

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
of October 9, 2006

RE: ID# 04676: Approval of the final plat of "First Addition to Hawk's Creek" (formerly Badger Mill Creek)

1. Requested Actions: Approval of a final plat creating lots 52 single-family lots.
2. Applicable Regulations: The subdivision process is outlined in Section 16.23 (5)(b) of the Subdivision Regulations.
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicant & Property owner: Rick McKy; 702 N. High Point Road, Suite 10; Madison.
Surveyor: Mike Marty, Calkins Engineering, LLC; 5010 Voges Road; Madison.
2. Development Schedule: Development of this phase of the subdivision will commence as soon as all necessary regulatory approvals have been granted.
3. Parcel Location: Approximately 13.8 acres located at the southern end of Jeffy Trail and the eastern end of Flagstone Drive, in Aldermanic District 1; Verona Area School District.
4. Existing Conditions: Undeveloped lands.
5. Proposed Land Uses: 52 single-family lots, zoned R1 and R2T (Single-Family Residence Districts).
6. Surrounding Land Use and Zoning:
N & E: Single-family residences on large tracts in the Town of Verona.
South: Undeveloped agricultural land and single-family residences on large tracts in the Town of Verona;
West: Single-family residences in the first phase of Hawk's Creek, zoned R2T (Single-Family Residence District); Stone Crest Estates subdivision, zoned R2 (Single-Family Residence District); Woodland Fields Apartments, zoned R5 (General Residence District) and Flagstone Park;
7. Adopted Land Use Plan: The High Point-Raymond Neighborhood Development Plan recommends the area of this final plat be developed with "low-density residential uses."
8. Environmental Corridor Status: The site of this final plat is not located in a mapped

environmental corridor, though areas of with slopes in excess of 12% are present on the eastern edge of the plat.

9. Public Utilities & Services: The property will be served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the standards for final plats.

PREVIOUS APPROVALS

On May 16, 2006, the Common Council approved a request to rezone 45.3 acres located at 3120-3160 Jeffy Trail from Temporary A (Agriculture District) to R1 and R2T (Single-Family Residence Districts) and R4 (General Residence District), and; approval of a preliminary plat creating lots 76 single-family lots, two lots for future multi-family development and six outlots for public stormwater detention and parkland and future development. The site is comprised of three lots that were annexed into the City of Madison from the Town of Verona on March 21, 2006.

On July 18, 2006, the Common Council approved the final plat of Hawk's Creek (formerly Badger Mill Creek) creating 24 single-family lots, one lot for future multi-family development in R4 zoning and one outlot for public stormwater detention.

FINAL PLAT REVIEW

The applicant is requesting final plat approval for the second phase of the Hawk's Creek (formerly Badger Mill Creek) subdivision, creating 52 single-family lots in the R1 and R2T single-family zoning districts. The 13.8-acre final plat site is located at the eastern end of Flagstone Drive, which is currently being extended east from the Stone Crest Estates subdivision to connect the 24-lot first phase of the Hawk's Creek subdivision to CTH M further to the west.

Flagstone Drive will continue two additional blocks into this plat, terminating at proposed Trevor Way, the eastern of two north-south streets being dedicated with this plat. The plat also calls for the extension of Jeffy Trail south from its current terminus in the Town of Verona to serve as a second means of access for this development. The majority of the lots to be created in the First addition will front either Trevor Way or a second north-south street, Bedner Road, which will be located between Jeffy Trail and Trevor Way. Of the 52 lots proposed, 19 will front Bedner Road, while 24 will front Trevor Way. Six additional lots will be platted along the east side of Jeffy Trail between the northern edge of the first phase and the northern edge of the development. The remaining three lots will front Flagstone Drive opposite the southern edge of Bedner Road.

The 12 lots on the east side of Trevor Way are zoned R1 and will be platted with additional street frontage, lot depth and lot area than the other single-family lots in the subdivision, which are zoned R2T. In all cases, the proposed R1 lots, Lots 32-43, appear to significantly exceed the minimum lot design requirements in R1, which requires a minimum of 65 feet of lot width and

8,000 square feet of lot area per lot. Lots 32-43 will contain approximately 200 feet of depth in addition to lots widths ranging between 78 and 90 feet with the exception of Lot 39, which will have a lot width of 137 feet and will be occupied with an existing residence. The additional depth of this eastern tier of lots will accommodate a 40-foot tree preservation buffer along the rear property lines to aid in the preservation of many of the mature deciduous trees located on the considerable downward slope on these lots and to provide separation between this project and the rural lots to the east. The 40 R2T lots as shown will conform to the minimum 44-foot lot width and 5,000 square-foot lot area requirements in that district.

