

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
Of September 12, 2007**

RE: ID# 07346: Zoning Map Amendment I.D. 3287-3289, rezoning 9401 Midtown Road from Temp. A to PUD-GDP and PUD-GDP-SIP, and ID# 04679, approval of the final plat of "Hawks Ridge."

1. Requested Actions: Approval of a request to rezone 9.33 acres located at 9401 Midtown Road from Temporary A (Agriculture District) to Planned Unit Development, General Development Plan (PUD-GDP) and Planned Unit Development, General Development Plan, Specific Implementation Plan (PUD-GDP-SIP), and; approval of a final plat creating five lots and one outlot for public stormwater detention to serve the proposed development.
2. Applicable Regulations: Section 28.12 (9) provides the process for zoning map amendments; Section 28.07 (6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments; 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: Willie Keuler, Keuler Construction, Inc.; 8308 Route 19; Cross Plains.

Agent: Jeff DeLaura, Studio 801; 801 Bear Claw Way; Madison.

Surveyor: Francis Thousand, Arnold & O'Sheridan, Inc.; 111 Deming Way, Suite 200; Madison.
2. Development Schedule: The applicant wishes to begin construction as soon as all regulatory approvals have been granted, with completion scheduled for spring 2011.
3. Parcel Location: Approximately 9.33 acres located on the south side of Midtown Road approximately half way between Woods Road and Hawks Ridge Drive, in Aldermanic District 1; Madison Metropolitan School District.
4. Existing Conditions: Undeveloped land, zoned Temp. A (Agriculture District). A single-family farmhouse and associated accessory buildings was demolished to make way for the proposed development.
5. Proposed Land Use: 52 total condominium units located in eight single-family residences and ten two-family structures, zoned PUD-GDP-SIP, and one 24-unit multi-family, zoned PUD-GDP.

6. Surrounding Land Use and Zoning:
 - North: Single-family residences and multi-unit condominiums in the Hawks Landing Golf Club subdivision, zoned R1 (Single-Family Residence District) and PUD-SIP;
 - South: Single-family residence on a large tract, zoned Temp. A (Agriculture); University Ridge Golf Course, zoned A;
 - West: Hawks Meadow single-family subdivision, zoned R1 and R2T (Single-Family Residence Districts);
 - East: Hawks Ridge Estates subdivision, zoned R1 and R5 (General Residence District).
7. Adopted Land Use Plan: The Midtown Road Neighborhood Development Plan recommends the northeastern corner of the site for “medium-density residential uses,” with the remainder of the site recommended for “low-density residential uses.”
8. Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.
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 planned unit developments, zoning map amendments and final plats.

PREVIOUS APPROVAL

On October 23, 2006, the Plan Commission granted approval of a demolition permit to allow the applicant to demolish the single-family residence on the subject site in advance of the approval of a planned unit development and subdivision for the property. A prior iteration of a planned unit development for the property was referred at the request of the applicant.

PLAN REVIEW

The applicant is requesting approval of a zoning map amendment to rezone a 9.33-acre parcel from Temp. A (Agriculture) to PUD-GDP and PUD-GDP-SIP for a project containing a total of 52 condominium units comprised of 8 single-family buildings and 10 duplexes to be zoned PUD-GDP-SIP with this application, and one 24-unit multi-family building to be zoned PUD-GDP pending more detailed development plans on a subsequent application. A final plat creating five lots for the proposed 52-unit condominium development as well as one outlot for stormwater management has also been submitted for approval. A single-family residence and various accessory farm buildings located on the eastern third of the property have already been demolished to accommodate the proposed development.

Background

The subject site is located on the south side of Midtown Road approximately midway between Woods Road and Hawks Ridge Drive. The site is part of a 60.5-acre grouping of four properties that were annexed to the City of Madison from the Town of Verona in July 2004. The annexation area was generally bounded by Midtown Road on the north, Woods Road on the west and the University Ridge Golf Course on the south and east.

The subject site is bordered on the east and west by two recently approved subdivisions. The Hawks Meadow single-family subdivision is located west of the subject site adjacent to Woods Road, while the Hawks Ridge Estates subdivision adjoins the site to east, containing 33 single-family and two multi-family lots. Single-family components of the Hawks Landing Golf Club subdivision are located north of the site across Midtown Road, with the clubhouse and multi-family components of that development located further to the east along Hawks Landing Circle. A single-family residence on a large, heavily wooded lot immediately to the south separates the subject site from University Ridge Golf Course further to the south. The subject site generally falls from the southern and eastern property lines towards the northwest and a future detention facility that will be provided for the proposed development. No significant vegetation is present on the property.

