

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
April 18, 2005

RE: ID# 00785: Zoning Map Amendment I.D. 3088, rezoning 9435 Valley View Road from Temp. A to R2S and ID# 00961, approval of the preliminary plat and final plat of "Pine Hill Farm"

1. Requested Actions: Approval of a request to rezone 16.9 acres located at 9435 Valley View Road from Temporary A (Agriculture District) to R2S (Single-Family Residence District) and approval of a preliminary plat and final plat creating lots 75 single-family lots and tracts for private greenspace and public stormwater detention.
2. Applicable Regulations: Section 28.12 (9) provides the process for zoning map amendments; the subdivision process is outlined in Section 16.23 (5)(b) of the Subdivision Regulations.
3. Report Drafted By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicant & Property owner: Bill Holley; Holley Development; 1830 Parmenter Street, Suite 2; Middleton, Wisconsin 53562.

Agent: Dave Glusick; Calkins Engineering, LLC; 5010 Voges Road; Madison, Wisconsin 53718
2. Development Schedule: Development of the subdivision will commence in summer 2005.
3. Parcel Location: Approximately 16.9 acres located on the south side of Valley View Road near the southern terminus of South Point Road, in Aldermanic District 1; Middleton-Cross Plains School District (with future attachment to Madison Metropolitan School District).
4. Existing Conditions: Undeveloped lands located in the City of Madison in Temp. A zoning.
5. Proposed Land Use: 75 single-family lots, zoned R2S.
6. Surrounding Land Use and Zoning:
North: Undeveloped lands in the Town of Middleton;

South: Undeveloped lands in the Town of Middleton; Hawks Landing subdivision, zoned R1 (Single-Family Residence Districts)

West: US Forest Products Lab lands in the Town of Middleton;

East: Single-family residences in the Town of Middleton; future Linden Park subdivision, zoned R2T, R2Y, R2Z (Single-Family Residence Districts).

7. **Adopted Land Use Plan:** The Pioneer Neighborhood Development Plan and Midtown Road Amendment to the High Point-Raymond Neighborhood Development Plan recommend “low density residential” for all but a portion of the southwestern quadrant of the property, which is recommended for “parks and drainageway” uses.
8. **Environmental Corridor Status:** The subject site is not located in a mapped environmental corridor.
9. **Public Utilities & Services:** The property will be served by a full range of urban services. However, in order to provide sanitary sewer service to the site, a lift station will be needed in the interim to pump sewage from these residences to the east to sanitary sewers that will be extended to serve the adjacent Linden Park subdivision. The City Engineer estimates that gravity sanitary sewer service to the watershed in which the proposed development is located will not be available until at least 2008. For more information, see the City Engineer’s report attached to this report.

STANDARDS FOR REVIEW

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

ANALYSIS AND EVALUATION

The applicants are requesting approval of a zoning map amendment to rezone an “L” shaped, 16.9-acre parcel from Temp. A (Agriculture District) to R2S (Single-Family Residence District) and approval of a preliminary plat and final plat creating 75 single-family lots, two tracts for private greenspace and one tract for public stormwater detention.

Background

The subject site is located on the south side of Valley View Road, just east of the south terminus of South Point Road, and approximately a mile west of CTH M. The site is undeveloped and is heavily forested with a variety of mature coniferous and deciduous trees throughout. The topography of the site falls from ridges along Valley View Road and properties to the east towards low-laying lands located in the southwestern quadrant of the site and adjoining properties to the west.

The area surrounding the 16.9-acre site is largely undeveloped at present with the exception of the northwestern corner of the Hawks Landing single-family subdivision, which adjoins the southeastern corner of the property. Otherwise, lands to the north, south and east of the property are currently undeveloped agricultural lands with a scattering of rural residential houses in the City of Madison and Town of Middleton. A United States Forest Products research facility occupies approximately 17 acres of property adjacent to the western boundary of the site. In the future, approximately 260 single-family residences and a Madison Metropolitan School District elementary school will be developed in the Linden Park subdivision on an 86-acre parcel that

adjoins the southernmost portion of the eastern property line. The Common Council approved the Linden Park subdivision, which is being developed by another development entity, on February 7, 2005.

