



Department of Planning & Community & Economic Development  
**Planning Division**

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February 28, 2013

Brian Munson  
Vandewalle & Associates  
120 E. Lakeside Street  
Madison, Wisconsin 53715

Dan Day  
D'Onofrio Kottke & Associates  
7530 Westward Way  
Madison, Wisconsin 53717

RE: Approval of a request to rezone 103 existing lots and outlots in the Grandview Commons subdivision and generally addressed as 457 North Star Drive from PUD-GDP and PUD-SIP to Amended PUD-GDP-SIP, and; approval of a preliminary plat and final plat replatting the 103 existing parcels into 101 single-family lots, 6 two-family lots and 5 outlots. (Jeff Rosenberg, Veridian Homes).

Gentlemen;

At its February 26, 2013 meeting, the Common Council **conditionally approved** your client's amended PUD(PD)-GDP-SIP and the preliminary plat and final plat of Second Addition to Grandview Commons subject to the following conditions of approval from reviewing agencies. In order for the amended PUD and 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 sixteen (16) items:**

1. Add the following note to the end of Note #1 found on final plat sheet 1 of 4: "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 hereby released and replaced by those required and created by the current approved subdivision."
2. Portions of the original Grandview Commons platted private outlots for private alley purposes, together with additional lands as required for corner radius, were conveyed publicly to the City of Madison per warranty deed Document No. 3913259. The proposed replat appears to include portions of public alleys designated as Parcels M, N, O, P, Q, R, T, U, V and W within Document No. 3913259. The City Attorney's Office has determined that the replatting of portions of these public alleys shall be reconciled by public street/ alley vacation resolution in accordance with 66.1003ss administered by the City Engineering Division. All abutting property owners shall petition the City Engineer to initiate the vacation process and be aware of the fact this will take time to administer and record with the Register of Deeds if adopted by the Common Council.

3. It is understood that the existing pond in Outlot 34 shall be redesigned and enlarged to accommodate the proposed Copps Market at 6002 Cottage Grove Road. The applicant shall provide a final set of design calculations and plans to the City Engineer for approval prior to the recording of this plat.
4. The developer shall install public and private utilities as necessary to serve the proposed lots.
5. The developer shall enter into a City/Developer agreement for the installation of public improvements required to serve this plat. 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.
6. This development is subject to impact fees for the Door Creek North, Phase II Impact Fee District. All impact fees are due and payable at the time building permits are issued.
7. The developer shall construct Madison Standard street and sidewalk improvements for all streets within the plat.
8. The developer shall note that AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat.
9. 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.
10. 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 2 or more lots combined for a single development site, or where 2 or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of 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 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.

11. Prior to the issuance of building permits, the developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight-line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.

The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system – NAD 27. Note: It is required that this plan shall be stamped by and Registered Land Surveyor.

The following note shall accompany the master stormwater drainage plan: "For purposes of this plan, it is assumed that grading shall be a straight-line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows. No building permits shall be issued prior to the City Engineering Division's approval of this plan."

12. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to 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. Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.
13. 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.
14. 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).
15. 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.

16. 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 two (2) items:**

17. 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.
18. 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:**

19. All public water mains and water service laterals shall be installed by a standard City of Madison subdivision contract.
20. Per MGO Section 13.21, all operating private wells shall be identified and permitted, and all unused private wells shall be abandoned as approved by the 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:**

21. Whenever homes are separated by less than 10 feet, the probability of fire extension from one home to the next is significantly increased. As a counter measure, the Madison Fire Department recommends that Veridian Homes install automatic fire sprinkler systems in all these homes.
22. At a minimum, Veridian Homes shall 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). Additional information is available at the Home Fire Sprinkler Coalition website.”

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

23. That the zoning text be revised for the Twin Home District to incorporate or reference the supplemental regulations for Two-Family Dwelling-Twin buildings found in Section 28.151 of the 2011-2012 Zoning Code, and for the Permitted Uses section to specifically reference “Two-Family Dwelling-Twin” and “Two-Family Dwelling-Two-Unit” instead of “Two-Family Residential Homes” and “Zero Lot line Attached Residential” to better reflect the language of the new Zoning Code.
24. That the applicant work with the Planning Division and Capital Area Regional Planning Commission to revise the environmental corridor map to reflect the proposed changes to Outlot 34 (stormwater management tract) and Outlot 35 (private open space) prior to recording the final plat.

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

**Plat revisions and an updated title report will be required as outlined in a memo to be provided separately by the Office of Real Estate Services. Please contact Jenny Frese of the Office of Real Estate Services at 267-8719 for more information.**

**The applicant shall contact Kay Rutledge of the Parks Division at 266-4714 prior to final approval of the plat for recording to determine if additional park fees will be due for the proposed replat. 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.**

**After the planned unit development has been revised per the above conditions, please file nine (9) sets of complete, fully dimensioned, and to-scale plans, the appropriate site plan review application and fee pursuant to Section 28.12(13)(a)10 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.**

Upon receipt of the aforementioned PUD documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this planned unit development zoning is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant

to Sec. 28.12 (10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551.

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, 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  
Jenny Frese, Office of Real Estate Services  
Dan Everson, Dane County Planning & Development

For Official Use Only, Re: Final PUD(PD) Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Rec. Coord. (R & R Plan)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: