



Department of Planning & Community & Economic Development

Planning Division

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****BY E-MAIL ONLY****

March 14, 2025

Brett Stoffregan and Dan Day
D'Onofrio Kottke & Associates
7530 Westward Way
Madison, Wisconsin 53717

RE: Approving the revised preliminary plat of *Hill Valley*, creating 553 single-family lots, 228 lots for 114 two-family dwellings, 68 lots for townhouse units, 11 lots for future multi-family dwellings, one lot for future mixed-use development, five outlots to be dedicated for public park, seven outlots to be dedicated for stormwater management, two outlots for private alleys, two outlots for private open space, and one outlot for future development (VH Hill Valley, LLC/ Veridian Homes). [ID 86737; LNDSP-2025-00001]

Dear Brett and Dan,

At its February 25, 2025 meeting, the Common Council **approved** the revised preliminary plat of *Hill Valley* subject to the conditions of approval in the following sections, which shall be addressed through implementation of the subdivision through final platting.

Please contact Tim Troester of the City Engineering Division at (608) 267-1995 if you have questions regarding the following twenty-six (26) items:

1. A Phase 1 environmental site assessment (per ASTM E1527-13), is required for lands dedicated to the City. Provide one (1) digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Jack Brody ((608) 267-9408, jbrody2@cityofmadison.com).
2. Off-site sewer improvements west of S Pleasant View Road on Boyer Street are required by the Hill Valley developer as a condition for development if the University Research Park has not built the sewer.
3. The developer shall provide projected wastewater flow volumes to the sanitary sewer on the streets that front this development: S High Point Road (east of plat), Waldorff Boulevard (south of Plat), Mica Road (south of plat), and Mid Town Commons Park (south of plat). The developer may be required to build off-site sanitary sewer improvements as a condition for development. The applicant shall provide projected wastewater flows to Mark Moder mmoder@cityofmadison.com.

4. The developer shall enter into a City/Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign-off of the final plat. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
5. Construct Madison standard street, multi-use path, and sidewalk improvements for all streets within the plat.
6. Construct sidewalk/path, terrace, curb and gutter, and pavement to a plan as approved by the City Engineer along S Pleasant View Road and S High Point Road.
7. Make improvements to S Pleasant View Road and S High Point Road in order to facilitate ingress and egress to the development as required by the City Traffic Engineer.
8. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
9. This development is subject to impact fees for the Upper Badger Mill Creek Storm Impact Fee Districts, Valley View Sewer and Drainage Impact Fee (Storm & Sanitary (lands draining toward Pleasant View Road)). All impact fees are due and payable at the time building permits are issued (per MGO Ch. 20). Add the following note 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."
10. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering Division sign-off.
11. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. This property is subject to sanitary connection charges for the Valley Ridge Sewer Interceptor District (lands draining to east and south).
12. A minimum of two (2) working days prior to requesting City Engineering Division sign-off on the plat, contact either Tim Troester (West) at (608) 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at (608) 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to subdivision of the properties. The Stormwater Utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolescence of the existing parcel).
13. An Erosion Control Permit is required for this project.
14. A Storm Water Management Report and Storm Water Management Permit is required for this project.

15. 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. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
16. A portion of this project may come under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources for wetland, floodplain, or navigable waterway issues. It is our understanding that the WDNR has waived jurisdiction over the existing farm pond and potential associated wetlands. Please provide documentation of that determination.
17. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the 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.
18. Confirm that adequate sight distance exists where streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make mitigating improvements as required by the City. Caution: The improvements indicated may require right of way outside of the plat limits. Potential issues with intersection sight distance have been identified at the following intersections: S High Point Road – “N” Street and S Pleasant View Road – Ancient Oak Lane.
19. Provide calculations for the 500-year storm event, as identified in MGO Chapter 37, as part of the plat design and stormwater management plan. The flows from this design storm event will be routed through the development and used to determine an anticipated safe top of concrete foundation elevation for future buildings in critical areas.
20. Submit proposed lot corner grades with the stormwater management plan as these two items must be reviewed together to properly determine stormwater overflow conditions. Prior to the issuance of building permits, submit a master stormwater drainage plan with final as-built lot corner grades. These grades may be modified from the originally proposed grades provided they continue to meet design tolerances. No building permits shall be issued prior to City Engineering's final approval of this plan.
21. Install property boundary witness markers along the boundary of lands dedicated for public stormwater purposes at property corners or in locations that are mutually agreeable to the applicant and City Engineering Division.

22. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11- by 17-inch copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
23. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
24. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
25. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website. The Storm Water Management Plan & Report shall include compliance with the following:
 - Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
 - Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. 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 to City Engineering. (POLICY and MGO 37.09(2))
 - Detain the 2-, 5-, 10-, 100-, and 200-year storm events, matching post-development rates to pre-development rates and using the design storms identified in MGO Chapter 37.
 - Provide infiltration of 90% of the pre-development infiltration volume.
 - Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.
 - Reduce TSS by 40% (control the 20-micron particle) off of new paved surfaces as compared to no controls.
 - Reduce TSS by 80% off of the proposed development when compared with the existing site.
 - Water draining to the south to an existing public park has a maximum discharge capacity provided by the existing 48-inch pipe serving this portion of the plan. Peak discharge during all events up to and including the 200-year shall be limited to the capacity of that pipe.
 - Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.
 - Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

The applicant shall demonstrate that water can leave the site and reach the public right of way without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.

26. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

Please contact Julius Smith of the City Engineering Division–Mapping Section at (608) 264-9276 if you have any questions regarding the following twenty-one (21) items:

27. Grant a Public Sanitary Sewer and Water Main Easement(s) to the City on the face of the final Subdivision Plat within the limits of Outlot 13 with the following conditions:
- No above-ground improvements shall be allowed other than those associated with the private drive, Watermain and sanitary sewer related improvements shall be allowed in the Public Sanitary Sewer and Water Main Easement Area(s) by the City or the property owner.
 - The Owner of any Property subject to the Easement shall be responsible for the repair and/or replacement of any pavement, concrete, landscaping or turf located within the Easement area and/or Property that are damaged or removed as a result of the use of the Easement Area by or on behalf of the City of Madison. Following completion of any excavation work, the City of Madison shall promptly restore the area affected by the work to an appropriate grade with crushed stone or turf for proper drainage until such time Owner repairs and/or replaces the private improvements damaged or removed during the use of the Easement Area by or on behalf of the City of Madison.
 - 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. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, 608-264-9276) for the final required language.
28. Add a note that Outlots 5, 8, and 9 shall be subject to a stormwater drainage and storm sewer easement over their entirety.
29. Grant a Public Sidewalk and Bike Path Easement(s) to the City along the S Pleasant View Road right-of-way to provide 8 feet of terrace, a 10 foot multi-use plat and a 1 foot maintenance strip on the face of the Subdivision Plat. The final location and width of this easement is to be approved by Traffic Engineering and City Engineering. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, (608) 264-9276) for the final required language.
30. The applicant shall dedicate all proposed streets as shown or as further dictated and guided by the Complete Green Streets Guide and as required by the Traffic Engineering and City Engineering Divisions on the face of the plat or as further amended by the notes here made.

31. Grant a Public Sidewalk and Bike Path Easement(s) to the City on the face the final subdivision plat within Outlot 13. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, (608) 264-9276) for the final required language.
32. Dedicate the outlots for the purposes as listed on the face of the plat.
33. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.
34. No utility easements will be allowed to be dedicated to the utility companies serving this area within Outlot 1 along the side Lot lines of Lot 31 and Lot 32. Similarly, this will be prohibited within the limits of Outlot 15 along the side Lot lines of Lots 587, 588, 602 and 603. Additionally, no utility easements will be allowed within the limits of Outlots 8 and 9 along the side Lot lines of Lots 172, 173 182, and 183. All utility easements within Outlots being dedicated to the public will be reviewed and as they are proposed at the time of final platting. Notes may be required that protect the City's dedicated use.
35. As required by Ordinance, provide private Easements or private Outlots to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). Coordinate the locations of the CBUs with the USPS Development Coordinator, City Engineering and City Traffic Engineering Staff and in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works. CBUs serving this land division will not be permitted within any publicly owned or dedicated lands.

If the Developer is not able to determine the final locations of the CBUs prior to recording the final plat, the final placement of CBUs for each phase of development within this land division shall be determined prior to construction. The locations for each phase shall as required by Ordinance, in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works and in compliance with United States Postal Service requirements.

The required CBU documents shall be recorded prior to the start of construction of the public improvements serving any Lot or Outlot. In the instance of land divisions that do not require the construction of public improvements or a contract with the developer, the required approved CBU documents shall be recorded simultaneously with the final approved land division. Construct the CBUs in accordance with the specifications approved by the Board of Public Works.
36. Update the note for the access easement adjacent to Outlot 11 for the adjacent Lots as they have been re-numbered.
37. Show any planned buffers for retaining walls. Provide maintenance agreements for the walls at the time of final platting.
38. Per MGO Section 16.23(6)(b)(1)(e)(iii): Where the electric and/or communications facilities are to be installed underground, a plat restriction shall be recorded with the final plat or certified survey map stating that the final grade established by the subdivider on the utility easements shall not be altered by more than six (6) inches by the subdivider, their agent, or by subsequent owners of the lots on

which such utility easements are located, except with written consent of the utility or utilities involved.

