

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
of April 24, 2006

RE: ID# 03281: Zoning Map Amendment L.Ds. 3182 – 3184, rezoning 3120-3160 Jeffy Trail from Temp. A to R1, R2T and R4 and ID# 03483, approval of the preliminary plat of “Badger Mill Creek.”

1. Requested Actions: Approval of a request to rezone 45.3 acres located at 3120-3160 Jeffy Trail from Temporary A (Agriculture District) to R1 and R2T (Single-Family Residence Districts) and R4 (General Residence District), and; approval of a preliminary plat creating lots 76 single-family lots, two lots for future multi-family development and six outlots for public stormwater detention and parkland and future development.
2. Applicable Regulations: Section 28.12 (9) provides the process for zoning map amendments; the subdivision process is outlined in Section 16.23 (5)(b) of the Subdivision Regulations.
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicant & Property owner: Rick McKy; 702 N. High Point Road, Suite 10; Madison.
Agent: Ronald Trachtenberg, Murphy Desmond, SC; 2 E. Mifflin Street, Suite 800, Madison.
Surveyor: Dave Glusick & Mike Marty, Calkins Engineering, LLC; 5010 Voges Road; Madison.
2. Development Schedule: Development of the subdivision will commence as soon as all necessary regulatory approvals have been granted.
3. Parcel Location: Approximately 45.3 acres located at the southern end of Jeffy Trail and the eastern end of Flagstone Drive, in Aldermanic District 1; Verona Area School District.
4. Existing Conditions: Two single-family residences and associated accessory buildings on large tracts of land in the City of Madison in Temp. A zoning.
5. Proposed Land Uses: 76 single-family lots, zoned R1 and R2T and two multi-family lots, zoned R4.
6. Surrounding Land Use and Zoning:
N & E: Single-family residences on large tracts in the Town of Verona;
South: Undeveloped agricultural land and single-family residences on large tracts in the Town of Verona;

West: Single-family residences in the Stone Crest Estates subdivision, zoned R2 (Single-Family Residence District); Woodland Fields Apartments, zoned R5 (General Residence District) and Flagstone Park;

7. Adopted Land Use Plan: The High Point-Raymond Neighborhood Development Plan recommends the area north of Flagstone Drive be developed with “low-density residential uses,” with “medium-density residential uses” recommended at the southwestern corner of Flagstone Drive and Jeffy Trail. Portions of the southern third of the site are recommended for “park, open space and drainage uses” with additional low-density residential uses interspersed. A private landscape buffer is required along the southern edges of the medium-density area.
8. Environmental Corridor Status: The subject site is not located in a mapped environmental corridor, though areas of woodlands and slopes in excess of 12% are present on or adjacent to the site. An mapped intermittent stream, Badger Mill Creek, follows the southern edge of the subject site, on which a 75-foot buffer will be required on the final plat of this project. A very narrow area of unofficially mapped wetlands abutting the creek crosses onto the very southern edge of the site.
9. Public Utilities & Services: The property will be served by a full range of urban services.

STANDARDS FOR REVIEW

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

ANALYSIS AND EVALUATION

The applicant is requesting approval of a zoning map amendment to rezone a 45.3-acre parcel from Temp. A (Agriculture) to R1 and R2T (Single-Family Residence Districts) and R4 (General Residence District) and approval of the preliminary plat of the Badger Mill Creek subdivision, which will contain 76 single-family lots, two lots for future multi-family development, and six outlots. Two existing single-family residences on the site will be accommodated within the proposed development on Lots 43 and 62. The site is comprised of three lots that were annexed into the City of Madison from the Town of Verona on March 21, 2006.

