



Department of Planning & Community & Economic Development

Planning Division

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

July 31, 2025

Brian Munson
Vandewalle & Associates
120 E Lakeside Street
Madison, Wisconsin 53715

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

RE: Approval of a request to rezone portions of 6004 Commercial Avenue and 602-904 Reiner Road from A (Agricultural District) to TR-P (Traditional Residential–Planned District) and TR-U1 (Traditional Residential-Urban 1 District) and; approving the preliminary plat of *Reiland Grove*, creating 264 single-family lots, 224 lots to be developed with 112 two-family residences, 60 lots for townhouse units, one outlot for a public park, four outlots for public stormwater management, one outlot for a private park, one outlot for a private alley, and six outlots for future development. (VH 902 Reiner LLC / Veridian Homes) [ID 88449 and 88206; LNDSP-2025-00005]

All;

At its July 15, 2025 meeting, the Common Council **approved** rezoning portions of 6004 Commercial Avenue and 602-904 Reiner Road to TR-P and TR-U1, and **approved** the preliminary plat of *Reiland Grove* subject to the conditions of approval in the following sections, which shall be addressed prior to final approval and recording of a final plat of the subdivision.

Please contact Brenda Stanley of the City Engineering Division at (608) 261-9127 if you have questions regarding the following twenty-seven (27) items:

1. This site has significant stormwater limitations with regard to discharge rates to offsite lands not under the control of the City of Madison. The applicant shall limit discharges in any storms up to and including the 200 year event to the capacity of the culverts under Reiner and Commercial. Alternatively, the developer could secure easements downstream until the water reaches a water of the state, and replace the culverts under the roads. In this case the development would be subject to standard new development SWM requirements.

2. The applicant shall review with the City Engineer the draft Door Creek watershed study to determine if there is unintended detention currently occurring on the subject property. This would need to be taken into account as part of the new stormwater management plan.
3. 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.
4. Construct Madison standard street, multi-use path, and sidewalk improvements for all streets within the plat.
5. The applicant shall construct sidewalk/multi-use path, terrace, curb, gutter, and pavement along east side of Felland Road and west side of Reiner Road along the plat frontage to a plan approved by the City Engineer.
6. The applicant shall construct a north-south multi-use path within the plat from Blissful Avenue to the northern boundary of the plat to a plan approved by the City Engineer. This path shall connect to the existing Woods Farm Path with future developments to the north of this plat.
7. The applicant shall construct improvements to Felland Road and Reiner Road at all intersections with new streets in order to facilitate ingress and egress to the development per a plan approved by the City Engineer. The applicant shall construct a sidewalk/multi-use path on the north side of Commercial Avenue adjacent to Outlot 9.
8. When subdivision/ land divisions are requested for Outlots 10 and 13, construction on Commercial Avenue (CTH T) will be required.
9. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
10. This development is subject to impact fees for the Northeast Neighborhood Sanitary Sewer Improvement Impact Fee District - \$215.00/ 1,000 square-foot (2025 Rate). All impact fees are due and payable at the time building permits are issued (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."
11. 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.
12. Provide proof of septic system abandonment from Public Health—Madison and Dane County as a condition of final plat approval.
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. 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.
17. 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. The applicant shall be aware of potential issues meeting intersection sight distance compliance at the Felland Road and "A" Street intersection.
18. Offsite sewer improvements by the developer may be required as a condition for plat approval. The applicant shall provide Mark Moder, mmoder@cityofmadison.com, projected wastewater flows to each discharge point on the existing public sanitary system to determine whether offsite sewer improvements are a requirement of the developer agreement. Sewer may need to be replaced with a larger diameter sewer on Reiner Road and Commercial Avenue/ CTH T depending on the projected wastewater flows.
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 a 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 Engineering Division.
22. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.
23. 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.
24. 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.
25. 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.
26. Prior to approval, this project shall comply with MGO Chapter 37 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.
 - Provide onsite volumetric control limiting the post construction volumetric discharge to the predevelopment discharge volume as calculated using the 10-year storm event
 - Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.
 - 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.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any best management practices (BMP) used to meet stormwater management requirements on this project.