Development of this property and other properties east of the site on the south side of Valley View Road are located within the boundaries of two neighborhood development plans. The site is located in the northern extents of the Midtown Road Amendment to the High Point-Raymond Neighborhood Development Plan (NDP) and the southern extents of the Pioneer NDP. Both plans recommend the subject site and surrounding area for low-density residential land uses and both plans identify the low-laying area in the southwestern quadrant of the site for drainage purposes. In addition, the woodlands on the subject site are identified in the site analysis contained in the Pioneer NDP.

At present, both Valley View and South Point Roads are unimproved two-lane asphalt roads of varying width, with South Point Road terminating at Valley View. In the future, both the Midtown and Pioneer plans call for Valley View Road and South Point Road to be improved as major collector roadways along their length, with South Point Road proposed in the Midtown NDP to extend south of Valley View Road to connect to the western portions of the Hawks Landing subdivision (at platted Grassy Hollow Drive). The Pioneer NDP, however, suggests that the continuation of a collector roadway from the South Point-Valley View intersection may be relocated further west to existing Sugar Maple Lane. Because no alignment for South Point Road has been identified that would impact the western edge of the proposed subdivision, staff will not be requiring any special setbacks or buffering for the lots that will abut the western property line.

Zoning Map Amendment and Plat Review

Primary access into the proposed subdivision will be provided by the extension of a residential street south from Valley View Road, with secondary access to be provided in the future by the extension of two east-west oriented streets into the subdivision from the Linden Park development to the east. Two street stubs will be provided along the western property line to serve future development west of the site as well as to provide a connection to a possible southerly extension of South Point Road as envisioned by the aforementioned neighborhood development plans. The subdivision will also include a street circle (Cedarberry Circle) in the northeastern quadrant of the development that will be built around a 65-foot wide island that will be landscaped in part by existing mature trees to be preserved. The outlot containing the island will be privately owned and maintained.

In addition, a street stub has been provided east from the primary subdivision entrance off Valley View Road at the behest of the Planning Unit. This street stub will facilitate future development of the adjacent 3-acre town parcel to the east along Valley View Road. A conceptual drawing of the town parcel prepared by the applicant shows that the east-west stub could be extended eastward to allow development of lots similar in nature to the lots proposed in the Pine Hill Farms development with additional space provided for the lots proposed to back onto Valley View Road. This east-west street could eventually connect to a stub street provided in the northwestern corner of the Linden Park development to allow for development of the two smaller town parcels located between the two subdivisions. Staff had originally requested that a street

stub be provided off the north end of Cedarberry Circle to allow extension of that street north to Valley View Road as well as a better frontage for the two houses that will be constructed at the north end of the circle. However, the applicant was unable to provide this connection due to street grades on the extension that would have exceeded allowable residential street grades.

Lots in the Pine Hill Farms development range in size from 4,200 square feet to 8,070 square feet, with an average lot area of approximately 6,100 square feet. In all cases, the lots proposed appear to comply with R2S requirements that call for a minimum of 4,000 square feet of lot area and 40 feet of lot width. Most of the lots proposed are of a standard design for newer suburban lots and should provide an acceptable setting for housing construction. However, a handful of lots located on the south side of the intersection of Pine Hill Farms Drive and Winter Frost Place in the southern half of the development will have front lot lines at a 40 to 50-degree angle to the rear property lines. This may result in a unique orientation to the street of the houses constructed on those lots.

Deeper lots have been provided along portions of the western and southern property lines to provide open space easements primarily intended to preserve the mature woods on these lots. Staff requests that a note be placed on the final plat specifying the nature of any private restrictions on the clearing of vegetation and/or the erection of any buildings within those easements. The City of Madison will not enforce this easement.