39. 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 any required U.S. public land survey monument record provided to the County Surveyor's Office, or, in instances where a public the monuments and witness ties area recovered under A-E 7.08(1g), the Surveyor shall provide to the City of Madison monument condition reports (with current tie sheet attached) for all Public Land Survey monuments, including center of sections of record, used in this survey, to Jeff Quamme (jrquamme@cityofmadison.com) or Julius Smith (JSmith4@cityofmadison.com) of City Engineering, Land Information.
40. 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 in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office for current tie sheets and control data that has been provided by the City of Madison.
41. Rename the alley shown as "J" street to "Public Alley." Lots 436–445 will be addressed off of the private street in Outlot 13.
42. Label the distances where missing for Lots 38, 39, 182, 202, 279, 708, and Outlot 8, and show all rough dimensions as required.
43. Revise the note about the setback in Lot 689 to read 'Side Yard.'
44. Label the existing right of way width for Lois Lowry Lane and Waldorf Boulevard.
45. Correct the 64-foot label for the southerly portion of "W" Street to 62 feet or label radii for the asymmetrical curves that would accomplish the widening.
46. It was noticed in the review that the preliminary plat right of way widths and those provided in the planning exhibits differ slightly. The are slight variations at Street "Z" and "AA," which the plat correctly shows as 62 feet wide for Neighborhood Yield Streets. Also, Landmark trail is being platted as 66 feet to match the existing compared to the 62 feet shown in the planning exhibits.
47. Provide street name suggestions for review and approval to Lori Zenchenko (LZenchenko@cityofmadison.com).

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following fourteen (14) items:

48. The applicant shall provide a minimum 150-foot centerline radius and a minimum 100-foot tangent between curves on all public right of ways in this plat per MGO Section 16.23(6)(a)(11). Within the current submittal, "Q" Street does not meet this minimum requirement.

49. The applicant shall be responsible their reasonable and proportionate share of traffic signal costs, should they be warranted and installed.
50. The applicant shall place a 'No Access Restriction' along the S High Point Road frontage of the final plat.
51. The applicant shall dedicate right of way or grant a public sidewalk easement for and be responsible for the construction of a minimum ten (10)-foot wide path, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along the frontage of S Pleasant View Road from "N" Street to the northern limits of their plat.
52. The applicant shall dedicate right of way or grant a public sidewalk easement for and be responsible for the construction of a minimum ten (10)-foot wide path, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along the S High Point Road frontage of the plat.
53. "N" Street shall be classified as a Community Connector Street as defined by the current Complete Green Streets Guide.
54. "A" Street, "B" Street, "C" Street, "F" Street, "G" Street, "H" Street, "L" Street, "M" Street, "P" Street, "Q" Street, "R" Street, "T" Street, "U" Street, "V" Street, "BB" Street, and Lois Lowry Lane shall be classified as Neighborhood Streets as defined by the current Complete Green Streets Guide.
55. "D" Street, "E" Street, "J" Street, "W" Street, "X" Street, "Y" Street, "Z" Street, "AA" Street, Prairie Hill Drive, and Landmark Trail shall be classified as Neighborhood Yield Streets as defined by the current Complete Green Streets Guide.
56. "I" Street, "K" Street, "S" Street, Ancient Oak Lane/ Drive, South View Road, Waldorf Boulevard, and Mica Road shall be classified as Mixed-Use Neighborhood Streets as defined by the current Complete Green Streets Guide.
57. The applicant shall dedicate sufficient right of way to allow for minimum eight (8)-foot terraces on all streets in this plat. Any variances shall be approved by the City Traffic Engineer.
58. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division's Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12-foot easement between lots and 6-foot easements on corner lots where streetlights are needed.
59. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights prior to sign off of the final plat.
60. The developer shall demonstrate/provide how private streetlights will be installed and maintained in the public alleys. The plat shall provide the following note on the face of the plat: "The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by private interests."

61. 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 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.