Background

The subject site is generally located at the southern end of Jeffy Trail, a largely narrow, unimproved two-lane roadway in the Town of Verona that extends approximately 1200 feet from Midtown Road. The first of the two existing residences is located on the northernmost 14.7-acre parcel, the former Ripple property, with access to the residence and detached accessory building provided by a private driveway that extends easterly from a partial cul-de-sac at the end of Jeffy Trail. The second of the two residences is located on the southernmost 15.3 acres, the former Morley property, with a private driveway extending due south from the end of Jeffy Trail

approximately 1100 feet to the residence. The undeveloped former Sonntag property sits on 15.4 acres between the two residential properties.

The subject site is a heavily wooded, rolling parcel characterized by a significant slope from east to west and south— particularly on the eastern half of the site— from a high point located just to the east of the subject property. A tree protection plan prepared at the developer's request notes that a large percentage of the vegetation on the property stems from a dense coniferous tree plantation located on the northern two-thirds of the site. Other tree coverage on areas of the site include a significant stand of deciduous trees that cover most of the steepest slopes on site along the eastern property line, including some slopes that are in excess of 12%. Additional areas of tree cover are found along the southern boundary near Badger Mill Creek and the western boundary backing onto the single-family lots along Mica Road to the west.

The proposed Badger Mill Creek subdivision will immediately adjoin the Stone Crest Estates subdivision located to the west, which was platted in 2000. Stone Crest Estates contains 182 single-family lots zoned R2, ten duplex lots along the western edge of the plat adjacent to CTH M, zoned R3, and three lots zoned R5 and developed with 166 multi-family units. Of those 166 multi-family units, 72 are located within the two-building Woodland Fields complex that adjoins the southwestern quadrant of the subject site, with single-family residences otherwise to the north. The plat also dedicated land for Flagstone Park, a portion of which adjoins the southwestern corner of the subject site.

The subject site is otherwise bounded by single-family residences on large tracts of heavily forested land to the north and east located in the Town of Verona. Lands to the south of the site extending south to Raymond Road are undeveloped, agricultural lands also in the Town.

At present, the subject site is not located within the Madison Central Urban Service Area (CUSA). A request to amend the CUSA to include this site will be submitted to Dane County Community Analysis and Planning Division and to the Wisconsin Department of Natural Resources (DNR) for approval concurrent with the Plan Commission and Common Council review of the proposed rezoning and preliminary plat. A condition of approval of the preliminary plat will restrict final approval and recording of the final plat of Badger Mill Creek subdivision until such time as the CUSA amendment has been approved by the DNR.

Zoning Map Amendment and Plat Review

Access to the proposed Badger Mill Creek subdivision will be provided by the extension of Flagstone Drive east from its current terminus at the eastern limits of the Stone Crest Estates subdivision and by the southerly extension of Jeffy Trail from its current public terminus adjacent to the northernmost extent of the site on the former Ripple property. A portion of the extension of Jeffy Trail will cross the unrelated Farin property in the Town of Verona on the west side of road. As a result, the City Engineer is requiring that the developer obtain an easement across the Farin tract as part of the subdivision improvements associated with this subdivision. The extension of Jeffy Trail will continue past extended Flagstone Drive and will be aligned to permit future extension south to Raymond Road at such time as the adjacent Smithies property is developed.

Most of the 76 single-family lots will be platted along extended Jeffy Trail and along two north-south residential streets, Streets "B" and "C," which will be created with the plat. The 12 lots on the east side of Street C will be zoned R1 and will be platted with additional street frontage, lot depth and lot area than the remainder of the proposed single-family lots, which will be zoned R2T. In all cases, the proposed R1 lots appear to significantly exceed the minimum lot design requirements of R1 zoning, which requires a minimum of 65 feet of lot width and 8,000 square feet of lot area per lot, with twice the minimum 100-foot lot depth and nearly twice the minimum lot area. The tree preservation plan submitted with the plat suggests that a 40-foot tree preservation buffer will be established on the final plat of this subdivision to preserve many of the mature deciduous trees located on the downward slope on these lots, though such a buffer is not shown on the preliminary plat.