However, proposed Lot 31 will need to be revised to comply with the shoreland zoning requirements that require that any lot within 300 feet of a shoreland as defined in State statutes be 100 feet wide and 15,000 square feet in area. Based on the location of the intermittent stream, Lot 31 appears to be the only lot on this final plat affected by this requirement, though future phases of the development further south could be more affected. Lot 32 across Trevor Way is located just outside the 300-foot buffer. To offset the requirement to expand the size of Lot 31, the Planning Unit is amenable to minor revisions to the layout of lots elsewhere in this final plat subject to staff approval.

Stormwater management for this final plat will be handled in a public stormwater management tract dedicated with the first phase final plat.

As noted during the preliminary plat review, the Hawk's Creek subdivision is a heavily wooded, rolling parcel characterized by a significant slope from east to west and south – particularly on the eastern half of the site – from a high point located just to the east of the subject property. A large percentage of the vegetation on the property stemmed from a dense coniferous tree plantation located on the northern two-thirds of the subdivision site that has since been removed to accommodate this development.

The developer submitted a grading and tree preservation plan with the first Hawk's Creek final plat that included a substantial effort to preserve or replace some of the vegetation lost to the implementation of the subdivision. The plan included four zones where grading was conducted and utilities installed in such a fashion as to allow areas of existing vegetation to be preserved, including parts of the coniferous tree plantation and a variety of deciduous trees extending along the western property line of the site. A second element of the grading and tree preservation plan called for a tree replacement scheme where grading necessitated regarding of the ground and hence the removal of existing vegetation. In that case, a 15-foot tree planting easement was dedicated along the rear property lines of those lots in which two 3 to 4-inch native species oak trees would be installed per lot. The developer proposes to continue the tree-replanting scheme under the same conditions as the first final plat at the rear of Lots 25-31 and 44-76 on this plat.

The tree preservation plan for the subdivision also calls for a series of steps to be taken during plat development intended to prevent damage to remaining tree cover that staff will work with the developer to have included in the final subdivision documents. Conditions related to the overall implementation of the tree preservation plan are enumerated in the "Recommendation" section that follows.

Inclusionary Zoning: The developer is designating inclusionary dwelling units on Lots 42, 53, 56, 58, 70, 72 and 74 of this final plat, which complies with the dispersion plan included with the Inclusionary Dwelling Unit Plan conditionally approved with the preliminary plat of Badger Mill Creek.

In conclusion, the Planning Unit finds the final plat of First Addition to Hawk's Creek to be in conformance with the approved preliminary plat of the former Badger Mill Creek.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission forward the final plat of First Addition to Hawk's Creek to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the applicant execute a Land Use Restriction Agreement (LURA) for this final plat as required by the Community Development Block Grant Office.
3. That Lot 31 as proposed be expanded in size to accommodate a 100-foot minimum lot width and a 15,000 square-foot minimum lot area so as to comply with shoreland zoning requirements under State law. The Planning Unit will work with the developer to adjust the final plat to prevent the loss of any lots due to this required adjustment.
4. That the exterior of all buildings in this final plat be constructed of materials to match the exterior materials palette approved by the Planning Unit with the recording of the final plat of Hawk's Creek and that those materials be detailed on any building permit submittals for these lots.
5. That the applicant submits a final grading plan for this final plat for approval by the Planning Unit Director that shows no grading and limited land disturbance within the 40-foot tree preservation easement at the rears of Lots 32-43. The grading plan shall be made part of the subdivision improvement plans issued by the City Engineer prior to the recording of this plat. The Planning Unit reserves the right to require remunerative tree planting per staff approval to replace any trees located within the easement that are damaged or lost during construction.
6. That ~~two~~ three to four-inch caliper bur, white, swamp white or Schuettei oak trees be planted per lot within the Tree Preservation & Maintenance Easement shown at the rears of Lots 25-31 and 44-76 of this final plat. This requirement shall be noted on the face of the plat, in the subdivision covenants and restrictions to be approved by the Planning Unit prior to recording of the plat and shown on the building plans approved by the Planning and Inspection units prior to the issuance of building permits for said lots. The planting of these trees shall occur at the time that the final grade of each lot is set and grass is

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installed on the lot as is customary following construction and within one year of the issuance date of the building permit unless altered by the Planning Unit Director.



