

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
of December 17, 2007**

RE: ID#08172 Zoning Map Amendment LD. 3332, rezoning 12003 Mineral Point Road from Temp A to R1 and R4 and ID# 07267, approval of the preliminary plat of "Tormey Ridge"

1. Requested Actions: Approval of a request to rezone 81.26 acres located at 12003 Mineral Point Road from Temporary Agriculture to R1 (Single-Family Residence District) and R4 (General Residence District); and approval of a preliminary plat creating 162 single-family lots, three (3) multi-family lots and five (5) outlots.
2. Applicable Regulations: Section 28.12 (9) provides the process for zoning map amendments; the subdivision process is outlined in Section 16.23 (5)(b) of the Subdivision Regulations.
3. Report Prepared By: Kevin Firchow, AICP, Planner

GENERAL INFORMATION

1. Applicant: Joseph Gallina, Mineral Point Road Holdings, LLC., 8500 Greenway Blvd. Suite 200, Middleton, WI 53562

Project Contact: Craig Enzenroth, Mineral Point Road Holdings, LLC., 8500 Greenway Blvd. Suite 200, Middleton, WI 53562

Surveyor: Michelle L. Burse, Burse Surveying and Engineering, Inc., 1400 E, Washington Avenue. Suite 158, Madison, WI 53703

2. Development Schedule: Development of this subdivision is planned to commence in Fall 2008 with an estimated completion of Fall 2011.
3. Parcel Location: The final plat area encompasses approximately 81 acres south of Mineral Point Road and adjacent to Silicon Prairie Business Park.
4. Existing Conditions: The site is currently vacant/undeveloped.
5. Proposed Land Uses: 162 single-family residential lots, three multi-family lots, and five outlots for detention and park purposes.
6. Surrounding Land Use and Zoning:

North: Several large rural residential lots, currently in the Town of Middleton, are located adjacent to the northeast corner of the subject property. Unplatted agricultural lands zoned A-1 by Dane County are zoned north of Mineral Point Road in the Town of Middleton.

South: Undeveloped agricultural land in the Town of Middleton, currently zoned A-1 by Dane County.

East: Silicon Prairie Business Park, currently under development. The property is zoned SM (Specific Manufacturing) and RPSM (Research Park Specialized Manufacturing).

West: Vacant land, currently zoned A-1 by Dane County, in the Town of Middleton.

7. Adopted Land Use Plan: The Pioneer Neighborhood Development Plan recommends a combination of low-density residential, low-medium density residential, and public park for this property. This Plan has been adopted as a portion of the City Comprehensive Plan.
8. Environmental Corridor Status: The site of this plat is not located in a mapped environmental corridor.
9. Public Utilities & Services: The property will be served by a full range of urban services, however, not all services are immediately available. This is detailed in the staff report from the City Engineer.

STANDARDS FOR REVIEW

This application is subject to the standards for zoning map amendments and the standards for preliminary and final plats.

REVIEW AND ANALYSIS

Project Status

The applicant originally submitted the "Tormey Ridge" development for preliminary plat and rezoning approval in June 2007. The applicant asked to be referred to allow time to address staff concerns with the original development plans. The applicant has held several meetings with various City agencies and has submitted the revised documents for review. The Planning Division believes that a majority of its conditions have been met, with exceptions noted in this report. The applicant has included a list of the revisions made in "Addendum A," attached to the revised letter of intent.

Site Analysis

The site is approximately 81 acres in size and is currently undeveloped. The southern portion of the site is primarily wooded and contains slopes in excess of 12%. This portion of the site contains not only the high point for the subject property, but also one of the three highest points identified for the planned Pioneer Neighborhood. The site is bounded on the north by Mineral Point Road and several rural residences. The area north of Mineral Point Road is within the City of Madison's planned Elderberry Neighborhood. The Silicon Prairie Business Park lies directly

to the east of the subject property but most lots are still unimproved at this time. Undeveloped lands are found to the west and south of the property.

Development Requests

The applicant requests two approvals. The first request is a zoning map amendment to rezone the subject property from A (Temporary Agriculture District) to R1 (Single-Family Residence District) and R4 (General Residence District). The proposed amendment would create:

- 162 lots zoned "R1-Single Family District" (Lots #1-26, 28-34, 36-164)
- 3 lots zoned "R4-General Residence District" (Lots #27,35,165)
- 5 outlots zoned "R1-Single Family District" (O.L. #1-5)

The applicant's second request is for approval of the Preliminary Plat of Tormey Ridge.

