



Department of Planning & Community & Economic Development

## Planning Division

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

December 17, 2024

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 940-1040 S High Point Road, 1051 S Pleasant View Road, and 902 Landmark Trail from A (Agricultural District) to TR-P (Traditional Residential–Planned District), TR-U1 (Traditional Residential–Urban 1 District), and CC-T (Commercial Corridor–Transitional District) and; approving the preliminary plat of *Hill Valley*, creating 558 single-family lots, 222 lots for 111 two-family dwellings, 68 lots for townhouse units, four lots for future multi-family dwellings, one lot for future neighborhood commercial, one lot for future mixed-use development, three outlots to be dedicated for public park, five outlots to be dedicated for stormwater management, one outlot for a private alley, and three outlots for private open space. (VH Hill Valley, LLC/ Veridian Homes) [ID 85814 and 85415; LNDSP-2024-00007]

All;

At its December 10, 2024 meeting, the Common Council **approved** the rezoning portions of the site to TR-P, TR-U1 and CC-T and the preliminary plat of *Hill Valley* 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. Your request to rezone a portion of the site to NMX was **placed on file without prejudice** by the Common Council.

**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 Brynn Bemis ((608) 267-1986, [bbemis@cityofmadison.com](mailto:bbemis@cityofmadison.com)).
2. The applicant shall provide projected wastewater flow at each point of connection to the existing City sanitary sewer at the plat limits. Off-site sanitary sewer improvements likely to be required as a

condition for plan approval. The applicant shall provide projected flows to Mark Moder, [mmoder@cityofmadison.com](mailto:mmoder@cityofmadison.com).

3. 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 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.

This site currently discharges to existing parklands. Discharges from the developed site shall be contained to the existing pipe, the pipe shall be upgraded at developer's expense, or an agreement for overflow on the surface shall be obtained from the Parks Division.

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 along S Pleasant View Road and S High Point Road as approved by the City Engineer.

7. The developer shall 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 Valley View Sewer and Drainage Impact Fee District (\$104.28/1,000 square feet (2024) for sanitary, \$141.75/1,000 square feet for storm, and the Upper Badger Mill Creek Stormwater Improvement Impact Fee District (Storm) \$102.51/1,000 square feet (2024 rate). All impact fees are due and payable at the time building permits are issued.
10. This development is subject to impact fees for the Upper Badger Mill Creek Storm Impact Fee District. All impact fees are due and payable at the time building permits 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. 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 Sanitary Sewer Assessment District \$90.86/1,000 square feet (2024 rate).
13. 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."
14. 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 obsolesces of the existing parcel).
15. An Erosion Control Permit is required for this project.
16. A Storm Water Management Report and Storm Water Management Permit is required for this project.
17. 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 (DPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.

18. 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.
19. 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. In particular, there may be an issue with sight distance at the S High Point Road-"N" Street Intersection.
20. Remove or reduce pavement in the "eyebrow" located along Lots 367-371 at the intersection of "K" and "L" Streets as required by City Engineer.
21. 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.
22. 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 City Engineering Division.
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](mailto:meberhardt@cityofmadison.com), or Daniel Olivares (east) at [daolivares@cityofmadison.com](mailto: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. 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](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto: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-seven (27) items:**

27. 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.
28. Work with the City Engineering and Parks Divisions on the requirements and needs for the dedications of Outlots 8-11; adjustments may be need in the limits of the lots as shown.
29. Provide for final review a revised completed preliminary plat complying with all of the conditions in this review prior to any final platting.
30. If "J" Street is a street and not an alley to provide primary access to Lots 308-317, it shall comply with Complete Green Street standards for Neighborhood Yield Streets. This, however, would cause an undesirable double frontage lots along Lots 295-307. If it were to remain a public alley and not a street providing secondary access, consider providing a private street for pedestrian and emergency vehicle use along with addressing purposes along Outlot 3 or continuing "I" street through to "F" Street.
31. 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.
32. 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.

33. Provide a 60-Year title search as required by the Subdivision Regulations. Note: The report provided is a title commitment, is out of date (older than six months), and does not reflect the recent attachment to the City of Madison in the parcels listed legal description. Additionally, the parcel numbers in the Town of Middleton listed on the commitment no longer exist – 251-0708-341-0099-6

and 251-0708-352-0097-7 have replaced these parcels. Additional comments may be required once a proper current report of title is provided.

