



PREPARED FOR THE PLAN COMMISSION

Project Address: 248 East Hill Parkway
Application Type: Zoning Map Amendment, and Preliminary Plat and Final Plat
Legistar File ID # [79526](#) and [79326](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Jason Schmidt, Landing Apartments LLC; 826 North Star Drive; Madison.

Surveyor: Brian Arcand, Snyder & Associates, Inc.; 5010 Voges Road; Madison.

Requested Actions: Approval of a request to rezone a portion of 248 East Hill Parkway from PD to TR-C3 (Traditional Residential–Consistent 3 District); and approving the preliminary plat and final plat of *Third Addition to Reston Heights*, creating five single-family residential lots, one lot for an existing residential building complex, and one outlot to be dedicated to the public for stormwater management.

Proposal Summary: The plat of *Third Addition to Reston Heights* proposes to further subdivide Lot 254 of the Second Addition to Reston Heights to create five lots to be developed with single-family residences in TR-C3 zoning along the Wyalusing Drive side of the lot. The proposed plat also will create one lot for an existing two-building apartment complex located in the northeastern corner of the lot, and an outlot to be dedicated to the public for stormwater management, which contains a field-located wetland.

The proposed plat will be recorded as soon as all regulatory approvals have been granted, with construction of the five future single-family residences to follow based on market demand.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. Section 28.098 provides the requirements and framework for the Planned Development District. The proposed subdivision was submitted on August 7, 2023 following the repeal and recreation of Section 16.23 of Madison General Ordinances by the Common Council on July 25, 2023 (Ordinance 23-00075 (ID 78130)). The subdivision process is outlined in Section 16.23(4) of the amended 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 current application for preliminary plat and final plat approval was submitted to the City on August 7, 2023, so the 90-day review period for this plat is scheduled to expire circa November 5, 2023.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00641, rezoning a portion of 248 East Hill Parkway from PD to TR-C3, and the preliminary plat and final plat of the *Third Addition to Reston Heights* 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.

Background Information

Parcel Location: Lot 254 as platted is a 4.36-acre parcel generally bounded by East Hill Parkway on the east, Littlemore Drive on the north, Wyalusing Drive on the west, and the easterly prolongation of Broad Creek Boulevard on the south. The five single-family lots will occupy approximately 0.46 acres located on the Wyalusing Drive frontage of the overall site. The site is located in Alder District 16 (Currie) and Madison Metropolitan School District.

Existing Conditions and Land Use: The Landing on East Hill Parkway Apartments, containing 61 units in two buildings at 248 and 252 East Hill Parkway at Littlemore Drive, zoned PD.

Surrounding Land Uses and Zoning:

North: Two-family and multi-family residences, zoned PD;

South: Townes of Reston apartments; single-family residences and the City-owned Broad Creek drainageway, all zoned PD;

West: Single-family residences in the Reston Heights subdivision and Reston Heights Park across Wyalusing Drive, zoned PD; and

East: Glacier Valley Apartments, zoned PD.

Adopted Land Use Plan: The 2018 Comprehensive Plan identifies the eastern two-thirds of the subject site and nearby properties to the east and south developed with various multi-family residential uses for Medium Residential (MR), while the remaining portion of the site fronting along Wyalusing Drive is recommended for Low Residential (LR), as are the blocks between Wyalusing and S Sprecher Road. The drainageway abutting the property to the south is identified for Park and Open Space (P).

The 2012 Sprecher Neighborhood Development Plan recommends that the eastern two-thirds of the subject site be developed with medium-density residential uses, while the Wyalusing Drive frontage is recommended for low-density residential uses consistent with the development pattern west of Wyalusing. The Broad Creek greenway is identified for park, drainage, and open space.

Zoning Summary: The five proposed single-family lots will be zoned TR-C3 (Traditional Residential–Consistent 3 District).