At the time the 60.5-acres were annexed into Madison, an amendment to the Midtown Neighborhood Development Plan was prepared to provide guidance for the development of all lands located south of Midtown Road and east of Woods Road that were not part of the golf course. The plan map is attached and highlights the boundaries of the subject site. The majority of the lands included in the plan amendment area were recommended for “low-density residential” land uses up to eight units per acre. The amendment specified that there was to be a range of lot sizes within the low-density area, including some lots in the low to medium range. “Medium-density residential” land uses averaging 15 units per acre and above were recommended for 11 acres of land located on both sides of the southerly extension of Hawks Landing Circle across Midtown Road opposite similarly dense development in Hawks Landing, with most of this particular use located on this site.

Zoning Map Amendment and Plat Review

Access to the proposed Hawks Ridge development will be provided by the extension of two east-west streets, Dregers Way and Silverstone Lane, platted in the Hawks Meadow and Hawks Ridge Estates subdivisions abutting the site. A southerly extension of Dregers Way is also proposed to provide access to future low-density residential development on the remaining parcel from the 2004 annexation area. The road network proposed by the three projects largely implements the road pattern detailed in the Midtown NDP. Per the proposed final plat, the project site will not have access to Midtown Road.

The eight single-family residences and ten duplexes will be dispersed primarily over the southern 5.31 acres of the subject site with the exception of one duplex, which will back onto Midtown Road. Five of the eight single-family homes and four of the ten duplexes will generally front onto extended Silverstone Lane, with the remaining units generally fronting Dregers Way. Four of the

single-family residences will abut single-family homes in the adjoining Hawks Ridge Estates and Hawks Meadows subdivisions, with the remaining four generally interspersed among the ten proposed duplexes.

The developer is proposing to provide building envelopes for the eight single-family residences and ten duplexes that will be constructed as part of the development with the intention that each individual building will be built to suit. The letter of intent indicates that the envelopes on the plans represent the maximum building area that the eighteen buildings will occupy. A general layout of how the eighteen single and two-family homes will be situated within the envelopes has been provided in the PUD for illustrative purposes. Twenty-foot building lines are shown on the final plat parallel to Silverstone Lane and Dregers Way as well as parallel to the rear lot lines of Lots 2-4, though the building envelopes shown on both the plat and planned unit development suggest many of the proposed buildings will not extend as far back as the rear building line. The building envelopes portrayed on Lot 1 will allow 18-35 feet of space between envelopes. A 30-foot setback will be provided for the duplex closest to Midtown Road, which is consistent with the building lines established adjacent to that road in the two adjoining subdivisions.

Elevations of individual buildings were not submitted with the application, though the developer has included typical elevations to illustrate design guidelines that will be incorporated into the planned unit development and condominium documents. In general, the speculative elevations propose an array of different one-story ranch-style buildings with prairie influences, though the zoning text indicates that maximum building height in the development can be 2 ½-stories and 35 feet in height. A mix of two- and three-car garage units is proposed. Buildings will share a common palette of exterior materials and exterior architectural details, though it is anticipated that each building will have individual exterior and roof elements to differentiate the outward appearance of units. Exterior materials will include stone, a mix of vinyl and fiber cement horizontal siding, wood trim and limited use of EIFS as an accent material.

Approval of the final plans for the eight single-family residences and ten duplexes will follow an administrative review process by Planning Division staff that was adopted earlier this year for a similar project at 6506 Old Sauk Road. In both projects, the applicants will be required to submit a detailed site plan, contextual site information, building elevations with materials and colors, and the size and species of landscaping materials to be planted for staff approval prior to the issuance of a building permit for individual units. Plans not approved at the staff level may be appealed to the Urban Design Commission for their consideration.

The remaining 24 units proposed in this planned unit development will be located in the northeastern corner of the site on a 1.34-acre lot zoned PUD-GDP with this application. Specific plans for the lot, shown as Lot 5 on the plat, will be submitted on a subsequent application. The applicant indicates that the site will be developed with a three-story multi-family building with access from a single drive from Silverstone Lane. The envisioned building will have underground parking per the R5 zoning district requirements, which generally requires 1.25-1.75 parking stalls per unit for one- to three-bedroom units, respectively.

As noted above, stormwater management for the project will be provided in the northwestern corner of the subject site adjacent to Midtown Road. At the time the Midtown NDP was amended

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to include the lands annexed to Madison in 2004, two stormwater management areas were envisioned to serve the 60.5-acre area. However, a disagreement between the four property ownerships that comprised the majority of the annexation area caused the four parcels to be developed individually instead of jointly, so a third stormwater management area not shown on the neighborhood development plan is required to serve the Hawks Ridge project.

Inclusionary Zoning

The applicant has requested a waiver from providing inclusionary dwelling units in the project. The Community Development Block Grant Office is reviewing this waiver request and will furnish the Plan Commission with its findings at the Commission meeting.

The project proposes 52 units on approximately 6.65 acres of property, not including the detention area and rights of way, for a net density of 7.82 units per acre. When broken into individual components, the 28 one and two-family housing will have a net density of 5.27 units per acre, which falls below the six unit per acre threshold in the Zoning Ordinance for areas identified for low-density residential development as recommended, in this case, in the Midtown Neighborhood Development Plan. For areas recommended for medium-density development such as the northeastern corner of the subject site, the ordinance requires that the midpoint of the density range of the neighborhood plan be used. However, the Midtown NDP does not specify such a range. As a result, the Planning Division has recommended in the past that the 18-25 unit per acre range identified as medium-density in other such neighborhood plans be used, the midpoint of which is 21 units per acre. The 24 units proposed on the 1.34-acre multi-family lot result in a density of 17.9 units per acre, below this threshold. This suggests that this project will not be receiving a density bonus.

ANALYSIS AND EVALUATION

The density and street pattern proposed in the proposed Hawks Ridge planned unit development and final plat largely conforms to the development pattern and density recommended for this site in the Midtown Neighborhood Development Plan. The boundary between the proposed single- and two-family component and the future 24-unit multi-family component generally follows the boundary shown in the neighborhood development plan, which previously anticipated all of the development south of Midtown Road occurring as one cohesive development instead of what will ultimately be four separate development proposals. This lack of cohesion has resulted in the addition of the stormwater management basin in the northwestern corner of the proposed project, which was not previously identified in the neighborhood development plan and stands as the project's only significant departure from the plan recommendations.

When the Plan Commission reviewed the annexation and neighborhood plan amendment for the 60.5-plus acres including the subject site in 2004, the Commission specified that the portions of the areas recommended for low-density uses provide a variety of lot sizes, including some lots in the low- to medium-density range (8-15 units per acre). While a variety of lot sizes have generally been provided in the Hawks Meadow and Hawks Ridge Estates projects adjoining to the subject site, none of the single-family lots in those subdivisions have approached the 8-15 unit per acre densities requested. In the Hawks Ridge project, the developer proposes to include

two-family units as part of the unit mix for the development. However, given the size and orientation of many of those units, the density of the one- and two-family housing in Hawks Ridge does not achieve the 8-15 units per acre range either, though it introduces a unit type not currently present in the three projects south side Midtown Road.

In general, staff believes that the standards for planned unit development can be met with this project and feels that the project can be approved even without the final architectural details for the seven new buildings that are customarily included with a specific implementation plan when submitted for approval. The Planning Division generally supports the build-to-suit approach proposed with this project and believes that the general design guidelines proposed by the applicant are sufficient to recommend approval of the project. On July 25, 2007, the Urban Design Commission granted the project final approval including the administrative approval process for the individual one- and two-family buildings. The Urban Design Commission included with its final recommendations a number of specific alterations to the design guidelines that will become conditions of approval to be enforced by the Planning Division, which staff feels should lead to a better final product. See the attached UDC report for more details.

At the time that the specific implementation plan for the 24-unit building is considered, the Planning Division will consider how the multi-family component in this project will be visually and architecturally integrated with the adjacent multi-family development in the adjacent Hawks Ridge Estates project so as to assure the appearance of a somewhat cohesive development pattern along Midtown Road.

CONCLUSION

The proposed planned unit development containing 52 one, two and multi-family units and the associated final plat largely abide by the recommendations for the subject site contained in the Midtown Neighborhood Development Plan. Staff considers the addition of a stormwater management tract to be acceptable given that the neighborhood plan was not collaboratively implemented as originally planned. The proposed project concept should result in an attractive development that fits well into the emerging context along the south side of Midtown Road.

RECOMMENDATION

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment I.D. 3287, 3288 and 3289, rezoning 9401 Midtown Road from Temp. A (Agriculture) to Planned Unit Development, General Development Plan (PUD-GDP) and Planned Unit Development, General Development Plan, Specific Implementation Plan (PUD-GDP-SIP) and the final plat of "Hawks Ridge" to the Common Council with recommendations of **approval**, subject to input at the public hearing and the following conditions:

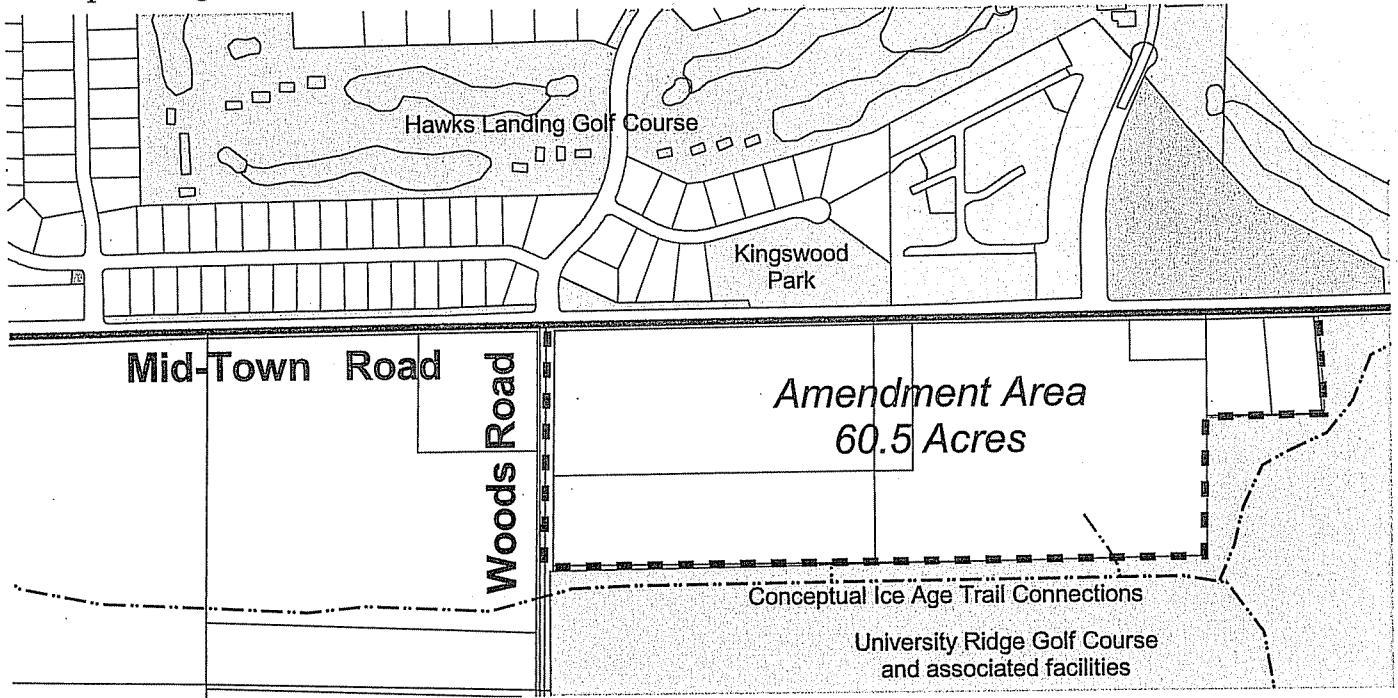
1. Comments from reviewing agencies.
2. That the final plat be revised to include a 30-foot building line and landscape buffer strip and maintenance note parallel to Midtown Road for Lots 4 and 5. The construction of buildings or other site improvements shall not be permitted within this strip. A detailed

landscaping plan for the landscaping buffer on Lot 4 shall be submitted for Planning Division approval prior to the recording of the final plat. A detailed landscaping plan for that portion of the buffer strip on Lot 5 shall be addressed as part of the specific implementation plan review for that lot.

