



PREPARED FOR THE PLAN COMMISSION

Project Address: 645-703 South Point Road
Application Type: TR-P Master Plan Amendment, Revised Preliminary Plat and Final Plat
Legistar File ID # [51415](#) and [50995](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant: Jeff Rosenberg, Veridian Homes; 6801 South Towne Drive; Madison.
Contact Person: Brian Munson; Vandewalle & Associates; 120 E. Lakeside Street; Madison.
Surveyor: Brett Stoffregan and Dan Day, D’Onofrio Kottke & Associates; 7530 Westward Way; Madison.
Property Owner: Gerald F. Dohm Revocable Living Trust and Charlene Dohm; 7711 Welcome Drive; Verona.

Requested Actions: Approval of a request to amend the TR-P (Traditional Residential–Planned District) master plan for the future Acacia Ridge subdivision to add six single-family residences to the approved planned district and release a condition of the previous approval, and; approval of a revised preliminary plat and the final plat of *Acacia Ridge*, creating 412 single-family lots, six lots for three (3) two-family-twin dwellings, one lot for future multi-family development, one lot for future mixed-use development, one outlot for a public park, one lot for a future public school, four outlots for private open space, and outlots to be dedicated to the public for stormwater management, alleys, and sidewalks.

Proposal Summary: The revised “Acacia Ridge” subdivision calls for most of the 134.5-acre subject site to be developed with 604 total dwelling units, including 412 lots for detached single-family residences. Most of those lots will be developed in TR-C3 single-family zoning, although a quarter of the single-family lots will be developed in TR-P zoning, including six additional single-family lots to be located on the south side of Harvest Moon Lane with the proposed master plan amendment.

In addition, the final plat will create one lot for future mixed-use commercial and multi-family development at the intersection of South Point Road and Watts Road in CC-T zoning and a 3.2-acre lot to its east, which will be developed with additional multi-family housing in TR-P zoning. A total of 186 multi-family units are proposed on the two lots, Lots 16 and 17, respectively. The subdivision includes an 8.0-acre lot for a future Madison Metropolitan School District school facility (Lot 312). The final plat creates 24 outlots in total, including an outlot to be dedicated for a 10.2-acre public park.

The applicant is also requesting that a condition of the original TR-P zoning and preliminary plat approval that restricted the height of any future buildings on the northern third of Lot 17 not exceed two stories in height be released with these requests.

Development of the subdivision will occur in phases beginning in late 2018 following approval and recording of the final plat, with completion of the subdivision anticipated over a ten-year period based on market demand for units.

Applicable Regulations & Standards: The requirements and process for the TR-P zoning district are outlined in Section 28.053 of the Zoning Code. Section 28.182 of the Zoning Code provides the process for zoning map amendments. 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 revised preliminary plat was submitted to the City on April 4, 2018. Therefore, the 90-day review period for this plat was scheduled to expire circa July 4, 2018.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward an amendment to Zoning Map Amendment ID 28.022-00297 to amend the TR-P master plan for Acacia Ridge to include six additional single-family lots and eliminate the height restriction on Lot 17, and the revised preliminary plat and final plat of *Acacia Ridge*, to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Parcel Location: The subject site is comprised of two parcels containing approximately 134.5 acres of land generally located in the northeastern quadrant of the intersection of Valley View Road and South Point Road; Aldermanic District 9 (Skidmore); Madison Metropolitan School District.

Existing Conditions and Land Use: A single-family residence, barn and detached garage are located on the 645 South Point Road parcel. The remainder of the property is otherwise undeveloped farmland.

Surrounding Land Uses and Zoning:

North: Single-family residence in the Town of Middleton along South Point Road; single-family residences in the Cardinal Glenn subdivision, zoned TR-C3 (Traditional Residential-Consistent 3 District) and Cardinal Glenn Park, zoned CN (Conservancy District); undeveloped land, zoned A (Agricultural District);

South: Single-family residences in the Town of Middleton along Valley View Road; single-family residences in the Linden Park and Pine Hill Farms subdivisions, zoned TR-C3;

West: Single-family residences and lots in the 1000 Oaks subdivision, zoned TR-P (Traditional Residential-Planned District); apartment complexes under construction on the north side of Watts Road, zoned TR-U1 (Traditional Residential-Urban 1 District) and SR-V2 (Suburban Residential-Varied 2 District);

East: Undeveloped land, zoned A.