	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft. per lot	All proposed lots will exceed
Lot Width	30'	All proposed lots will exceed
Front yard setback	15'	To be determined at permitting
Maximum front yard setback	30' or up to 20% greater than average	To be determined at permitting
Side yard setback	5'	To be determined at permitting
Rear yard	20'	To be determined at permitting
Maximum lot coverage	75%	To be determined at permitting
Maximum building height	2 stories/35'	To be determined at permitting
Usable open space (sq. ft. per unit)	500	To be determined at permitting

Other Critical Zoning Items	
Yes:	Utility Easements (to be established with final plat), Wetlands
No:	Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development, Adjacent to Parkland
<i>Prepared by: Planning and Zoning staff</i>	

Environmental Corridor Status: The western portion of the subject site, Broad Creek greenway, and Reston Heights Park are located in a mapped environmental corridor. Approval of an amendment to the environmental corridor maps by the Capital Area Regional Planning Commission will be required prior to the recording of the proposed plat.

Public Utilities and Services: The property is served by a full range of urban services, including Metro Transit, which provides all-day service along Wyalusing Drive (Route D1).

Previous Approvals

On November 3, 1998, the Common Council approved a request to rezone approximately 211 acres generally located at 201-401 [S] Sprecher Road south of Milwaukee Street from A (Agriculture) to PUD-GDP [1966 Zoning Code] and the preliminary plat of *Reston Heights East* to create lots for future single-family residences, two-family residences, multi-family development, a church, and mixed-use development.

On March 16, 1999, the Common Council approved the final plat of *Reston Heights* [formerly Reston Heights East] containing 248 lots and outlots on approximately 222.4 acres. The Common Council also rezoned 87.7 acres located between S Sprecher Road and Wyalusing Drive from PUD-GDP to PUD-SIP to allow construction of most of the single-family phases of the project and portions of the two- and four-family components. The final plat was recorded on October 7, 1999.

On March 16, 2003 the Common Council approved the final plat of *Second Addition to Reston Heights* creating six single-family lots and seven two-family residential lots, four lots for multi-family development, and five outlots, including replatting four outlots created by the first final plat of *Reston Heights*. Among the conditions of approval for the final plat was having a field-located wetland rezoned to W (Wetland) zoning [1966 Zoning Code] and having the wetland identified on environmental corridor maps. The final plat was recorded on December 21, 2004.

On October 7, 2008, the Common Council approved a request to rezone 6854 Stockbridge Drive and 6801-6901 Littlemore Drive from PUD-GDP to Amended PUD-GDP and to rezone 6901 Littlemore Drive from Amended PUD-GDP to PUD-SIP to allow construction of 158 apartment units in 5 buildings at 6901 Littlemore Drive. The Amended PUD-GDP called for the maximum 16.7-unit per acre density approved for four multi-family sites in Reston Heights (a maximum of 384 total dwelling units) to be redistributed to allow 61 dwelling units to be developed at 6801 Littlemore Drive (subject site), 158 dwelling units to be developed at 6901 Littlemore Drive, 86 dwelling units to be developed at 6854 Stockbridge Drive, and 48 dwelling units to be developed at 326 East Hill Parkway.

On March 19, 2013, the Common Council approved a request to rezone 6801 Littlemore Drive (now 248 East Hill Parkway) from PD-GDP to PD-SIP to allow construction of an apartment complex containing 61 dwelling units in two buildings.

Project Description and Analysis

The applicant is requesting approval to further subdivide Lot 254 of the Second Addition to Reston Heights plat to create five single-family lots from an undeveloped area on the 4.36-acre parcel. The lot is bounded by East Hill Parkway on the east, Littlemore Drive on the north, Wyalusing Drive on the west, and Broad Creek on the south. The overall lot is currently zoned PD and is developed with two apartment buildings located in the northeastern corner of the property adjacent to the East Hill-Littlemore intersection, which contain 61 units. The rest of the subject site is undeveloped and is characterized by three wetland areas of varying size located near the center of the property.

The *Third Addition to Reston Heights* proposes to create five lots for future single-family detached residences to be located on the Wyalusing Drive frontage of the site, which are shown as Lots 1-5 on the proposed plat. The portion of Lot 254 that will contain the proposed single-family lots will be rezoned to TR-C3 as part of the request. The existing apartment buildings and 34 surface automobile stalls located between the buildings and wetland will be located on Lot 6, a 2.84-acre lot that will remain zoned PD. No changes to the apartment development are otherwise proposed beyond the subdivision. The remainder of the 4.36-acre site is shown as Outlot 1, which the City Engineering Division has requested be dedicated to the public for stormwater management.