The R2S zoning district also includes design standards that stipulate that a ground-floor entry face the street and that garages either be located in the rear yard of the residence, or if attached, recessed two feet from the front façade, with no more than 50% of the front facade occupied by the garage. Due to the narrowness of some of the lots, Planning Unit asked that the developer provide some conceptual plans for houses that might be erected on lots throughout the subdivision. The developer submitted a small selection of plans that propose a mix of front-loaded two-car garage site plans intended for some of the wider lots in the subdivision and a mix of side-loaded rear yard garages to be built on the narrower lots. Submittal of the house plans was for informational purposes in aiding staff in reviewing the creation of the proposed lots; approval of the proposed subdivision shall not be conditioned on the use of certain house designs.

In addition to the private landscaped outlot in Cedarberry Circle, two other outlots will be dedicated with the subdivision. Outlot 2 will be retained by the future homeowners association as a passive private open space that will primarily serve as a tree preservation tract in the southeastern quadrant of the site. The heavily forested tract will abut a public greenway and stormwater management tract in the Linden Park development adjacent to the east. Stormwater management for the Pine Hill Farms development will be provided on Outlot 3, which will be dedicated to the City. This outlot corresponds to the low-laying area located in the southwestern quadrant of the site that has been identified for drainage and greenspace purposes by both neighborhood development plans.

Inclusionary Zoning

The applicant has submitted an Inclusionary Dwelling Unit Plan indicating intent to comply with the inclusionary zoning provisions of the Zoning Ordinance. The IDUP indicates that 12 of the

75 single-family units will be constructed to meet the affordability criteria. Four of the twelve units will be provided to families earning 70 percent of the area median income (AMI), with the remaining eight units to be provided to families earning 80 percent of the AMI. The IDUP narrative indicates that most of the units in the subdivision will be three-bedroom units, and that all of the units will be owner-occupied. The narrative includes a proviso that indicates that the number of bedrooms included in a particular house would be dependent on the home builder, but that all of the affordable units will contain at least 950 square feet by restrictive covenant. The applicant will be required to specify any deviations in the number of bedrooms in each unit prior to approval of the final plat for recording to insure that a representative number of affordable units are being provided for units containing more or less three bedrooms.

The twelve affordable housing units proposed satisfies the requirement that at least 15 percent of the overall dwelling units are affordable under the Zoning Ordinance provisions. The preliminary plat shows acceptable dispersion of the twelve affordable units throughout the subdivision, including four lots that will back up to the western wooded stormwater management tract, and two lots with frontage onto Cedarberry Circle and the wooded private greenspace island.

With the two incentive points this project earned, the applicant is requesting reductions in park dedication and park development fees, non-City provision of street tree planting and expedited review of the subdivision as incentives for this development. A report from the Community Development Block Grant Office regarding this project's compliance with the affordable housing program is attached, as is a report from the Parks Division about this project's eligibility for the requested fee reductions and non-City tree planting.

Additionally, the applicant is receiving a modest density bonus per the affordable housing incentive matrix in the Zoning Ordinance. Under the provisions of the inclusionary zoning program, the basis for calculating the density of projects located on agricultural lands or lands to be annexed to the City is the midpoint of the density range in the applicable neighborhood development plan. In this case, the density recommended in the Midtown NDP and Pioneer NDP is up to eight dwelling units per acre, with a midpoint of four units per acre. The gross density of the project is 5.36 units per acre sans outlots, approximately 34% greater than the midpoint. While the project is denser than the midpoint four dwelling units per acre, the project is well within the density range in the neighborhood development plans. The Planning Unit is agreeable with the proposed density by the developer and non-City street tree planting subject to the approval of the Parks Division.