34. Show existing No Access Restriction as shown on TPP 5992-09-81-4.10 Document No. 5298234 listed as being established along CTH M in Dane County Ordinance Chapter 79 and cite it as such. Comply with all regulations under said Chapter 79 with Dane County for any permits/ approvals/ releases needed for the proposed street/highway connections along CTH M.
35. Show a No Vehicular Access restriction being set forth with this plat along S High Point Road over Lots 40-59 and Lots 281 and 282.
36. Show any planned buffers for retaining walls. Provide maintenance agreements for the walls at the time of final platting.
37. A note shall be added under all the street names labeled and to be dedicated on the plat, "Dedicated to the Public" as required by Wis. Stats. Sec. 236.20(4)(b).
38. 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.
39. The leaders for the 10-foot wide Public Sidewalk and Bike Path Easement in Outlot 3 appear to reference a 30-foot easement; correct this to the 10-foot line inside of the 30-foot line.
40. Label all curve radii on the plat. There are places where labels are missing, such as between Lots 151 and 174 and Lots 86 and 111, and it is unclear if the Northwest portion of Lot 361 is curve. Verify throughout the plat.
41. Show all approximate dimensions for all lots. There are multiple large arcs not labeled throughout the plat, such as Lots 792, 852, 374, and around the 40-foot radius curves. Label and verify throughout the plat.
42. Provide a list of proposed street names to Lori Zenchenko (lzenchenko@cityofmadison.com) for review and approval.
43. Label the Public Alley between "B" and "C" Streets.
44. Explain the presumed easement shown along the North line of Lot 585.
45. Show all chord lines. The chord lines are not shown along the alley between "N" and "BB" Streets. Verify throughout the plat.
46. Tessellate the arc shown between Outlot 12 to be dedicated to the City of Madison for stormwater purposes and Lot 852 with occupiable line segments in place of a curve definition. Curves should be

avoided at all lines where such guidance such as sidewalks, and or streets give little evidence to ownership limits where not marked as they are not marked by more than the end points.

47. Show leaders or better explain the 1,657-foot dimension along the South line of the plat in Outlot 10.
48. Per the Subdivision Regulations, label Mid Town Commons Park.
49. Per Wis. Stats. Sec. 236.20(5)(b), all watercourses, drainage ditches and other existing features pertinent to proper subdivision shall be shown. Show the existing drainage way/ditch line through Outlot 9.
50. Reposition intersection/corner of Streets "K" and "L" to remove non-maintainable "eyebrow" corner.
51. Show and label officially mapped reservations for public greenway and seven-foot road reservation along S. High Point Road.
52. Show 66-foot right of way width for Waldorf Boulevard north of "E" Street.
53. Show/label the existing 45-foot right of way width of S High Point Road adjacent to Velvet Leaf Drive.

**Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following fifteen (15) items:**

54. 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, "D" Street and "Q" Street do not meet this minimum requirement.
55. The applicant shall be responsible their reasonable and proportionate share of traffic signal costs, should they be warranted and installed.
56. The applicant shall place a 'No Access Restriction' along the S High Point Road frontage of the final plat.
57. 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.
58. 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.
59. "N" Street shall be classified as a Community Connector Street as defined by the current Complete Green Streets Guide.
60. "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.

61. "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.
62. "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.
63. 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.
64. 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.
65. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights prior to sign off of the final plat.
66. The applicant shall work with Traffic Engineering on determining the appropriate locations for Cluster Box Units. Traffic Engineering shall approve Cluster Box Unit locations prior to sign-off.
67. 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."
68. 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:**

69. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required at this time. 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 two (2) items:**

70. Re-label the "Attached Single-Family" residences as "Two-Family Twin" residences. Verify that the minimum lot size of the Two-Family Twin residences is a minimum of 1,800 square feet per dwelling unit and the minimum lot width is 25 feet wide per dwelling unit.
71. Work with Zoning and Planning staff to finalize the TR-P Master Plan text and exhibits.

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

72. Properties abutting the park in Outlot 3 shall be addressed off a street and not an alley. This street is currently shown as "J" Street on the preliminary plat but as an undefined street on the right of way width drawing in the plan set. Fire access shall be provided to these lots.

**Please contact Jeff Belshaw of the Madison Water Utility at (608) 261-9835 if you have any questions regarding the following four (4) items:**

73. 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](mailto:Sscroggins@madisonwater.org) for additional information, including a summary of the submittal requirements.
74. 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.
75. 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).
76. 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:**

77. 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 mile regulatory distance from all-day scheduled service would not be eligible for door-to-door paratransit service.

