



Department of Planning & Community & Economic Development
Planning Division

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March 20, 2013

Michael S. Marty
Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, Wisconsin 53717

RE: Approval of a preliminary plat creating a total of 25 single-family residential lots and 2 outlots for stormwater management, and approval of a final plat creating 16 single-family residential lots, 1 outlot for public stormwater management, and 1 outlot for future development in accordance with the proposed preliminary plat at 2033-2055 Woods Road (Patrick Sweet).

Dear Mr. Marty;

At its March 19, 2013 meeting, the Common Council **conditionally approved** the preliminary plat and final plat of Hawks Woods Estates subject to the following conditions of approval from reviewing agencies. In order for the final plat to be approved for recording, the following conditions shall be met:

Please contact Janet Dailey of the City Engineering Division at 261-9688 if you have questions regarding the following thirty-one (31) items:

1. The final plat shall dedicate right of way for Ashworth Drive extending to Woods Road and provide a 15-foot wide grading and sloping easement along the privately owned outlots and proposed lots that are outside the initial phase of construction.
2. It is likely that the storm sewer shall have to be extended up Woods Road, outside the limits of the plat to serve this development.
3. The stormwater management should be designed to capture all the street water in the northerly basins and remove the bioretention basin on the south side of the plat. This smaller bioretention basin is undesirable for the City to own and maintain.
4. There is an existing 18-inch storm sewer main extended on Hawkstone Way. Connect the proposed storm sewer at the north plat line to connect into this system as opposed to draining it across Hawkstone Way and down the proposed drainage swale.
5. It appears that the existing house on proposed Lot 23 of the preliminary plat has a retaining wall encroachment that goes onto the adjacent University property. At the time of the final plat, the standard drainage note for the perimeter drainage easements will have to be modified to exclude this lot since the retaining wall will also encroach into any standard easements.
6. Provide proof of septic and well abandonment from Dane County for the existing house prior to acceptance of the final plat improvements for proposed Lots 23-25.
7. The developer shall extend sanitary sewer to the plat limits as designed by the City Engineer.

8. Clearly denote that Outlot 1 shall either be dedicated to the City for public stormwater drainage purposes or be designated as private with an easement to allow public drainage.
9. If Outlot 1 is to be privately owned, revise the public sanitary sewer easement that terminates at Outlot 1 so it extends to Woods Road.
10. Provide utility easements for the underground electric and telephone across the front yards of proposed Lots 24 and 25 to benefit proposed Lot 23 if the existing private utilities are to remain. A better option is to remove the existing utilities serving the house and reconstruct them in the right of way or within a utility easement.
11. The developer shall construct sidewalk and curb and gutter and any necessary ditching along Woods Road adjacent to the plat.
12. The developer shall remove the existing temporary turn around located on Lot 21 of Hawks Ridge Estates with the first phase of this project. If Ashworth Drive is not extended to Woods Road, the developer shall construct a temporary turnaround that complies with MGO Section 16.23(3)(a) at the west end of Ashworth Drive. Place a note on the plat that this easement will expire upon the extension of Ashworth Drive to Woods Road.
13. Engineering-Mapping may provide further technical review comments on the final plat depending on the final lot configuration.
14. 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.
15. 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.
16. This development is subject to impact fees for the Lower Badger Mill Creek Sanitary Sewer and Stormwater Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall be put the face of the plat/CSM: "Lots/ buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued."
17. The developer shall construct Madison standard street improvements for all streets within the plat.
18. Extensive grading may be required due to steep roadway grades.
19. The developer shall note that AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat.
20. An erosion control plan and land disturbing activity permit shall be submitted to the City Engineering Division for review and approval prior to grading or any other construction activities. The Pre-

construction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.

21. The following notes shall be included on the final plat:

- a.) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
- b.) The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

Information to Surveyor's: In addition to notes such as this, WI State Plat Review now enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.

22. Arrows shall be added to the certified survey map indicating the direction of drainage for each property line not fronting on a public street. In addition, the certified survey map shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the certified survey map.

- a.) Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
- b.) All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

Note: In the event of the City of Madison Plan Commission and/or Common Council approve re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

23. Prior to the issuance of building permits, the developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The Developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage. The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system – NAD 27. No building permits shall be issued prior to City Engineering's approval of this plan.

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

"For purposes of this plan, it is assumed that grading shall be a straight line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows."

24. The following note shall be added to the plat: "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop."
25. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to detain the 2, 10 & 100-year storm events; control 80% TSS (5 micron particle), provide infiltration in accordance with Chapter 37 of MGO; provide substantial thermal control, and; complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of MGO.
26. Effective January 1, 2010, the Wisconsin Department of Commerce's authority to permit commercial sites for stormwater and erosion control has been transferred to the Wisconsin Department of Natural Resources (WDNR). As this site is greater than one acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the WDNR prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Contact Eric Rortvedt of the WDNR at 273-5612 to discuss this requirement. The City of Madison cannot issue an erosion control and stormwater management permit until concurrence is obtained from the WDNR.
27. A minimum of two working days prior to requesting City Engineering signoff on the plat, the applicant shall contact Janet Dailey to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
28. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering 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 two working days prior to requesting City Engineering signoff.