The Pioneer Neighborhood Development Plan

The Pioneer Neighborhood Development Plan was adopted in 2004 as a detailed component of the City's Comprehensive Plan. A majority of this property is recommended for "Low-Density Residential" development with a density under eight (8) units an acre. The high point of the site, is recommended for "Private Open Space". Most easterly areas adjacent to the Silicon Prairie Business Park are recommended for "Low-Medium Density Residential" with a density of 8-15 units per acre. Finally, the plan recommends that "public park" space be included on the southeast corner of this property.

Layout

The locations of the proposed land uses are generally consistent with those recommended in the neighborhood development plan.

A majority of the site is reserved for single-family residential development. Proposed lot sizes have some variation with most lots falling between 9,000 and 12,000 square feet.

The single-family residential areas along the property's high point are recommended in the plan as "private open space that is publicly accessible." This point is one of three high points in the Pioneer Neighborhood Planning area. The plan recommends that large home sites be considered along this ridge, provided that public access to the high point is maintained. This arrangement was recommended assuming the large lot development would take the form of half-acre or greater size lots on the hilltop.

From the preliminary plat submitted, the developer proposes to develop the ridge top with lots similar in size to other lots on the property and the ridge will be in private lot ownership. The proposed subdivision plat reflects a suburban lot size and development pattern. Due to existing vegetation, staff believe there will be minimal views from this highpoint. Additionally, public maintenance on top of the ridge is deemed by the Parks Division to be difficult. Therefore, staff

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do not believe that maintaining public open space on this site is necessary. If a larger lot pattern were to be considered on the ridge, planning staff would revisit the recommendation to maintain public access.

Three large multi-family lots are proposed as a transition between the Silicon Prairie Business Park and the single-family residences located on the remainder of the property. Multi-family lot 165 is 6.4 acres and is located south of the intersection of "F Avenue" and Silicon Prairie Parkway. The lot has nearly 1,200 feet of street frontage. Similarly, multi-family lot 35 has an area of 3.8 acres and is located north of the same intersection. This lot has 1,114 feet of street frontage. Multi-family Lot 27 is approximately 5.7 acres in area and has limited street frontage along the "Hunters Gate Road" cul-de-sac.

The applicant indicates that there will be five outlots. Four outlots are identified on the plat for park and stormwater detention purposes. Outlot 1, at the far northwestern corner of the plat, is identified as a greenway for pedestrian and bicycle access. This corner is identified in the neighborhood development plan as part of the regional stormwater drainage/detention system and is a general location for a greenway underpass beneath Mineral Point Road to connect to areas to the north. The proposed development appears to be consistent with these recommendations. Outlot 2 is adjacent to Outlot 1 and is proposed for stormwater detention purposes.

Outlot 4, in the far southwestern corner of the plat, includes over 7.7 acres for public park purposes. The neighborhood development plan identifies this general area as part of a larger community park that would include lands on adjacent properties. Residential development currently backs onto the park along the proposed "B Street". Under this plat, the park has only 209 feet of frontage along "B Street". The neighborhood development plan shows larger areas of street access will be required on the adjacent Chang Property. Outlot 5 is located adjacent to Outlot 4 and proposed for detention purposes. There is no Outlot 3 labeled on the preliminary plat.

Access and Circulation

Access to this site is provided at Mineral Point Road to the north and Silicon Prairie Parkway to the East. The proposed preliminary plat is similar to the layout recommended in the neighborhood development plan.

The proposed plat identifies "F Avenue" as a minor north-south collector street. The alignment of the street is similar to the alignment recommended in the neighborhood development plan. The plan calls for this minor collector to generally run north-south, eventually connecting the Elderberry Neighborhood to the Mid-Town Neighborhood. The Plan specifically identifies this collector as a northern extension of Sugar Maple Lane. Sugar Maple Lane currently terminates at Valley View Road, over 3,000 feet southeast of the Tormey Property. The applicant has revised the plans to provide the recommended 80 feet of right-of-way. The plan further recommends that on-street bike lanes be accommodated on this minor collector. Portions of this collector, south of Silicon Parkway, are identified as potential future transit routes. No other collectors or arterials are recommended on the subject property. The applicant expresses his desire to name this street

"Tormey Ridge Trail" recognizing the original property owners. Staff recommend that this name be utilized elsewhere in the plat to maintain consistency in street naming for this minor collector as it moves through multiple neighborhoods.