The proposed single-family lots will be approximately 60 feet wide and 120 feet deep, which exceeds the 30-foot minimum lot width and 3,000 square-foot minimum lot area required in the requested TR-C3 zoning district. The Planning Division believes that the request to zone and subdivide the lots along the Wyalusing Drive frontage of existing Lot 254 is generally consistent with the recommendations in the [Sprecher Neighborhood Development Plan](#), which recommends the western edge of the subject site and properties generally to the west between Wyalusing and S Sprecher Road for low-density residential development, while the remainder of Lot 254 and the properties generally to the east are recommended for medium-density residential development. Similar land use and development recommendations are reflected for the subject property in the 2018 [Comprehensive Plan](#). The proposed single-family lots meet the lot design requirements in the Zoning Code and Subdivision Regulations and represent appropriate infill along Wyalusing Drive consistent with the low-density development pattern to the west.

The subject site currently contains three field-located wetlands generally located in the center of the lot. The wetland areas on the site have gradually evolved in size and location over the last twenty years. When the surrounding land was first platted in 2004, the wetland area was shown as a single larger, triangularly shaped zone that extended from the center of the site west toward Wyalusing Drive. The *Second Addition to Reston Heights* plat showed this area as a field-located wetland and established a 75-foot setback consistent with the setbacks imposed on other wetlands when the site and surrounding area were added to the Central Urban Service Area in 1998. Subsequently, the wetland evolved into a narrower area that extended north-south through the center of the lot when delineated by a State-certified wetland delineator in June 2012. At that time, the delineation suggested that the wetland was of low quality and was manmade, and suggested that a 15-foot setback would be appropriate for the smaller area; the reduced setback was shown on the recorded Specific Implementation Plan for the apartment complex east of the wetland, which was approved as 6801 Littlemore Drive and is now addressed 248-252 East Hill Parkway.

The wetland was delineated again in October 2022 by the same State-certified wetland delineator. The 2022 delineation found that the wetlands may be classified as “emergent marsh and ruderal wet meadow” and total approximately 0.19 acres of the 4.36-acre site. The two smallest areas studied (“W-1” and “W-3”) are constructed

stormwater management features for the adjacent apartment parking lot that may also accept runoff from the adjacent streets, and which may be subject to artificial wetland exemptions per the certified delineator pending a jurisdictional determination by the US Army Corps of Engineers. The larger wetland in the center of the parcel, "W-2," was felt by the delineator to be a wet meadow located in a low-lying portion of the site and isolated from surface water connections, which may be subject to nonfederal wetland exemptions due to its size. No waterways were observed within the wetland study area by the delineator, though the Broad Creek intermittent stream is located just to the south but outside the study area. The 2022 delineation is attached to the legislative file for the preliminary plat and final plat for reference (ID [79326](#)). Consistent with the 15-foot setback established on the Specific Implementation Plan for the apartment complex in 2013, the proposed final plat shows a 15-foot "offset" for W-1 and W-2, while W-3 is not shown. The 15-foot setback/offset is consistent with the 10- to 30-foot "protective area" identified for "less susceptible" wetlands per Wisconsin Administrative Code NR-151. As a condition of approval, staff is requesting that all three wetland areas be shown on the final plat, and that the 15-foot areas surrounding them be labeled as "setbacks."

Additionally, the larger area originally mapped as wetland on the *Second Addition to Reston Heights* plat is currently mapped as environmental corridor by the Capital Area Regional Planning Commission (CARPC). In order for the final plat to be recorded and for permits to be issued for the construction of residences on Lots 1-5, the City will need to submit a request to CARPC to amend the environmental corridor map to reduce or remove the portion of the site in mapped environmental corridor (Note: By rule, requests to CARPC may not be submitted by individuals.) The resolution approving the preliminary and final plat includes authorization for Planning Division staff to seek the necessary approvals to the corridor map from CARPC.

