



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 754-904 Felland Road  
**Application Type:** Final Plat  
**Legistar File ID #** [54395](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted

**Summary**

**Applicant Property Owner:** Lindsay Hagens, Simply Homes, LLC; 5117 Butterfield Drive; Madison.

**Surveyor:** Noa Prieve, Williamson Surveying and Associates, LLC; 104A W. Main Street; Waunakee.

**Requested Actions:** Approval of the final plat of *Jannah Village*, creating 49 lots for future single-family detached residences, four lots for two-family twin homes, four lots for future four-unit townhouses, two lots to be developed with multi-family housing, one outlot to be dedicated for a public park, and two outlots to be dedicated to the public for stormwater management.

**Proposal Summary:** The applicant is requesting approval of the final plat of the “Jannah Village” subdivision, which will consist of 59 lots for residential development, including 49 lots to be developed with single-family detached residences in SR-C1 zoning; four lots to be developed with two-family twin homes (8 units) in SR-C3 zoning; four lots to be developed with a total of 16 four-unit townhouse buildings (64 units) and one lot to be developed with future multi-family housing in SR-V2 zoning, and; one lot to be developed with future multi-family housing in TR-U1 zoning. The subdivision proposal also includes dedication of an approximately 5.1-acre public park and two outlots to be dedicated to the public for stormwater management. Development of the subdivision will commence as soon as all regulatory approvals have been granted, with completion of the subdivision to occur in phases through September 2021.

**Applicable Regulations & Standards:** The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

**Review Required By:** Plan Commission and Common Council.

**Review Schedule:** The State’s subdivision statute, Wis. Stats. Ch. 236, requires that a final plat that conforms substantially to the approved preliminary plat be approved, conditionally approved, or rejected (with stated reasons) within 60 days of submittal unless the time is extended by agreement with the applicant. If no action is taken within 60 days and no extension granted, the plat is deemed approved. The final plat application was submitted to the City on January 9, 2019. Therefore, the 60-day review period for this plat will end circa March 9, 2019.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission forward the final plat of “Jannah Village,” located at 754-904 Felland Road to the Common Council with a recommendation of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

## Background Information

**Parcel Location:** The overall site contains approximately 43.67 acres of land located on the west side of Felland Road, approximately 400 feet north of Commercial Avenue (CTH T); Aldermanic District 3 (Hall); Sun Prairie Area School District.

**Existing Conditions and Land Use:** Undeveloped land, zoned SR-C1 (Suburban Residential–Consistent 1 District), SR-C3 (Suburban Residential–Consistent 3 District), SR-V2 (Suburban Residential–Varied 2 District) and TR-U1 (Traditional Residential–Urban 1 District).

### **Surrounding Land Uses and Zoning:**

North: Single-family residences in the Bridle Downs subdivision in the Town of Burke;

South: Affordable Self-Storage, Proscapes Landscaping Contractors, and multi-tenant commercial buildings along Commercial Avenue in the Town of Burke;

West: Undeveloped land in the Town of Burke; Interstate 39-90-94;

East: Single-family residences on the east side of Felland Road in the Town of Burke; undeveloped land in the City of Madison, zoned A (Agricultural District).

**Adopted Land Use Plans:** The subject site is located within the boundaries of the [Northeast Neighborhoods Development Plan](#) adopted in 2009. Beginning along the southern edge of the site, the plan recommends the development of the property with medium-density residential uses in Housing Mix 3 with the potential for mixed-use development possible along the Felland Road frontage. The center of the site is generally recommended for low- to medium-density residential development in Housing Mix 2 centered on a neighborhood park. The northern edge of the site adjacent to the Bridle Downs town subdivision is recommended for development with low-density residential uses in Housing Mix 1. The low point of the property is recommended for other open space and stormwater management.

**Environmental Corridor Status:** The property is located in the Central Urban Service Area. The environmental corridor map includes the planned park and stormwater management polygons recommended by the neighborhood development plan.

**Public Utilities and Services:** The site will be served by a full range of urban services as it develops with the exception of Metro Transit, which does not provide service north of Milwaukee Street or east of N. Thompson Drive. The proposed development is outside Metro Transit's paratransit service area. The closest bus stop with scheduled bus service is over 1.5 miles walking distance, and the parcels would be greater than the three-quarter mile regulatory distance from all-day scheduled service for passengers who might be eligible for door-to-door paratransit service. The pedestrian access between this site and the scheduled bus service, located on N. Thompson Drive at Commercial Avenue west of the Interstate, includes at least one mile travel along the unimproved shoulders of Commercial Avenue/CTH T (posted up to 55 mph).

**Zoning Summary:** The proposed lots are zoned SR-C1 (Suburban Residential–Consistent 1 District), SR-C3 (Suburban Residential–Consistent 3 District), SR-V2 (Suburban Residential–Varied 2 District) and TR-U1

(Traditional Residential–Urban 1 District). Review for compliance with the other bulk requirements, such as setbacks, usable open space, and lot area per unit for multi-family dwellings, will occur either at the time of permit issuance for permitted uses, or during any conditional use reviews required.

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

## Previous Approval

On July 24, 2018, the Common Council approved a request to rezone 754-904 Felland Road from A (Agricultural District) to SR-C1 (Suburban Residential–Consistent 1 District), SR-C3 (Suburban Residential–Consistent 3 District), SR-V2 (Suburban Residential–Varied 2 District) and TR-U1 (Traditional Residential–Urban 1 District), and approved of the preliminary plat of *Jannah Village*, creating 49 lots for future single-family detached residences, four lots for two-family twin homes, four lots for future four-unit townhouses, two lots to be developed with multi-family housing, one outlot to be dedicated for a public park, and two outlots to be dedicated to the public for stormwater management.

## Project Description

The applicant is seeking approval of the final plat of the “Jannah Village” subdivision to allow development of three undeveloped parcels located at 754, 804 and 904 Felland Road. The 43.67-acre subject site is located on the west side of Felland Road, approximately 400 feet north of Commercial Avenue (CTH T).

The final plat of Jannah Village will create the following:

- Forty-nine (49) lots to be developed with single-family detached residences in SR-C1 zoning on the northern third of the subject site. The majority of single-family lots proposed will be located on both sides of “Divine Street,” an east-west local street that will extend from Felland Road west across the subdivision. Additionally, the applicant proposes to plat seven lots along the south side of existing Bridle Way, a two-lane Town of Burke road with grass shoulders and no sidewalks located in a 60-foot wide right of way, which provides the sole access into the Bridle Downs subdivision.
- Four lots (Lots 7-10) proposed on the north side of “Eternity Drive,” which will be developed with two-family twin homes in SR-C3 zoning.
- Four blocks, proposed as Lots 3-6, which will be developed with 64 dwelling units in 16 townhouse buildings in SR-V2 per the materials submitted with the rezoning and preliminary plat.
- Also in SR-V2 zoning, the plat calls for a 2.77-acre Lot 2 for the future development of multi-family buildings along the north side of “Blissful Avenue” generally between Felland Road and proposed “Walking Way.” A condition of approval on the 2018 zoning and preliminary plat approvals set a maximum density of 16 units per acre for Lot 2 to maintain consistency with the density and development pattern recommended for the site in the Northeast Neighborhoods Development Plan.
- Finally, the final plat creates a 3.3-acre Lot 1, which will be developed in the future with multi-family housing in TR-U1 zoning. Primary access to the multi-family development on Lots 1-4 will be provided by

Blissful Avenue, which will be platted as an 80-foot wide collector street. The width and location of Blissful Avenue is consistent with the recommendations in the neighborhood plan, which call for a collector street to extend south from Lien Road and City View Drive at the northern edge of the planning area parallel to Interstate 39-90-94 before turning through the site to intersect Felland Road.

- The subdivision will also dedicate an approximately 5.1-acre public park on Outlot 3, which will extend between Felland Road and Walking Way a half-block south of Divine Street.
- Two outlots, 1 and 2, will be dedicated to the public for stormwater management in the southeastern quadrant of the plat.

## Analysis and Conclusion

Staff believes that the final plat of Jannah Village conforms substantially to the preliminary plat as conditionally approved, which was found to be consistent with the land use and circulation recommendations of the 2009 Northeast Neighborhoods Development Plan.