There are limited direct east-west connections made across the property. This is primarily due to the steep ridge found at the middle of the site. This condition was anticipated in the neighborhood development plan that shows similar east-west connectivity. The streets currently proposed as "Hunters Gate Road," "C Street," and "B Street" will provide east-west connections to future development on the adjacent Chang Property to the west, consistent with the neighborhood development plan. All local streets are proposed with a right-of-way width of 60 feet, with the exception of "C Street" that has a proposed right-of-way of 66 feet.

The applicant has worked with Engineering, Traffic Engineering, and the Parks Division to identify the most feasible and best-suited bicycle connections across this site, recognizing the importance of providing connections between residential areas and likely destinations such as the community park or Silicon Prairie Business Park.

Block lengths are varied throughout the proposed plat. Steep topography on the southern portion of the property provides some limitations on block layout, resulting in several blocks with large perimeters. However, the block pattern in the proposed plat is similar to the pattern recommended in the neighborhood development plan for this area.

Density & Zoning

The applicant proposes R1 zoning on lots 1-26, 28-34, 36-164, and all outlots. The R1 district is the City's lowest-density residential zoning designation with a minimum lot size of 8,000 square feet. The resulting density for R1 lots would be 2.72 units per acre and would fit within the range of 0-8 units per acre recommended in the neighborhood development plan.

The applicant proposes R4 zoning on lots 27, 35, and 165. These lots are approximately 15.9 acres in area and all are adjacent to the Silicon Prairie Business Park. Lots 165 and 35 generally match the locations recommended for "Low-Medium Density Residential" in the Neighborhood Development Plan. A density of 15 dwelling units per acre is requested, which represents the maximum amount of density recommended in the plan for these areas. If approved, the Planning Division will require that a note is recorded on this plat noting this is the maximum density for these lots.

Lot 27 has been added to the plat since the original submittal. Unlike the other two lots designated for R4 zoning, the neighborhood development plan recommends "Low Density Residential" development for this part of the property with a maximum density of eight units per acre. This was done, in part, to limit potential conflicts with existing adjacent large lot single-family homes on Mineral Point Road. In discussions with staff, the applicant has indicated that he believes the location and topography of the site makes it desirable for multi-family and condominium-type development. In consideration of these potential conflicts, the developer proposes an alternative to limit the density on this lot to 10 units per acre or 56 maximum units.

With this reduction, the developer further proposes that he be allowed to increase the density on the two other multi-family parcels to 17.66 units per acre. The applicant has not submitted detailed site plans or building elevations for staff to further evaluate this portion of the request.

Inclusionary Zoning

The applicant has previously submitted an Inclusionary Dwelling Unit Plan (IDUP) indicating his intent to comply with the Inclusionary Zoning provisions of the Zoning Ordinance. The applicant has been working with CDBG staff on meeting these requirements. As part of this submittal, the applicant proposes to provide six IZ units and pay a fee in lieu of \$249,096. The applicant proposes this based on the city allowing a total of 237 multi-family units as described above.

The neighborhood development plan recommends the site for low density and low-medium density residential development. Low density residential development, in this case, has a density of 0-8 units per acre, which results in a midpoint of four units per acre. This would result in a base density of 238 units in these areas (59.46 acres). In considering the low-medium density component, the midpoint would be 11.5 dwelling units per acre. Considering an estimated net acreage of 10.246, there would be a base density of 118 units per acre in these areas.

The applicant proposes a total of 399 units on 69.71 net acres. This results in a net density of 5.7 units per acre for the site and 2.72 units per acre for the proposed R1 component. Staff calculated an overall base density of 356 dwelling units using mid-point density ranges described above. Approval of the project, as proposed, would thus result in a density bonus of 44 units.

The CDBG office is currently reviewing the IZ request and their comments are attached. Approval of this plan is required prior to approval of the plat or rezoning.