Please contact Trent W. Schultz of the Parking Division at (608) 246-5806 if you have any questions regarding the following item:

62. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of subdivision review. As development progresses in the subdivision, residential uses with 10 or more dwelling units and other applicable uses in MGO Section 16.03 will be subject to TDM Plan review.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at (608) 266-4429 if you have any questions regarding the following four (4) items:

63. The minimum lot size for a two-family twin home is a lot area of 1,800 square feet and lot width of 25 feet. Increase the width of Lots 408, 419, and 420 to a minimum of 25 feet.
64. The minimum lot size for a single-family attached dwelling is a lot area of 2,000 square feet and lot width of 20 feet. Increase the size of the following lots to a minimum of 2,000 square feet: Lots 152-155, Lots 158-159, Lots 536-541, and Lots 544-549.
65. The minimum lot size for a single-family detached dwelling is a lot area of 2,900 square feet and lot width of 30 feet. Verify the width of Lot 291 is a minimum of 30 feet wide. Verify the depth of Lot 235.
66. Work with Planning and Zoning staff to finalize approval of the TR-P Master Plan text and exhibits in accordance with MGO Section 28.053(6).

Please contact Matt Hamilton of the Madison Fire Department at (608) 266-4457 if you have any questions regarding the following item:

67. Provide additional information on Outlot 8 if intent is for fire access to verify its acceptability for intended use.

Please contact Jeff Belshaw of the Madison Water Utility at (608) 261-9835 if you have any questions regarding the following five (5) items:

68. This property is in a Wellhead Protection District–Zone (WP-26). The applicant shall provide the Madison Water Utility with confirmation that no hazardous and/or toxic materials will be stored on site, and that all proposed uses of this site comply with the City of Madison Wellhead Protection Ordinance. Any future change in use for this property will require review by the Madison Water Utility General Manager or his designated representative. Contact Sarah Scroggins at

Sscroggins@madisonwater.org for additional information, including a summary of the submittal requirements.

69. There shall be a dwellings setback of 100 feet from any structure on the adjacent Madison Water Utility property (Well 26 – 910 S High Point Road).
70. Upon development, a separate water service lateral and water meter will be required to serve each parcel. The water laterals shall be directly connected to the public water main with the shut-off valve located in the public right-of-way (per PSC 185.52 (2)). A water lateral is not required if the parcel remains undeveloped.
71. 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).
72. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City- Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Please contact Tim Sobota of Metro Transit at (608) 261-4289 if you have any questions regarding the following five (5) items:

73. The southern portion of the proposed development is outside Metro Transit's paratransit service area. The closest bus stop with regularly scheduled bus service is at least one-half mile walking distance. Any parcels greater than the three-quarters of a mile regulatory distance from all day scheduled service would not be eligible for door-to- door paratransit service.
74. In coordination with any public works improvements, the applicant shall maintain or replace the concrete boarding terrace surface at the existing Metro bus stop pullout on the east side of S Pleasant View Road, north of Ancient Oak Lane.
75. In coordination with public works improvements, the applicant shall install and maintain an accessible concrete boarding pad surface at the planned bus stop on the west side of S High Point Road, south of the Welton Drive intersection.
76. The applicant shall install and maintain a new passenger seating amenity—either as part of the private landscape plan or in the public right of way area—along the west side of S High Point Road, south of the Welton Drive. If located in the public right-of-way, the applicant should be aware of the requirements set forth in MGO Section 10.31, as well as the timelines necessary to submit a Privilege in Streets (Bus Shelters, Stops and Seating) application and should contact the City's Office of Real Estate Services for information and assistance with the Privilege in Streets application process. An approved Encroachment Agreement, for the bus stop amenity, shall be executed prior to sign off if located in the public right of way.
77. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.

Please contact Kathleen Kane of the Parks Division at (608) 261-9671 if you have any questions regarding the following thirteen (13) items:

78. On the Revised Preliminary Plat of Hill Valley dated February 4, 2025, the developer proposes to dedicate land for public park purposes to the City. The proposed parkland dedication is described as Outlot 2 (77,151 square feet +/- 1.77 acres); Outlot 5 (299,649 square feet +/- 6.88 acres), Outlot 8 (7,453 square feet +/- 0.17 acres), Outlot 9 (3,083 square feet +/- 0.07 acres) and Outlot 14 (314,748 square feet +/- 7.23 acres).
79. The proposed revised preliminary plat does not meet parkland dedication requirements per MGO Section 16.23(6)(f). The amount of land proposed for dedication to the public for park purposes within the proposed revised preliminary plat totals +/-16.12 acres. Based on the current proposed unit counts as described in the preliminary plat, parkland dedication would be anticipated to be +/-33-36 acres.
80. Outlot 9 is of insufficient size to be accepted for public parkland dedication purposes and will not be accepted for parkland dedication purposes.
81. Outlots 12 and 16 are insufficient for public parkland dedication purposes; however, the Parks Division would be willing to accept these private outlots for parkland dedication per MGO Section 16.23(6)(f)(8) provided that they are private parkland with a public access easement with the condition that they are privately maintained.
82. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Secs. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 24056 when contacting Parks Division staff about this project.
83. The following note should be included on the final plat(s): "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued."
84. 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.
85. 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.
86. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.
87. The developer shall provide soil borings within any lands to be dedicated as parkland.