Following approval and recording of the final plat, separate conditional use approvals will be required for future development on Lots 1-10. On Lots 1 and 2, conditional use approval is required for the multi-family residential building complexes conceptually proposed for those lots in the respective TR-U1 and SR-V2 zoning districts. The blocks of four-unit townhouse buildings on Lots 3-6 of the plat would also qualify as residential building complexes. Residential building complexes, which are defined as “a group of two (2) or more residential buildings on a single parcel or tract of land, developed under single ownership and common management,” require review by the Urban Design Commission and conditional use approval by the Plan Commission prior to issuance of building permits for those lots.

Additionally, the two-family twin homes on Lots 7-10 will require conditional use approval prior to issuance of building permits for each of those lots as a result of a dispersion requirement in the SR-C3 district, which requires that no two-family twin dwelling be constructed or converted within 300 feet of a zoning lot containing another two-family twin building, as measured from the perimeter of each zoning lot, unless approved by conditional use. Conformance with the general provisions for residential districts in Section 28.031 of the Zoning Code and the building form standards in Section 28.172 would be determined with those subsequent applications.

## Recommendation

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

The Planning Division recommends that the Plan Commission forward the final plat of *Jannah Village* at 754-904 Felland Road to the Common Council with a recommendation of **approval** subject to input at the public hearing and the conditions that follow.

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

**Planning Division**

1. A note restricting the density of Lot 2 to 16 units an acre consistent with the density recommendations for development in Housing Mix 2 in the Northeast Neighborhoods Development Plan shall be included on the final plat.
2. That prior to recording of the final plat, the applicant work with City Engineering and Planning staff to explore “distributed infiltration” practices as part of the means to meet the infiltration requirements identified under Chapter 37, MGO, the Northeast Neighborhood Development Plan, and those recommended in the 2010 CARPC CUSA amendment approval resolution. These methods could include but not be limited to: rain gardens installed to serve a “block of lots”, pervious pavement, depressed terraces, rain barrels and/or other methods. These “distributed” practices would be used in coordination with regional, plat-level practices.
3. That prior to final approval and recording of the final plat, the applicant shall work with the Planning Division and Capital Area Regional Planning Commission (CARPC) to revise the environmental corridor map to reflect the approved subdivision, including modifications to the map to reflect disposition of the public park and stormwater management tract shown on the neighborhood development plan.
4. An Environmental Site Assessment (ESA) is required because of the public dedications proposed with this plat. Please provide the ESA to Brynn Bemis in City Engineering for review ([bbemis@cityofmadison.com](mailto:bbemis@cityofmadison.com)) if one has not been previously submitted.
5. Note: Approval and recording of the final plat by the Plan Commission and Common Council does not constitute approval of future development on Lots 1-10. Prior to the issuance of building permits for each of those lots, the applicant or successor shall obtain conditional use approval from the Plan Commission pursuant to the processes in Section 28.183 of the Zoning Code. Development of Lots 1-10 shall comply with the applicable bulk and design requirements of the Zoning Code, including the general provisions for residential districts in Section 28.031 and the building form standards in Section 28.172.

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

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

6. The City sanitary sewer to serve this development is located on Commercial Avenue (CTH T). The developer will be required to build sewer on Felland Road south to the City sewer located on the south side of Commercial Avenue (CTH T).
7. Development of this site will require additional stormwater management beyond those required in MGO Chapter 37. Specifically, the drainage system along CTH T will need to be reviewed and the maximum discharge rate from this development will only be allowed to match the capacity of that system.
8. There are wetland indicators on Felland Road adjacent to the plat. A wetland delineation will be required.
9. The parcels dedicated for stormwater management will need to be reviewed closer in conjunction with the stormwater management plan for the plat to determine if the dedication is acceptable. Lot reconfiguration

may be required based on the approved stormwater management plan. The stormwater management plan will need to be reviewed and approved by City Engineering and CARPC prior to final plat recording.

