



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 940-1040 S High Point Road, 1051 S Pleasant View Road, and 902 Landmark Trail

**Application Type:** Revised Preliminary Plat and Final Plat of *Hill Valley*

**Legistar File ID #** [86737](#) and [86738](#)

**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted

## Summary

**Applicant:** Matt Brink, VH Hill Valley, LLC/ Veridian Homes; 6801 South Towne Drive; Madison.

**Surveyor:** Brett Stoffregan and Dan Day, D’Onofrio Kottke & Associates; 7530 Westward Way; Madison.

**Property Owner:** The High Spring Limited Partnership; 401 N Carroll Street; Madison.

### Requested Actions:

- Approving the revised preliminary plat of *Hill Valley*, creating 553 single-family lots, 228 lots for 114 two-family dwellings, 68 lots for townhouse units, 11 lots for future multi-family dwellings, one lot for future mixed-use development, five outlots to be dedicated for public park, seven outlots to be dedicated for stormwater management, two outlots for private alleys, two outlots for private open space, and one outlot for future development; and
- Approving the final plat of *Hill Valley* to create 40 single-family lots, two outlots for public parkland, and two outlots for public stormwater management.

**Proposal Summary:** The preliminary plat of *Hill Valley* was approved by the Common Council on December 10, 2024 subject to conditions following a Plan Commission recommendation on December 2. Among the conditions of approval was a requirement that the applicant submit a revised preliminary plat of the subdivision with the first final plat that addresses many of the major/non-standard conditions of the December approval.

The proposed final plat of *Hill Valley* comprises 34.28 acres generally located at the southeastern corner of the overall site and creates 40 lots for future single-family residences as well as the dedication of the large open space to be located generally west of Waldorf Boulevard, south of future “N” Street, and north of existing Mid Town Commons Park. The open space to be dedicated with the first final plat includes three outlots to be dedicated to the City for stormwater management and two outlots to be dedicated to the City for parkland. A fourth outlot in the southeastern corner of the plat will also be dedicated for stormwater management with the final plat.

The applicant anticipates construction of the first phase of the subdivision in 2025, with completion of the subdivision to occur in eight phases over 10-15 years based on market demand for the future units and mixed-use development. A conceptual phasing plan is attached to the materials for the development.

**Applicable Regulations & Standards:** The subdivision process is outlined in Section 16.23(4) of the Subdivision Regulations.

**Review Required By:** Plan Commission and Common Council.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission forward the revised preliminary plat of *Hill Valley* (ID 86737) and first final plat (ID 86738) to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions from reviewing agencies for the **preliminary plat** beginning on **page 7** of this report and for the **final plat** beginning on **page 19**.

## Background Information

**Parcel Location:** The overall Hill Valley development consists of four parcels that extend between S High Point Road and S Pleasant View Road (CTH M) from approximately Lois Lowry Lane and Prairie Hill Road on the north and Starr Grass Drive on the south. The first final plat comprises 34.28 acres located in the southeastern corner of the site. The entire site is located in Alder District 1 (Duncan) and the Middleton-Cross Plains Area School District; the site will be annexed to the Madison Metropolitan School District per an agreement between the two school districts.

**Existing Conditions and Land Use:** The 213.7 acres of land are undeveloped and zoned A (Agricultural District), TR-P (Traditional Residential–Planned District), TR-U1 (Traditional Residential–Urban 1 District), and CC-T Commercial Corridor–Transitional District) consistent with the December 2024 rezoning approvals.

### Surrounding Land Uses and Zoning:

**North:** Single-family residences and parkland in the Applewood Hill subdivision in the Town of Middleton; in the City, single- and two-family residences in the Westview Hills subdivision, zoned SR-C1 (Suburban Residential–Consistent 1 District) and SR-C3 (Suburban Residential–Consistent 3 District); single-family residences and Newberry Park in the Newberry Heights subdivision, zoned PD; and Madison Water Utility Well 26, zoned A (Agricultural District);

**South:** The Springs at Pleasant View Apartments, zoned TR-U2 (Traditional Residential–Urban 2 District); Mid Town Commons Park; multi-family residences in Mid Town Commons, zoned PD; stormwater greenway and single-family residences in the First Addition to Valley Ridge subdivision, zoned TR-C3 (Traditional Residential–Consistent 3 District);

**West:** Future employment development in the University Research Park–Pioneer subdivision across S Pleasant View Road, zoned SE (Suburban Employment District); and

**East:** Across S High Point Road, single-family residences in the High Point Estates subdivision, zoned SR-C1, and Valley Ridge subdivision, zoned PD; Hope And A Future multi-generational housing community, zoned SR-V2 (Suburban Residential–Varied 2 District).

**Adopted Land Use Plan:** The 2017 [High Point-Raymond Neighborhood Development Plan](#) was first adopted in 1997 and amended in 2017 to provide detailed land use, utility/service, design, and transportation recommendations for the area of the existing and future City roughly bounded by S Pleasant View Road/ CTH M on the west, Elver Park on the east, McKee Road/CTH PD on the south, and Valley View Road on the north. The neighborhood development plan recommends the subject site for a variety of residential uses at a range of potential densities across the property, with a node of potential mixed-use development recommended along S High Point Road opposite Welton Drive. The plan also recommends the expansion of Newberry Park and Mid Town Commons Park, with stormwater management parcels located at or near low points across the site.

The land use polygons for the site in the neighborhood development plan are generally reflected on the future land use maps in the 2023 Comprehensive Plan, which recommends Medium Residential (MR), Low-Medium Residential (LMR), Low Residential (LR), and Park and Open Space (P). A couple of parcels recommended for residential development in the Residential Housing Mix (HM) 2 and 3 categories in the neighborhood development plan are elevated to a slightly higher density on the Comprehensive Plan generalized future land use maps.

**Zoning Summary:** The proposed lots are zoned TR-P (Traditional Residential–Planned District), TR-U1 (Traditional Residential–Urban 1 District), and CC-T (Commercial Corridor–Transitional District). Review of the proposed lots for conformance with those districts may be found in the Appendix A–Zoning Criteria at the end of this report.

**Environmental Corridor Status:** The subject site is located in the Central Urban Service Area. The planned expansion of Mid Town Commons Park and nearby stormwater management along the southern edge of the site are located in a mapped environmental corridor.

**Public Utilities and Services:** The subject site will be served by a full range of urban services as it develops, including Metro Transit, which provides peak-period bus service along S High Point Road and Starr Grass Drive on Route 55. However, the proposed subdivision is not currently served by full-time/ all day bus service.

## Previous Approval

On December 10, 2024, the Common Council approved a request to rezone 940-1040 S High Point Road, 1051 S Pleasant View Road, and 902 Landmark Trail from A (Agricultural District) to TR-P (Traditional Residential–Planned District), TR-U1 (Traditional Residential–Urban 1 District), and CC-T (Commercial Corridor–Transitional District) and approved the preliminary plat of *Hill Valley*, creating 558 single-family lots, 222 lots for 111 two-family dwellings, 68 lots for townhouse units, four lots for future multi-family dwellings, one lot for future neighborhood commercial, one lot for future mixed-use development, three outlots to be dedicated for public park, five outlots to be dedicated for stormwater management, one outlot for a private alley, and three outlots for private open space. [A request to zone a one-acre lot in the northwestern corner of the plat to NMX (Neighborhood Mixed-Use District) was placed on file.]

For more information on the zoning map amendment and original preliminary plat requests, please see ID [85814](#) and [85415](#), respectively.

## Project Description

VH Hill Valley, LLC/ Veridian Homes is requesting approval of a revised preliminary plat and first phase final plat of *Hill Valley* for the undeveloped approximately 213.7-acre parcel that extends between S High Point Road and S Pleasant View Road (CTH M) from approximately Lois Lowry Lane and Prairie Hill Road on the north and Starr Grass Drive on the south.

The revised preliminary plat was required to precede or be submitted concurrently with the first final plat of the subdivision to allow staff and the Plan Commission the opportunity to review the revisions required as conditions of the original preliminary plat approval in December 2024. The required revisions vary in scale and scope, with the most significant being the configuration of the land to be dedicated for the planned expansion of Mid Town

Commons Park and the configuration of the block bounded by “H” Street, “K” Street, and “BB” Street including one of the planned private parks.

In addition to addressing the revisions to the plat required with the original approval, the applicant has also slightly modified the subdivision to adjust the number of lots to be created. While the number of lots for single-family residences, two-family residences, and townhouses is roughly the same as originally proposed, the number of lots for future multi-family development has been increased to reflect the phasing of those blocks. The applicant indicates that the total number of dwelling units of all types anticipated across the Hill Valley subdivision will be 1,564-1704 units, which is similar to the number of units estimated when the development was first rezoned and preliminary platted.

The revised preliminary plat also adjusts the number of outlots to be created with the Hill Valley subdivision. Five outlots will be dedicated for public park (Outlots 2, 5, 8, 9, and 14), including four that will comprise the expansion of Mid Town Commons Park along the southern edge of the subdivision. Seven outlots will be dedicated for stormwater management across the site (Outlots 1, 3, 4, 6, 7, 10, and 15). In addition, two outlots will be created for private alleys (Outlots 11 and 13), two outlots will be created for private parks (Outlots 12 and 16), and one outlot will be created for future development (Outlot 17). Outlot 17 is currently zoned A (Agricultural District); the applicant anticipates seeking rezoning and plat approvals for that portion of the site with subsequent applications.

The proposed final plat will create 40 lots for a combination of alley-loaded and street-loaded single-family residences in the southeastern corner of the overall development, which will primarily front onto the extension of Waldorf Boulevard and “E” Street/Velvet Leaf Drive. The final plat also will dedicate an outlot for stormwater management south of “E” Street adjacent to S High Point Road (Outlot 1) as well as a series of intermingled outlots west of Waldorf Boulevard that will include stormwater management on Outlots 3, 4, and 6 and the expansion of Mid Town Commons Park on Outlots 2 and 5.

## Analysis

In approving the preliminary plat and related zoning map amendments in December 2024, the Plan Commission and Common Council found that the proposed *Hill Valley* subdivision was generally consistent with the recommendations in the High Point-Raymond Neighborhood Development Plan and Comprehensive Plan. The layout and development pattern contained on the revised preliminary plat is consistent with the layout and development pattern on the original preliminary plat, and by extension, the adopted plans. The streets in the proposed subdivision also will comply with the requirements in the Complete Green Streets Guide. The proposed final plat substantially conforms to the proposed preliminary plat.

The revised preliminary plat largely addresses the many conditions of approval imposed on the original preliminary plat. The revisions include:

- **The configuration of Mid Town Commons Park:** Staff from the Parks Division and Planning Division expressed concerns that the size, location, and layout of the park outlots on the earlier preliminary plat did not achieve the objectives for the planned expansion of that community park, in part due to the proposed location of two outlots proposed for stormwater management, which staff felt hurt the continuity and cohesion of the expanded park. The staff report for the original preliminary plat noted that the applicant and staff would work together to redesign the southern edge of the plat to meet the Parks

Division's objectives for Mid Town Commons Park prior to final platting while allowing the Hill Valley development to meet its stormwater needs.

During the review of the original preliminary plat as well as subsequent to its December 2024 approval, the project team and staff from the Parks Division, City Engineering Division, and Planning Division have worked collaboratively to address the park layout concerns. Addressing the layout of the park outlots along the southern edge of Hill Valley was further complicated by the need to site the land for stormwater infiltration outside the wellhead protection zone for Madison Water Utility Well 26. Although Well 26 is located adjacent to the northeastern corner of the Hill Valley development, its catchment zone extends southwesterly through the center of the site. State law prohibits stormwater infiltration among other land use restrictions within such zones to protect groundwater quality near a public water well like Well 26.

The proposed layout of Mid Town Commons Park represented by Outlots 2, 5, 8, and 9 of the revised preliminary plat as well as the size and location of Outlots 3, 4, and 6 has been carefully designed and negotiated between the developer and City staff to create an acceptable layout for the northward expansion of the park while meeting the restrictions on where and how stormwater management is provided for the portion of Hill Valley that drains to the south. Parks Division staff anticipates that a master park plan for Mid Town Commons Park will occur subsequent to the dedication of these outlots, which will provide the vision for how the expanded community park will be designed and built to best take advantage of both its current and additional lands given the unique topography and restrictions present.