27. 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 Jeffrey Quamme of the City Engineering Division–Mapping Section at (608) 266-4097 if you have any questions regarding the following thirteen (13) items:

28. The private alley shown abutting Reiner Road requires approval for any connection by the Plan Commission per the Subdivision Regulations.
29. Grant a 15-foot wide Temporary Grading and Sloping Easement to the City of Madison for the construction of future public street improvements along Reiner Road and Commercial Avenue over the outlots reserved for future development when they are platted. The easement shall terminate upon the completion of construction of the construction of the full cross section of public improvements within the right of way adjacent to these outlots.
30. The portion of Commercial Avenue/ CTH T that was previously conveyed by Document No. 643759 shall be removed from the right of way to be dedicated by this plat.
31. The surveyor shall provide the basis of the right of way of Commercial Avenue. The right of way plat for old Highway 30 per the right of way plat and conveyance leaves latitude for interpretation and refers to the previous town road. Contact Jeff Quamme jrquamme@cityofmadison.com., (608) 266-4097 to coordinate.
32. 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. These will be required for each final plat if platted in phases. Those easements shall be properly shown, dimensioned and labeled on the final plat. This includes easements required by the City of Madison for wet utilities.
33. 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 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.
34. Access control regulation by Document Nos. 820381 and 1368501 typically transfers to the municipality when the area is incorporated. This shall be verified by City staff prior to a future final plat approval.

35. No vehicular access shall be noted along Reiner Road, Felland Road, and Commercial Avenue. The outlots reserved for future development may have the access restrictions modified as part of a future land division approved by the City of Madison.
36. The dedication of Outlot 5 label on the map appears to be in error and should be private.
37. The portions of the lands to be conveyed to the adjacent metes and bounds parcels along Felland Road shall be detached from the City of Madison prior to conveying to the adjacent owners. This is to avoid creation of jurisdictional issues for lands intended to be a single parcel.
38. MG&E Electric Transmission Line Easement per Document No. 2108614 was assigned to ATC per Document No. 4202339, and shall be noted on the plat and updated in the title report. The applicant shall coordinate ATC's conveyance of rights of the easement to the City of Madison for that portion within a public right of way. Upon submittal of the final plat, contact Jeff Quamme (jrquamme@cityofmadison.com) to coordinate and set up a Real Estate project.
39. Submit street name suggestions to Lori Zenchenko (LZenchenko@cityofmadison.com) for review and approval.
40. Provide all recorded-as information on all lines of the exterior boundary.

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following twelve (12) items:

41. The applicant shall work the Traffic Engineering and City Engineering Divisions on determining the final right of way dedication required for Reiner Road.
42. The applicant shall work Traffic Engineering and City Engineering Divisions on determining the final right of way dedication required for Felland Road.
43. The applicant shall submit a traffic study analyzing the impacts of their development on the intersection of Commercial Avenue/Reiner Road/Sprecher Road and be responsible for any improvements as approved by the Director of Traffic Engineering.
44. Blissful Avenue, "F" Street, and "S" Street shall be classified as Community Connector Streets as defined by the current Complete Green Streets Guide.
45. "E" Street, "G" Street, "H" Street, "I" Street, "J" Street, "O" Street, "P" Street, "Q" Street, "T" Street, "U" Street, Blue Stone Terrace shall be classified as Neighborhood Streets as defined by the current Complete Green Streets Guide.
46. "A" Street, "B" Street, "C" Street, "D" Street, Burnette Downs Drive, and "N" Street shall be classified as Neighborhood Yield Streets as defined by the current Complete Green Streets Guide.
47. "K" Street and "L" Street shall be classified as Mixed-Use Neighborhood Streets as defined by the current Complete Green Streets Guide.

48. 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.
49. 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.
50. 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).
51. 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.
52. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights prior to sign off of the final plat.

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

53. 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 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 three (3) items:

54. Work with Zoning and Planning staff to finalize the TR-P Master Plan text and exhibits.
55. Obtain demolition approval and raze permits for existing buildings that will need to be demolished for the subdivision.
56. The Two-Family Twin dwellings shall have a joint cross access and maintenance agreement which shall be recorded with the land division.

Please contact Jeff Belshaw of the Madison Water Utility at (608) 261-9835 if you have any questions regarding the following three (3) items:

57. 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.