88. The parkland dedication should meet the following guidelines for park development:

- a) 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.
- b) No side slopes within the park dedication area shall exceed 4:1.
- c) The applicant shall provide proposed grading plans prior to approval of the area for dedicated public park lands.
- d) No propose utilities will be allowed on public park land without prior approval by the Parks Superintendent or his designee.
- e) Areas that are wetlands shall not be dedicated as public parkland.

89. The applicant shall install a fence along the boundary of lands dedicated for public park purposes and any residential lots at the sole expense of the applicant. The fence shall be installed on private property 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.

90. The Parks Division shall be required to sign-off on this subdivision.

Please contact my office at (608) 261-9632 if you have questions about the following seven (7) items:

91. At the time of final platting, the private alley in Outlot 11 shall be configured as a “T” to provide shared access to Lots 341–368 instead of the combination L-shaped alley and shared driveway configuration in that block on the preliminary plat dated February 4, 2025. Access for the “T” alley outlot to S High Point Road shall be subject to the access restriction recommended elsewhere in these conditions.

92. That the applicant work with staff prior to the final platting of Outlot 13 to explore the dedication and construction of that street as a public street to provide access to Lots 436–445 – potentially as a Neighborhood Shared Street under the Complete Green Streets Guide. If the street remains private in an outlot, the applicant shall provide plans for the street to the City for final approval prior to construction, and the final plat and covenants, conditions and restrictions for the subdivision shall include language providing for the private maintenance of the street in perpetuity. Remove the “J” Street label from the plat under either option; that access shall be dedicated as a 26-foot wide public alley with the final plat.

93. Work with Planning and Zoning staff to finalize approval of the TR-P Master Plan text and exhibits, including incorporating all of the revisions caused by the revised preliminary plat. Confirm that all proposed lots shall meet the minimum requirements in the TR-P zoning district for the corresponding unit types proposed.

94. The side and rear yard building setback lines proposed for Lots 683–689 shall include minimum and maximum dimensions from the adjacent northern and western lot lines to assist in implementation. The final plat creating those lots shall include language about the City’s future enforcement of those

setback lines. A tree preservation plan shall be submitted for approval with the final plat creating those lots that includes an inventory of trees on those lots and strategies to ensure that any healthy, non-invasive large caliper trees remaining after grading of those lots will be preserved. In addition to the building setback lines, the plan shall include limitations on grading and utility installation on those lots and the use of easements or restrictions limiting future owners from impacting the mature trees.

95. The applicant shall submit to the Planning Division two copies of private subdivision covenants, conditions and restrictions, and easements that will govern the organizational structure, use, maintenance and continued protection of the development and any common services, open areas or other facilities to serve the proposed plat. These documents shall be approved by the Planning Division in consultation with the City Attorney's Office prior to final approval of the plat for recording.
96. That prior to final approval and recording of a final plat contain private open spaces, the applicant shall demonstrate compliance with the requirements in Section 16.23(8)(f)8 of the Subdivision Regulations for privately-owned and maintained open space, including the execution of land use restrictions and open space easements in a form acceptable to the Parks Division, Planning Division, and City Attorney's Office.
97. Prior to the recording of a final plat creating lots for two-family twin dwellings, all such units shall have a joint cross access and maintenance agreement approved by the City and recorded that addresses the shared maintenance of the exterior elements of those units (roof, walls, etc.) consistent with the requirements in Section 28.151 of the Zoning Code.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

A separate letter will be sent that contains the conditions of approval and final approval process for the Final Plat of *Hill Valley* (ID 86738, LNDSP-2025-00002).

Any appeal regarding the plat, including the conditions of approval related thereto, must be filed with the Circuit Court within thirty (30) days from the date of this letter. If I may be of any further assistance, please do not hesitate to contact me at (608) 261-9632 or tparks@cityofmadison.com.

Sincerely,

Timothy M Parks

Timothy M. Parks
Planner