CONCLUSION

The proposed Pine Hill Farms subdivision is generally in conformance with the recommendations of both the Pioneer Neighborhood Development Plan and Midtown Road Amendment to the High Point-Raymond Neighborhood Development Plan. The density of the project is within the density range recommended for the larger area in both plans, and staff believes the project will continue the development pattern emerging between Valley View Road and Midtown Road west from CTH M, which includes the Hawks Landing subdivision to the southeast and the proposed Linden Park subdivision to the east.

While neither plan makes specific recommendations about local street patterns for the area surrounding the site, the Planning Units believes that sufficient connectivity is proposed. Although no street connection is provided to the undeveloped parcel south of Pine Hill Farms, staff believes that adequate access to that parcel can be provided through the Hawks Landing subdivision. In the future, large-scale development of lands south and southwest of the proposed Pine Hill Farms development and west of Hawks Landings will likely be facilitated by the extension of a collector street south from Valley View Road to serve as a connection to South Point Road as recommended in both neighborhood development plans.

In closing, a combination of factors including the styles of homes contemplated, the efforts to preserve significant vegetation and the unique layout of many of the lots in the development should result in an attractive development that fits well with the nature of development occurring in the surrounding area.

RECOMMENDATIONS

The Planning Unit recommends that the Plan Commission forward **Zoning Map Amendment L.D. 3088**, rezoning 9435 Valley View Road from Temp. A (Agriculture) to R2S (Single-Family Residence District) to the Common Council with a recommendation of **approval**, subject to input at the public hearing and comments from reviewing agencies.

The Planning Unit also recommends that the Plan Commission forward **The Preliminary Plat** and **The Final Plat of Pine Hill Farms** and to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following condition(s):

1. Comments from reviewing agencies.
2. That the final plat be revised as follows:
 - a.) include a note specifying the nature of any private restrictions on the clearing of vegetation and/or the erection of any buildings within the proposed open space easements to be platted in the side and rear yards of selected lots in the subdivision; the note should indicate that the City of Madison will not enforce this easement;
 - b.) revise the final plat to identify the proposed affordable dwelling lots.
3. That the applicant receive final approval of the Inclusionary Dwelling Unit Plan and associated documents prior to recording of the final plat.

**Pine Hill Farm:
Staff Review of the Inclusionary Development Unit Plan:
(January 26, 2005 as revised March 30, 2005)**

Name of Development	Pine Hill Farm
Address	Valley View Road
Developer/owner	Holley Development LLC
Contact Person	William Holley (Holley Development) and Matthew Carlson (Michael Best and Friedrich)
Contact Phone	608. 831.4066 (Holley) and Carlson (257.7473)
Fax	608.283.2275 (Carlson)
Contact-mail	bill@holleydevelopment.com or mccarlson@mbf-law.com

Project includes total of 75 single family homes, of which 12 are proposed as IZ units.

CONCLUSION:

The project as proposed based upon the available information furnished by the developer:		
	Will comply with MGO 28.04 (25)	
X	Will comply with MGO 28.04 (25) if the following conditions or changes are met:	Developer needs to identify specific pricing as phases are planned, in order to comply with ordinance. The developer will need to provide information and designate the bedroom mix for the IZ units such that it is consistent with the mix for the market rate units.
	Does not comply for the following reasons:	

Reviewed by	Hickory R. Hurie, CD Grants Supervisor Barbara Constans, Grants Administrator
	Date: April 5, 2005

Synopsis:

Holley Development LLC is proposing to develop 75 single-family lots on 17 acres on the far west side of Madison, sell some of the lots to other builders, and itself build some of the homes within the subdivision. The developer-owners propose that 12 units be constructed as inclusionary units, with 8 units targeted toward 80% of Area Median Income, and 4 units targeted at 70% of AMI. The developer has indicated that the IZ units will be 3 bedroom units. The developers seek several incentives offered under the ordinance, including an expedited review process, parkland fee and dedication reductions, and non-city provision of street tree planting.

