



Department of Planning & Community & Economic Development
Planning Division

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October 19, 2012

Jason Valerius
MSA Professional Services
2901 International Lane, Suite 300
Madison, Wisconsin 53704

RE: Approval of a preliminary plat and final plat replatting 33 existing single-family lots located at 9401-9441 & 9402-9442 Stoneywood Boulevard and 9404-9444 Cobalt Street into 29 single-family lots (Dan Heffron, Pheasant Ridge, LLC).

Dear Mr. Valerius;

At its October 16, 2012 meeting, the Common Council **conditionally approved** your client's preliminary and final plat of Woodstone Replat No. 2 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 ten (10) items:

1. Portions of this replat reconfigure portions of the platted public alleys and public Stoneywood Boulevard in the existing Woodstone subdivision. The City of Madison's signing of this replat as an owner and approval of the same for recording memorializes the record and City approval for the elimination and/or relocation of these public rights of way.
2. The City's proposed utility improvements for the Woodstone subdivision will need to be modified or reconstructed for this replat.
3. The applicant shall construct public improvements including streets, pavement, sidewalk, storm sewer, sanitary sewer and sanitary sewer laterals to serve this development.
4. Proposed lot line drainage easements do not comply with City Ordinance requirements. Rear lot lines require 6-foot wide easements on each property and side lot lines require 5-foot wide easements on each property. Modify the note and detail at the bottom of Sheet 1 to reflect this. Contract Greg Fries (267-1199) of the City Engineer's Office to determine correct easement needs for proposed replat.
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 CSM without the agreement executed by the developer. (MGO 16.23(9)c)

6. This development is subject to impact fees for the Elderberry Road Neighborhood Sanitary Sewer Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall put the face of the plat:

“Lots/ buildings within this subdivision/ development are subject to impact fees that are due and payable at the time building permit(s) are issued.”

7. The developer shall construct Madison Standard street improvements for all streets within the plat.
8. An erosion control plan and land disturbing activity permit shall be submitted to the City Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with 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.
9. 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.”

10. 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.

Please contact Dan McCormick of the Traffic Engineering Division at 267-1969 if you have questions about the following four (4) items:

11. The applicant shall execute and return a declaration of conditions and covenants for streetlights and traffic signals prior to sign off.

12. Utility easements shall be provided on the plat between Lots 121 and 122; Lots 117 and 134; Lots 129 and 130, and; Lots 140 and 141. The applicant shall show a detail drawing of the 12-foot utility easement dimensions and lot lines on the face of the plat.
13. 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."
14. 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 item:

15. All public water mains and water service laterals shall be installed by a standard City subdivision contract. All operating private wells shall be identified and permitted by the Madison Water Utility in accordance with MGO Sec. 13.21. All unused private wells shall be abandoned in accordance with MGO Sec. 13.21. The Water Utility will not need to sign off on the final plans, but will need a copy of the approved plans.

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

16. The developer has previously elected to pay park impact fees for the single-family and duplex lots north of Cobalt Street at the time building permits for those units are requested. Permit holds will be placed on each of those lots accordingly. This development is within the Far West park impact fee district (SI30).

Note: The park dedication requirement for single-family and two-family units equals 1,100 square feet per dwelling unit. The fee in lieu of parkland dedication for single- or two-family units is \$2,563.00 per unit in 2012. The park development fee for a single-family or two-family unit in 2012 is \$978.33 per dwelling unit. Park impact fees are adjusted on January 1 of each calendar year, and the park impact fees due at the time of building permit issuance may be higher than the amounts stated above to reflect these annual adjustments.

Please contact Pat Anderson, Assistant Zoning Administrator, at 266-5978 if you have any questions regarding the following two (2) items:

17. Provide a grading plan of the plat to show that usable open space requirements can be met on the lots per the comparable zoning district requirements. Usable open space shall be in a compact area of not less than 800 square feet and having no dimensions less than 10 feet and having a slope no greater than 10 percent. Front yards do not count toward usable open space.
18. Note: If easements are shown, be advised that the minimum side yard setback is 5 feet in R2T zoning.

Please contact Jenny Frese of the Office of Real Estate Services at 267-8719 if you have any questions regarding the following four (4) items:

19. Prior to final approval of the final plat for recording, 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 consistent with the ownership interests in the most recent title report. Signatories shall provide documentation that proves legal authority to sign the Owner's Certificate.
20. Prior to final approval of the final plat for recording, certificate(s) of consent by any mortgagee/vendor shall be executed.
21. As of September 19, 2012, the 2011 real estate tax bills are paid in full and there are no special assessments reported. In addition, the stormwater fees have been paid in full.
22. That the final plat be revised prior to final approval for recording as follows:
 - a.) Accurately reflect the contents of the title report on the final plat.
 - b.) Include a complete and accurate legal description of the lands that are to be included in the proposed plat. Ex: Please add "in the plat of" before Woodstone in the legal description on both pages of the final plat.
 - c.) Depict and identify by document number on the proposed plat all existing easements cited in the most recent title report. This includes, but is not limited to, an underground electric and communication easement Doc. No. 4800752.
 - d.) Please add a note on the final plat that states the lands are subject to the Annexation Ordinance filed March 28, 1991 as Doc. No. 2252404, if applicable.
 - e.) Please add a note on the final plat that states the lands are subject to Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 4664181, 4664182, 4799197 and 4858097.
 - f.) Please add a note on the final plat that states the lands are subject to Declaration of Conditions and Covenants recorded as Doc. No. 4710089.
 - g.) Identify and/or depict any tenancy in excess of ten years, recorded or unrecorded. If a lease is recorded, please identify it by document number as a note on the plat.
 - h.) 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.
 - i.) Initiate requests to all applicable utilities to record releases of their interests in utility easements in underlying plats or CSM's, if this proposed plat is a re-division of existing plats with utility easements that will no longer be applicable; and, prior to requesting sign-off, place a note in the proposed plat citing the recording data for the City's recorded release of same.

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

The Madison Fire Department submitted comments for this project with no conditions of approval. However, the Department requests that the following information be provided 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: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>" If you have questions about this request, please contact Bill Sullivan at 261-9658.

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.

As soon as the comments and conditions have been satisfied 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 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
Dan McCormick, 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