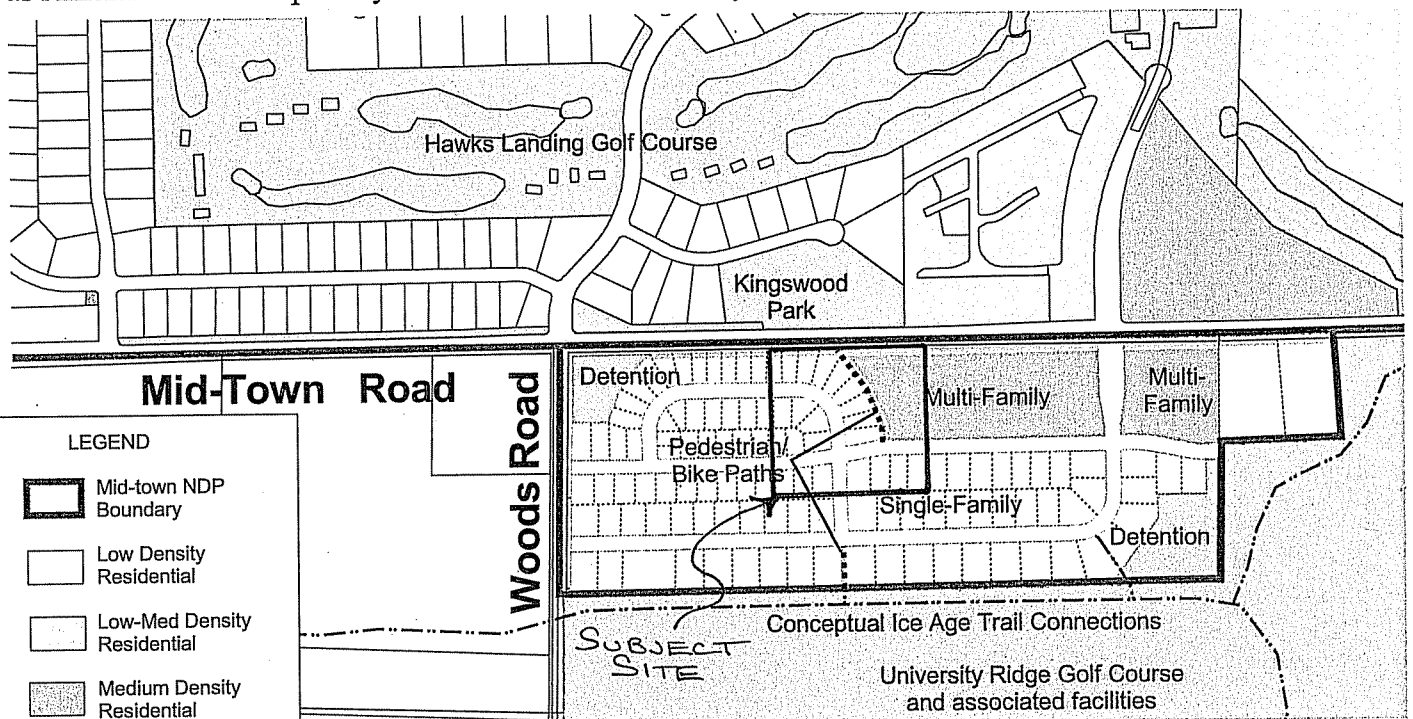
3. That the final plat be revised to remove references to the former single-family residence and accessory buildings on the property if they have previously been demolished.
4. That the zoning text be revised per Planning Division approval as follows:
 - a.) the permitted uses shall be one, two and multi-family residential units as shown on the attached plans and any uses accessory related thereto;
 - b.) signage on Lots 1-4 shall be limited to the maximum permitted in the R1 zoning district, as approved by the Urban Design Commission and Zoning Administrator;
 - c.) the height regulations for Lots 1-4 shall be noted as a maximum of 2 stories and 35 feet;
 - d.) parking for Lots 1-4 shall be provided as set forth in Sec. 28.11 (3)(1)2 for the R1 zoning district and as shown on the attached plans;
 - e.) the family definition shall be R3 for Lots 1-4 and R4 for Lot 5.
5. That the applicant receive final approval of the waiver request and Inclusionary Dwelling Unit Plan based on the Community Development Block Grant Office's recommendation.

AMENDMENT to the MID-TOWN NEIGHBORHOOD DEVELOPMENT PLAN Land Use and Street Plan







Mid-town Neighborhood Development Plan
as adopted August 1999 and implemented through land subdivision and zoning approvals.



Mid-town Neighborhood Development Plan
as Amended and Adopted by the Common Council July 20, 2004



LEGEND

-  Mid-town NDP Boundary
-  Low Density Residential
-  Low-Med Density Residential
-  Medium Density Residential
-  Park, Open Space and Drainage
-  Pedestrian/Bike Path



AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: July 25, 2007
TITLE: 9401 Mid-Town Road – Amended PUD(GDP-SIP) and PUD(GDP), Single- Family, Duplex and Multi-Family Residential Development. 1 st Ald. Dist. (03430)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: July 25, 2007	ID NUMBER:

Members present were: Lou Host-Jablonski, Chair; Marsha Rummel, Todd Barnett, Bruce Woods, Richard Slayton, Joan Bachleitner and Michael Barrett.

SUMMARY:

At its meeting of July 25, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of an Amended PUD(GDP-SIP) for single-family and duplex lots and PUD(GDP) for a multi-family development at 18-24 units an acre located at 9401 Mid-Town Road. Appearing on behalf of the project were Ron Trachtenberg, and Willy Keuler.

The plans as presented by Trachtenberg and Keuler consisted of revised building elevational details for the prototypical design of single-family and duplex units, revised and enhanced grading and landscape plans including a foundation/landscaping plan for both single-family and duplex buildings along with an array of material colors and samples to be utilized on the proposed structures. Additional details were provided as to proposed plantings and the design of the adjacent stormwater management area and how it relates to adjoining development within the area including surrounding adjacent properties.

Following the presentation the Commission noted the following:

- The area above the front entry, many of the single-family and duplex homes is too large and too big and disproportionate to the overall façade. Do something to extend down to mesh and align with the adjacent pitch roof slope.
- Need to examine the clustering landscaping in areas around the entry; get away from the approach that every piece of foundation needs screening, get away from linear arrangement; use more native plantings, get rid of crabapples and replace with serviceberries; in addition, using more native species.
- On the master planting plan for the overall development cluster plantings more in threes; get rid of linear arrangements.
- On the master grading plan, get rid of curve at southwest corner of the intersection of Silverstone Lane and Dregers Way.
- Need to provide details for the supervision and maintenance of rain garden areas.
- Seed plantings and filtration area only after final grading and protect during construction in addition to after installation provide a protective blanket.