- **"J" Street and Eastern Private Park Outlot:** The original preliminary plat for Hill Valley called for the lots located on the block bounded by "H," "K," and "BB" Streets on the eastern side of the development to be accessed from a narrow public street or alley labeled as "J" Street. The lots on the southeasterly side of "J" Street would front onto one of the two private park outlots proposed to provide open space for the development, which was proposed at the northwestern corner of "H" and "K" Streets.

During the review of the original preliminary plat, a number of concerns emerged over this proposed layout. The Fire Department required that the dwellings abutting the park outlot be addressed from a street and not an alley and that adequate fire access be provided. The intent of the conditions required those homes to have "front" doors from "J" Street so that first responders arriving at one of those residences would have direct access instead of front doors on the park to avoid confusion during an emergency. Additionally, "J" Street did not meet the minimum requirements for an alley providing the sole means of access to the abutting lots per the Subdivision Regulations. However, as a named street as compared to an alley, "J" Street would need to be designed as a Complete Green Streets Guide-compliant street type, which would likely result in a wider right of way and paved area than an unnamed alley, and may also require sidewalks and terraces consistent with a conventional street design. The original plat approval was conditioned on the developer resolving the concerns as part of a revised preliminary plat.

The solution now proposed for this block calls for a private street or lane in Outlot 13 to provide access to the fronts of Lots 436–445, which will overlook a 1.25-acre private park to be located on Outlot 12. The preliminary plat indicates that Outlot 13 would include a 10-foot wide easement for public sidewalk as well as a 30-foot wide easement for public water and sanitary sewer to serve the abutting lots.

Staff has reviewed the proposed revision to this block and believes that it begins to address the concerns previously raised. However, “J” Street appears to still not meet either the requirements for an alley in the Subdivision Regulations or as a Complete Green Streets Guide-compliant street type. Meanwhile, additional information is needed regarding the design of the private street located in Outlot 13 between Lots 436–445 and Outlot 12, including the planned cross-section so that it may be determined if adequate fire access is being provided to those lots, which would typically require a minimum 20-foot wide lane designed to support the weight of fire apparatus.

The Subdivision Regulations discourage but do not prohibit the creation of private facilities like the small park on Outlot 12 or the private street/lane in Outlot 13, and the Parks Division typically would not accept a new park smaller than five (5) acres in area as public due to concerns about programming and maintenance for smaller tracts. However, in the case of private parkland, the Subdivision Regulations allow for credit to be given towards the parkland dedication requirements for parkland that is available for public use but is privately owned and maintained (which will also apply to Outlot 16 of the revised preliminary plat). While public streets are preferred in new subdivisions, the Subdivision Regulations allow private streets so long as the private covenants, conditions and restrictions for the subdivision include language providing for the private maintenance of the private street(s) in perpetuity. In addition, the Streets Division will not provide refuse or recycling collection from a private street, so the owners of the adjacent lots will be required to make plans for private waste collection or to move their City-issued carts to a public street right of way for collection by the City.

As an alternative to a private street, staff would like to explore with the applicant the dedication and construction of Outlot 13 as a public street fronting Lots 436–445. A final decision on the street between Lots 436–445 and Outlot 13 would occur prior to the platting of this phase of the development. City staff has not discussed which street type under Complete Green Streets would be applied to a public street under this scenario, though a Neighborhood Shared Street has emerged as an option. Under the Complete Green Streets Guide, a neighborhood shared street is described as a “[t]ight neighborhood street where walking, biking, driving, parking, and playing take place in the same space. Often additional design features than used on regular streets are needed, such as decorative paving and more street furniture. There is no standard for design for neighborhood shared streets because the designs vary considerably and are very nuanced...” Neighborhood shared streets have no determined right of way width and are envisioned as year-round accessible pedestrian spaces designed for very low vehicle volumes (less than 500 motor vehicles per day) at slow speeds, with minimal or no curbs, and little or no on-street parking. Additional considerations for a neighborhood shared street in Hill Valley would include accommodating emergency access and trash collection in the design.

If the street remains private in an outlot, the applicant shall provide plans for the street to the City for final approval prior to construction, and the final plat for that phase and subdivision covenants, conditions and restrictions shall include language providing for the maintenance of the private street in perpetuity. In either scenario, the “J” Street label shall be removed from the plat and that access dedicated to the City as a 26-foot wide public alley.

- **Other Revisions and Considerations:** In addition to the plat revisions outline above, the applicant has revised the plat to eliminate the “eyebrow” at “K” and “L” Streets to create a more conventional corner

at that intersection, and has eliminated the outlot in the center of “V” Street at its intersection with “W” Street.

Finally, staff continues to note for the Plan Commission that the City of Madison Streets Division does not currently collect refuse or recycling from alleys, whether they are public or private. Therefore, the alley-loaded lots in the proposed subdivision will either need to contract for private waste collection or residents will need to move their City carts to the nearest public street frontage for collection on their assigned day.

## Conclusion

The applicants have submitted a revised preliminary plat and the first final plat of *Hill Valley* for approval. The revised preliminary plat is consistent with the applicable recommendations for the site in the High Point-Raymond Neighborhood Development Plan and Comprehensive Plan, and will comply with the street design criteria in the Complete Green Streets Guide. The revised preliminary plat generally addresses the comments and conditions raised during the review of the original preliminary plat in December 2024, most especially the concerns about the expansion of Mid Town Commons Park, which the proposed layout addresses. Staff believes that the Plan Commission may find that the revised preliminary plat and final plat meet the standards for approval subject to the conditions that follow.