Department of Public Works
City Engineering Division

608 266 4751

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City Engineer

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Madison, Wisconsin 53703
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Deputy City Engineer

Robert F. Phillips, P.E.

Principal Engineers

Michael R. Dailey, P.E.
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David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor

Kathleen M. Cryan

Hydrogeologist

Joseph L. DeMorett, P.G.

GIS Manager

David A. Davis, R.L.S.

DATE: September 28, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: First Addition to Hawks Creek Final Plat

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The Developer shall make improvements to Jeffy Trail consisting of sidewalk and curb and gutter on the east side; a minimum of 22-foot asphaltic pavement and a 3-foot asphalt shoulder on the west side. In addition, the Developer shall construct pavement tapers to match into the existing street as required by the City Engineer. Ditching or other measures to insure drainage may be required on the west side.
2. Upper Badger Mill Creek Impact Fees are due and payable prior to approval of this plat.
3. Existing septic systems shall be properly abandoned per Dane County Department of Health (Sanitarium) requirements. If existing home is to remain, it will be required to be connected to City sewer.
4. Lots 41, 42, 43, 44, 45 and 46 appear to drain towards the north which appears to be beyond the limits of the proposed plat. Developer will either need a sanitary sewer easement north of Lots 44 and 59 or delay development of these lots.
5. Lot 29 through 34 inclusive cannot be served by gravity sewer at this time. Development of these lots shall be delayed until sewer is available.
6. Off plat public storm water management easement directly south of and adjacent to this proposed plat must be recorded prior to the recording of this plat.
7. Correct spelling is Jeffy Trail.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:



**Engineering Division Review of Plats (Pre-Preliminary, Preliminary, Final)
and Certified Survey Maps**

Name: First Addition to Hawks Creek Final Plat

General

- 1.1 The Developer shall enter into a City / Developer agreement for the installation of public improvements required to serve this plat/csm. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat/csm without the agreement executed by the developer.
- 1.2 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' below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.3 It is anticipated that the improvements on Jeffy Trail required to facilitate ingress and egress to the plat/csm will require additional right of way and/or grading easements located outside the plat/csm boundary. The developer shall acquire the right of way and/or sloping easements as required by the City at the developer's expense. In the event that the developer is unable to acquire the right of way and/or sloping easements required, the City shall assist the developer in acquiring the property and the developer shall pay the City for all costs associated with the acquisition.
- 2.4 The Developer shall petition for the street vacation of (roadway name) _____ and provide a legal description and sketch of the right of way to be vacated after consultation with the City Engineer.

Are the following requirements met?

- * Streets Intersect at right angles.
- * A 15 foot minimum tangent at intersections from PC of curve to property line.
- * Arterial intersection spacing generally greater than 1200 feet.
- * Jogs are avoided at intersections. Arterial streets shall be adjusted to align if spacing less than 300 feet.
- * Spacing of intersections on local streets shall be greater than 300 feet.
- * Cul-de-sacs shall be less than 1000 feet long.
- * 100 foot tangents between curves.

- 2.5 _____

- 2.6 Property lines at intersections shall be rounded with a 15 foot radius on _____

- 2.7 Property lines at intersections shall be rounded with a 25 foot radius on _____

- 2.8 The right of way width on _____ shall be _____ feet, on
_____ shall be _____ feet and on _____ shall be
_____ feet.
- 2.9 _____ shall have a minimum centerline radius of _____ feet and _____
shall have a minimum centerline radius of _____ feet and _____ shall have a minimum centerline radius of
_____ feet.
- 2.10 The cul-de-sac on _____ shall have a minimum radius of _____ feet with a
minimum reverse curve radius of _____ feet.
- 2.11 The plat/csm shall show a temporary limited easement for a temporary cul-de-sac on _____
having a radius of _____ feet and a reverse curve radius of _____ feet. The easement(s) shall
expire when the streets are extended.