The 64 R2T lots are also significantly larger than the minimum requirements of that district, which requires a minimum lot width of 44 feet and a minimum lot area of 5,000 square feet and was created to encourage development of pedestrian-scale single-family neighborhoods in newer areas of the City without need for planned development zoning. In addition to reduced lot width, depth and area compared to conventional R2 zoning, District R2T also allows for reduced front and rear yard setback requirements and establishes minimum design standards for individual single-family residences. The design standards stipulate that at least one ground-floor entry face the street and that garages either be located in the side or 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. In addition, R2T zoning allows for a minimum lot depth of 80 feet versus the 100-foot minimum required in other conventional zoning districts. While all of the proposed R2T lots in Badger Mill Creek would meet the requirements for R1 lots as described above, the Planning Unit supports the zoning of these lots to R2T due to the house design standards and reduced yard requirements included with that district. R2T also presents the best opportunity for limited tree preservation in the rear yards of lots particularly on the western half of the site where grades are much less severe due to the reduced front yard requirements.

The two multi-family lots, totaling 7.02 acres of land, will be located at the southwest corner of Jeffy Trail and Flagstone Drive adjacent to the 72-unit multi-family tract west of site in Stone Crest Estates. The two lots, Lots 77 and 78, will be zoned R4 in an anticipation of future multi-family development. An exhibit submitted with the plat suggests that a total of 118 units will be developed on these lots, which would result in an approximate density of 16.8 units per acre. However, an application for development on these two multi-family lots will be submitted for review at a future date, and including this exhibit with the plat information does not imply a City recommendation regarding future development on these lots.

A 40-foot landscape buffer will be required on the final plat along the southerly edge of Lot 78 to provide screening and buffering of that lot from the Ice Age Trail, which will cross properties south of this plat. Enforcement of the buffer planting plan will occur at the time a specific development proposal for that lot is offered.

The plat will dedicate a total of six outlots of varying size generally located on the southern half of the development site. Outlots 1 and 4 will be reserved for public stormwater management and

are located on either side of the future alignment of Jeffy Trail. Outlots 2 and 3 are reserved for future development at such time as the adjacent Smithies is developed and Jeffy Trail can be extended further south. Outlot 5 will be dedicated to the City for park purposes as a likely extension of Flagstone Park, while Outlot 6 will be dedicated to the City for greenway purposes separate from the parklands.

Neighborhood Development Plan

In anticipation of the annexations of these three parcels into Madison, an amendment to the High Point-Raymond Neighborhood Development Plan for the lands generally east of Mica Road was prepared to more accurately reflect the likely land use and street pattern in the area in light of development approvals on adjacent properties and the proposed Badger Mill Creek development. At the time the neighborhood plan was developed in 1997, a very conceptual street layout for the former Morley-Ripple-Sonntag properties and other lands located along and east of Jeffy Trail was included to serve the generally low-density residential uses recommended for this area. It was understood that future amendments and development proposals would further refine the NDP. As a result of the conceptual plan for Badger Mill Creek, the NDP was amended in October 2005 and again in March 2006 to reflect the street and land use pattern proposed in this development, as well as to show how lands north and east of the subject site could be developed. As a result of close work between the Planning Unit and developer, the proposed plat was submitted in substantial conformance with the detailed street and land use plans adopted in the NDP. The plan amendments provided for substantially higher densities for this development beyond the densities proposed in the original plan.

The High Point-Raymond NDP includes requirements for aesthetic management zones for projects visible from the Ice Age Trail and Elver Park, the former of which applies to the subject site. The aesthetic management zone is intended to reduce the visibility of adjacent developments from the environmental corridors by requiring an earth tone material palette to be approved for any subdivision in these zones. A material palette will be required as part of the submittal of the final plat of this subdivision for approval by the Planning Unit.

Inclusionary Zoning

The applicant has submitted an Inclusionary Dwelling Unit Plan (IDUP) indicating his intent to comply with the inclusionary zoning provisions of the Zoning Ordinance. The IDUP indicates that 12 of the 76 single-family units will be constructed to meet the affordability criteria, with eight units to be provided to families earning 80 percent of the area median income (AMI) and four to be provided to families earning 70 percent of the AMI. The single-family units in the subdivision will be owner-occupied and will contain either three or four bedrooms.

The 12 affordable single-family units proposed satisfies the requirement that at least 15 percent of the single-family dwelling units are affordable under the Zoning Ordinance provisions. The lots are relatively well dispersed, though no affordable units are proposed in the proposed R1 zoned portion of the plat (Lots 39-50).

This project has earned two incentive points. The applicant is requesting a host of incentives with

this project, including a density bonus, non-City planting of street trees, the ability to exempt Lots 39-50 from unit dispersion and a cash subsidy for the affordable units.

Regarding the density bonus requested, staff has determined the density of the single-family component of the project to be 3.74 units per acre based on all 76 lots occupying 20.3 acres of land. The density increases slightly to 4.16 units per acre for the 15.4 acres of the site the 64 R2T lots the developer will disperse the IZ units through. The Zoning Ordinance stipulates that the midpoint of the density range of a neighborhood development plan must be used to determine the density bonus a project will receive if no permanent zoning already exists. In this case, the High Point-Raymond NDP recommends the site for low-density residential development with a density of 0-8 units per acre, which results in a midpoint of four units per acre. Using the four-unit midpoint, the 15.4-acre area of R2T zoning would result in 61 units being developed, meaning that the 64 lots represent a bonus of 4.9 percent. The ordinance provides for a bonus of ten percent for every incentive point up to three points (a thirty percent bonus for this project). If the 20.3-acre area of all 76 lots is incorporated, a total of 81 units could be developed and there would be no bonus for the single-family component.

The area of the two proposed multi-family lots is recommended by the amended High Point-Raymond NDP for medium-density residential uses to be developed at an average density of 15 units per acre or greater. While suggesting an average density of 15 units per acre, the NDP does not provide a specific range for recommended medium-density land use. The range given for medium-density areas in most other neighborhood plans is 16-25 units per acre, with a midpoint of 21 units per acre. The developer is preliminarily proposing 40 units to be developed on Lot 77 and 70 units on Lot 78, resulting in a density of 15 and 16.1 units per acre, respectively, which is well below the recommended midpoint. Further details of the development of these two lots will be forthcoming on subsequent land use applications.

The ability to exempt certain units or areas of a development from IZ unit dispersion is not identified currently in the ordinance, although such exemptions have been granted with the approval of other similar projects. The Planning Unit does not object to the exclusion of these lots in this project. The Community Development Block Grant Office has also determined in their attached report that the project does not meet the requirements to receive the cash subsidy. Staff supports the granting of the street tree incentive.

It should be noted however that the City specifically amended the High Point-Raymond NDP at the request of the developer to allow the multi-family and higher density in an area originally identified for low-density residential development.

The two multi-family lots will be deed restricted to require designation of 15% of the units to be developed in that phase as affordable under the inclusionary provisions in the Zoning Ordinance. A more detailed inclusionary dwelling unit plan is needed for these lots that establishes the nature of the multi-family housing proposed (owner-occupied/ rental), the approximate number of units envisioned and the sale and/ or lease price of those units.

CONCLUSION

In general, the Planning Unit believes that the street and lot layout and pattern of land uses and densities proposed in the Badger Mill Creek subdivision conforms with the design and uses envisioned in the High Point-Raymond NDP, as amended.

The Plan Commission requested in October 2005 that any development proposals within the area of the amendment that included Badger Mill Creek include tree surveys and identification of optimal locations for tree preservation corridors. In response to this stipulation, the developer has submitted a summary of tree protection recommendations that will be incorporated into the development of the subdivision. The document acknowledges that most of the coniferous tree plantation located on the northern two-thirds of the site will be lost with the implementation of this subdivision, though opportunities for tree preservation exist. Among the areas that are identified for potential preservation is a 40-foot wide strip along portions of the southern and eastern limits of the subdivision and a line of mature oak and cherry along the western boundary of the plat adjacent to the single-family homes along Mica Road. The Plan Commission will recall that these trees were an area of neighbor concern when the neighborhood development plan amendment was before them in October 2005. The Planning Unit requests that the final plat be prepared to identify a tree preservation easement along the eastern 40 feet of Lots 39-50 to ensure preservation of as much mature vegetation on those lots as possible. The final plat should also be submitted with a preliminary grading plan that identifies the proposed areas of disturbance throughout the subdivision overlaid on top of a generalized map of the areas of mature vegetation so that staff may work with the applicant to identify areas where vegetation may be preserved. The tree information overlay should contain a tree inventory showing the size and species for those areas specifically identified in the tree protection plan submitted with the preliminary plat so that opportunities for additional tree preservation easements can be identified.

RECOMMENDATIONS

The Planning Unit recommends that the Plan Commission forward **Zoning Map Amendment LD. 3182, 3183 & 3184**, rezoning 3120-3160 Jeffy Trail from Temp. A (Agriculture) to R1 and R2T (Single-Family Residence Districts) and R4 (General 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 of Badger Mill Creek** to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the developer submit a final plat for approval in accordance with the Section 16.23 (5)(c) of the Subdivision Regulations.

3. That the final plat shall include a 40-foot landscaping buffer strip along the length of the south lot line of proposed Lot 78 and a tree preservation easement along the eastern 40 feet of Lots 39-50.
4. That the final plat include a 75-foot setback from the ordinary high-water mark of Badger Mill Creek or adjacent wetlands as required by the Planning Unit, Parks Division and City Engineer.
5. That the final plat be submitted with a preliminary grading plan identifying areas of land disturbance throughout the subdivision overlaid on top of a generalized map of the areas of mature vegetation to assist staff in identifying areas where existing vegetation may be preserved. The tree information overlay shall contain a tree inventory showing the size and species for those areas specifically identified in the tree protection plan submitted with the preliminary plat so that opportunities for additional tree preservation easements can be identified and conditioned with the approval of the final plat.
6. That final approval and recording of the final plat of Badger Mill Creek subdivision not occur until such time as the subject site has been added to the Madison Central Urban Service Area.
7. That the final plat be submitted showing the limits of the field-located drainageway extending through Outlots 1 and 2. An environmental corridor amendment to reflect this drainageway and any necessary setbacks there from will be established at the time the final plat is approved.
8. That the exterior of all buildings in this subdivision be constructed of materials to match an exterior materials palette to be approved by the Planning Unit prior to the recording of the final plat of Badger Mill Creek and that those materials be detailed on any building permit submittals for these lots.
9. That a detailed landscaping buffer plan for the south line of Lot 78 be submitted as part of any future land use applications for that lot.
10. That the applicant submit a completed Inclusionary Dwelling Unit Plan for approval and recording with the final plat of the subdivision that includes a complete IDUP, marketing plan and deed restriction requiring compliance with the inclusionary housing provisions of the Zoning Ordinance for the two proposed multi-family lots. The IDUP for the multi-family lots shall establish the nature of the multi-family housing proposed (owner-occupied/ rental), the approximate number of units envisioned and the sale and/ or lease price of those units.
11. The Inclusionary Dwelling Unit Plan may need to be revised to show an amended lot dispersal plan for the single-family component to identify inclusionary lots amongst Lots 39-50 if the Zoning Ordinance is not amended to allow exclusion of those lots.