CONCLUSION

The applicant's revised submittal addresses most of the concerns and issues raised by the Planning Division in its staff report dated August 20, 2007. The proposed rezoning and preliminary plat are generally consistent with the development concepts recommended in the neighborhood development plan. The proposed mix of uses and layout generally conform to these recommendations.

The areas proposed for R1 rezoning are generally consistent with the neighborhood development plan density range, although a range of lot sizes that included some smaller-sized lots would be more consistent with recommendations to incorporate a variety of housing types and lot sizes.

The applicant has reduced the proposed density on the R4 parcels from 20 units per acre to 15 units per acre, compared to the previous submittal. In meetings with the applicant, staff expressed a concern with the proposed density of 15 units per acre on Lot 27. The neighborhood development plan recommends a maximum density of eight units per acre on this part of the property, recognizing that large-lot single-family homes lie directly to the north. To address this

conflict, the applicant has proposed an alternative that would cap the density of this lot at 10 units per acre. This would occur provided that the City allows the applicant to shift this density to the multifamily lots 165 and 35. Under such a proposal, Lots 165 and 35 would have a density of 17.66 units per acre. Staff is not opposed to increasing the density on Lots 165 and 35 as proposed, however, staff remains concerned about a proposed density of 10 units per acre in Lot 27.

Staff recommend that Lot 27 has a maximum density of 8 units per acre, and the additional units (11 as estimated by staff) be accommodated elsewhere on the plat. These units can take the form of twin homes, town houses, row houses, or other potential arrangement. The reduction of lot sizes in certain areas would also be acceptable to staff. Staff believes that such a solution would allow the applicant to maintain the same number multi-family units and potentially address concerns about complying with IZ standards. Further staff believe that this would meet the neighborhood development plans goals of providing a variety of housing types.

The Planning Division believes that the proposed preliminary plat is in general conformance with the adopted neighborhood development plan and that the proposed street locations, park locations, and general layout are consistent with applicable recommendations. Staff believe that the rezoning would be consistent with review standards, with the exception of Lot 27 as noted.

RECOMMENDATION

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment I.D. 3332, rezoning 12003 Mineral Point Road from A (Agriculture) to R1 (Single-Family Residence District) and R4 (General Residence District) to the Common Council with a recommendation of **approval**. The Planning Division also recommends that the Plan Commission forward the preliminary plat of Tormey Ridge to the Common Council with a recommendation of **approval**. Both approvals are recommended subject to input at the public hearing and the conditions listed below. In the alternative, the Plan Commission could refer the application to allow the following changes to be made:

1. Comments from reviewing agencies.
2. That the Planning Division staff approve site plans and general building elevations to further evaluate development requests for the proposed development on Lot 27 prior to the recording of the final plat.

3. That the applicant include the following notations on the preliminary plat:
 - a. The density on Lots 165 and 35 shall not exceed 17.66 units per acre (a density of greater than 15 units per acre is allowed if the applicant transfers the number of developable multi-family units from Lot 27 to these lots, as discussed on this report. If this transfer does not occur, the maximum density shall remain at 15 units per acre).
 - b. The density on Lot 27 shall not exceed eight (8) units per acre.
4. That the applicant name F Avenue "Sugar Maple Lane" to bring it in compliance with the neighborhood development plan.
5. That a final Inclusionary Development Plan be approved by CDBG office and a Land Use Restriction Agreement be executed against the entire plat and each individual lot containing residential dwelling units as part of the recording of the final plat of Tormey Ridge as required by the Community Development Block Grant Office.