78. 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.
79. 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.
80. 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.
81. 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 sixteen (16) items:**

82. On the Preliminary Plat of Hill Valley dated September 23, 2024, the developer proposes to dedicate land for public park purposes to the City. The proposed parkland dedication is described as Outlot 4 (+/- 7.2 acres); Outlot 9 (+/- 7.9 acres), and Outlot 11 (+/- 1.7 acres). Outlots 3 (+/- 1.6 acres) and 7 (+/- 1.1 acres) are described as Private Open Space on the Preliminary Plat.
83. The proposed 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 preliminary plat totals +/- 16.8 acres. Based on the current proposed unit counts as described in the preliminary plat, parkland dedication would be anticipated to be +/-33-36 acres.
84. The adopted High Point-Raymond Neighborhood Development Plan (August 2017), provides contiguous park space abutting the existing Mid Town Commons Park. The outlots proposed for dedication to the public for park purposes in the preliminary plat are inconsistent with the adopted plan and lack sufficient connectivity for parkland dedication. Outlots 9 and 11 are currently bifurcated by Outlots 8 and 10 (to be dedicated to the public for stormwater purposes); as such, the Parks Division had previously requested connectivity and expansion of Mid Town Commons Park for the development of contiguous sport fields.
85. The proposed outlots for public park purposes have insufficient street frontage for public access. The Parks Division requests that Lots 700-705 be removed from adjacency to Outlot 8 and that Outlots 9 and 11 be expanded and, ideally, merged, along the southern edge to better serve as an addition to Mid Town Commons Park.

86. Further coordination by the developer with Madison Parks and the City of Madison Engineering Division– Stormwater is required with regards to stormwater flow across park property and future and existing conveyance systems. The Parks Division recognizes that with the expansion and merger of Outlots 9 and 11 along the southern edge, a condition allowing for overland flow in 100-year storm events may be considered.
87. Outlots 3 and 7 are of insufficient size to be accepted for public parkland dedication purposes. However, the Parks Division is open to these outlots remaining as private parkland with public access easements 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).
88. 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 West Park-Infrastructure Impact Fee district. Please reference ID# 24002 when contacting Parks Division staff about this project.
89. 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.
90. 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 this subdivision.
91. 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.
92. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.
93. The developer shall provide soil borings within any lands to be dedicated as parkland.
94. The Parks Division shall be required to sign off on the final plat of this subdivision.
95. 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.

96. The applicant shall complete a tree inventory and health assessment for the trees located on the proposed public park and any in close proximity to the park. The applicant shall include all existing trees, which are not all currently shown on the preliminary plat. The tree inventory and health assessment should be completed by an arborist and provided to the Parks Division with the final plat application.
97. 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.

**Please contact my office at (608) 261-9632 if you have questions about the following ten (10) items:**

98. Prior to or concurrent with the submittal of a final plat for any phase for this development, a revised preliminary plat shall be presented to the City that satisfies all of the conditions of this preliminary plat approval. The revised preliminary plat shall be approved by the Common Council following review by the Plan Commission and shall guide approval of the final plat(s) of this subdivision.
99. The applicant shall revise the plat to redesign the block bounded by “H” Street, “K” Street, and “BB” Street to provide adequate fire access for all of the lots on that block and a Complete Green Streets Guide- and Subdivision Regulations-compliant street or alley to provide access for this block.
100. To reduce pavement at the intersection of “K” Street and “L” Street, the plat shall be revised to create a more conventional two-point L-shaped intersection that would include a standard 15-foot inside corner radius and a tighter outside radius at that intersection. Final approval of the revised intersection shall be approved by the Planning Division, Traffic Engineering Division, and City Engineering Division.
101. The plat shall be revised to eliminate the private open space island in “V” Street at its intersection with “W” Street in favor of a more conventional “T” intersection.
102. The side and rear yard building setback lines proposed for Lots 551-557 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.
103. Lot 854 shall be shown as an outlot for future development until that portion of the site is zoned to a district found to be consistent with the land uses recommended for that portion of the site in the High Point-Raymond Neighborhood Development Plan and Comprehensive Plan.

104. 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.
105. Work with Planning and Zoning staff to finalize approval of the TR-P Master Plan text and exhibits. Confirm that all proposed lots shall meet the minimum requirements in the TR-P zoning district for the corresponding unit types proposed. The Zoning Administrator may have additional conditions when the revised preliminary plat is submitted for approval.
106. 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.
107. 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.

**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](mailto:tparks@cityofmadison.com).

Sincerely,

*Timothy M Parks*

Timothy M. Parks  
Planner

cc: Tim Troester, City Engineering Division  
Julius Smith, City Engineering Division – Mapping Section  
Sean Malloy, Traffic Engineering Division  
Trent Schultz, Parking Division  
Jenny Kirchgatter, Assistant Zoning Administrator  
Matt Hamilton, Madison Fire Department  
Jeff Belshaw, Madison Water Utility  
Tim Sobota, Metro Transit  
Kathleen Kane, Parks Division