Adopted Land Use Plans: The subject site is located within the boundaries of the [Pioneer Neighborhood Development Plan](#). Moving west to east across the 134.5-acre parcel, the neighborhood development plan recommends that the site be developed with residential-commercial mix and medium-density residential uses (up to 25 units per acre) adjacent to South Point Road, with an institutional parcel (future school) and public park also recommended along the western edge of the site. Moving east along extended Watts Road, the plan recommends more than a third of the property be developed with low- to medium-density residential uses (less than 15 units per acre). Moving south from Watts Road, the neighborhood development plan recommends that the balance of the property be developed with low-density residential uses up to eight units an acre. Areas recommended for

higher-density residential uses located primarily on the parcels east of the site also extend onto to the eastern edges of the subject site.

Environmental Corridor Status: An east-west stormwater management greenway shown in the neighborhood development plan and located in the southwesterly portion of the site is located in a mapped environmental corridor.

Public Utilities and Services: The subject site will be served by a full range of urban services as it develops with the exception of Metro Transit, which currently does not provide service west of Junction Road.

Zoning Summary: The proposed lots are zoned TR-P (Traditional Residential–Planned District), TR-C3 (Traditional Residential–Consistent 3 District) and CC-T (Commercial Corridor–Transitional District). Review for compliance with the other bulk requirements, such as setbacks, usable open space, and lot area per unit for multi-family dwellings, will occur either at the time of permit issuance for permitted uses, or during any conditional use reviews required.

Other Critical Zoning Items	
Yes:	Barrier Free, Utility Easements
No:	Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development
<i>Prepared by: Tim Parks, Planning Division</i>	

Previous Approvals

The subject site was attached to the City of Madison from the Town of Middleton on June 6, 2017.

On October 31, 2017, the Common Council approved a request to rezone 645-703 South Point Road from Temporary A (Agricultural District) to TR-P (Traditional Residential–Planned District), TR-C3 (Traditional Residential–Consistent 3 District) and CC-T (Commercial Corridor–Transitional District), and; approved the preliminary plat of *Acacia Ridge*, creating 406 single-family lots, six lots for three (3) two-family-twin dwellings, one lot for future multi-family development, one lot for future mixed-use development, one outlot for a public park, one lot for a future public school, four outlots for private open space, and outlots to be dedicated to the public for stormwater management, alleys, and sidewalks.

Project Description

The applicant is requesting approval of an amended TR-P (Traditional Residential–Planned District) master plan, a revised preliminary plat, and the final plat of the “Acacia Ridge” subdivision for a 134.5-acre property generally addressed as 645 and 703 South Point Road and located in the northeastern quadrant of the intersection of Valley View Road and South Point Road. The subject site is mostly undeveloped agricultural land with the exception of a one-story single-family residence, barn and detached garage located at 645 South Point Road.

The amended TR-P master plan and revised preliminary plat propose to slightly modify the number and mix of dwelling units for the 23 acres of the Acacia Ridge subdivision zoned TR-P in the northwestern quadrant of the overall development. The applicant is requesting approval to add six single-family lots along the south side of Harvest Moon Lane opposite existing single-family residences in the Cardinal Glenn subdivision to the north. The six new lots will be accessed by a private alley that will extend west off Feather Sound Drive and also provide

access to the 90 units of future multi-family housing planned for the 3.2-acre Lot 17 proposed to the south. A conceptual plan showing the six additional lots, future multi-family buildings on Lot 17, and potential mixed-use and multi-family development of Lot 16 has been submitted to illustrate how the block generally bounded by Feather Sound Drive, Harvest Moon Lane, South Point Road and Watts Road may be developed in the future. [Lot 16 is zoned CC-T (Commercial Corridor–Transitional District).] Development of the multi-family and mixed-use development on Lots 16 and 17 will require future conditional use approvals by the Plan Commission on subsequent applications.