City of Madison
**Pioneer Neighborhood
 Development Plan**

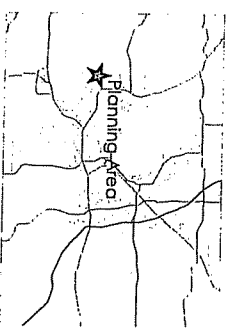
Map 6

Planned Land Use

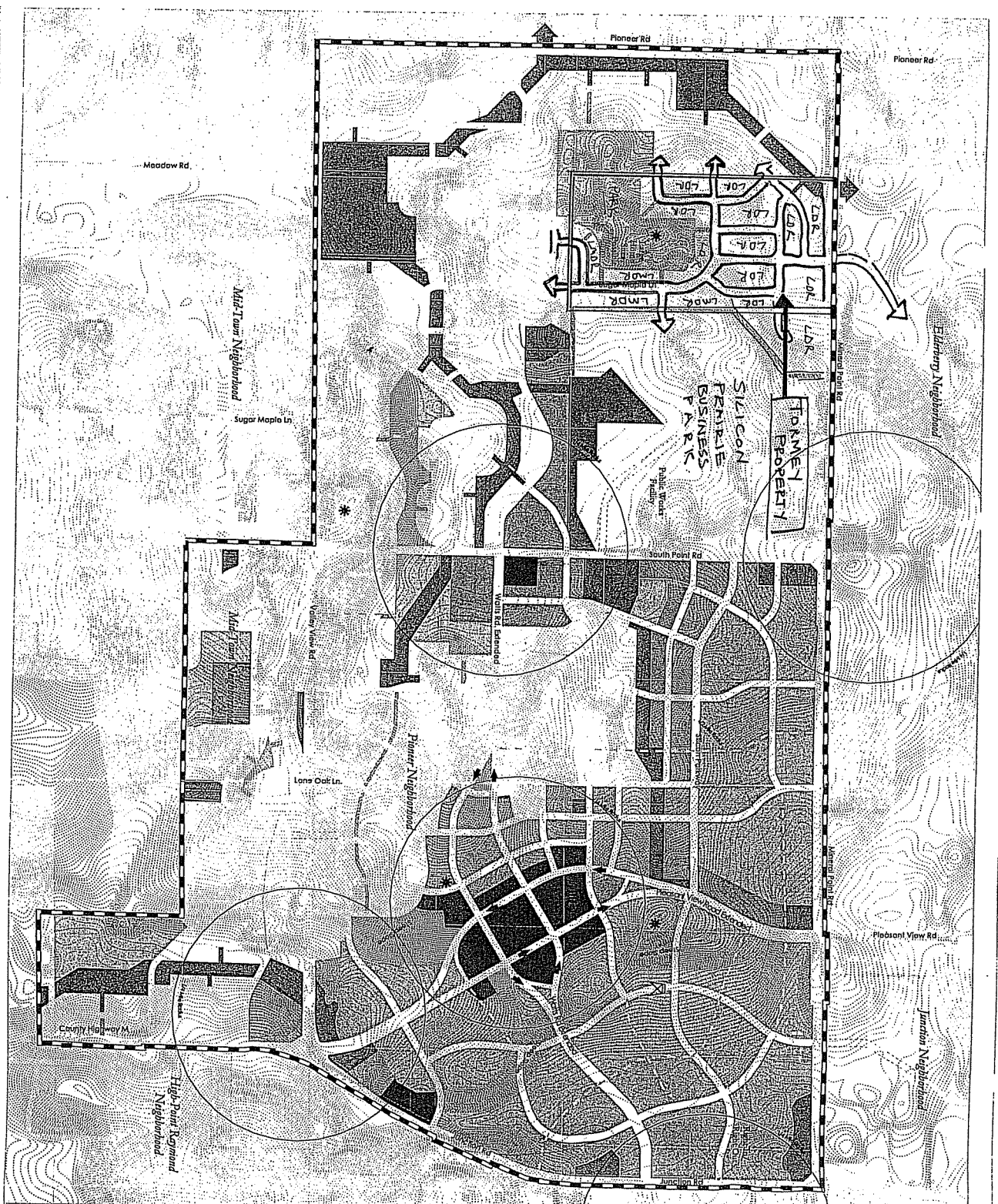
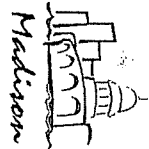
- ▬ Neighborhood Planning Area Boundaries
- ▭ Existing Parcels
- ▭ Surface Contours (2 Foot Interval)
- ▭ Location of UW Tower
- ▭ Mixed Use Appropriate Following Development of Other Mixed Use Areas
- ▭ High Points (Preserve as Private Open Space That is Publicly Accessible)
- * Publicly Accessible