## Recommendation

### Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission forward the revised preliminary plat and first final plat of *Hill Valley* to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions from reviewing agencies that follow for the preliminary plat and the conditions for the final plat, which begin on **page 19**:

### **Recommended Preliminary Plat Conditions of Approval** Major/Non-Standard Conditions are Shaded

#### Planning Division

1. At the time of final platting, the private alley in Outlot 11 shall be configured as a “T” to provide shared access to Lots 341–368 instead of the combination L-shaped alley and shared driveway configuration in that block on the preliminary plat dated February 4, 2025. Access for the “T” alley outlot to S High Point Road shall be subject to the access restriction recommended elsewhere in these conditions.
2. That the applicant work with staff prior to the final platting of Outlot 13 to explore the dedication and construction of that street as a public street to provide access to Lots 436–445 – potentially as a Neighborhood Shared Street under the Complete Green Streets Guide. If the street remains private in an outlot, the applicant shall provide plans for the street to the City for final approval prior to construction, and the final plat and covenants, conditions and restrictions for the subdivision shall include language providing for the private maintenance of the street in perpetuity. Remove the “J” Street label from the plat under either option; that access shall be dedicated as a 26-foot wide public alley with the final plat.

3. Work with Planning and Zoning staff to finalize approval of the TR-P Master Plan text and exhibits, including incorporating all of the revisions caused by the revised preliminary plat. Confirm that all proposed lots shall meet the minimum requirements in the TR-P zoning district for the corresponding unit types proposed.
  4. The side and rear yard building setback lines proposed for Lots 683–689 shall include minimum and maximum dimensions from the adjacent northern and western lot lines to assist in implementation. The final plat creating those lots shall include language about the City’s future enforcement of those setback lines. A tree preservation plan shall be submitted for approval with the final plat creating those lots that includes an inventory of trees on those lots and strategies to ensure that any healthy, non-invasive large caliper trees remaining after grading of those lots will be preserved. In addition to the building setback lines, the plan shall include limitations on grading and utility installation on those lots and the use of easements or restrictions limiting future owners from impacting the mature trees.
  5. The applicant shall submit to the Planning Division two copies of private subdivision covenants, conditions and restrictions, and easements that will govern the organizational structure, use, maintenance and continued protection of the development and any common services, open areas or other facilities to serve the proposed plat. These documents shall be approved by the Planning Division in consultation with the City Attorney’s Office prior to final approval of the plat for recording.
  6. That prior to final approval and recording of a final plat contain private open spaces, the applicant shall demonstrate compliance with the requirements in Section 16.23(8)(f)8 of the Subdivision Regulations for privately-owned and maintained open space, including the execution of land use restrictions and open space easements in a form acceptable to the Parks Division, Planning Division, and City Attorney’s Office.
7. Prior to the recording of a final plat creating lots for two-family twin dwellings, all such units shall have a joint cross access and maintenance agreement approved by the City and recorded that addresses the shared maintenance of the exterior elements of those units (roof, walls, etc.) consistent with the requirements in Section 28.151 of the Zoning Code.

**The following conditions of approval have been submitted by reviewing agencies:**

**City Engineering Division** (Contact Tim Troester, (608) 267-1995)

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



11. The developer shall enter into a City/Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign-off of the final plat. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
12. Construct Madison standard street, multi-use path, and sidewalk improvements for all streets within the plat.
13. Construct sidewalk/path, terrace, curb and gutter, and pavement to a plan as approved by the City Engineer along S Pleasant View Road and S High Point Road.
14. Make improvements to S Pleasant View Road and S High Point Road in order to facilitate ingress and egress to the development as required by the City Traffic Engineer.
15. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
16. This development is subject to impact fees for the Upper Badger Mill Creek Storm Impact Fee Districts, Valley View Sewer and Drainage Impact Fee (Storm & Sanitary (lands draining toward Pleasant View Road)). All impact fees are due and payable at the time building permits are issued (per MGO Ch. 20). Add the following note on the face of the plat: "Lots / buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."
17. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering Division sign-off.
18. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. This property is subject to sanitary connection charges for the Valley Ridge Sewer Interceptor District (lands draining to east and south).
19. A minimum of two (2) working days prior to requesting City Engineering Division sign-off on the plat, contact either Tim Troester (West) at (608) 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at (608) 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to subdivision of the properties. The Stormwater Utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
20. An Erosion Control Permit is required for this project.
21. A Storm Water Management Report and Storm Water Management Permit is required for this project.
22. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until

concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPA) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.

23. A portion of this project may come under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources for wetland, floodplain, or navigable waterway issues. It is our understanding that the WDNR has waived jurisdiction over the existing farm pond and potential associated wetlands. Please provide documentation of that determination.
24. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
25. Confirm that adequate sight distance exists where streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make mitigating improvements as required by the City. Caution: The improvements indicated may require right of way outside of the plat limits. Potential issues with intersection sight distance have been identified at the following intersections: S High Point Road – “N” Street and S Pleasant View Road – Ancient Oak Lane.
26. Provide calculations for the 500-year storm event, as identified in MGO Chapter 37, as part of the plat design and stormwater management plan. The flows from this design storm event will be routed through the development and used to determine an anticipated safe top of concrete foundation elevation for future buildings in critical areas.
27. Submit proposed lot corner grades with the stormwater management plan as these two items must be reviewed together to properly determine stormwater overflow conditions. Prior to the issuance of building permits, submit a master stormwater drainage plan with final as-built lot corner grades. These grades may be modified from the originally proposed grades provided they continue to meet design tolerances. No building permits shall be issued prior to City Engineering's final approval of this plan.
28. Install property boundary witness markers along the boundary of lands dedicated for public stormwater purposes at property corners or in locations that are mutually agreeable to the applicant and City Engineering Division.
29. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11- by 17-inch copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at [meberhardt@cityofmadison.com](mailto:meberhardt@cityofmadison.com), or Daniel Olivares (east) at [daolivares@cityofmadison.com](mailto:daolivares@cityofmadison.com), for approval.
30. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.

31. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
  
32. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website. The Storm Water Management Plan & Report shall include compliance with the following:
  - Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
  - Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))
  - Detain the 2-, 5-, 10-, 100-, and 200-year storm events, matching post-development rates to pre-development rates and using the design storms identified in MGO Chapter 37.
  - Provide infiltration of 90% of the pre-development infiltration volume.
  - Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.
  - Reduce TSS by 40% (control the 20-micron particle) off of new paved surfaces as compared to no controls.
  - Reduce TSS by 80% off of the proposed development when compared with the existing site.
  - Water draining to the south to an existing public park has a maximum discharge capacity provided by the existing 48-inch pipe serving this portion of the plan. Peak discharge during all events up to and including the 200-year shall be limited to the capacity of that pipe.
  - Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.
  - Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.
  - The applicant shall demonstrate that water can leave the site and reach the public right of way without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.
  
33. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) (East) or [tstroester@cityofmadison.com](mailto:tstroester@cityofmadison.com) (West).

**City Engineering Division – Mapping Section** (Contact Julius Smith, (608) 264-9276)

34. Grant a Public Sanitary Sewer and Water Main Easement(s) to the City on the face of the final Subdivision Plat within the limits of Outlot 13 with the following conditions:
- a. No above-ground improvements shall be allowed other than those associated with the private drive, Watermain and sanitary sewer related improvements shall be allowed in the Public Sanitary Sewer and Water Main Easement Area(s) by the City or the property owner.
  - b. The Owner of any Property subject to the Easement shall be responsible for the repair and/or replacement of any pavement, concrete, landscaping or turf located within the Easement area and/or Property that are damaged or removed as a result of the use of the Easement Area by or on behalf of the City of Madison. Following completion of any excavation work, the City of Madison shall promptly restore the area affected by the work to an appropriate grade with crushed stone or turf for proper drainage until such time Owner repairs and/or replaces the private improvements damaged or removed during the use of the Easement Area by or on behalf of the City of Madison.
  - c. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, 608-264-9276) for the final required language.
35. Add a note that Outlots 5, 8, and 9 shall be subject to a stormwater drainage and storm sewer easement over their entirety.
36. Grant a Public Sidewalk and Bike Path Easement(s) to the City along the S Pleasant View Road right-of-way to provide 8 feet of terrace, a 10 foot multi-use plat and a 1 foot maintenance strip on the face of the Subdivision Plat. The final location and width of this easement is to be approved by Traffic Engineering and City Engineering. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, (608) 264-9276) for the final required language.
37. The applicant shall dedicate all proposed streets as shown or as further dictated and guided by the Complete Green Streets Guide and as required by the Traffic Engineering and City Engineering Divisions on the face of the plat or as further amended by the notes here made.
38. Grant a Public Sidewalk and Bike Path Easement(s) to the City on the face the final subdivision plat within Outlot 13. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, (608) 264-9276) for the final required language.
39. Dedicate the outlots for the purposes as listed on the face of the plat.
40. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.
41. No utility easements will be allowed to be dedicated to the utility companies serving this area within Outlot 1 along the side Lot lines of Lot 31 and Lot 32. Similarly, this will be prohibited within the limits of Outlot 15 along the side Lot lines of Lots 587, 588, 602 and 603. Additionally, no utility easements will be allowed within the limits of Outlots 8 and 9 along the side Lot lines of Lots 172, 173 182, and 183. All utility easements within

Outlots being dedicated to the public will be reviewed and as they are proposed at the time of final platting. Notes may be required that protect the City's dedicated use.

42. As required by Ordinance, provide private Easements or private Outlots to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). Coordinate the locations of the CBUs with the USPS Development Coordinator, City Engineering and City Traffic Engineering Staff and in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works. CBUs serving this land division will not be permitted within any publicly owned or dedicated lands.

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

The required CBU documents shall be recorded prior to the start of construction of the public improvements serving any Lot or Outlot. In the instance of land divisions that do not require the construction of public improvements or a contract with the developer, the required approved CBU documents shall be recorded simultaneously with the final approved land division. Construct the CBUs in accordance with the specifications approved by the Board of Public Works.

43. Update the note for the access easement adjacent to Outlot 11 for the adjacent Lots as they have been re-numbered.
44. Show any planned buffers for retaining walls. Provide maintenance agreements for the walls at the time of final platting.
45. Per MGO Section 16.23(6)(b)(1)(e)(iii): Where the electric and/or communications facilities are to be installed underground, a plat restriction shall be recorded with the final plat or certified survey map stating that the final grade established by the subdivider on the utility easements shall not be altered by more than six (6) inches by the subdivider, their agent, or by subsequent owners of the lots on which such utility easements are located, except with written consent of the utility or utilities involved.
46. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of any required U.S. public land survey monument record provided to the County Surveyor's Office, or, in instances where a public the monuments and witness ties area recovered under A-E 7.08(1g), the Surveyor shall provide to the City of Madison monument condition reports (with current tie sheet attached) for all Public Land Survey monuments, including center of sections of record, used in this survey, to Jeff Quamme (jrquamme@cityofmadison.com) or Julius Smith (JSmith4@cityofmadison.com) of City Engineering, Land Information.
47. In accordance with Section s. 236.18(8), Wisconsin Statutes, the applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the plat in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit

the Dane County Surveyor's Office for current tie sheets and control data that has been provided by the City of Madison.

48. Rename the alley shown as "J" street to "Public Alley." Lots 436–445 will be addressed off of the private street in Outlot 13.
49. Label the distances where missing for Lots 38, 39, 182, 202, 279, 708, and Outlot 8, and show all rough dimensions as required.
50. Revise the note about the setback in Lot 689 to read 'Side Yard.'
51. Label the existing right of way width for Lois Lowry Lane and Waldorf Boulevard.
52. Correct the 64-foot label for the southerly portion of "W" Street to 62 feet or label radii for the asymmetrical curves that would accomplish the widening.
53. It was noticed in the review that the preliminary plat right of way widths and those provided in the planning exhibits differ slightly. The are slight variations at Street "Z" and "AA," which the plat correctly shows as 62 feet wide for Neighborhood Yield Streets. Also, Landmark trail is being platted as 66 feet to match the existing compared to the 62 feet shown in the planning exhibits.
54. Provide street name suggestions for review and approval to Lori Zenchenko (LZenchenko@cityofmadison.com).