Conclusion

In closing, staff believes that the proposed rezoning of 0.46 acres of the 4.36-acre Lot 254 of the Second Addition to Reston Heights plat to TR-C3 and the proposal to create five single-family lots along Wyalusing Drive is generally consistent with the land use and development pattern recommended for the site in the adopted neighborhood development plan and represents appropriate infill development that meets the lot design requirements in the Zoning Code and amended Subdivision Regulations. Final approval of the subdivision will be contingent on the separate approval by the Capital Area Regional Planning Commission of an amendment to the environmental corridor map to remove the portion of the site where the single-family lots are proposed from the environmental corridor.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022-00641, rezoning a portion of 248 East Hill Parkway from PD to TR-C3, and the preliminary plat and final plat of the *Third Addition to Reston Heights* 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 all delineated wetlands on the subject site be shown on the final plat.

2. The final plat shall be revised prior to final approval and recording to label the 15-foot “wetland offset” as a “wetland setback” for all wetlands present on the site.
3. Prior to final approval and recording of the final plat, an amendment to the Environmental Corridor Map shall be approved by the Capital Area Regional Planning Commission (CARPC) to reduce or remove from the corridor the wetland located on the subject site. The amendment request shall be made by the City by CARPC rule and not by the subdivider; however, the subdivider may be required to reimburse the City’s expenses for submitting that request. The applicant shall be bound by any conditions of the CARPC amendment approval, and the final plat will not be approved for recording until all of the conditions of the CARPC approval have been met.
4. Consistent with Wis. Stats. Section 236.20, the final plat shall show all lots and outlots in each block consecutively numbered within blocks and the subdivision and throughout numbered additions to the subdivision.
5. Prior to final approval and recording of the final plat, the applicant shall submit a minor alteration to the approved PD(SIP) for 248-252 East Hill Parkway (formerly 6801 Littlemore Drive) for approval to reflect the proposed Third Addition subdivision. The alteration shall reflect the reduced lot area and any other changes to the project data for the existing apartment complex affected by the proposed plat.

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

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

6. The applicant shall complete a wetland delineation and provide the document to the City Engineer. Further, the applicant shall dedicate the wetland area to the City of Madison Stormwater Utility.
7. Outlot 1 shall be dedicated to the Stormwater Utility for stormwater and drainage purposes.
8. Obtain a Street Terrace Permit for any proposed work related to the subdivision (installation of the driveway apron, landscaping, etc.). This permit application is available and must be completed online.
9. Madison Metropolitan Sewerage District (MMSD) 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 Division sign-off.
10. An Erosion Control Permit is required for this project.
11. A Storm Water Management Report and Storm Water Management Permit is required for this project.
12. 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. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPA) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.

13. A portion of this plat may come under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources for wetland, floodplain, or navigable waterway issues. A permit for these items may be required prior to construction. Contact the WDNR and USACOE for a jurisdictional determination. Provide a digital copy of the wetland delineation, which shall be less than five (5) years old.
14. Each lot shall have a separate sanitary sewer lateral. Plans already appear to show sanitary sewer laterals into each lot. The developer's engineer shall confirm that the laterals are in place. If additional sewer laterals are needed, the developer shall install them as a condition for development. Shared sanitary sewer laterals between lots will not be permitted.
15. Submit proposed lot corner grades with the stormwater management plan, as these two items must be reviewed together to properly determine stormwater overflow conditions. Prior to the issuance of building permits, submit a master stormwater drainage plan with final as-built lot corner grades. These grades may be modified from the originally proposed grades provided they continue to meet design tolerances. No building permits shall be issued prior to City Engineering's final approval of this plan.
16. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
17. Demonstrate compliance with MGO Section 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
18. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
19. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website. The Storm Water Management Plan & Report shall include compliance with the following:
 - Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
 - Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. 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 to City Engineering. (POLICY and MGO 37.09(2))
 - Detain the 2-, 5-, 10-, 100-, and 200-year storm events, matching post-development rates to pre-development rates and using the design storms identified in MGO Chapter 37.

Provide infiltration of 90% of the pre-development infiltration volume.

Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

20. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the City Engineering Division. E-mail PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

City Engineering Division – Mapping Section (Contact Jeff Quamme, (608) 266-4097)

21. Grant a Public Storm Sewer Easement(s) to the City on the face of this plat around proposed Lot 4 with the final location and width to be approved by City Engineering with the following conditions: Contact Jule Smith (jsmith4@cityofmadison.com, (608) 264-9276) for the final required easement language to be included on the face of the plat.
22. Work with the City Engineering Division on the required limits of Outlot 1 as necessary and/or, grant a public stormwater drainage easement(s) to the City on the face of plat on the southwesterly portion of proposed Lot 6 over an area to be approved by City Engineering. Contact (jsmith4@cityofmadison.com, (608) 264-9276) for the final required easement language to be included on the face of the plat.
23. In accordance with Chapter 236, Wisconsin Statutes, the applicant must show the type, location and width of any and all easements on a plat. Clearly identify the difference between existing easements (cite recording data) and easements which are being conveyed by the land division. Identify the owner and/or benefiting interest of all easements. Include any and all language required to properly and legally create any easement by this subdivision. Also show and delineate all easements for the preliminary plat per MGO Section 16.23. Notably on the final plat, delineate and verify line scale of the existing 20-foot wide Public Storm Sewer Easement per Document No. 4003594.
24. 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. The preliminary plat showed existing utilities outside given existing easements. Additional easements may be necessary to facilitate existing and/or preferred routing.
25. For the final plat, insert standard language per MGO Section 16.23(7)(d)2.a. verbatim. When done, all of the previous non-exclusive easements for drainage easements are released and new drainage easements defined by the current proposed plat. This should also be noted on the preliminary plat, as the lands are subject to this condition and easement as well as this will be a proposed condition.
26. As required by Ordinance, provide private Easements or private Outlots to accommodate the current United States Postal Service (USPS) required centralized delivery of mail using Cluster Box Units (CBUs). Coordinate the locations of the CBUs with the USPS Development Coordinator, City Engineering and Traffic Engineering staff and in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works. CBUs serving this subdivision will not be permitted within any publicly owned or dedicated lands.

If the developer is not able to determine the final locations of the CBUs prior to recording the final plat, the final placement of CBUs for each phase of development within this land division shall be determined prior to construction. The locations for each phase shall as required by Ordinance, in accordance with the Policies for

Cluster Box Units as adopted by the City of Madison Board of Public Works and in compliance with United States Postal Service requirements.

The required CBU documents shall be recorded prior to the start of construction of the public improvements serving any Lot or Outlot. In the instance of land divisions that do not require the construction of public improvements or a contract with the developer, the required approved CBU documents shall be recorded simultaneously with the final approved subdivision. Construct the CBUs in accordance with the specifications approved by the Board of Public Works.

27. Show the proposed easements on the preliminary plat.
28. Ensure buildability of Lot 1. Existing utilities may have prescriptive rights, if so grant formal easements on the final plat to formalize these easements. If the existing lines are to be moved, provide agreement with utility companies to move the lines with the understanding of responsibilities prior to final approval.
29. For both the preliminary plat and final plat, state the purpose of Outlot 1 and if it is being dedicated, so state with "Dedicated to the Public."
30. Provide title support documents as required in application materials. Further requirements/comments may be necessary upon a review of all the documents required, such as listing all of the applicable title documents on the face of the plat, as was done on the Second Addition to Reston Heights.
31. Show applicable wetland setbacks on the final plat.
32. 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.
33. Prior to City Engineering Division final sign-off by main office, the final plat shall be submitted in PDF format by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final City Engineering Division sign-off.
34. Increase the space between 'East' and 'Hill' for the street name. East and Hill are two separate words. East is not a pre-directional for this name and should continue to be spelled out: "East Hill Parkway."
35. On the preliminary plat, note that 'Outlot 6' [across Wyalusing Drive] is Reston Heights Park.
36. For the preliminary plat, show the location, right of way width, and names of any adjacent existing streets, alleys or other public ways, easements and railroad and utility rights of way.
37. For the preliminary plat, show type, width, and elevation of any adjacent existing street pavements.