10. Madison Metropolitan Sewerage District (MMSD) annexation fees may be due as part of the final platting for this development. If this plat is not within the MMSD service area, an annexation request will be necessary.
  11. The stormwater management plan is required to demonstrate how to safely pass the 100-year storm event in public right of way and easements, and safely pass the 500-year storm event without damage to any buildings or structures.
  12. The applicant will be required to record a deed restriction against lots that are identified to have critical elevations. The deed restriction will restrict the minimum building opening elevation to help mitigate against potential flooding.
  13. Boundary markers will be installed on all public stormwater management properties to clearly define the property line between public and private property. The applicant will be responsible for the installation of the boundary markers.
  14. Provide an easement, dedicated to the public for storm sewer and drainage purposes, on Lot 1 to serve the proposed enclosed depression. The easement shall be designed to be able to safely convey the 100-year event within the easement boundary. The size of the easement shall be adjusted accordingly. Since Lot 1 is proposed to be a multi-family site, the easement location should also consider access and the City's ability to complete work within the easement and any necessary access through the site to get to the sewer location.
  15. The developer is required to construct any necessary storm sewer on Felland Road or outside the plat limits to accommodate the development. This can include storm sewer main, ditching and culverts, etc.
  16. This development drains into a swale/draw over which the City of Madison has no development or drainage rights. The applicant shall be required to match the 10-year volumetric discharge from the site from post- to pre-development levels or shall obtain storm easements on the draw all the way to the culvert under Interstate 94.
17. The construction of this project will require that the applicant shall enter into a City/ Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Note: Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.
  18. This development is subject to impact fees for the Northeast Neighborhood Sanitary Sewer Improvement Impact Fee District (\$176.42/1,000 sq. ft., 2019 rate). All impact fees are due and payable at the time building permits are issued. The following note shall put on the face of the plat: "Lots/ buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."
  19. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.

20. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
21. Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
22. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.
23. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the applicant shall contact either Tim Troester at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley at 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
24. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including: a) SLAMM .DAT files; b) RECARGA files; c) TR-55/HYDROCAD/Etc., and; d) Sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
25. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to: detain the 2-, 10-, and 100-year storm events, matching post development rates to predevelopment rates; reduce TSS by 80% (control the 5- micron particle) off of newly developed areas compared to no controls; and, provide infiltration in accordance with MGO Chapter 37.
26. Prior to the issuance of building permits, the developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight-line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.

The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system–NAD 27. Note: It is required that this plan shall be stamped by and Registered Land Surveyor.

The following note shall accompany the master stormwater drainage plan: “For purposes of this plan, it is assumed that grading shall be a straight-line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows. No building permits shall be issued prior to the City Engineering Division’s approval of this plan.”

27. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR in order to comply with TMDL limits.
28. The developer shall construct Madison Standard street, bike path and sidewalk improvements for all streets within the plat.
29. The developer shall make improvements to Felland Road to facilitate ingress and egress to the plat as required by City Engineer.
30. The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat.
31. The developer shall confirm that adequate sight distance exists 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.
32. The developer shall be responsible for four (4) feet of pavement, terrace, curb, gutter and sidewalk on Felland Road.
33. The developer shall construct an east-west 10-foot wide multi-use path across Lots 5 and 6 and Outlot 3 as required by City Engineer.
34. The developer shall construct four (4) feet of pavement, terrace, curb, gutter and sidewalk along Bridle Way and Walking Way along Lots 39-41.