The overall amended TR-P district will consist of 194 dwellings units consisting of 12 street-loaded single-family lots, 86 alley-loaded single-family lots, and three two-family-twin dwellings (six units) in addition to the 90 multi-family units planned for Lot 17.

Corresponding to the addition of the six single-family lots along Harvest Moon Lane, the applicant is also requesting that a condition of the 2017 TR-P master plan and preliminary plat approvals that restricted the height of future buildings on the northern third of Lot 17 to two stories be released. The Plan Commission recommended the condition to assuage concerns expressed by nearby residents about the multi-family housing proposed on Lot 17, which was originally planned to extend north to Harvest Moon Lane. The applicant feels that the addition of the six single-family lots between the slightly reduced Lot 17 and Harvest Moon Lane will provide an adequate transition in the scale and character of development between the future multi-family housing and existing single-family residences to the north.

The revised preliminary plat and proposed final plat of Acacia Ridge includes 412 lots for single-family detached residences (including the remaining 314 lots zoned TR-C3 (Traditional Residential–Consistent 3 District)), six lots for the three two-family-twin dwellings, and Lots 16 and 17. The final plat also creates an 8.0-acre lot for a future Madison Metropolitan School District facility (Lot 312) along the south side of Watts Road near the eastern edges of the plat. The plat also creates 24 outlots for various public or private purposes, including a 10.21-acre outlot to be dedicated for public park at the center of the subdivision adjacent to the school lot. Other outlots include four for private open space, sidewalks and landscaping, and numerous outlots to be dedicated to the public for stormwater management and alleys. The three small “pocket” parks on Outlots 2, 4 and 17, which will be maintained by the homeowners’ association but be available for public use. Any future use of Lot 312 as a school will require conditional use approval by the Plan Commission prior to construction.

Most of the stormwater management for the Acacia Ridge subdivision will be provided in Outlot 1, a 10.23-acre facility that will extend along the South Point Road frontage of the development from Watts Road south and encompass most of the low-laying portion of the site. In addition to infiltration and detention facilities within this outlot, an east-west regional bike path located in 1000 Oaks will cross South Point Road and continue through Acacia Ridge across the City park and school site. This path will eventually connect across the adjacent Theis properties with an east-west off-street path being developed to connect Far West Side and West Towne-area neighborhoods with the Southwest Commuter Path, and with the north-south Ice Age Junction Trail being extended generally parallel to Pleasant View Road/CTH M. The path extension through Acacia Ridge will also use two smaller stormwater management outlots (Outlots 12 and 13) in a divided parkway (“J Street”), which are generally located between the larger Outlot 1 stormwater facility and future City park.

Supplemental Requirements

The requirements for the Traditional Residential-Planned (TR-P) District are included in Appendix A at the end of this report.

Analysis and Conclusion

The revised subdivision layout and final plat of the “Acacia Ridge” subdivision are largely consistent with the preliminary plat approved in October 2017 with the exception of the modest revisions described in the preceding section to add six single-family lots between the northern edge of Lot 17 and Harvest Moon Lane and the existing single-family residences in the Cardinal Glenn subdivision. The Planning Division believes that the revised subdivision plat and amended TR-P master plan to incorporate these additional lots meet the applicable standards for approval and are generally consistent with the recommendations for the subject site in the 2004 Pioneer Neighborhood Development Plan. The lots and outlots to be created by the plat appear to provide the minimum lot width and area required by the Zoning Code and meet the design criteria of the Subdivision Regulations.

Staff is also supportive of the applicant’s request to remove the condition limiting the height of future multi-family development on Lot 17 closest to Harvest Moon Lane due to the introduction of the additional single-family lots, which should create a reasonable transition between the existing single-family homes and future multi-family housing. However, staff recommends that the final TR-P master plan and final plat include notes limiting the height of future single-family residences on Lots 18-23 be limited in height to two stories and 35 feet consistent with the maximum allowed height of homes to the north in the Cardinal Glenn subdivision (the TR-P district allows three-story tall single-family detached residences), which staff feels is consistent with the applicant’s intent.