Planned Land Use

- Low Density Residential LDR (0-8 units/acre)
- Low-Medium Density Residential LMDR (8-15 ^{units}/acre)
- Medium Density Residential
- Medium High or High Density Residential
- Research & Development Center
- Urban Mix
- Residential/Commercial Mix
- Commercial/Commercial Mix
- Neighborhood Commercial
- Employment
- Light Industrial
- Institutional
- Public Park
- Private Open Space
- Drainage (Stormwater Management)
- Existing & Planned Street Rights-of-Way
- Possible Long-Term Roads
- Key Mid Block Pedestrian Ways
- Office
- Research & Development
- Technology Manufacturing



Plan: April 2004
 Source:
 Municipal Boundaries - Date County ILO 2001,
 Parcel Boundaries - Date County ILO 2001,
 Other Information - VQA Site Inventory 2002





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. Dalley, 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 Manager
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

Financial Officer
Steven B. Danner-Rivers

DATE: December 3, 2007

TO: Plan Commission

FROM: Larry D. Nelson, P.E., City Engineer

SUBJECT: Tormey Ridge Preliminary Plat and 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. Clarify specific dedication and ownership, public vs. private, for all Greenways, Detention and Park parcels created by this plat. Also coordinate public dedication of Detention and Greenway parcels and designate appropriate agencies, Parks or Engineering.
2. The Developer shall construct a path and dedicate a 20-ft wide pedestrian / bike easement along the south line of Lot 27 and connect with the intersection of "F" Avenue and "C" Street as required by the City Engineer.
3. A 20-ft wide storm easement along the east property line of Lot 165 from Silicon Prairie Parkway south to the storm basin shall be required.
4. The Developer will be responsible for payment of the Lower Badger Mill Sanitary Sewer and Stormwater Management Impact Fee District. The Developer shall sign a waiver of assessments prior to plat recordation.
5. The City does not currently have sanitary sewer capacity to serve this development and will not until the Lower Badger Mill Sanitary Sewer is constructed. There may not be sanitary sewer available for portions of the plat until these improvements are in place.
6. Portions of the plat are dependent on off-plat work for both storm and sanitary sewer. Coordination and / or approval of this construction may delay development of the plat.
7. Coordinate all public street names for all public street right-of-ways created by this plat with Engineering Division Mapping and Land Records Program Specialist Lori Zenchenko. lzenchenko@cityofmadison.com or 266-5952.

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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: Tormey Ridge Preliminary Plat and Rezoning

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 _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.3 It is anticipated that the improvements on [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.
- 3.2 The developer shall show a 40 foot building setback line on the plat adjacent to Mineral Point Road for all lots in the plat 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.

11-12

- 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 Mineral Point 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 Mineral Point Road to facilitate ingress and egress to the plat.

[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 Mineral Point Road 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.

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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 management 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.
- 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. 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 13, 2007
December 6, 2007

TO: Plan Commission

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

SUBJECT: **12003 Mineral Point Road – Preliminary Plat / Rezoning – Tormey Ridge /Town of Middleton Sec. 29 / Temp A to R1 & R4 – 162 Single Family Lots & 5 Outlots**

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)." Note: The final sign-off may be delayed until the transportation impact fees are negotiated or approved by the Council.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. Prior to approval, the applicant shall prepare and provide a master ped-bike plan for the plat that is consistent with the City's area wide plans show future bike paths, underpass foot print and the plat's specific provisions, to be reviewed and approved by the Traffic Engineer.
3. The applicant shall show the footprint of the future ped-bike underpass and 20 ft path easement to the underpass through and over O.L. 1. and / or O.L. 2 to be determined and approved by the City Traffic Engineer. This may require changes to the detention pond area and adjacent lots.
4. The applicant shall in the Developer's Agreement include building the "Public Bike / Pedestrian facilities at the same time of other improvements.

GENERAL OR STANDARD REVIEW COMMENTS

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

5. 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.