- 2.12 The developer shall show on the plat/csm a 40 foot utility easement adjacent to [roadway name] _____. The easement wording shall be approved by the City Engineer. The intent of the easement is to allow for the relocation of a major transmission line. The actual poles would remain on the right of way however major transmission lines require an easement beyond the space occupied by the poles for safety.
- 2.13 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.14 The Developer shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement ____ feet wide from _____ to _____.
- 2.15 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____. The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Developer shall construct Madison Standard street improvements for all streets within the plat/csm.
- 3.2 The developer shall show a 30 40 (*Strike one, 30 collector, 40 Arterial*) foot building setback line on the plat/csm adjacent to [Roadway Name] _____ for all lots in the plat/csm adjacent to said roadway.
- Note: No buffer strip shall be dedicated to the City as the City does not want the maintenance.*
- 3.3 Extensive grading may be required due to steep roadway grades.
- 3.4 The developer shall note that City funds for park frontage are limited and will be determined at the sole discretion of the City.
- 3.5 The developer shall construct sidewalk and record a waiver of their right to notice and hearings for the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO. Said sidewalk constructed in front of and waiver recorded to Lot(s) _____.
- 3.6 The Developer shall make the following improvement to _____. The Developer shall construct sidewalk and _____ feet of a future _____ foot roadway including curb and gutter on the _____ side of the roadway.
- 3.7 The Developer shall construct sidewalk to a plan approved by the City Engineer and complete ditching as required by the City Engineer along [Roadway Name] _____.
- 3.8 The Developer shall grade the right of way line to a grade established by the City Engineer and complete ditching along the roadway as specified by the city engineer along [Roadway Name] _____.
- 3.9 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____. (*Also require the City / Developer agreement line 1.1*)
- 3.10 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.11 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] __ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and section 4.09 of the MGO.
- 3.12 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.13 Developer shall make improvements to [Roadway Name] _____ considered temporary to facilitate ingress and egress to the plat/csm until such time as the ultimate improvement of the roadway is undertaken by the city.
- 3.14 The Developer shall make improvements to [Roadway Name] _____ to facilitate ingress and egress to the plat/csm.

[Select one of the below comments for either of the above or leave general]

- The above improvement will consist of acceleration and deceleration tapers.
- The above improvement consists of rights turn lanes.

- The above improvement will consist of passing lanes.
- The above improvement will consist of median openings.
- Caution – The improvements indicated above may require right of way outside of the plat/csm. See comment 2.3 to require additional right of way for this purpose.*

- 3.15 The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat/csm.
- 3.16 The developer shall confirm that adequate sight distance exists on _____ 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.
- 3.17 All proposed street names shall be approved by the City Engineer. Applicant shall contact Lori Zenchenko (608-266-5952) with street name requests.
- 3.18 Installation of "Private" street signage in accordance with 10.34 MGO is required.

Storm Water Management

- 4.1 An erosion control plan and land disturbing activity permit shall be submitted to the Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.2 The following notes shall be included on the final plat:
 - a. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.

 - b. The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

Information to Surveyor's: In addition to notes such as this, WI State Plat Review now enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.

- 4.3 Arrows shall be added to the certified survey map indicating the direction of drainage for each property line not fronting on a public street. In addition, the certified survey map shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the certified survey map.
 - a. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
 - b. All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

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PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.

Information to Surveyor's: In addition to notes such as this, WI State Plat Review now enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.

- 4.4 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.

The following note shall accompany the master storm water drainage plan:

- a. 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 City Engineering's approval of this plan.

- 4.5 If the lots within this certified survey map are inter-dependent upon one another for storm water runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the certified survey map and recorded at the Dane Co Register of Deeds.
- 4.6 The following note shall be added to the certified survey map. "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop."
- 4.7 This plat/csm could affect a flood plain, wetland or other sensitive areas. As such, it shall be reviewed by the Commission on the Environment. Contact Mike Dailey at 266-4058 for further details. The proposed plat/csm may be considered a major change to the environmental corridor and be subject to a public hearing and approval of the Dane County Regional Plan Commission.
- 4.8 A portion of this plat/csm may come under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources for wetland or flood plain issues or navigable waterway. A permit for those matters may be required prior to construction on any of the lots currently within the plat/csm. Contact the WDNR & USACOE for a jurisdictional determination.
- 4.9 Prior to recording the plat/csm, the applicant shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
- Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.11 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.12 A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the applicant shall contact Janet Gebert (608-261-9688) 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).