The proposed development disperses the inclusionary units throughout the four quadrants of the development in the following ratios: 2/20, 4/14, 2/9, and 2/25 of IZ units to total units. All of the homes are scheduled to be built within the same phase.

The developer has stated that he will price the units to meet the intent of the inclusionary zoning requirements of the ordinance.

1. PROPOSED ALLOCATION OF AFFORDABLE UNITS

Here is the proposed allocation of units based on price/rent level:

Number of units	At Market	At 80%	At 70%	At 60%	At 50%
for-sale units	63	8	4		
rental units					

The proposed allocation of units based upon bedroom size is not available at this time, although the developer forecasts that most of the homes will be built as 3 or 4 bedroom homes. The developer has stated that the IZ units will be developed as 3 bedroom units however the final mix will need to be determined as the bedroom mix for the development is established.

Number of units	Eff	1-bedroom	2-bedroom	3-bedroom	4-bedroom
For-sale:					
For-sale: Market-rate					
For-sale: Inclusionary units					
Rental: Market rate					
Inclusionary Dwelling units					

2. TABLE TO CALCULATE POINTS

This project's points		IZ units at 80% of AMI	70%	60%	50%
Percent of total units					
5%			1		
10%		1			
15%					
20%					
TOTAL for project					2

NOTE: The tables below are the general tables located in the ordinance and are included in this review for information only: (Shaded area indicates points earned by this proposal.)

For-sale: Per cent of dwelling units	At Market	At 80% of AMI	70%	60%	50%
Ord. points					
5%		0	1	2	3
10%		1	2	3	4
15%		2	3	4	5
20%		3	4	5	6

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Rental: Per cent of dwelling units	At Market	At 60% of AMI	50%	40%	30%
Ord. points					
5%		0	1	2	3
10%		1	2	3	4
15%		2	3	4	5
20%		3	4	5	6

3. ISSUES RELATED TO DESIGN, PRICING, OR TERMS OF IZ UNITS

Standards for Inclusionary dwelling units (IDUs)	Complies	Does not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate	TBD		Developer will need to review again with City staff as plans are developed.
Proportion of attached and detached IDU units is similar to Market rate.	Yes		All are single-family detached.
Mix of IDUs by bedroom size is similar to market rate	TBD		Will need to be detailed as project proceeds.
IDUs are dispersed throughout the project	Yes		IZ Lots are designated by an IZ on each parcel
IDUs are to be built in phasing similar to market rate	Yes		Yes: one phase
Pricing fits within Ordinance standards	Yes		Developer notes range of prices per income level. Actual prices will need to be specified
Developer offers security during construction phase in form of deed restriction	Yes		Standard terms will apply; developer states that IZ lots will be sold to builders with covenants for IZ compliance.
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction	Yes		Standard terms will apply.
Developer describes marketing plan for IDUs	Yes		Developer will handle marketing.
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification	X		
Terms of sale or rent	X		
Related optional decisions:			
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations			No arrangements made.
Developer has requested waiver for off-site or cash payment			No request for waiver
Developer has requested waiver for reduction of number of units			No request for waiver
Other:			

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4. INCENTIVES REQUESTED

- A) Density bonus of 10% (except developments of 4 or more stories and >75% of parking is underground, or has 30 or fewer detached du, then density of 20% per point) (limited to 3 points)
- B) Reduction in Park development fees (limit of 1 point)
- C) Reduction in Park Dedication requirements (limit of 1 point)
- D) 25% reduction in parking requirements (limit of 1 point)
- E) Non-city provision of street tree landscaping
- F) Cash subsidy from IZ fund, \$10,000/IZ unit for up to 50% of the on-site IZ units (Limit of 2 points)
- G) Cash subsidy from IZ fund, \$5,000/IZ unit for lower range column of households, up to 50% of on-site IZ units with 49 or fewer detached du or developments with 4 or more stories and at least 75% of parking is underground. (Limit of 2 points)
- H) One additional story in downtown design zones, not to exceed certain height requirements
- I) Eligibility for residential parking permits equal to number of IZ units in PUD
- J) Assistance in obtaining other funds related to housing
- K) Preparation of a neighborhood development plan from non-city sources (if development located in Central Services Area, is contiguous to existing development and no such plan exists.