Recommendation

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

The Planning Division recommends that the Plan Commission forward an amendment to Zoning Map Amendment ID 28.022–00297 to amend the TR-P master plan for Acacia Ridge to include six additional single-family lots and eliminate the height restriction on Lot 17, and the revised preliminary plat and final plat of *Acacia Ridge*, to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions that follow.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division

1. That a note be included on the final plat and in the final TR-P master plan that the height of future single-family residences on Lots 18-23 be limited in height to two stories and 35 feet consistent with the maximum allowed height of homes to the north in the Cardinal Glenn subdivision.
2. The applicant shall submit a grading plan and landscaping plan (with cross-sections) for the southern 30 feet of Lots 382-391 for approval by the Planning Division prior to recording of the final plat. The 30-foot buffer strip shall provide a landscaped buffer adjacent to Valley View Road. The following note shall be included on the final plat: “The 30-foot landscaped buffer/planting shall be reserved for the planting of trees or shrubs by

the owner; the building of buildings hereon is prohibited, and the rear 30-feet of the strip shall not be counted as any required yard. Maintenance of this strip is the responsibility of the lot owner or homeowner's association." The approved landscaping shall be installed as a condition of building permit approval for Lots 382-391.

3. The applicant shall submit a plan that shows how the southern portions of Lots 291-302 will be graded and fenced/screened (with cross-sections) adjacent to Outlot 19. The grading of these lots and Outlot 19 shall be approved by the Planning Division and City Engineer prior to final approval and recording of the plat.
 4. The applicant shall submit a landscaping plan for Outlot 19 for approval by the Planning Division prior to final approval and recording of the plat. Maintenance of the future landscaping and sidewalk shall be provided by a homeowner's association.
 5. 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 TR-P 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, and multi-family buildings.
 6. That prior to final approval and recording of the final plat, the applicant shall work with the Planning Division and Capital Area Regional Planning Commission to revise the environmental corridor map to reflect the approved subdivision, including modifications to the stormwater management greenways shown on the neighborhood development plan.
 7. 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.
 8. A note shall be included on the final plat regarding the width, extension and anticipated future volume of Watts Road and Redan Drive through the subdivision. The final wording of the note shall be approved by the Planning Division and City Engineer prior to recording, and is intended to serve as notice that those roads are a vital part of the City's street network, and will be extended off-site in the future as part of adjacent development approvals.
 9. Note: The future developer of Lot 17 may be required to dedicate six feet of additional right of way for Feather Sound Drive and construct additional pavement for on-street parking and loading adjacent to Lot 17 as a condition of developing multi-family housing consistent with the requirements in Section 16.23(8)(a)8.a.v. of the Subdivision Regulations.
10. Revise the western edge of Sheet 3 of the final plat to show the additional right of way for South Point Road as dedicated to the public.

11. The correct subdivision/ homeowner's association name shall be noted for the 30-foot buffer strip/ setback adjacent to Valley View Road on Sheet 8.
12. The demolition or removal of the single-family residence at 645 South Point Road shall require Plan Commission approval of a demolition permit prior to the issuance of wrecking or building permits.
13. Approval of the amended TR-P master plan confers no specific approvals for the future development of Lots 16 and 17. Building and parking layouts for those lots are for illustrative purposes. Future development of Lots 16, 17 and 312 (future MMSD property) shall require separate approvals by the Plan Commission prior to the issuance of building permits.

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

City Engineering Division (Contact Tim Troester, 267-1995)

14. The construction of this project will require that the applicant shall enter into a City/ Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Note: Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.
15. This development is subject to impact fees for the Lower Badger Mill Creek Sanitary Sewer and Stormwater Management Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall put on the face of the plat: "Lots/ buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."
16. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
17. 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 Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
18. A Phase 1 environmental site assessment (Phase 1 ESA), compliant with ASTM E1527-13, is required for the project area. Provide a digital copy of the report(s) to Brynn Bemis (267-1986, bbemis@cityofmadison.com) for review.
19. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the applicant shall contact either Tim Troester at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley at 261-9127 (bstanley@cityofmadison.com) 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).