6. Utility easements shall be provided as follows:

Between Lots	Between Lots	Between Lots
2 & 3	67 & 68	120 & 121
6 & 7	70 & 71	128 & OL 3
19 & 20	82 & 83	139 & 140
21 & 22	87 & 88	143 & 144
27 & 28	89 & 138	146 & 147
36 & 37	97 & 98	151 & 152
38 & 39	100 & 101	155 & 156
40 & 41	103 & 104	South 12 ft of 164
42 & 43	105 & 106	
44 & 58	108 & OL 3	
53 & 54	110 & 111	
56 & 57	113 & 114	
59 & 72	116 & 117	
65 & 66	118 & 119	

7. The applicant shall show a detail drawing of the 12 ft. utility easement dimensions and lot lines on the face of the plat.
8. There will be access restrictions for this final plat and shall be noted on the face of the plat as follows:
"No Access shall be granted along the southerly right-of-way line of Mineral Point Road."
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: Michelle L. Burse
 Fax: 608-250-9266
 Email: burse@chorus.net

DCD:DJM:dm

11-12



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: December 6, 2007
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **12003 Mineral Point Road**

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

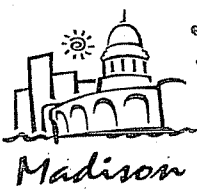
In addition, we offer the following General or Standard Review Comments:

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

11-17



* Revised PLANS

Department of Planning & Community & Economic Development
Planning/Neighborhood Preservation & Inspection/Economic & Community Development
Mark A. Olinger, Director

Bradley J. Murphy
Planning Division
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY PLAT
- FINAL PLAT
- LOT DIVISION/CSM
- CONDITIONAL USE
- DEMOLITION
- REZONING
- INCLUSIONARY ZONING
- OTHER

TORMEY RIDGE : SECTION 29 TOWN OF MIDDLETON
12003 MINERAL POINT ROAD RZ: TOWNSHIP → R1 & R4
162 SINGLE-FAMILY LOTS, 3 MULTI-FAMILY LOTS & 5 DOWNS
CRAIG ENZEMBOTH - MINERAL POINT ROAD HOLDINGS/
MICHELLE BURSE - BURSE SURVEYING & ENGINEERING

PLANNING DIVISION CONTACT: KEVIN FIRCHOW

RETURN COMMENTS BY: 06 DECEMBER 2007

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

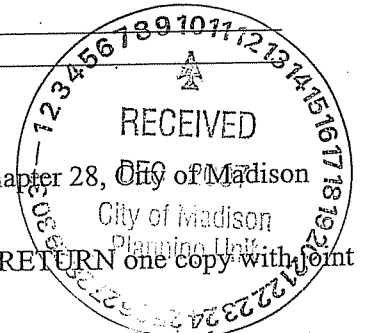
Applicant E-mail: burse@chorus.net Fax: 250-9266
Date Submitted: 01 NOVEMBER 2007 Plan Commission: 17 DECEMBER 2007
Date Circulated: 02 NOVEMBER 2007 Common Council: 08 JANUARY 2008

CIRCULATED TO:

- ZONING
- FIRE DEPARTMENT
- PARKS DIVISION
- TRAFFIC ENG.
- CITY ENG. - DAILEY
- CITY ENG. - PEDERSON
- WATER UTILITY
- CDBG - CONSTANS
- REAL ESTATE - EKOLA

- DISABILITY RIGHTS
- POLICE DEPT. - THURBER
- CITY ASSESSOR - M. RICHARDS
- MADISON METRO - SOBOTA
- MMSD BOARD, C/O SUPT.
- PUBLIC HEALTH - SCHLENKER
- NEIGHBORHOOD ORGANIZATION

- ALD. _____ DIST. _____
- MADISON GAS & ELECTRIC
- ALLIANT ENERGY
- A T & T
- T D S
- MT. VERNON TELE



- Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.
- One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.
- The above is located in your district. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.
- The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

RETURN COMMENTS TO: PLANNING DIVISION, DEPT. OF PLANNING & COMMUNITY & ECONOMIC DEVELOPMENT, ROOM LL100 MMB, 215 MARTIN LUTHER KING JR. BLVD.

NO COMMENTS / YOUR COMMENTS:

Traffic concern - There is no doubt that when this is built out the police will receive speeding concerns on F Avenue and most likely on Hunter Gate Rd and B street. F Avenue is long and pretty straight roadway with two large multifamily units and a bike path feeding into it. I see big problems in the future. I recommend that you put a roundabout at F Avenue and Silicon Prairie Parkway and at Hunter's Gate Rd and F Avenue. Thanks

Capt. *[Signature]*

11-12

**CITY OF MADISON
MADISON WATER UTILITY
119 East Olin Avenue
266-4651**

MEMORANDUM

Date: December 12, 2007

To: The Plan Commission

From: Dennis M. Cawley, Engineer 4 - Water Utility

Subject: PRELIMINARY PLAT / REZONING – Tormey Ridge – 12003 Mineral Point Road

The Madison Water Utility has reviewed this preliminary plat / rezoning and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS

At this time there is no public water main adjacent to this plat. The only proposed water main that will be available to serve this plat is that proposed for Silicon Prairie Parkway. Provisions shall be made for the installation of this water main before development can occur within this plat.