**Traffic Engineering Division** (Contact Sean Malloy, (608) 266-5987)

55. The applicant shall provide a minimum 150-foot centerline radius and a minimum 100-foot tangent between curves on all public right of ways in this plat per MGO Section 16.23(6)(a)(11). Within the current submittal, "Q" Street does not meet this minimum requirement.
56. The applicant shall be responsible their reasonable and proportionate share of traffic signal costs, should they be warranted and installed.
57. The applicant shall place a 'No Access Restriction' along the S High Point Road frontage of the final plat.
58. The applicant shall dedicate right of way or grant a public sidewalk easement for and be responsible for the construction of a minimum ten (10)-foot wide path, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along the frontage of S Pleasant View Road from "N" Street to the northern limits of their plat.
59. The applicant shall dedicate right of way or grant a public sidewalk easement for and be responsible for the construction of a minimum ten (10)-foot wide path, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along the S High Point Road frontage of the plat.
60. "N" Street shall be classified as a Community Connector Street as defined by the current Complete Green Streets Guide.

61. "A" Street, "B" Street, "C" Street, "F" Street, "G" Street, "H" Street, "L" Street, "M" Street, "P" Street, "Q" Street, "R" Street, "T" Street, "U" Street, "V" Street, "BB" Street, and Lois Lowry Lane shall be classified as Neighborhood Streets as defined by the current Complete Green Streets Guide.
62. "D" Street, "E" Street, "J" Street, "W" Street, "X" Street, "Y" Street, "Z" Street, "AA" Street, Prairie Hill Drive, and Landmark Trail shall be classified as Neighborhood Yield Streets as defined by the current Complete Green Streets Guide.
63. "I" Street, "K" Street, "S" Street, Ancient Oak Lane/ Drive, South View Road, Waldorf Boulevard, and Mica Road shall be classified as Mixed-Use Neighborhood Streets as defined by the current Complete Green Streets Guide.
64. The applicant shall dedicate sufficient right of way to allow for minimum eight (8)-foot terraces on all streets in this plat. Any variances shall be approved by the City Traffic Engineer.

65. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division's Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12-foot easement between lots and 6-foot easements on corner lots where streetlights are needed.
66. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights prior to sign off of the final plat.
67. The developer shall demonstrate/provide how private streetlights will be installed and maintained in the public alleys. The plat shall provide the following note on the face of the plat: "The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by private interests."
68. The applicant shall add a note to the plat stating no driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six inches in width shall be constructed between all pedestrian ramps and driveway entrances. This is especially important at 'T' intersections where lot and building layout become critical; to prevent interference with the pedestrian ramp, lots intersecting or adjacent 'T' intersection may require a shared driveway and access.

**Parking Division** (Contact Trent W. Schultz, 608-246-5806)

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

**Zoning Administrator** (Contact Jenny Kirchgatter, (608) 266-4429)

70. The minimum lot size for a two-family twin home is a lot area of 1,800 square feet and lot width of 25 feet. Increase the width of Lots 408, 419, and 420 to a minimum of 25 feet.

71. The minimum lot size for a single-family attached dwelling is a lot area of 2,000 square feet and lot width of 20 feet. Increase the size of the following lots to a minimum of 2,000 square feet: Lots 152-155, Lots 158-159, Lots 536-541, and Lots 544-549.

72. The minimum lot size for a single-family detached dwelling is a lot area of 2,900 square feet and lot width of 30 feet. Verify the width of Lot 291 is a minimum of 30 feet wide. Verify the depth of Lot 235.

73. Work with Planning and Zoning staff to finalize approval of the TR-P Master Plan text and exhibits in accordance with MGO Section 28.053(6).

**Fire Department** (Contact Matt Hamilton, (608) 266-4457)

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

**Water Utility** (Contact Jeff Belshaw, (608) 261-9835)

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

76. There shall be a dwellings setback of 100 feet from any structure on the adjacent Madison Water Utility property (Well 26 – 910 S High Point Road).

77. Upon development, a separate water service lateral and water meter will be required to serve each parcel. The water laterals shall be directly connected to the public water main with the shut-off valve located in the public right-of-way (per PSC 185.52 (2)). A water lateral is not required if the parcel remains undeveloped.

78. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO 16.23(9)(d)(3).

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

**Metro Transit** (Contact Tim Sobota, (608) 261-4289)

80. The southern portion of the proposed development is outside Metro Transit's paratransit service area. The closest bus stop with regularly scheduled bus service is at least one-half mile walking distance. Any parcels greater than the three-quarters of a mile regulatory distance from all day scheduled service would not be eligible for door-to- door paratransit service.



81. In coordination with any public works improvements, the applicant shall maintain or replace the concrete boarding terrace surface at the existing Metro bus stop pullout on the east side of S Pleasant View Road, north of Ancient Oak Lane.
82. In coordination with public works improvements, the applicant shall install and maintain an accessible concrete boarding pad surface at the planned bus stop on the west side of S High Point Road, south of the Welton Drive intersection.
83. The applicant shall install and maintain a new passenger seating amenity—either as part of the private landscape plan or in the public right of way area—along the west side of S High Point Road, south of the Welton Drive. If located in the public right-of-way, the applicant should be aware of the requirements set forth in MGO Section 10.31, as well as the timelines necessary to submit a Privilege in Streets (Bus Shelters, Stops and Seating) application and should contact the City’s Office of Real Estate Services for information and assistance with the Privilege in Streets application process. An approved Encroachment Agreement, for the bus stop amenity, shall be executed prior to sign off if located in the public right of way.
84. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.

**Parks Division** (Contact Kathleen Kane, (608) 261-9671)

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

91. Prior to sign off on the final plat, the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the park impact fees for this development. This document will be recorded at the Register of Deeds. The applicant shall be responsible for all recording fees.
92. No farming or use of lands to be dedicated to the public for park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered through the City of Madison Office of Real Estate Services.
93. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.
94. The developer shall provide soil borings within any lands to be dedicated as parkland.
95. The parkland dedication should meet the following guidelines for park development:
  - a) Areas within a park to be used for open space for active and passive recreation shall be graded at 1-2% for the area of field proposed.
  - b) No side slopes within the park dedication area shall exceed 4:1.
  - c) The applicant shall provide proposed grading plans prior to approval of the area for dedicated public park lands.
  - d) No propose utilities will be allowed on public park land without prior approval by the Parks Superintendent or his designee.
  - e) Areas that are wetlands shall not be dedicated as public parkland.
96. The applicant shall install a fence along the boundary of lands dedicated for public park purposes and any residential lots at the sole expense of the applicant. The fence shall be installed on private property to a design that is mutually agreeable to the applicant and Parks Division. The cost of the fence shall not be eligible for Park–Infrastructure Impact Fee credits. The applicant shall execute a deed restriction that would require the fence to be perpetually maintained by the property owners for any lots that are adjacent to publicly dedicated park lands.
97. The Parks Division shall be required to sign-off on this subdivision.

