



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
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October 6, 2011

Natalie Erdman, Director
Community Development Authority of the City of Madison
Room 312, Madison Municipal Building
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703

RE: Approval of the final plat of Mosaic Ridge, creating 28 residential lots and 3 outlots at 2437 Allied Drive and 4654 Crescent Road.

Dear Ms. Erdman;

At its October 4, 2011 meeting, the Common Council **conditionally approved** your final plat of "Mosaic Ridge" 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, City Engineering Division, at 261-9688 if you have questions regarding the following eight (8) items:

1. Prior to final approval, establish the alignment of the existing 54-inch storm sewer pipe to determine if the existing pipe would encroach onto Lots 19-23.
2. Show location of existing storm sewer in Dunn's Marsh Terrace to determine if the existing pipe encroaches onto Lot 23.
3. "Gene Parks Alley" will have to either be designated as "Public Alley" or remain a continuation of "Gene Parks Place".
4. Engineering-Mapping suggests inclusion of the Circuit Court Order Vacation Document No. 4668739 in the Subdivision Plat legal description header similar to how this was included in the Surveyor's Certificate legal description for clarification purposes.
5. 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."

6. A minimum of two working days prior to requesting City Engineering Division 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).
7. 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.
8. 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.

Note: City Engineering Division permit applications are available online at:
<http://www.cityofmadison.com/engineering/permits.cfm>.

Please contact Bryan Walker, Traffic Engineering Division, at 267-8754 if you have questions about the following four (4) items:

9. The developer will need to demonstrate/ provide how private streetlights will be installed and maintained in the public alleys. The plat shall provide the following note on the face of the plat: "The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right of way. Such private light(s) to be operated and maintained by private interests."

10. Prior to approval, the applicant shall prepare and provide a master ped-bike plan for the plat that is consistent with the City's area wide plans and the plat's specific provisions, to be reviewed and approved by the Traffic Engineer. The applicant may need to modify the right of way to accommodate the ped-bike plan.
11. The applicant shall execute and return 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.
12. 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, Madison Water Utility, at 261-9243 if you have any questions regarding the following item:

13. Note: All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

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

14. Park dedication and development fees will be determined when the final specific implementation plan is submitted for this project. Park impact fees will be due prior to signoff of the SIP and/or the issuance of building permits.

Please contact my office at 261-9632 if you have questions about the following three (3) items:

15. That the applicability of the inclusionary zoning provisions of the Zoning Ordinance shall be addressed through the approval of future amendments to the general development and specific implementation plans for the project.
16. If Outlot 3 is to be owned by private entity and not the Community Development Authority, two copies of private subdivision covenants, conditions and restrictions to 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 shall be submitted for approval by the Planning Division and City Attorney's Office prior to final approval of the plat for recording.
17. Per a condition of the 2008 PUD zoning approval, that an amended specific implementation plan be submitted for approval by the Common Council prior to the issuance of building permits related to the Phase II development area (including Mosaic Ridge) that includes final details on building architecture, materials and landscaping.

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

Please note that the City's Office of Real Estate Services is reviewing the report of title provided with this survey and may have comments. That office will send any comments to you by fax or e-mail. If you have any questions, please that office at 266-4222 for more information.

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

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. If I may be of any further assistance, do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Dailey, City Engineering Division
Bryan Walker, Traffic Engineering Division
Dennis Cawley, Madison Water Utility
Kay Rutledge, Parks Division
Pat Anderson, Assistant Zoning Administrator
Office of Real Estate Services
Dan Everson, Dane County Land Records and Regulations