GENERAL OR STANDARD REVIEW COMMENTS

All public water mains and water service laterals shall be installed by standard City of Madison Subdivision Contract.

All operating private wells shall be identified and permitted by the Water Utility in accordance with Madison General Ordinance 13.21

All unused private wells shall be abandoned in accordance with Madison General Ordinance 13.21.

The Water Utility will not need to sign off the final plans, but will need a copy of the approved plans.

Dennis M. Cawley

11-12

August 15, 2007

TO: Plan Commission
FROM: Simon Widstrand, Parks Development Manager
SUBJECT: Tormey Ridge Preliminary Plat - REVISED

1. The location of the park dedication is acceptable.
2. The tree inventory and preservation plan has answered many of the questions regarding tree impacts. It is unfortunate that the location of F Avenue at the south end of the plat is likely to remove both large oaks at that location. The developer shall work with Parks and Engineering staff to determine if a slight shift in the roadway can preserve one of the trees.
3. The revised stormwater basin meets the concern about preserving trees. The grading plan for the detention basin shall provide adequate space for a bike path behind lots 161-163. The path will be immediately behind those three lots, then cut across the slope parallel to lots 155-161.
4. To prevent encroachment and indiscriminate access down the steep slope, the developer shall build a 4' tall continuous chain link fence (no gates) on the park property line behind lots 155-162, with that expense counted against the park development fees.
5. On the bike path easement on lot 165, the developer shall grade for the future path, which will be built when future corridor is obtained from future plats to the south.
6. To protect trees, no underground utility easements shall be located along the south edge of the plat, or anywhere along the park perimeter unless approved by the Parks Division.
7. The developer shall pay approximately \$270,000 for park development fees. The developer must select a method for payment of park fees before signoff on the final plat.

Park development fees = (237 mf units @ \$540.93) + (162 sf lots @ \$841.45) = \$264,515.31

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

Please contact Simon Widstrand at 266-4714 or swidstrand@cityofmadison.com if you have questions regarding the above items.

Standard Park Fees and Payments:

Parkland Dedication Requirement is 1100 square feet per single family or duplex unit, 700 square feet per multifamily unit, 350 square feet per elderly unit or single room occupancy.

Fee in Lieu of Dedication is required when City does not take all actual land dedication. The fee is based on current property values up to a **maximum of \$1.82/square foot** for 2007.

Max fee in lieu per unit: SF = 1100 sq.ft. @ \$1.82 = \$2002.
MF = 700 sq.ft. @ \$1.82 = \$1274.
E-SRO= 350 sq.ft. @ \$1.82 = \$ 637.

The Park Development Impact Fees for 2007 are:

SF single family or duplex unit **\$841.45**
MF multifamily unit **\$540.93**
E-SRO elderly or rooming house unit **\$270.47**

Total combined fees: SF = **\$2,843.45**
MF = **\$1,814.93**
E-SRO = **\$907.47**

Payments: Parkland impact fees and park development impact fees shall be paid for this project. Payment checks shall be payable to the City of Madison Treasurer. All questions, payments and deliveries shall be made to the office of the Madison Parks Division. Prior to City signoff on this project, the developer shall select one of the following options for paying these fees:

1. Payment of all fees in a lump sum prior to City signoff on the project.
2. When fees exceed \$20,000, the developer may pay half the fees and provide a two-year letter of credit at no interest for the remaining half of the fees, both prior to City signoff.
3. When fees exceed \$50,000 for plats being built with phased subdivision improvement contracts, the developer may pay the fees due for the number of units in each contract phase, paid at the time of contract execution, and at the fee rates then in effect. Under this option, the fees shall be calculated and prorated to each lot on the development, and the developer shall record a notice of the outstanding impact fees for each lot prior to receiving City signoff for the project.
4. 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.
 - d) 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).