5. ISSUES OF PROCESS

Are there issues in any of the following steps that should be identified now for closer attention?

Step	Standard Step Activity	Special Issues
Pre-conference with City Planning Staff	December 6, 2004	None identified
Presentation of Concept to City's Development Review Staff Team	Dec. 16, 2004	None identified
Submission of Zoning Application and IZ Dwelling Unit Plan	January 26, 2005, revision March 30, 2005	
Formal Review by City's Development Review Staff Team		
Formal Review by Plan Commission	April 18, 2005	
Appeal Plan Commission Decision to Common Council (optional)		
Compliance with Approved Inclusionary Dwelling Unit Plan	Deed restriction recorded for construction phase; Marketing Plan implemented	
Construction of development according to Inclusionary Dwelling Unit PI	2005-6	
Comply with any continuing requirements		No special issues noted

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Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

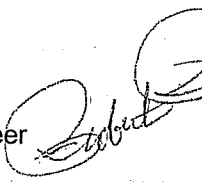
Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dalley, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

DATE: April 11, 2005
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer 
SUBJECT: Pine Hill Farm - Revised Preliminary and Final Plat

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Submit new names for Austrian Pine Way, Apple Orchard Trail, Pine Hill Farm Drive. They exceed the maximum number of letters allowed (12) on a standard street sign. Also provide a separate name for the section of street west of Winter Frost Place.
2. The Developer shall make improvements to Valley View Road as stated in Comments 3.6 and 3.14. The City Engineer may, at the City's determination, decide to make the improvements under a City let contract and charge the developer for the Developer's share of the cost.
3. The discharge points from the proposed detention/retention basin discharges to lands not under the control of the City of Madison, as easement must be acquired by the Developer from downstream landowners, prior to approval.
4. This plat is subject to the Lower Badger Mill Creek Impact Fee District for both storm and sanitary sewer. The Developer shall execute a waiver of assessments for these fees, prior to plat approval.
5. This development is required to detain the 100 year storm event.
6. Prior to plat approval, the Developer shall submit a plan for sanitary sewer service. The City Engineer advises that gravity sewer service is not available until at least 2008. Any temporary pumping facilities shall be at the Developers expense and in addition to prorated costs of the regional gravity system (see No. 4). Pumping to the Hawks Landing lift station shall not be an option.

GENERAL OR STANDARD REVIEW COMMENTS

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

Engineering Division Review of Plats (Pre-Preliminary, Preliminary, Final)

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and Certified Survey Maps

Name: Pine Hill Farm - Revised Preliminary and Final Plat

General

- 1.1 The Developer shall enter into a City / Developer agreement for the installation of public improvements required to serve this plat/csm. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat/csm without the agreement executed by the developer.
- 1.2 Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9' below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.3 It is anticipated that the improvements on [roadway name] _____ required to facilitate ingress and egress to the plat/csm will require additional right of way and/or grading easements located outside the plat/csm boundary. The developer shall acquire the right of way and/or sloping easements as required by the City at the developer's expense. In the event that the developer is unable to acquire the right of way and/or sloping easements required, the City shall assist the developer in acquiring the property and the developer shall pay the City for all costs associated with the acquisition.
- 2.4 The Developer shall petition for the street vacation of (roadway name) _____ and provide a legal description and sketch of the right of way to be vacated after consultation with the City Engineer.

Are the following requirements met?