- On page A1 featuring prototypical building elevations use framing around windows and eliminate vinyl siding to be replaced with a more durable material.
- Remove culture stone off of the face of the single-car garage on the front elevation of units 11, 21, and 28.
- Eliminate stone between window lights.
- On master drainage plan, in the southwestern three lots do something with grading along the southerly lot line, use retaining wall as proposed but make it a feature using terracing and plantings.
- The east end of Silverstone Lane has an error in reference to road grades that needs to be corrected.

ACTION:

On a motion by Slayton, seconded by Woods, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0). The motion provided for the development of a PUD(GDP-SIP) on all single-family and duplex lots within the development and a PUD-GDP for Lot 5 for a multi-family residential building. The motion required address of the following:

Relevant to the single-family and duplex prototypes:

- Architectural tweaks consisting of no vinyl siding with alternatives provided, providing window trim around all windows, eliminate masonry base application on the side of the garage at the door on 2C around the single-car garage door on the right side of 2A and along the left side of the side elevation of 2B.
- Eliminate stone between the first story windows on 2C.
- Investigate redoing the front entry treatment by pulling the fascia line at entry on 3A, 4B, and 4A with potential for exterior transient feature.

Relevant to Lot 5:

- The site plan shall be modified to better utilize grades and minimize the amount of asphalt paving with architectural details of the building and full site/landscape plan elements provided with the future PUD-SIP.
- Look at more efficient use of site where driveway doesn't traverse the entire lane of the lot with entry to underground parking, relocate to the south of the building which may require the building's movement toward Mid Town Road.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 4, 5, 5, 5, 5/6 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 9401 Mid-Town Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	6	5	6	6	-	5	5	5/6
	5	5	5	-	-	5	5	5
	4	5	5	-	-	4	4	4
	5	5	5	-	-	5	4/5	5
	5	5	5	-	-	5	5	5
	6	6	6	-	6	7	7	6

General Comments:

- Another average suburban development. The biggest problem is the poor planning for development along Mid-Town. Everything from the roadway design to the mandated setbacks, to the mandated building orientation away from the street results in a very very bland streetscape with big gaping holes in it.
- Multi-family relationship to Mid-Town still big concern, otherwise fine project.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
1 866 704 2315 Textnet

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: August 6, 2007
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 9401 Midtown Road Rezoning

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. Applicant shall note that when final PUD(GDP) & PUD(SIP) plans are submitted for approval, City Engineering will require final review and approval of the address plan for this development.
2. Applicant shall note that the submittal of the combined Preliminary/Final plat of Hawks Ridge is noted to require an additional street name in place of Dregers Way so that the MGO 10.34 non-conforming duplicate intersection names do not occur.
3. This development is within the proposed Lower Badger Mill Creek Stormwater Management and Sanitary Sewer Impact Fee District. Developer shall execute a waiver of assessments for these charges prior to plat recordation.
4. Revise proposed Unit 28 to provide an encumbered 15-foot wide public sanitary sewer easement. Center of said easement to align with the property line between Lots 20 and 21 of Hawks Ridge.
5. Sanitary lateral to serve Lot #5 across Lot #4 will be required to have a recorded private easement across Lot #4.

GENERAL OR STANDARD REVIEW COMMENTS

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

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 9401 Midtown Road Rezoning

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement

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prior to the City Engineer signing off on this project.

- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko lzenchenko@cityofmadison.com or (608) 266-5952
- 1.7 The site plan shall include a full and complete legal description of the site or property being subjected to this application.
- 1.8 The Developer is required to pay Impact Fees for the _____ Impact Fee District for Lot(s) _____ of the _____ Plat/CSM. The current rate is \$ _____ /1000SF for a total of \$ _____. The Developer shall select one of the following two options for payment of these fees:

- 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
- 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off;
 - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..
 - b) All information shall transmitted to Janet Dailey by e-mail at Jdailey@cityofmadison.com, or on a CD to:

Janet Dailey
City of Madison Engineering Division
210 Martin Luther King Jr. Blvd
Room 115
Madison, WI 53703
 - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

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 WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).

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 _____ foot wide strip of Right of Way along _____
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____
- 2.7 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.

- 2.8 The Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
 - b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.9 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
 - b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.10 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
 - b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.11 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
 - b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin

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Statutes and Section 4.09 of the MGO.

- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.4 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.
- 3.5 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to

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identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.

- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 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.
- 4.6 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.7 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.8 If the lots within this site plan are inter-dependent upon one another for stormwater 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 site plan and recorded at the Dane Co Register of Deeds.
- 4.9 Prior to approval, this project 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 sign-off.

- 4.10 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.11 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.12 The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain the following data, each on a separate layer name/level number:
 - a) Building Footprints
 - b) Internal Walkway Areas
 - c) Internal Site Parking Areas
 - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) Lot lines
 - g) Lot numbers
 - h) Lot/Plat dimensions
 - i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in this transmittal.

- 4.13 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:

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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.