38. For the preliminary plat, show location, size and invert elevation, referenced to a vertical datum and adjustment as required by the City Engineer, of any existing sanitary or storm sewers, culverts or drain pipes and the location and size of any existing water and gas mains on and adjacent to the preliminary plat and proposed to be used in the development. If sewers and water mains are not on or adjacent to the preliminary plat the direction and distance to and size of the nearest ones, showing invert elevations of sewers shall be indicated.
39. For the preliminary plat, show location of, drives, streams and water courses, marshes or wetlands, rock outcrops, wooded areas, all existing improvements with their dimensions, and other similar significant features within the plat or immediately adjacent thereto. Water elevations of adjoining lakes or streams at the date of survey and approximate high and low water elevations, all referenced to a vertical datum and adjustment as required by the City Engineer. Note: There is an existing stream in the City greenway (Broad Creek).
40. For the preliminary plat, show contours at vertical intervals of not more than two (2) feet where average slope is less than five percent (5%) or five (5) feet where slope is five percent (5%) or greater. Elevations shall be marked on such contours referenced to a vertical datum and adjustment as required by the City Engineer. Show the elevations on the contours.
41. For the preliminary plat, show private easements, or alternatively private outlots, for Cluster Box Units as required.
42. Stated name of plat is "Reston Heights 3rd Addition" if this is the desired name than lot numbering will be subsequent to last addition for both lot and outlots.
43. Note the Datum and adjustment used for the Coordinate System.
44. Where the plat is located within or adjacent to a section or quarter section the corners of which have been relocated and monumented by the City of Madison, the plat shall be tied directly to one of such corners. The exact length and bearing of such tie shall be determined by field measurement, the material on the corner identified, and the WISCRS Dane NAD 83 datum (adjustment as required by the City Engineer or future published projection and adjustment required by the City Engineer) coordinates of the monument marking the relocated section or quarter section corner to which the plat is tied shall be indicated on the plat. The note on the plat shall also define which section or quarter section line is used for referencing the bearings on the plat.
45. Add () "recorded as" to the legend.
46. Remove the condominium plat Register of Deeds certificates.
47. Show the centerline of all streets on the final plat, including the centerline of East Hill Parkway.
48. Existing utilities can be removed from the final plat.
49. Submit to Jule Smith, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line

work shall be void of gaps and overlaps and match the final recorded plat: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

*This transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

50. The applicant shall add a note to the 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 Jacob Kirchgatter, (608) 266-4560)

This agency has reviewed this request and recommended no conditions of approval.

Fire Department (Contact Bill Sullivan, (608) 261-9658)

51. 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 Jeff Belshaw, (608) 261-9835)

52. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days' notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

53. In coordination with public works improvements, the applicant shall install and maintain a concrete boarding pad surface at the existing Metro bus stop on the east side of Wyalusing Drive, opposite of Summertown Drive (#7867). The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.

Parks Division (Contact Kathleen Kane, (608) 261-9671)

54. 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(2) will be required for all new residential development

associated with this project. This development is within the East Park-Infrastructure Impact Fee district. Please reference ID# 01106.6 when contacting Parks Division staff about this project.

55. The following note should be included on the final plat: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued." The Parks Division shall be required to sign-off on this subdivision.

Forestry Section (Contact Jeffrey Heinecke, (608) 266-4890)

This agency has reviewed this request and recommended no conditions of approval.

Office of Real Estate Services (Contact Jenny Frese, (608) 267-8719)

56. Prior to approval sign-off, the Owner's Certificate(s) on the final plat 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.
57. 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. If mortgages of record are paid off prior to plat approval, a copy of the recorded satisfaction for said mortgage shall be provided prior to sign-off.
58. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), 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.
59. Pursuant to MGO Section 16.23(5)(e)1 and Wis. Stats. 236.21(3), all special assessments levied prior to plat signoff shall be paid in full.
60. Pursuant to MGO Section 16.23(5)(g)(4), provide to the Office of Real Estate Services and the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report and the date when sign-off of the final plat 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.
61. The Office of Real Estate Services may have additional comments on the final plat and title information provided with this application, which shall be addressed prior to final sign-off of the final plat for recording.