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

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| <p>35. Portions of Felland Road within the exterior plat boundary are outside of the City of Madison Corporate Boundary. The applicant shall petition the City of Madison to attach all lands within the plat boundary that currently are not within the City of Madison and the 40-foot width of Felland Road adjacent to Lot 1 and Outlot 1 of the proposed plat. Coordinate with Planning to review the petition prior to filing with the City Clerk.</p> |
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36. The plat does not provide on its face private easements or outlots to accommodate the now United States Postal Service (USPS)-required centralized delivery of mail using Cluster Box Units (CBU). The applicant shall coordinate with the USPS and City Engineering and Traffic Engineering Staff on the required locations for the CBUs to serve this subdivision. City of Madison Engineering acknowledges that development phasing would make it difficult to determine the final locations prior to recording the final plat. This will require the final placement of the CBUs to be determined and all documents recorded to allow placement of the CBUs (after City review and approval) prior to construction of each phase. This shall be a condition of the Development Agreements for all phases for this plat. CBUs serving this plat will not be permitted within any publicly owned or dedicated lands.
37. Conveyances have been recorded subsequent to the title reports that have been provided. Provide an updated title report on all lands within this plat.
38. It is anticipated that the offsite sanitary sewer required to serve this plat can be constructed within the existing right of way of Felland Road to CTH T/Commercial Avenue. If there ultimately is a need for an offsite easement for any required offsite public improvements serving this development, the developer shall acquire the right of way and/or easements as required by the City at the developer's expense.
39. Provide the required revised preliminary plat showing the Madison Corporate boundary as required by ordinance.
40. The west boundary of Outlot 1 would have a bend near the southerly end as the westerly 250 feet is excepted from the existing parcel. The annexation of these lands recognized the bend as per Document No. 4248475 as well. The boundary shall be revised accordingly.
41. The agreement as to Restrictions per Document No. 1082511 appear to be for the plat of Bridle Downs, but as described, encumber the lands within this proposed plat. The applicant shall address this title issue and include it in the notes on the final plat if it is determined to encumber the lands in this plat at the time of final plat recording.
42. The exhibits provided for the partial release of the existing Utility Easement bisecting Lot 1 have been provided. Applicant shall provide the required administrative fee for the City of Madison Release and also shall provide recorded releases from Utility Companies that serve these lands prior to the City of Madison releasing its rights.
43. A labels and title for the "Public Bike Path Easement" shall be changed to "Public Sidewalk and Bike Path Easement."
44. All of the Vehicular Access Restrictions shall include the 25-foot radius returns at the intersections with Felland Road.
45. The Public Utility and Public Sidewalk and Bike Path Easement areas shall be swapped along Lots 5 and 6. The sidewalk easement needs to be adjacent to the public right of way.
46. Correctly show the limits and label the vacated Public Walk per Document No. 3068169 correctly as an adjoiner to the plat.

47. Add a City of Madison Plan Commission Certificate to the plat.
48. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The developer's surveyor and/or applicant must submit copies of required tie sheets or monument condition reports for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com ). If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office and shall be attached to a signed and sealed monument condition report. The applicant shall identify monument types on all PLS corners included on the plat. Note: Land tie to two PLS corners required.
49. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject plat, one (1) digital CADD drawing and one (1) signed copy of the final plat to the Mapping/GIS Section of the Engineering Division either as hard copy or Adobe PDF format. The digital CADD file shall be submitted in the WisDOT County Coordinate System, Dane County Zone datum in either Auto CAD Version compatible with MicroStation Version V8i, MicroStation Version V8i or older or Universal DXF Formats. The digital CADD file(s) shall contain the minimum of the items stated below, each on a separate layer name/level number. All line work shall be void of gaps and overlaps that would cause any parcel, street or easement to not properly close. All line work orientation and geometrics shall match the dimensioning as labeled on the final recorded plat: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).
- \*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any original submittal of data and prior to final sign off.
50. The final plat shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in the parcel database so that the permitting system can upload this data and permit issuance made available for this new land record.

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

51. The applicant shall add a note to the plat stating no driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six (6) inches in width shall be constructed between all pedestrian ramps and driveway entrances. This is especially important at 'T' intersections where lot and building layout become critical; to prevent interference with the pedestrian ramp, lots intersecting or adjacent 'T' intersection may require a shared driveway and access.
52. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division Electrical Section to record the necessary easements for streetlights. Easements are needed between Lots 16-17, 12-13, 55-56, 41-42, 34-35, 31-32, and 27-29. Easements are needed on Lots: 1, 2, 4, 5, 6, 53, 59, 45, and Outlot 3.

53. The applicant shall execute and return a declaration of conditions and covenants for streetlights and traffic signals prior to sign off.

**Zoning Administrator** (Contact Jenny Kirchgatter, 266-4429)

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

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

54. Provide the following information to the buyer of each individual lot: "The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e)." An upgrade to include a fire sprinkler system with a cost estimate shall be made available for all initial single- or two-family home sales.

**Water Utility** (Contact Adam Wiederhoeft, 261-9121)

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

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

57. Any outstanding water main assessments or water main connection charges shall be paid by the developer prior to connecting to the existing water distribution system. Contact Adam Wiederhoeft of Madison Water Utility (awiederhoeft@madisonwater.org or 266-9121) to determine if outstanding fees exist for the subject parcels.