29. 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 or CSM. Note: Land tie to two PLS corners required.
30. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established WCCS, Dane Zone Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division website for current tie sheets and control data. If a surveyor encounters an area without a published WCCS Dane Zone 1997 value, contact the Engineering Division for this information.
31. The applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat to the Mapping/GIS Section of the Engineering Division. The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums in either Auto CAD Version 2001 or older, MicroStation Version J or older or Universal DXF Formats and contain the minimum of the following, each on a separate layer name/level number: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes.

*New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have questions about the following four (4) items:

32. The applicant shall dedicate right of way for Ashworth Drive extending to Woods Road with the first final plat as shown on the preliminary plat.
33. The applicant shall execute and return a declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
34. Utility easements shall be provided as follows. The applicant shall show a detail drawing of the 12-foot utility easement dimensions and lot lines on the face of the plat.

Between Lots	Between Lots	Between Lots
Easterly 10 feet of Lot 12	17 & 18	1 & Outlot 1
9 & 10	20 & 21	24 & 25

35. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following two (2) items:

36. All public water mains and water service laterals shall be installed by a standard City subdivision contract.

37. In accordance with Madison General Ordinance 13.21, all wells located on this property shall be abandoned, and all operating private wells shall be identified and permitted by the Madison Water Utility.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following two (2) items:

38. Per MGO Sec. 34.503 and IFC 503.2.5: A fire apparatus access road that is longer than 150 feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45 degree "Y", 90 degree "T") at the end of the fire apparatus access road. This turnaround shall be constructed of concrete or asphalt only, and designed to support a minimum load of 85,000 lbs. MFD prefers that Ashworth Drive be extended to Woods Road during Phase I to more efficiently serve the area in an emergency.

39. 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)."

Please contact Kay Rutledge of the Parks Division at 266-4714 if you have any questions regarding the following item:

40. The developer shall pay approximately \$88,511.04 for park dedication and development fees for the 24 new single-family lots proposed. [Fee in lieu of dedication=\$64,416.00 (24 single-family units at \$2,684 per unit); Park development fees=\$24,095.04 (\$1,003.96 per single-family unit)] The developer must select a method for payment of park fees before signoff on the final plat. This development is within the Elver Park impact fee district (SI31). Please reference ID# 13101 when contacting the Parks Division about this project.

Please contact my office at 261-9632 if you have questions about the following two (2) items:

41. That the final plat be revised per Planning Division approval prior to final approval for recording as follows:

- a.) clarify that future development of Outlot 2 shall be in accordance with the approved preliminary plat of Hawks Woods Estates;
- b.) show the dedication of the full right of way of Ashworth Drive across the site from Woods Road to its current terminus adjacent to the eastern edge of the property.

42. Prior to recording of the final plat, that a final tree preservation plan and grading plan be approved by staff, which identifies areas of land disturbance within and immediately adjacent to the proposed tree preservation easement. The final plan will be reviewed by the Planning Division to identify areas where existing vegetation may be preserved as part of the implementation of the subdivision. The tree preservation plan shall contain an inventory noting the size and species of existing trees over 18 inches in diameter so that opportunities for tree preservation, tree replanting and any protective measures related thereto can be noted the final plat.

Please contact Jennifer Frese of the Office of Real Estate Services at 267-8719 if you have any questions regarding the following six (6) items:

43. Prior to final sign-off, the owner's certificates 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.
44. The mortgages in record title do not appear to encumber the lands within the plat boundary. Please verify and remove the mortgage consent certificate, if necessary.
45. Because of the public right of way dedication, an Environmental Site Assessment is required for the lands within the plat boundary.
46. As of January 24, 2013, the real estate tax bills and special assessments are paid for the subject property.
47. Please verify with Janet Dailey in the City Engineering Division (261-9688) or Sharon Pounders with the Water Utility (261-9133) that stormwater management fees are paid in full.
48. The following revisions shall be made to the final plat prior to final sign-off:
- a.) The title report lists restrictions for the property recorded as Doc. No. 3107358. These were in place prior to City annexation of the lands and may no longer be relevant, according to Affidavit Doc. No. 4605530. Please verify with the title company if the lands to be platted are, or are not subject to this restriction document.
 - b.) Please include notes from CSM 12741, as shown on the Preliminary Plat, as applicable.
 - c.) Create notes that define the purpose of and the ownership of (whether public or private) all outlots. The note for an outlot dedicated to the public shall say: "Dedicated to the public for _____ purposes."
 - d.) Record satisfactions or releases for all mortgages, liens, judgments, or other instruments that encumber the title of the subject lands, but where the purpose for such instrument has been satisfied, fulfilled, or resolved.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

As soon as the comments and conditions have been satisfied for the final plat as verified with a completed affidavit form (attached), the original along with the revised final plat, with all signatures and approvals from the reviewing agencies, shall be brought to this office for final signoff. You or your client

may then record the final plat at the Dane County Register of Deeds. For information on recording procedures and fees, contact the Register of Deeds at 266-4141.

Any appeal regarding the plat, including the conditions of approval related thereto, must be filed with the Circuit Court within thirty (30) days from the date of this letter. The approval of this final plat shall be null and void if not recorded in twelve (12) months from the date of this letter. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Dailey, City Engineering Division
Eric Halvorson, Traffic Engineering Division
Dennis Cawley, Madison Water Utility
Kay Rutledge, Parks Division
Bill Sullivan, Madison Fire Department
Pat Anderson, Assistant Zoning Administrator
Jennifer Frese, Office of Real Estate Services
Dan Everson, Dane County Planning & Development