20. 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.”

21. 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.
22. The developer shall construct Madison Standard street, bike path and sidewalk improvements for all streets within the plat.
23. The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat.
24. The developer shall confirm that adequate sight distance exists on Valley View Road and South Point Road where public streets intersect. If adequate sight distance does not exist, the developer shall change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City.
25. The developer shall be responsible for the construction of the north side of Valley View Road adjacent to the plat, including any transitions to existing pavement beyond the plat as determined by the City Engineer and City Traffic Engineer. The work in Valley View Road will include, but is not limited to, sidewalk, curb and gutter, storm sewer, and pedestrian islands to facilitate pedestrian crossings.
26. The developer shall be responsible for construction of an east-west running 10-foot multi-use path across the plat limits. Path shall be in a 20-foot wide dedicated easement or outlot dedicated for public path purposes.
27. The developer shall be responsible for the improvements on South Point Road required to facilitate ingress and egress from Watts Road and Tawny Acorn Drive as required by the City Engineer and City Traffic Engineer. The City shall be responsible for a portion of the cost of South Point Road adjacent to the storm water management parcel on South Point Road in accordance with our policies. The developer shall be responsible

for the construction of sidewalk, curb and gutter, and pavement on South Point Road adjacent to Lot 16 in accordance with City policy. It may be possible to have the City build South Point Road under a public project, which assesses the developer for the developer's share of the cost of the project. The developer shall note, however, that no funds have been budgeted for a project on South Point Road at this time.

28. Outlot 1 is platted in a way that creates excessive street frontages along South Point Road, Watts Road, and Feather Sound Drive. The Developer shall be responsible for the entire cost of constructing of Watts Road and Feather Sound Drive.
29. The developer shall be responsible for 4 feet of pavement, curb, gutter and sidewalk on South Point Road north of Watts Road to edge of plat limits.
30. This is a redevelopment requiring TSS (TMDL) removal and oil/grease control. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including: a) SLAMM .DAT files; b) RECARGA files; c) TR-55/HYDROCAD/Etc., and; d) Sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
31. The applicant shall demonstrate compliance with Sections 37.07 and 37.08 of 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 5.0 tons per acre per year.
32. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to: reduce TSS by 80% (control the 5 micron particle) off of newly developed areas compared to no controls; detain the 2-, 10-, and 100-year storm events, matching post development rates to predevelopment rates; provide substantial thermal control; provide infiltration in accordance with MGO Chapter 37; 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 Madison General Ordinances.
33. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.

City Engineering Division – Mapping Section (Contact Jeff Quamme, 266-4097)

34. The plat does not provide on its face private Easements or Outlots to accommodate the now United States Postal Service (USPS)-required centralized delivery of mail using Cluster Box Units (CBUs). The applicant shall coordinate the required locations for the CBUs with the USPS and Engineering staff. City of Madison Engineering acknowledges that development phasing would make it difficult to determine the final locations prior to recording the final plat. This will require the final placement of the CBUs to be determined and all documents recorded to allow placement of the CBUs (after City review and approval) prior to construction of

each phase. This shall be a condition of the Development Agreements for all phases for this plat. CBUs serving this plat will not be permitted within any publicly owned or dedicated lands.