- 4.14 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.

- 4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.

- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.

- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.

- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.

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- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

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Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
1 866 704 2315 Textnet

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: August 6, 2007
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: Hawks Ridge 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. An additional street name in place of Dregers Way must be approved by City Engineering so that the MGO 10.34 non-conforming duplicate intersection names do not occur. The street name change will occur at the center of the curve North of the Silverstone Lane intersection adjacent to proposed Lots 1 and 4.
2. Revise the name of "Midtown" Road as shown to read "Mid Town" Road as that is the official street name used in the City of Madison.
3. Revise plat to provide a 20-foot public sanitary sewer easement on Lot 3, centered on the extended lot line between Lots 20 & 21 of the adjacent plat.
4. The Developer shall execute a waiver of assessments for charges associated with the Lower Badger Mill Creek Sanitary Sewer and Stormwater Impact Fee District prior to plat recordation.
5. The developer shall construct curb and gutter and 14-inches of asphaltic pavement on Mid Town Road adjacent to the plat or shall pay the City of Madison for the cost to construct the developers portion of Mid Town Road as determined by the City Engineer. The Developers responsibility shall include restoration, topsoil, seed, a portion of the storm sewer, street lighting, and other incidentals as required to complete the work.
6. Applicant shall provide evidence of proper permitting from the Dane County Department of Health for septic system removal or abandonment.

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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: Hawks Ridge 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.
- 1.3 The Developer is required to pay Impact Fees for the _____ Impact Fee District for Lot(s) _____ of the _____ Plat/CSM. The current rate is \$ _____ /1000SF for a total of \$ _____. The Developer shall select one of the following two options for payment of these fees:
 - 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
 - 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off;
 - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..
 - b) All information shall transmitted to Janet Dailey by e-mail at jdailey@cityofmadison.com, or on a CD to:

Janet Dailey
City of Madison Engineering Division
210 Martin Luther King Jr. Blvd
Room 115
Madison, WI 53703
 - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

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 WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a 7-foot wide strip of Right of Way along Mid Town Road.
- 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 [roadway name] _____ 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.

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- * 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.
- 2.16 Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat
is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent
with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation,
operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
 - b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property
owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer
facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway
purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the
City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or
compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval
of the City's Engineering Division.
 - e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of
all the parties hereto, or their respective successors-in-interest.
- 2.17 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey

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Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
- b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.18 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
- b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.19 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
- b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

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 [Roadway Name] _____. The Developer shall construct sidewalk and _____ feet of a future _____ foot roadway including curb and gutter on the _____ side of the roadway.

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- 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 Mid Town Road.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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.
- 3.19 Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko lzenchenko@cityofmadison.com or (608) 266-5952

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.

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.

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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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 Dailey (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 Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 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.

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- 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 (cite 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.

- 6.5 Prior to Engineering final sign-off by main office for Certified Survey Maps (CSM), final CSM must be submitted to Engineering Division Surveyor / Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off. Electronic mail submittal of the FINAL CSM in PDF form is preferred. Transmit to epederson@cityofmadison.com

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Traffic Engineering and Parking Divisions

David C. Dyer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

August 13, 2007

TO: Plan Commission

FROM: David C. Dyer, P.E., City Traffic Engineer and Parking Manager

SUBJECT: **9401 Mid Town Road – Preliminary and Final Plat– Hawks Ridge / Town of Verona Sec. 4**

The City Traffic 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 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 WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S)."
2. The final right of way dedications along Midtown Rd shall be reviewed and approved after further consultation with the Traffic Engineer and City Engineer. It appears that the ROW of Midtown Rd needs to be widened from 40 feet to 47 feet. The ROW for Hawk's Ridge Drive will also have to be modified to make the street work for a planned mid-block pedestrian crossing of Midtown Rd. (see comments below).

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

3. The applicant shall provide a 20 ft wide "Public Pedestrian and Bike Easement" between O.L. 1 and Lot 4.
4. The applicant shall dedicate an additional five (5) ft to the proposed seven (7) ft along Midtown Rd, properly the northerly property line of O.L. 1, Lot 4 and 5, for a widened public pedestrian and bicycle path to accommodate a pedestrian and bicycle mid block crossing of Midtown Road at a point opposite the pedestrian bicycle path to be built through Kingswood Park on the north side of Midtown Road. The dedication shall be noted on the face of the plat.
5. The applicant shall be responsible for constructing the pedestrian-bicycle paths indicated in the conditions 4 and 5 above and designing these to City specifications. In addition, the applicant shall be financially responsible for the cost of construction of the pedestrian refuge island connection on Midtown Road.

GENERAL OR STANDARD REVIEW COMMENTS

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

6. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
7. Utility easements shall be provided as follows: 12 feet along the westerly line of Outlot 1
8. The applicant shall show a detail drawing of the 12 ft. utility easement dimensions and lot lines on the face of the plat.
9. 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 Dan J. McCormick, P.E., City Traffic Engineering at 266-4761 if you have questions regarding the above items.

