provide a 15-foot wide public sidewalk easement from the end of Madison Iris Circle to Golden Dusk Parkway.
107. Provide an easement and construct a public sidewalk between Lots 905 and 906.
108. Outlot 38 and 63 shall have sidewalk along the westerly sides of the out lots to create a mainline sidewalk.
109. Construct a sidewalk on the westerly edge of Waters Edge Trail adjacent to Lots 731-736.
110. Dedicate a 20-foot bike path easement along the easterly edge of the plat.
111. A streetlight and traffic signal declaration of conditions and covenant shall be executed and returned prior to final signoff of the final plat.
112. Utility easements shall be provided on the final plat according to a detailed plan provided by the City Traffic Engineer. The applicant shall show a detail drawing of the 12-foot utility easement dimensions and lot lines on the face of the final plat.
113. 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."
114. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Matt Tucker, 266-4551)

115. Lots 615-629 block and Lots 709-717 do not meet the requirements for lot width in the TR-P district and the general regulations for access to a public street in Section 28.135(2) of the Zoning Code. The TR-P master plan and preliminary plat shall be revised to provide lots that comply with the regulations.

116. The applicant shall work with Planning and Zoning staff to ensure that the final TR-P master plans meets the requirements of MGO Section 28.053(6).

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

Fire Department (Contact Bill Sullivan, 261-9658)

118. Ensure private alleys that serve as the only means of street access to a lot are a minimum of 20 feet wide and no parking allowed in order to allow fire department access.

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

120. 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)

121. There are water main assessments due for existing water on City View Drive.

122. 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.

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

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide conditions for this request.

Parks Division (Contact Kay Rutledge, 266-4714)

→ See attached March 19, 2015 memo from Eric Knepp, Parks Superintendent

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

124. 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.

125. Certificates of consent for all mortgagees/vendors shall be included following the Owner's Certificates and executed prior to final plat approval.

126. An Environmental Site Assessment is required because of the public dedications.

127. Per Chapter 236.21(3) of Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes and special assessments that are accrued or delinquent for the subject properties prior to final approval of the plat for recording. As of February 27, 2015, there are special assessments applied to some of the parcels within the plat boundary.
128. Prior to sign-off of the final plat, please verify with Janet Schmidt of City Engineering (261-9688) or Sharon Pounders of the Water Utility (266-4641) that stormwater management fees are paid in full.
129. The following revisions shall be made to the final plat prior to final approval and recording:
- a.) A Consent of Lessee shall be included and executed for leases in excess of one year. Coordinate with City staff regarding existing farm lease terms and potential renewals.
 - b.) Include a Note on Sheet 16 that the land within the CSM boundary is subject to terms and rights set forth in Special Warranty Deed per Document No. 4897659 and Instrument recorded as Document No. 188911.
 - c.) On Sheet 8, remove the phrase "to their easement" from the label to Document No. 4057432.
 - d.) Include a label for the 17-foot MG&E easement per Document No. 3181423 on Sheet 15, as well.
 - e.) Include a label for the 30-foot bike path easement on Sheet 14, as well.
 - f.) Label Outlot 53 on Sheet 16.
 - g.) Add the street name to the unlabeled street on Sheet 11.
 - h.) Correct the minor typo in Note 1D on Sheet 16.
 - i.) Remove the phrase "see Note 4 on Sheet 5" from the Public Utility Easement description in the legend on each sheet where it is shown.
 - j.) Coordinate with City staff for the review of all public easement release documents prior to approval sign-off, including those public utility easements to be released by other public utility companies.
 - k.) The developer shall create release documents to be reviewed by City staff for those private easements intended to be released prior to plat approval.
 - l.) Coordinate with City staff on the preparation of map exhibits and legal descriptions for all other real estate projects to be accomplished prior to plat approval.