Badger Mill/ Jeffy Trail
Staff Review of the Inclusionary Development Unit Plan:
(April 19, 2006)

Name of Development	Badger Mill/Jeffy Trail
Address	3120-3160 Jeffy Trail.
Developer/owner	Rick A. Mcky
Contact Person	Ron Trachtenberg
Contact Phone	608.268-5575
Fax	608.257-2508
Contact-mail	rtractenberg@murphydesmond.com

SYNOPSIS:

This project includes a total of 76 single-family units, and 2 multi-family condo parcels. The IDUP as submitted deals only with the single-family lots but the cover letter says the condo lots will conform to IZ when submitted.

The IDUP as submitted indicates that all of the 12 required IZ units would be either 3 or 4 bedroom homes, with 4 units at 70% AMI and 8 units at 80% AMI.

Proposal is to price the units in order to meet the inclusionary zoning requirements of the ordinance at the time the marketing period for each unit begins based on the projected phasing of the project.

Bonuses requested:

The IZ units are dispersed throughout the development with the exception of lots 39 – 50 which are requested for exemption from the ordinance. Their 17% reservation request is within 20% of total developable land limit as outlined in proposed changes to the ordinance and would use up their 2 bonus points if the proposed changes were adopted.

Request is for \$60,000 of subsidy funds for the IZ units. Does not meet terms of ordinance for cash subsidy.

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: Proposes to meet IZ but requests exemption from dispersion of IZ units on lots 39-50.	Changes regarding dispersion and location of the IZ units would need to be adopted to allow this to conform to the ordinance or a waiver would need to be granted.
	Does not comply for the following reasons:	

Reviewed by	Barb Constans, CD Grants Administrator Hickory R. Hurie, CD Grants Supervisor
	Date: April 19, 2006

1. PROPOSED ALLOCATION OF AFFORDABLE UNITS

Number of units	At Market	At 80%	At 70%	At 60%	At 50%
for-sale units	64	8	4		
rental units					

Number of units	Efficiency	1-bedroom	2-bedroom	3-bedroom	4-bedroom
For-sale: Market-rate				Unknown	Unknown
For-sale: Inclusionary units				UK	UK

2. TABLE TO CALCULATE POINTS

THIS PROJECT:

Jeffy Trail	At Market	At 80% of AMI	70%	60%	50%
5%			1		
10%		1			
15%					
20%					
TOTAL for project					2

Per Ordinance

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

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		Assume this is correct although no detail is provided on layout of market unit types
Mix of IDUs by bedroom size is similar to market rate	Yes		Will need to be detailed as project proceeds.
IDUs are dispersed throughout the project	Yes with notes:		Requests exemption for lots 39-50, at 17% the reservation request is within 20% of total developable land limit as outlined in proposed changes to the ordinance and would use up their 2 bonus points.
IDUs are to be built in phasing similar to market rate	Yes		
Pricing fits within Ordinance standards	Yes		Units will be priced at time marketing starts – which will match the phases of the development
Developer offers security during construction phase in form of deed restriction	Yes		
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		Standard terms will apply.
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification	Yes		
Terms of sale or rent	Sale		
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations	No		no arrangements made; developer will handle marketing.
Developer has requested waiver for off-site or cash payment	No		No request for waiver

Developer has requested waiver for reduction of number of units	No		No request for waiver
Other:			

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 units, 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, \$5,000/IZ unit for units designated for families at 60% AMI or less (for owner occupied units) and 40% AMI or less for rental units (Limit of 2 points)
- G) Cash subsidy from IZ fund, \$2,500/IZ unit for projects with 49 or fewer detached dwelling units 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.
- L) Other : Release of units 39-50 from dispersion requirements
- L) Other: Requesting cash subsidy based on prior ordinance version. NOTE : project as proposed does not qualify for cash subsidy under the current ordinance.