35. The developer shall grant a 20-foot wide easement for Public Sidewalk and Bike Path over the southerly portion of proposed Lot 312 between the east to west lot lines, near the southern lot line. Coordinate the configuration with City Engineering staff.
36. Submit street name suggestions to Lori Zenchenko (LZenchenko@cityofmadison.com) for review and approval.
37. Additional acquisitions of easements or right of way may be required beyond the boundaries of this plat for the construction of required improvements, drainage facilities and grading needs at streets intersecting South Point Road and Valley View Road near the plat boundaries. Prior to construction of any off-site improvements or grading, the developer shall acquire the necessary easements or right of ways as required by the City, at the developer's expense. In the event that the developer is unable to obtain those rights, the City shall proceed with the acquisitions. The developer shall reimburse the City for all costs associated with the acquisition, including attorney's fees and any and all costs associated with court-ordered awards. The developer shall provide a deposit at the time of contract execution to cover the estimated City staff expenses and easement cost for the acquisition. The developer shall note that separate, additional surety in an amount estimated to cover any potential court ordered awards shall be retained by the City until such time as appeal rights have expired. The additional surety shall be provided prior to the City making an offer for the easement.
38. Revise the note for the Public Sidewalk Easement over Outlots 4 and 17 to "See Notes 5 and 8 on Sheet 9". Also, revise note 5 on Sheet 9 to clarify it refers only to the sidewalk easement over Outlots 4 and 17.
39. Outlot 1 of Cardinal Glenn has been included in the plat. Provide the recorded conveyance in the required updated title report prior to final signoff.
40. The Pubic Utility Easement under the legends on all sheets shall refer to the language under note 8 on sheet 9.
41. The 207.84 exterior dimension above Lot 24 is incorrect.
42. The applicant shall coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.
43. Add text to the label for the portion of Feather Sound Drive lying north of this plat to "see Note 4 on Sheet 9".
44. The private landscaping easements will need to specify rights and restrictions of all parties subject to and benefitting from the easement.
45. Add text to the labels for the building setback lines to refer to note 6 on sheet 9.
46. Revise the notes for the Public Bike Path easement over the outlots to read: Outlot subject to Public Sidewalk and Bike Path Easement over its entirety. Also modify Note 9 on sheet 9 to label the easements as "Public Sidewalk and Bike Path Easement for consistent labeling throughout the document.

47. The corner radii for streets intersecting South Point Road, Valley View Road, Watts Road and Redan Drive shall be modified to be 25 feet. Also, Outlot 15 at the west end shall account for the required radius along the west side.
48. 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 monument condition reports for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com). 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 and shall be attached to a signed and sealed monument condition report. The applicant shall identify monument types on all PLS corners included on the plat. Note: Land tie to two PLS corners required.
49. The offsite (Public Sanitary Sewer, Drainage, Storm Sewer Water Main) facility required to serve this development will require a separate City of Madison Real Estate project to create and record the required easement. The City of Madison Office of Real Estate Services will administer, draft, execute and record the document. Contact Jeff Quamme of Engineering Mapping to determine the information required. Upon the receipt of the required information and fees, the Real Estate Project will be set up for City staff to complete and record the document. (jrquamme@cityofmadison.com or 266-4097)
50. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject plat, one (1) digital CADD drawing and one (1) signed copy of the final plat to the Mapping/GIS Section of the Engineering Division either as hard copy or Adobe PDF format. The digital CADD file shall be submitted in the WisDOT County Coordinate System, Dane County Zone datum in either Auto CAD Version compatible with MicroStation Version V8i, MicroStation Version V8i or older or Universal DXF Formats. The digital CADD file(s) shall contain the minimum of the items stated below, each on a separate layer name/level number. All line work shall be void of gaps and overlaps that would cause any parcel, street or easement to not properly close. All line work orientation and geometrics shall match the dimensioning as labeled on the final recorded plat: 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. The Developer/Surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any original submittal of data and prior to final sign off.
51. The final plat shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in the parcel database so that the permitting system can upload this data and permit issuance made available for this new land record.

Traffic Engineering Division (Contact Sean Malloy, 266-5987)

52. Access to South Point Road, north of Watts Road, shall be limited to right in/right out only. The applicant can expect a median to be constructed to enforce access control.

53. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division Electrical Section to record the necessary easements for streetlights. Easements are needed between lots: OL 3-29, 99-100, 87-88, OL 6-53, 210-211, 207-208, 201-202, 238-239, 245-246, 251-267, 283-284, 278-279, 275-276, 271-272, 218-219, 61-62, 106-107, OL 20-303, 307-308, 418-419, 413-414, 393-394, 398-399, 331-332, 324-325, 354-355, 360-361, 383-384, 387-388, 198-199, 192-193, OL 16-190, 111-112, 118-119, 122-123, OL 10-131, OL 11-146, 3-4, 155-156, 158-159, and 182-183.
54. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division Electrical Section to record the necessary easements for streetlights. Easements are needed on the corners of lots: OL 4, 81, 93, OL 5, 71, 204, 214, 212, 251, 253, 277, 268, 221, 311, 401, 91, 413, 382, 195, 170, 169, 145, 108, 121, 130, OL 2, 164, 186, 10, 178.
55. The developer shall be responsible for construction of a 10-foot wide east-west multi-use path across the plat limits. The path shall be in a 20-foot wide dedicated easement or outlot dedicated for public path purposes. This path is intended for use as both a neighborhood and regional transportation corridor. To that end, the applicant shall work with Traffic Engineering and City Engineering to eliminate any unnecessary deviations from an east-west route, a specific area of concern are the deviations adjacent the school site.
56. The applicant shall execute and return a declaration of conditions and covenants for streetlights and traffic signals prior to sign off.
57. The applicant shall add a note to the final plat stating no driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six (6) inches in width shall be constructed between all pedestrian ramps and driveway entrances. This is especially important at 'T' intersections where lot and building layout become critical; to prevent interference with the pedestrian ramp, lots intersecting or adjacent 'T' intersection may require a shared driveway and access.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

58. Submit the Acacia Ridge TR-P Master Plan for final review and approval by Planning and Zoning staff.

Fire Department (Contact Bill Sullivan, 261-9658)

59. 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)." An upgrade to include a fire sprinkler system with a cost estimate shall be made available for all initial single- or two-family home sales.

Water Utility (Contact Adam Wiederhoeft, 261-9121)

60. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO 16.23(9)(d)(3).

61. All public water mains and water service laterals shall be installed by a standard City of Madison Subdivision Contract. The applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide conditions of approval for this request.

Parks Division (Contact Sarah Lerner, 261-4281)

62. On the plat dated March 21, 2018, the Applicant proposes to dedicate approximately 10.21 acres of public park, identified as Outlot 22, which location is generally consistent with the Pioneer Neighborhood Plan.

63. The subdivision as currently proposed, includes 412 single-family units, six duplex units, and 186 multi-family units with credit for one single-family unit that exists on proposed Lot 16. The parkland dedication requirement for a single-family and duplex unit is 1,081 square feet, and the dedication requirement for a multifamily lot is 734 square feet, per MGO Sec. 16.23(8)(f) and 20.08(6). The total dedication requirement as proposed is approximately 13.44 acres. As proposed, Outlot 22 is insufficient in size to fully meet the standards for dedication of useable park space.

64. Per the rezoning application, the applicant is seeking credit for private open space for Outlots 2, 4 and 17 (approximately 1.63 acres, combined) to offset the park land dedication, if they are able to meet all the requirements of MGO Section 16.23(8)(f)(8). The additional credit for private open space will still be insufficient to meet the parkland dedication requirements for the unit counts as proposed.

65. The Parks Division will not be seeking full dedication of the park lands at this time. The applicant shall provide a formal request to the Parks Division with the preferred fee allocation for the remaining Park-Land Impact Fees.

66. Park Impact Fees (comprised of the Park-Infrastructure Impact Fee, per MGO Sec. 20.08(2), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6) will be required for all new residential development associated with this project.

67. Prior to sign off on the final plat, the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the Park Impact Fees for this development. This document will be recorded at the Register of Deeds. The applicant shall be responsible for all recording fees.

68. Lands that are dedicated for park purposes to fulfill the parkland dedication shall be suitable for park development. The applicant shall provide proposed grading plans prior approval of the area of dedicated public parklands. General guidelines for park development include:

- a) Areas within a park to be used for open space for active and passive recreation shall be graded at 1-2% for the area where fields are proposed.
- b) No side slopes within the park dedication area shall exceed 4:1.
- c) Large or excessive retaining walls shall not be allowed on public parklands to meet the grading requirements.