**Forestry Section** (Contact Zachary Eckberg, [zeckberg@cityofmadison.com](mailto:zeckberg@cityofmadison.com))

This agency has reviewed the request and recommended no conditions of approval.

**Office of Real Estate Services** (Contact Andy Miller, (608) 261-9983)

This agency has reviewed the request and recommended no conditions of approval for the preliminary plat.

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**Recommended Final Plat Conditions of Approval** Major/Non-Standard Conditions are Shaded

**City Engineering Division** (Contact Tim Troester, (608) 267-1995)

1. A Phase 1 environmental site assessment (per ASTM E1527-13), is required for lands dedicated to the City. Provide one (1) digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Jack Brody ((608) 267-9408, jbrody2@cityofmadison.com).
2. The developer shall provide projected wastewater flow volumes to the sanitary sewer on the streets that front this development- High Point Road (east of plat), Waldorf Boulevard (south of plat), Mica Road (south of plat), and Mid Town Commons Park (south of plat). The developer may be required to build off-site sanitary sewer improvements as a condition for development. The applicant shall provide projected wastewater flows to Mark Moder mmoder@cityofmadison.com.
3. The developer shall enter into a City/Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign-off of the final plat. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
4. Construct Madison standard street, multi-use path, and sidewalk improvements for all streets within the plat.
5. Construct sidewalk/path, terrace, curb and gutter, and pavement to a plan as approved by City Engineer along S High Point Road.
6. Make improvements to S High Point Road in order to facilitate ingress and egress to the development as required by City Traffic Engineer.
7. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
8. This development is subject to impact fees for the Upper Badger Mill Creek Storm Impact Fee District, Valley View Sewer and Drainage Impact Fee (Storm & Sanitary (Lands draining toward Pleasant View Road)). All impact fees are due and payable at the time building permits are issued (MGO Ch 20). Add the following note on the face of the plat: "Lots / buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."
9. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering Division sign-off.
10. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. This property is subject to sanitary connection charges for the Valley Ridge Sewer Interceptor District (lands draining to the east and south).

11. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat, contact either Tim Troester (West) at (608) 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at (608) 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
12. An Erosion Control Permit is required for this project.
13. A Storm Water Management Report and Storm Water Management Permit is required for this project.
14. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
15. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
16. A portion of this plat may come under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources for wetland, floodplain, or navigable waterway issues. It is Engineering's understanding that the WDNR has waived jurisdiction over the existing farm pond and any associated wetlands. Please provide documentation of that waiver.
17. Confirm that adequate sight distance exists where streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make mitigating improvements as required by the City. Caution: The improvements indicated may require right of way outside of the plat limits.
18. Provide calculations for the 500-year storm event, as identified in MGO Chapter 37, as part of the plat design and stormwater management plan. The flows from this design storm event will be routed through the development and used to determine an anticipated safe top of concrete foundation elevation for future buildings in critical areas.
19. Submit proposed lot corner grades with the stormwater management plan as these two items must be reviewed together to properly determine stormwater overflow conditions. Prior to the issuance of building permits, submit a master stormwater drainage plan with final as-built lot corner grades. These grades may be

modified from the originally proposed grades provided they continue to meet design tolerances. No building permits shall be issued prior to City Engineering's final approval of this plan.

20. Install property boundary witness markers along the boundary of lands dedicated for public stormwater purposes at property corners or in locations that are mutually agreeable to the applicant and Engineering Division.
21. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11- by 17-inch copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
22. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
23. This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office.
24. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
25. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).
26. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website. The Storm Water Management Plan & Report shall include compliance with the following:
  - Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
  - Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))
  - Detain the 2-, 5-, 10-, 100-, and 200-year storm events, matching post-development rates to pre-development rates and using the design storms identified in MGO Chapter 37.
  - Provide infiltration of 90% of the pre-development infiltration volume.
  - Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

Lands draining to the south have limited discharge capacity provided by a 48-inch pipe. Discharge in all events up to the 200-year shall be limited to the capacity of that pipe.

Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.

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

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

**City Engineering Division – Mapping Section** (Contact Julius Smith, (608) 264-9276)

27. Add a note that Outlot 5 shall be subject to a stormwater drainage and storm sewer easement over its entirety.
28. The applicant shall dedicate all proposed streets as shown or as further dictated and guided by the Complete Green Streets Guide and as required by the Traffic Engineering and City Engineering Divisions on the face of the plat or as further amended by the notes herein made.
29. Dedicate the outlots for the purposes as listed on the face of the plat.
30. Show a temporary limited easement for a temporary turn around or cul-de-sac as required by Traffic Engineering or City Engineering staff. The easement text is as follows:

“Temporary Limited Easement benefitting the City of Madison for temporary turnaround improvement purposes. Said Easement shall terminate upon the extension of \_\_\_\_Street (East, West, North, South) of this plat along with the removal of the public temporary turnaround improvements within the easement area.”
31. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.
32. No utility easements will be allowed to be dedicated to the utility companies serving this area within Outlot 1 along the side lines of Lot 31 and Lot 32. All utility easements within Outlots being dedicated to the public will be reviewed and as they are proposed at the time of final platting. Notes may be required that protect the City's dedicated use.
33. Provide for review, any comprehensive agreements that are necessary to accomplish the land division or site development as proposed prior to final sign off.
34. As required by Ordinance, provide private Easements or private Outlots to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). Coordinate the locations of the CBUs with the USPS Development Coordinator, City Engineering and City Traffic Engineering Staff and in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works. CBUs serving this land division will not be permitted within any publicly owned or dedicated lands.