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	February 2006	None identified
Presentation of Concept to City's Development Review Staff Team	March 7, 2006	
Submission of Zoning Application and IZ Dwelling Unit Plan	March 8, 2006	
Formal Review by City's Development Review Staff Team	April 20, 2006	
Formal Review by Plan Commission	May 1, 2006 for preliminary plat approval	
Appeal Plan Commission Decision to Common Council (optional)		
Compliance with Approved Inclusionary Dwelling Unit Plan	Deed restriction will be recorded for construction phase on both the single family and multi family lots Marketing Plan implemented	
Construction of development according to Inclusionary Dwelling Unit Plan	Will be done in phases as market units are completed. Multi family units will happen at a later date	
Comply with any continuing requirements	Sample 5% of IDU annually for compliance review.	



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
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608 264 9275 FAX
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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 3, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: Badger Mill Creek Preliminary Plat & Rezoning

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

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

1. A temporary public street easement for temporary turn arounds shall be provided for the southern end of Jeffy Trail and Street "C" and on Lot 38 or 39 for Street "C".
2. Street A is a continuation of Red Granite Road and shall be named accordingly.
3. The Developer shall construct Madison Standard Street Improvements for Jeffy Trail.
4. All wetlands and navigable streams shall be shown on the plat with the statutory setbacks (wetland 75-feet, streams 35-feet) shown on the plat. This shall affect the ability to develop proposed Outots 1 and 2.
5. Lands within this plat are subject to Storm Water Impact Fees associated with the Upper Badger Mill Creek Storm Water Improvement Impact Fee District.
6. Off-plat sanitary sewer main required to serve development. City Engineering recommends serving development to the south and connecting to the MMSD main.
7. These lands are not presently within the Central Urban Service Area and cannot be platted or developed until brought into the CUSA.
8. Outlots shall clearly be designated "dedicated to the public" for specific use (Park, Engineering Storm) or private for redevelopment.

GENERAL OR STANDARD REVIEW COMMENTS

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



and Certified Survey Maps

Name: Badger Mill Creek Preliminary Plat & Rezoning

General

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

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] Jeffy Trail 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 all intersections.
- 2.7 Property lines at intersections shall be rounded with a 25 foot radius on _____

- 2.8 The right of way width on _____ shall be _____ feet, on _____ shall be _____ feet and on _____ shall be _____ feet.
- 2.9 _____ shall have a minimum centerline radius of _____ feet and _____ shall have a minimum centerline radius of _____ feet and _____ shall have a minimum centerline radius of _____ feet.
- 2.10 The cul-de-sac on _____ shall have a minimum radius of _____ feet with a minimum reverse curve radius of _____ feet.
- 2.11 The plat/csm shall show a temporary limited easement for a temporary cul-de-sac on _____ having a radius of _____ feet and a reverse curve radius of _____ feet. The easement(s) shall expire when the streets are extended.
- 2.12 The developer shall show on the plat/csm a 40 foot utility easement adjacent to [roadway name] _____ The easement wording shall be approved by the City Engineer. The intent of the easement is to allow for the

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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 [Roadway Name] _____. The Developer shall construct sidewalk and _____ feet of a future _____ foot roadway including curb and gutter on the _____ 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 [Roadway Name] _____ 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.

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

- 3.15 The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat/csm.
- 3.16 The developer shall confirm that adequate sight distance exists on _____ where public streets intersect. If adequate sight distance does not exist, the developer shall change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City.
- 3.17 All proposed street names shall be approved by the City Engineer. Applicant shall contact Lori Zenchenko (608-266-5952) with street name requests.

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.

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All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows.

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

- 4.5 If the lots within this certified survey map are inter-dependent upon one another for storm water runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the certified survey map and recorded at the Dane Co Register of Deeds.
- 4.6 The following note shall be added to the certified survey map. "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water 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 the plat/csm, the applicant shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.11 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

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

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

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

- 4.12 A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the applicant shall contact Randy Whitehead (608-266-4099) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

Sanitary Sewer

- 5.1 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to 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.
- 5.3 This land division contains or is adjacent to facilities of MMSD. Prior to approval, applicant shall provide evidence that MMSD has reviewed and approved the proposed land division.