- d) All off-site drainage that is routed through the park shall be reviewed and approved by Parks Division staff as part of the grading plan review.
69. The developer shall enter into a maintenance agreement for the perpetual maintenance of the medians and private Outlots within the plat, specifically all medians and the proposed roundabout on Watts Road and Outlots 12, 13, and 16, as referenced in the rezoning documents. The applicant shall work with City Engineering or City Traffic Engineering on the approval of any plantings or stormwater features within the median(s) and outlots.
70. The applicant shall install a fence along the boundary of lands dedicated for public park purposes at the sole expense of the applicant. The fence shall be installed on private property to a design that is mutually agreeable to the applicant and Parks Division. The cost of the fence shall not be eligible for Park-Infrastructure Impact Fee credits. The applicant shall execute a deed restriction that would require the fence to be perpetually maintained by the property owners for any lots that are adjacent to publicly dedicated park lands, including proposed Lots 306-311. It is suggested that the fence also extend along Lots 313-321, which abut Lot 312, which is the proposed school site.
71. The applicant shall complete a tree inventory and health assessment for the trees located on the proposed outlots dedicated for park. The applicant shall include the existing trees located on the existing residence. The tree inventory and health assessment should be completed by an arborist and provided to the Parks Division with the Final Plat application
72. No farming or use of lands to be dedicated to the public for park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered through the City of Madison Office of Real Estate Services.
73. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.
74. City Forestry will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, City Forestry will schedule planting and assess the cost of the initial planting to the property owner.
75. The following note should be included on the subdivision: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued."
76. The applicant shall modify all rezoning documents to remove the specific public park improvement graphics from the plans.
77. The rezone application dated October 9, 2017 included information on the proposed single-family count and private open space. This information is not included in the resubmitted zoning application and should be modified as follows:
- a.) The private open space that can be considered for park land credit are for Outlots 2, 4 and 17 and shall be maintained by the homeowner's association (HOA), including snow and ice removal.
 - b.) Outlot 19 shall be maintained by the HOA.

Office of Real Estate Services (Lance Vest, 245-5794)

78. Prior to approval sign-off, the Owner's Certificate on the PP shall be executed by all parties having an interest in the property, pursuant to 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. The executed original hard stock recordable plat shall be presented at the time of sign-off.
79. Per the most recent title report dated June 20, 2017, there is no mortgage of record for the platted lands. If a title update provides new information, a certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to plat approval sign-off.
80. An Environmental Site Assessment is required because of the public dedications. Please provide this material to Brynn Bemis in City Engineering for review (bbemis@cityofmadison.com).
81. Under 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to plat recording. This includes property tax bills for the prior year that are distributed at the beginning of the year.
82. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to Lance Vest in the City's Office of Real Estate Services (lvest@cityofmadison.com), as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (June 20, 2017) and the date when sign-off approval is requested. A title commitment may be provided, but will only be considered as supplementary information to the title report update. The surveyor shall update the plat with the most recent information available in the title report update.
83. The following revisions shall be made to the final plat prior to final approval and recording:
- a.) Depict and dimension all existing improvements including, but not limited to: buildings, drives, parking lots, encroachments, wells, septic systems, etc. associated with the lands described for the proposed plat. If existing improvements are to remain they must be depicted.
 - b.) For properties not connected to municipal utility services, consider whether or not well abandonment ref. NR 141 needs to be addressed.
 - c.) Record satisfactions or releases for all recorded instruments that encumber or benefit the subject lands, if all interested parties agree that the purpose for such instrument is no longer necessary or relevant for the purposes of the land division. In particular, the Restrictive Covenants recorded as document number 3657229, and the Memorandum of Option recorded as document 5192258.
 - d.) Clearly indicate when lands dedicated to the public are dedicated for right-of-way purposes.
84. Confer with the United States Postal Service regarding centralized mail delivery installations.

Appendix A: Tradition Residential–Planned District 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.