58. The Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.

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

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

**Parks Division** (Contact Sarah Lerner, 261-4281)

59. The location of the multi-use path on Outlot 3 shall be coordinated with the Parks Division.

60. On the final plat of Jannah Village, the developer proposes to dedicate 5.08 acres of parkland to the City, identified as Outlot 3 and located in the central eastern area of the subdivision.

61. The final plat contemplates 49 single-family lots; four lots for duplexes; four lots for four-unit buildings and two multi-family lots. Depending on the final unit counts, it is anticipated that the required park land dedication may not be fully met based on the land dedication requirements of 1,081 square feet per single

family unit/duplex, 734 square feet per multi-family unit, and 1,424 square feet per large multi-family unit, per MGO Sec. 16.23(8)(f)(4). The applicant is encouraged to work with the Parks Division to fully meet the parkland dedication requirement for this plat.

62. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), will be required for new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. Please reference ID# 18131 when contacting Parks Division staff about this project.
63. No underground utility easements shall be located anywhere along a proposed park perimeter, unless approved by the Parks Division.
64. The applicant shall install a fence along the boundary of lands dedicated for public park purposes at the sole expense of the applicant. The fence shall be installed on private property along the southern line of Lots 53-59 to a design that is mutually agreeable to the applicant and Parks Division. The cost of the fence shall not be eligible for Park-Infrastructure Impact Fee credits. The applicant shall execute a deed restriction that would require the fence to be perpetually maintained by the property owners for any lots that are adjacent to publicly dedicated park lands, as determined by the Parks Superintendent.
65. No farming or use of lands to be dedicated to the public for park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered through the City of Madison Office of Real Estate Services. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.
66. The park should meet the following guidelines for park development: Areas within a park to be used for open space for active and passive recreation shall be graded at 1-2% for the area of field proposed; no side slopes within the park dedication area shall exceed 4:1; and the applicant shall provide proposed grading plans prior to approval of the area for dedicated public park lands.
67. City Forestry will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, City Forestry will schedule planting and assess the cost of the initial planting to the property owner.
68. Prior to sign off on the final plat the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the park impact fees for this development. This document will be recorded at the Register of Deeds. The applicant shall be responsible for all recording fees.
69. The following note should be included on the subdivision: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued."

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

70. Prior to approval sign-off, the Owner's Certificate on the PP shall be executed by all parties having an interest in the property, pursuant to Wis. Stats. 236.21(2)(a). Certificates shall be prepared with the ownership interests consistent with the most recent title report. Signatories shall provide documentation that proves

legal authority to sign the Owner's Certificate. The executed original hard stock recordable plat shall be presented at the time of sign-off.

71. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to plat approval sign-off. If mortgages of record are paid off prior to plat approval, a copy of the recorded satisfaction for said mortgage shall be provided prior to sign-off.
72. A Consent of Lessee certificate shall be included on the plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency sign-off.
73. Under 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to plat recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. As of February 20, 2019, the 2018 real estate taxes are paid for the subject property.
74. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to Lance Vest in the City's Office of Real Estate Services ([lvest@cityofmadison.com](mailto:lvest@cityofmadison.com)), as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (October 22, 2018) and the date when sign-off approval is requested. A title commitment may be provided, but will only be considered as supplementary information to the title report update. The surveyor shall update the plat with the most recent information available in the title report update.
75. The following revisions shall be made to the final plat prior to final approval and recording:
  - a.) Accurately reflect the contents of the title report in the proposed plat. In particular, the restrictive covenants described in Document No. 1082511.
  - b.) Depict, name, and identify by document number on the proposed plat all existing easements cited in record title. In particular, the easement described in Document No. 1087085.
  - c.) If the lands within the Plat boundary are farmed agricultural lands, the applicant shall enter into a lease with the City for those lands to be dedicated and/or conveyed to the City through Plat recording. Please contact Heidi Fischer at 264-9297 to discuss the potential lease terms. Said leases are authorized by Resolution 13-00247, adopted April 16, 2013.