Mapping / Land Records

- 6.1 Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County

Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. **Note: Land tie to two PLS corners required.**

- 6.2 In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference **City of Madison 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).
- 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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Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
 215 Martin Luther King, Jr. Boulevard
 P.O. Box 2986
 Madison, Wisconsin 53701-2986
 PH 608/266-4761
 TTY 608/267-9623
 FAX 608/267-1158

April 21, 2006

TO: Plan Commission

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

SUBJECT: 3120 to 3160 Jeffy Trail – Rezoning / Preliminary Plat– Temp A to R1, R2T & R4 / Badger Mill Creek Town of Verona Sec. 3

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

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

1. The plat shall provide a 15 ft wide ped-bike easement along the southern edge of Lot 78 from Jeffy Trl to OL 5.
2. The plat is subject to special assessments or impact fees for Midtown Road Area-wide Assessment and Impact Fee District for traffic signals and associated intersection improvements based on Council adopted resolutions. These shall be cleared prior to final plat approval.

GENERAL OR STANDARD REVIEW COMMENTS

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

1. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights prior to sign off.
2. Utility easements shall be provided as follows:

Between Lots	Between Lots
3 & 4	60 & 61
6 & 7	65 & 66
12 & 13	67 & 68
14 & 15	69 & 70
18 & 19	* 12 ft. ALONG THE WESTERLY EDGE OF
21 & 22	LOT 76
40 & 41	
43 & 44	
46 & 47	

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49 & 50	
55 & 56	

3. The applicant shall show a detail drawing of the 12 ft. utility easement dimensions and lot lines on the face of the plat.

4. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Dan J. McCormick, P.E., City Traffic Engineering at 266-4761 if you have questions regarding the above items.

Contact Person: Mike Marty
Fax: 608-838-0445
Email: mmary@calkinsengineering.com

DCD:DJM:dm



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: 4/17/06
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **3120-3160 Jeffy Trl.**

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. Per MGO 34.19, 34.20 and IFC 503.2.5:
 - a. A fire apparatus access road that is longer than 150-feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45 degree wye, 90 degree tee) at the end of the fire apparatus access road. This turnaround shall be constructed of concrete or asphalt only, and designed to support a minimum load of 80,000 lbs. And by Lot 23, 38, & Jeffy Trail.

GENERAL OR STANDARD REVIEW COMMENTS

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

2. Per MGO 34.19, 34.20 and IFC 503.2.5:
 - a. 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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7960 Raymond Rd.
Madison, WI 53719
April 27, 2006



Tim Parks

Dept of Planning and Development
Madison, WI 53701

Dear Sir:

My name is Lois K. Smithies and I live on 9.7 acres of land in Verona Township, much of which is adjacent to the Jeffrey Trail property, here being discussed for annexation to the city of Madison. It appears that this development is to consist almost entirely of family residences. I oppose this rezoning proposal. Let me tell you why.

I am 82 years old and have lived here for 44 years. All that time I have seriously attempted to preserve the existing integrity of the landscape and have done little to alter it. The major feature is mixed woodland on a terminal moraine. At the lower end of the property is a small kame with a remnant of a natural prairie containing pasque flowers and a few other valuable prairie plants. This along with the semi-rural surrounding land has provided a wildlife sanctuary of incredible diversity for animals and especially for birds. There are many resident nesting birds because of the excellent habitat and also a great variety of migratory species that come during the spring and fall migrations. (I have personally identified more than 90 species, including a great horned owl sitting in a bird bath.)

The only alterations to the property have been a few walking paths, a couple of small prairie patches I started and the introduction into the woods of many native wildflowers (mostly spring ephemerals) which have spread widely.

I fear that the intense residential development proposed will, in effect, destroy this sanctuary for wildlife. There are so few areas like this left in the county that one more loss will be a huge one. I, therefore, oppose the rezoning as described.

Sincerely

A handwritten signature in cursive script that reads "Lois K. Smithies".

Lois K. Smithies