



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

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August 8, 2011

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

RE: Approval of a request to rezone 8 two-family residential lots totaling 2.35 acres of land located at 9335, 9401, 9429 & 9501 Elderberry Road and 9336, 9402, 9444 & 9502 Spirit Street from Planned Unit Development, General Development Plan (PUD-GDP) to R2T (Single-Family Residence District), and; approval of a preliminary and final plat replatting the 8 duplex lots (Lots 1, 2, 57, 64, 65, 72, 73 and 86 of Woodstone) into 12 single-family lots (Pheasant Ridge, LLC)

Dear Mr. Valerius;

At its August 2, 2011 meeting, the Common Council **conditionally approved** your client's zoning map amendment, preliminary plat and final plat of "Woodstone Replat" subject to the following conditions of approval from reviewing agencies:

**Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following thirteen (13) items:**

1. Revise this proposed replat to create a 10-foot wide public storm sewer easement to serve the low point behind proposed Lot 112. Include a note with the easement that no private fencing shall be erected within the easement area. The overall amended drainage plan and proposed private storm sewer pipe and structure design serving the entire block bounded by Elderberry Road, Fargo Trail, Spirit Street, and Little Bear Drive shall be approved by the City Engineer.
2. The owner/developer shall request that the City Office of Real Estate Services record a public storm sewer easement by separate recorded document on Lots 63 and 66, Woodstone. This easement shall be recorded with the Dane County Register of Deeds prior to the final approval of Woodstone Replat and reference to the recorded document number shall be shown on the Woodstone Replat prior to the recording of the replat. A note that no private fencing shall be erected within the easement area shall be included.
3. The portion of the public storm sewer easement recorded as Document No. 4679504 that encumbers this plat shall be released by the City Office of Real Estate Services. This requires submittal of a map and legal description exhibit and \$500 check payable to City of Madison Treasurer to cover administrative costs and recording fees.
4. The original Woodstone plat was recorded with a non-exclusive drainage easement note that was only partially corrected prior to recording. The numbers were hand corrected from 6 to 5, yet some text remained as "six". The intent of the original Woodstone plat was to create 5-foot wide public easements for drainage purposes to be coincidental to the R2T zoning setbacks. It is suggested that this replat do the same, maximizing the building envelope for each lot.
5. Reference City Office of Real Estate Services Master Project File No. 9683 for the combined Subdivision Review and land record/easement related issues relative to this replat.

6. The developer acknowledges and agrees to additional design fees by City Engineering per the letter dated May 25, 2011. The additional design fees shall be collected as a deposit prior to the sign off of the replat.
7. The developer shall be required to do an addendum to the existing subdivision contract for the Woodstone Plat (Contract 2257) to include the additional infrastructure that is required to serve the newly platted lots.
8. The developer shall update the existing Impact Fee Schedule and Deed Restriction that was recorded as Document No. 4664181 at the Dane County Register of Deeds to reflect the revised lot counts. The revised schedule and deed restriction shall be executed and returned prior to sign-off of the final plat.
9. This development is subject to impact fees for the Elderberry Road Neighborhood Sanitary Sewer Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall put the face of the plat:

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

10. 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. No building permits shall be issued prior to City Engineering's approval of this plan.

The following note shall accompany the master storm water 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."*

11. A minimum of two working days prior to requesting City Engineering signoff on the plat, the applicant shall contact Janet Dailey to obtain the final stormwater utility charges that are due and payable prior to subdivision 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).
12. 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..
13. The applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat to the Mapping/GIS Section of the Engineering Division. The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums in either Auto CAD Version 2001 or older, MicroStation Version J or older or Universal DXF Formats and contain the minimum of the following, each on a separate layer name/level number: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).

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

\*New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.

Note: City Engineering Division permit applications are available online at:  
<http://www.cityofmadison.com/engineering/permits.cfm>.

**Please contact Bryan Walker, Traffic Engineering Division, at 267-8754 if you have questions about the following seven (7) items:**

14. The developer shall put the following note on the face of the plat: "All the lots within this subdivision are subject to impact fees that are due and payable at the issuance of building permit(s)." Note: Final sign-off of the development may be delayed until the Council negotiates or approves the transportation impacts fees.
15. The final plat's right of way will need to be reviewed and approved prior to final signoff.
16. The street improvements may require traffic calming features to be determined by the City Traffic Engineer.
17. The applicant shall execute and return a declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
18. Utility easements shall be provided as shown on the plat. The applicant shall show a detail drawing of the 12-foot utility easement dimensions and lot lines on the face of the plat.
19. The developer will need to demonstrate/provide how private streetlights will be installed and maintained in the public alleys. The plat shall provide the following note on the face of the plat: "The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by private interests."
20. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

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

21. Provide a grading plan of the plat to show that usable open space requirements can be met on the lots per the comparable zoning district requirements. Usable open space shall be in a compact area of not less than 800 square feet and having no dimensions less than 10 feet and having a slope no greater than 10 percent. Front yards do not count toward usable open space.
22. Note: If easements are shown please be advised that the minimum side yard setback is 5 feet in the R2T district and 6 feet in the R1 district.

**Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have any questions regarding the following item:**

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

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

24. The developer has elected to pay park impact fees for the single-family and duplex lots north of Cobalt Street at the time building permits for those units are requested; holds have been placed on each of the lots accordingly. The developer will be required to pay additional park impact fees in the future for the multi-family units proposed south of Cobalt Street. This development is within the Far West park impact fee district (SI30).

Park dedication required for the single-family and duplex units north of Cobalt Street = 106 units at 1,100 square feet per unit = 116,600 square feet. The fee in lieu of dedication is based on current property values up to \$2.22 per square foot for 2011 = \$ 258,852.00. Park development fees for a single-family or two-family unit in 2011 = (106 sf/dp units X \$954.86 per unit) = \$101,215.16.

**Please note that the City's Office of Real Estate Services is reviewing the report of title provided with this plat and may have comments. That office will send any comments to you by fax. If you have any questions, please contact ORES at 266-4222 for more information.**

Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

Any appeal regarding the plat, including the conditions of approval related thereto, must be filed with the Circuit Court within thirty (30) days from the date of this letter. If I may be of any further assistance, do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks  
Planner

cc: Janet Dailey, City Engineering Division  
Bryan Walker, Traffic Engineering Division  
Dennis Cawley, Madison Water Utility  
Kay Rutledge, Parks Division  
Pat Anderson, Assistant Zoning Administrator  
City Office of Real Estate Services  
Dan Everson, Dane County Land Records and Regulations