- * Streets intersect at right angles.
- * A 15 foot minimum tangent at intersections from PC of curve to property line.
- * Arterial intersection spacing generally greater than 1200 feet.
- * Jogs are avoided at intersections. Arterial streets shall be adjusted to align if spacing less than 300 feet.
- * Spacing of intersections on local streets shall be greater than 300 feet.
- * Cul-de-sacs shall be less than 1000 feet long.
- * 100 foot tangents between curves.

- 2.5 _____
- 2.6 Property lines at intersections shall be rounded with a 15 foot radius on _____
- 2.7 Property lines at intersections shall be rounded with a 25 foot radius on _____
- 2.8 The right of way width on _____ shall be _____ feet, on _____ shall be _____ feet and on _____ shall be _____ feet.
- 2.9 _____ shall have a minimum centerline radius of _____ feet and _____ shall have a minimum centerline radius of _____ feet.
- 2.10 The cul-de-sac on _____ shall have a minimum radius of _____ feet with a minimum reverse curve radius of _____ feet.
- 2.11 The plat/csm shall show a temporary limited easement for a temporary cul-de-sac on _____ having a radius of _____ feet and a reverse curve radius of _____ feet. The easement(s) shall expire when the streets are extended.
- 2.12 The developer shall show on the plat/csm a 40 foot utility easement adjacent to [roadway name] _____

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The easement wording shall be approved by the City Engineer. The intent of the easement is to allow for the relocation of a major transmission line. The actual poles would remain on the right of way however major transmission lines require an easement beyond the space occupied by the poles for safety.

- 2.13 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.14 The Developer shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.15 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____. The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Developer shall construct Madison Standard street improvements for all streets within the plat/csm.
- 3.2 The developer shall show a 30 40 (*Strike one, 30 collector, 40 Arterial*) foot building setback line on the plat/csm adjacent to [Roadway Name] _____ for all lots in the plat/csm adjacent to said roadway.

Note: No buffer strip shall be dedicated to the City as the City does not want the maintenance.
- 3.3 Extensive grading may be required due to steep roadway grades.
- 3.4 The developer shall note that City funds for park frontage are limited and will be determined at the sole discretion of the City.
- 3.5 The developer shall construct sidewalk and record a waiver of their right to notice and hearings for the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO. Said sidewalk constructed in front of and waiver recorded to Lot(s) _____.
- 3.6 The Developer shall make the following improvement to Valley View Road. The Developer shall construct sidewalk and 16- feet of a future roadway including curb and gutter on the south side of the roadway.
- 3.7 The Developer shall construct sidewalk to a plan approved by the City Engineer and complete ditching as required by the City Engineer along [Roadway Name] _____.
- 3.8 The Developer shall grade the right of way line to a grade established by the City Engineer and complete ditching along the roadway as specified by the city engineer along [Roadway Name] _____.
- 3.9 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____. (*Also require the City / Developer agreement line 1.1*)
- 3.10 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.11 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] ___ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and section 4.09 of the MGO.
- 3.12 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.13 Developer shall make improvements to [Roadway Name] _____ considered temporary to facilitate ingress and egress to the plat/csm until such time as the ultimate improvement of the roadway is undertaken by the city.
- 3.14 The Developer shall make improvements to Valley View Road to facilitate ingress and egress to the plat/csm.

[Select one of the below comments for either of the above or leave general]

- The above improvement will consist of acceleration and deceleration tapers.
- The above improvement consists of rights turn lanes.
- The above improvement will consist of passing lanes.

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- The above improvement will consist of median openings.
- Caution – The improvements indicated above may require right of way outside of the plat/csm. See comment 2.3 to require additional right of way for this purpose.*

- 3.15 The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat/csm.
- 3.16 The developer shall confirm that adequate sight distance exists on _____ where public streets intersect. If adequate sight distance does not exist, the developer shall change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City.

Storm Water Management

- 4.1 An erosion control plan and land disturbing activity permit shall be submitted to the Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.2 The following notes shall be included on the final plat:
 - a. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
 - b. The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
- 4.3 Arrows shall be added to the certified survey map indicating the direction of drainage for each property line not fronting on a public street. In addition, the certified survey map shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the certified survey map.
 - a. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
 - b. All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
- 4.4 Prior to the issuance of building permits, the Developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The Developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.