Contact Person: Frank Thousand
Fax: 608-821-8501
Email:

DCD:DJM:dm



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

August 9, 2007

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager

SUBJECT: **9401 Mid Town Road – Rezoning – Temp A to PUD (GDP) & PUD (SIP) – 8 Single Family Homes, 10 Duplexes, and Future Multi-Family Building**

The City Traffic 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. None

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

GENERAL OR STANDARD REVIEW COMMENTS

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

3. None

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Jeff Delauka
Fax: 608-833-0735
Email:

DCD: DJM: dm



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: August 8, 2007
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **9401 Midtown Rd. / Hawks Ridge**

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.)

None.

GENERAL OR STANDARD REVIEW COMMENTS

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

1. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street.
2. 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 Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan



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: August 8, 2007
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **9401 Midtown Rd.**

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.)

None.

GENERAL OR STANDARD REVIEW COMMENTS

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

1. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows: **(commercial structures only)**
 - a. The site plans shall clearly identify the location of all fire lanes.
 - b. A dead-end fire lane 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 a fire lane that is more than 150-feet in length for multi-family site.
2. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. 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.
3. 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.
4. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street.

Please contact Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan

1 12-13



TO: Members of the Plan Commission
FROM: Hickory R. Hurie
SUBJECT: Analysis of request for waiver for 9401 Midtown Road
DATE: September 13, 2007

SUMMARY:

Keuler Construction has proposed the construction of a 28-unit condominium on a site in the Mid-Town Road area. The developer requested a waiver and reduction in the number of required inclusionary zoning units. The current zoning includes two parcels, one zoned for low density and one zoned for multi-family units; Planning staff analyzed the current density of these parcels and concluded that the proposed development was in conformance with the neighborhood plan for the area, and would not receive any bonus density per the inclusionary zoning ordinance standards.

Staff recommend Plan Commission approval of the request for a wavier reduction to zero inclusionary dwelling units but a waiver of \$80,000 in lieu of the onsite inclusionary dwelling units, per the ordinance.

The Developer did provide information that permitted City staff to conduct a revenue gap analysis prior to the waiver request. The revenue gap analysis indicated that the revenue gap was not sufficiently offset by a combination of reduced units, payment in lieu, or off-site units and City incentives to come within the 95% of gap threshold under discussion by the IZ Oversight Advisory Committee the sufficient Hence, the developer requested a waiver to further explore his options under the ordinance.

This analysis for an inclusionary zoning waiver is based upon data furnished by the developer and by the Planning Unit during September 2007.

METHOD OF ANALYSIS:

The Council adopted a waiver provision as part of the inclusionary dwelling unit ordinance that requires an analysis of project financial feasibility. The method consists of running three or more scenarios, using data provided by the developer. The first run is based upon a scenario whereby the project, using current zoning levels, is set at market rate rentals. If this version is financially feasible according to the standards adopted by the Common Council, the project is then run with the full 15% inclusionary dwelling units included in the project. If this full IZ scenario does not meet the Council standards for financial feasibility, staff are to recommend a third 'waiver' scenario with attributes (a combination of a partial percentage of IZ units, with units off-site, or payment in lieu of units on-site or reduction of expected number of units) that will provide a sufficient return for financial feasibility.

MARKET RATE SCENERIOS:

Staff conducted an initial 'market run' at current density of the proposed site, using the developer-provided information and the Planning Unit-provided current base density analysis Planning Unit staff concluded that the current neighborhood plan permitted the 28 residential units on the single-family site. The initial analysis at 28 units suggested that a development at current zoning/neighborhood plan ranges would produce a gross profit margin of 6%, which is under the adopted City standards of 12.5% to 17.5%. However, in the case of particular conditions on the site, such as a smaller development, the Plan Commission has sometimes used this initial gross profit margin as the benchmark for analysis of the iz development scenarios. In those cases, the Plan Commission has determined that the development qualifies for waiver consideration.

SECOND STEPS SCENERIOS, with iz units and incentives/offsets:

Staff then ran a second scenario with the pro forma for the development at the proposed density level, and included the effect of a full 15% inclusionary unit requirement.

The combined effects of no bonus density and lack of other City incentives were insufficient to produce an estimated gross profit margin within the benchmark standards of the initial market run. In fact the gross profit margin with 5 iz units (15% of the development) was measured to be a negative 2%.

A third scenario suggests that a combination of zero on-site units and a payment of \$80,000 in lieu of on site iz units achieve the benchmark standard of 6%.

CONCLUSION:

Based on current information, staff recommend that the Plan Commission waive the onsite iz unit expectation, and instead require a payment in lieu of \$80,000 toward the IZ Special Revenue Fund.