Sanitary Sewer

- 5.1 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 5.2 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 5.3 This land division contains or is adjacent to facilities of MMSD. Prior to approval, applicant shall provide evidence that MMSD has reviewed and approved the proposed land division.

Mapping / Land Records

- 6.1 Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. **Note: Land tie to two PLS corners required.**
- 6.2 In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference **City of Madison WCCS Dane Zone, 1997 Coordinates** on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established WCCS, Dane Zone Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division web address http://gis.ci.madison.wi.us/Madison_PLSS/PLSS_TieSheets.html for current tie sheets and control data. If a surveyor encounters an area without a published WCCS Dane Zone 1997 value, contact Engineering Division for this information.
- 6.3. The Applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat/CSM to the Mapping/GIS Section of the Engineering Division. **The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums in either Auto CAD Version 2001 or older, MicroStation Version J or older or Universal DXF Formats and contain the minimum of the following, each on a separate layer name/level number:**
 - a. Right-of-Way lines (public and private)
 - b. Lot lines
 - c. Lot numbers
 - d. Lot/Plat dimensions
 - e. Street names
 - f. 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).

NOTE: This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes.

NOTE: New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.
- 6.4 In accordance with Section s.236.34(1) (c) which says a CSM shall be prepared in accordance with s.236.20(2) (c) & (f), Wisconsin Statutes, the Applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (site Register of Deeds recording data) and easements which are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements.



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 9/28/06
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **3160 & 3120 Jeffy Trl.**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. Per MGO 34.19, 34.20 and IFC 503.2.5:
 - a. A fire apparatus access road that is longer than 150-feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45 degree wye, 90 degree tee) at the end of the fire apparatus access road. This turnaround shall be constructed of concrete or asphalt only, and designed to support a minimum load of 80,000 lbs.
 - b. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck**. See MGO 34.20 for additional information.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 4, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: Hawks Creek, First Addition to

Present Zoning District: R-1 and R2T

Proposed Use: 52 Single Family Lots

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit, to CDBG, a copy of the approved inclusionary zoning plan for recording prior to zoning sign off of the plat.
2. The face of the plat shall include the following statement. "This subdivision is subject to the Inclusionary Zoning sections of Chapter 28 of the Madison General Ordinances. This requirement shall be satisfied by a separate recorded restriction."
3. Note: The grading plan dated June 30, 2006 appears to provide adequate usable open space on the lots. Some of the lots have limited building envelope areas in order to meet the usable open space requirements. Some additional terracing may be needed on some sites.

R-1

ZONING CRITERIA

| Bulk Requirements | Required | Proposed |
|--------------------------|------------------------|------------------|
| Lot Area | 8,000 sq. ft. | 15,464 sq. ft. + |
| Lot width | 65' | 77' + |
| Usable open space | 1,300 sq. ft. | (3) |
| Front yard | 30' | |
| Side yards | 6' 1 story, 7' 2 story | |
| Rear yard | 40' | |
| Building height | 2 stories/35' | |

| Site Design | Required | Proposed |
|-----------------------|-----------------|-----------------|
| Number parking stalls | 1 | |

R2T

ZONING CRITERIA

| Bulk Requirements | Required | Proposed |
|--------------------------|---------------------|-----------------|
| Lot Area | 5,000 sq. ft. | |
| Lot width | 44' | |
| Usable open space | 800 sq. ft. | |
| Front yard | 15' (7' exceptions) | |
| Side yards | 5' each side | |
| Rear yard | 20' | |
| Building height | 2 stories/35' | |

| Site Design | Required | Proposed |
|-----------------------|-----------------|-----------------|
| Number parking stalls | 1 | |

| Other Critical Zoning Items | |
|------------------------------------|-----|
| Urban Design | No |
| Historic District | No |
| Landmark building | No |
| Flood plain | No |
| Utility easements | Yes |

With the above conditions, the proposed project **does** comply with all of the above requirements.