The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system – NAD 27.

The following note shall accompany the master storm water drainage plan:

- a. For purposes of this plan, it is assumed that grading shall be a straight line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows.

No building permits shall be issued prior to City Engineering's approval of this plan.

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- 4.5 If the lots within this certified survey map are inter-dependent upon one another for storm water runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the certified survey map and recorded at the Dane Co Register of Deeds.
- 4.6 The following note shall be added to the certified survey map. "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop."
- 4.7 This plat/csm could affect a flood plain, wetland or other sensitive areas. As such, it shall be reviewed by the Commission on the Environment. Contact Mike Dailey at 266-4058 for further details. The proposed plat/csm may be considered a major change to the environmental corridor and be subject to a public hearing and approval of the Dane County Regional Plan Commission.
- 4.8 A portion of this plat/csm may come under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources for wetland or flood plain issues or navigable waterway. A permit for those matters may be required prior to construction on any of the lots currently within the plat/csm. Contact the WDNR & USACOE for a jurisdictional determination.
- 4.9 Prior to recording, this plat/csm shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Contact Greg Fries at 267-1199 to discuss these requirements.
- 4.10 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.11 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

Sanitary Sewer

- 5.1 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 5.2 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.

Mapping / Land Records

- 6.1 Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. **Note: Land tie to two PLS corners required.**
- 6.2 In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison NAD 1927 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established NAD 1927 Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division web address http://gis.ci.madison.wi.us/Madison_PLSS/PLSS_TieSheets.html for current tie sheets and control data. If a surveyor encounters an area without a published NAD 1927 value, contact Engineering Division for this information.
- 6.3. The Applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the **final plat/CSM** to the Mapping/GIS Section of the Engineering Division. **The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums in either Auto CAD Version 2001 or older, MicroStation Version J or older or Universal DXF Formats and contain the minimum of the following, each on a separate layer name/level number:**
 - a. Right-of-Way lines (public and private)
 - b. Lot lines
 - c. Lot numbers
 - d. Lot/Plat dimensions
 - e. Street names
 - f. Easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).

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NOTE: This transmittal is a separate requirement than the required submittals to Bob Arseneau for design purposes.

NOTE: New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.

- 6.4 In accordance with Section s.236.34(1) (c) which says a CSM shall be prepared in accordance with s.236.20(2) (c) & (f), Wisconsin Statutes, the Applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (site Register of Deeds recording data) and easements which are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements.

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Madison Water Utility



David Denig-Chakroff, General Manager

Alan L. Larson – Principal Engineer

523 East Main Street
Madison, Wisconsin 53703

Telephone: 608 266-4653

FAX: 608 266-4426

E-mail: allarson@ci.madison.wi.us

MEMORANDUM

Date: March 8, 2005

To: Tim Parks, Planning & Development

From: Alan L. Larson P.E.
Principal Engineer - Water

Subject: REZONING, PRELIMINARY PLAT, FINAL PLAT
Pine Hill Farm – Section 33 Town of Middleton
9435 Valley View Road

Madison Water Utility has reviewed this proposed plat and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS

There are no existing public water mains adjacent to this plat. If public water is not available at the time of actual development, this developer has the option of installing public water main on South Point Road and Valley View Road, or obtaining easements from the property owner to the east, **only over future public rights-of-way**, to connect to the public water main in Hawks Landing.

GENERAL OR STANDARD REVIEW COMMENTS

Except as noted above, all public water mains and water service laterals shall be installed by standard City of Madison subdivision contract.

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

Alan L. Larson, P.E.

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CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 4/8/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 9435 Valley View Rd.

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

GENERAL OR STANDARD REVIEW COMMENTS

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

2. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

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