58. 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).
59. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City- Developer agreement. The applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Please contact Adam B. Kaniewski of the Parks Division at (608) 261-4281 if you have any questions regarding the following ten (10) items:

60. The applicant shall install a fence along the boundary of lands dedicated for public park purposes at the sole expense of the applicant. The fence shall be installed on private property 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.
61. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.
62. The following note should be included on the final plat: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued." The Parks Division shall be required to sign off on the final plat of this subdivision.
63. 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. The Parks Division shall be required to sign-off on the final plat of this subdivision.
64. Park land dedication is required for all new residential units as part of this plat development per MGO Section 16.23(6)(f).
65. Outlot 5 is of insufficient size to be accepted for public parkland dedication purposes. However, the Parks Division is open to the outlot remaining as private parkland with public access easement with the condition that they are privately maintained. If this condition is met, they may be considered as part of parkland dedication per MGO Section 16.23(6)(f)(8).
66. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 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 East Park-Infrastructure Impact Fee district. Please reference ID# 25031 when contacting Parks Division staff about this project.
67. 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.

68. The developer shall provide soil borings within any lands to be dedicated as parkland.
69. 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 proposed 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.

Please contact Trent Milliken of the Office of Real Estate Services at (608) 266-5940 if you have any questions regarding the following eleven (11) items:

70. At the time of final plat submittal, certificates shall be prepared with the ownership interests consistent with the most recent title report and shall be signed prior to final plat sign-off by the Office of Real Estate Services ("ORES"). Signatories shall provide documentation that proves legal authority to sign the Owner's Certificate.
71. If any of the land within the plat boundary is under contract for sale or purchase, and said transfer will be conducted at the time of plat recording, an escrow agreement may be necessary. Please discuss closing plans with ORES in advance of plat signoff.
72. At the time of final plat submittal, certificate(s) of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s), and shall be signed prior to final plat sign-off by ORES.
73. A Consent of Lessee certificate shall be included on the final plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off. Notify ORES if farm leases are in place for agricultural lands being platted.
74. All consents and certifications for any holder of interests in the subject lands shall conform with Wis. Stats. 236.21(2) and 236.29, i.e., to include the language "...surveyed, divided, mapped and dedicated..."
75. If any portion of the lands within the plat boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and executed prior to approval sign-off.
76. The final plat shall include Plan Commission, County and City Treasurer, and Common Council approval certificates.
77. As of June 11, 2025, the 2024 real estate taxes are paid for the subject property. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes that are

accrued or delinquent for the subject property prior to Plat recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. Receipts are to be provided on or before sign-off and checks are payable to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, WI 53701.

78. As of June 11, 2025, there are no special assessments reported for the parcels within the plat boundary. Pursuant to MGO Section 16.23(5)(g)1 and Wis. Stats. 236.21(3), all special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to plat approval sign off. Receipts for payment shall be provided to ORES in advance of plat approval sign-off.
79. After final plat submittal, pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report to ORES via email to Trent Milliken (tmilliken@cityofmadison.com) as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (April 9, 2025) and the date when sign-off approval is requested. A title commitment may be provided but will only be considered as supplementary information to the title report update. The surveyor shall update the plat with the most recent information available in the title report update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the plat.
80. Accurately reflect the contents of the title report when preparing the final plat. Further specific comments for ORES requirements will be included after review of the final plat.

Please contact my office at (608) 261-9632 if you have questions about the following six (6) items:

81. That at the time of rezoning and final platting or re-division of Outlot 10, "G" Street shall be extended one block further south to connect to Commercial Avenue to increase the amount of connectivity for the development consistent with the Northeast Neighborhoods Development Plan. Final approval of the details of the intersection of "G" Street and Commercial Avenue shall be approved by the Traffic Engineering, City Engineering, and Planning Divisions.
82. 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 (private alleys, open spaces, etc.). 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.
83. 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.
84. That prior to recording of a final plat of the subdivision, the applicant work with City Engineering and Planning staff to explore "distributed infiltration" practices as part of the means to meet the infiltration requirements identified under Chapter 37, MGO, the Northeast Neighborhood

Development Plan, and those recommended in the 2010 CARPC CUSA amendment approval resolution. These methods could include but not be limited to: rain gardens installed to serve a “block of lots”, pervious pavement, depressed terraces, rain barrels and/or other methods. These “distributed” practices would be used in coordination with regional, plat-level practices.

85. At the time of final plat recording, the two-family twin dwellings shall have a joint cross access and maintenance agreement 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.
86. That the applicant work with the Planning Division and Capital Area Regional Planning Commission to revise the environmental corridor map to reflect any changes to the mapped corridor proposed by the development prior to final approval and recording of the final plat.

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

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