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

The required CBU documents shall be recorded prior to the start of construction of the public improvements serving any Lot or Outlot. In the instance of land divisions that do not require the construction of public improvements or a contract with the developer, the required approved CBU documents shall be recorded simultaneously with the final approved land division. Construct the CBUs in accordance with the specifications approved by the Board of Public Works.

35. Per MGO Section 16.23(6)(b)(1)(e)(iii): Where the electric and/or communications facilities are to be installed underground, a plat restriction shall be recorded with the final plat or certified survey map stating that the final grade established by the subdivider on the utility easements shall not be altered by more than six (6) inches by the subdivider, their agent, or by subsequent owners of the lots on which such utility easements are located, except with written consent of the utility or utilities involved.
36. 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 monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jule Smith, City Engineering ([jsmith4@cityofmadison.com](mailto:jsmith4@cityofmadison.com)).
37. In accordance with Section s. 236.18(8), Wisconsin Statutes, the applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the plat in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office web address for current tie sheets and control data that has been provided by the City of Madison.
38. Prior to Engineering Division final sign-off for plats, the final plat shall be submitted in PDF format by email transmittal to Engineering Land Records Coordinator Jule Smith ([jsmith4@cityofmadison.com](mailto:jsmith4@cityofmadison.com)) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
39. Add North Arrow and Scale on Sheets 2 and 3.
40. Provide street name suggestions for review and approval to Lori Zenchenko ([LZenchenko@cityofmadison.com](mailto:LZenchenko@cityofmadison.com)).
41. The applicant shall submit to Jule Smith, prior to final Engineering sign-off of the subject CSM, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the final recorded CSM: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

\*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any submittal.

**Traffic Engineering Division** (Contact Sean Malloy, (608) 266-5987)

42. "A" Street, "B" Street, "C" Street, "F" Street, and "P" Street are classified as Neighborhood Streets as defined by the current Complete Green Streets Guide.
43. "D" Street and "E" Street are classified as Neighborhood Yield Streets as defined by the current Complete Green Streets Guide.
44. Waldorf Boulevard is classified as a Mixed-Use Neighborhood Street as defined by the current Complete Green Streets Guide.
45. The applicant shall dedicate sufficient right of way to allow for minimum eight (8)-foot terraces on all streets in this plat. Any variances shall be approved by the City Traffic Engineer.
46. The applicant shall be responsible their reasonable and proportionate share of traffic signal costs, should they be warranted and installed.
47. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division's Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12-foot easement between lots and 6-foot easements on corner lots where streetlights are needed.
48. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights prior to sign off of the final plat.
49. The developer shall demonstrate/provide how private streetlights will be installed and maintained in the public alleys. The plat shall provide the following note on the face of the plat: "The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by private interests."
50. The applicant shall add a note to the plat stating no driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six inches in width shall be constructed between all pedestrian ramps and driveway entrances. This is especially important at 'T' intersections where lot and building layout become critical; to prevent interference with the pedestrian ramp, lots intersecting or adjacent 'T' intersection may require a shared driveway and access.

**Parking Division** (Contact Trent W. Schultz, (608) 246-5806)

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



**Zoning Administrator** (Contact Jenny Kirchgatter, (608) 266-4429)

This agency has reviewed this request and recommended no conditions of approval.

**Fire Department** (Contact Matt Hamilton, (608) 266-4457)

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

**Water Utility** (Contact Jeff Belshaw, (608) 261-9835)

53. Upon development, a separate water service lateral and water meter will be required to serve each parcel. The water laterals shall be directly connected to the public water main with the shut-off valve located in the public right-of-way (per PSC 185.52 (2)). A water lateral is not required if the parcel remains undeveloped.

54. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO 16.23(9)(d)(3).

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

**Metro Transit** (Contact Tim Sobota, (608) 261-4289)

56. The southern portion of the proposed development is outside Metro Transit's paratransit service area. The closest bus stop with regularly scheduled bus service is at least one-half mile walking distance. Any parcels greater than the three-quarters of a mile regulatory distance from all day scheduled service would not be eligible for door-to-door paratransit service.

57. In coordination with any public works improvements, the applicant shall maintain or replace the concrete boarding terrace surface at the existing Metro bus stop pullout on the east side of S Pleasant View Road, north of Ancient Oak Lane.

58. In coordination with public works improvements, the applicant shall install and maintain an accessible concrete boarding pad surface at the planned bus stop on the west side of S High Point Road, south of the Welton Drive intersection.

59. The applicant shall install and maintain a new passenger seating amenity—either as part of the private landscape plan or in the public right of way area—along the west side of S High Point Road, south of the Welton Drive. If located in the public right-of-way, the applicant should be aware of the requirements set forth in MGO Section 10.31, as well as the timelines necessary to submit a Privilege in Streets (Bus Shelters, Stops and Seating) application and should contact the City's Office of Real Estate Services for information and assistance with the Privilege in Streets application process. An approved Encroachment Agreement, for the bus stop amenity, shall be executed prior to sign off if located in the public right of way.

60. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.

**Parks Division** (Contact Kathleen Kane, (608) 261-9671)

61. Outlot 2 and Outlot 5 as shown on this final plat dedicate 77,151 square feet (+/-1.77 acres) and 299,709 square feet (+/-6.88 acres) for parkland, respectively; whereas the 40 single family lots require 43,240 square feet of parkland dedication. Parks anticipates applying the 333,620 square feet (+/-7.46 acres) of over-dedication as shown in this plat to future final plats/ phases associated with the Hill Valley preliminary plat.
62. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Secs. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 24056 when contacting Parks Division staff about this project.
63. Prior to sign off on the final plat, the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the park impact fees for this development. This document will be recorded at the Register of Deeds. The applicant shall be responsible for all recording fees.
64. The developer shall provide soil borings within any lands to be dedicated as parkland.

**Forestry Section** (Contact Zachary Eckberg, zeckberg@cityofmadison.com)

This agency has reviewed this request and recommended no conditions of approval.

**Office of Real Estate Services** (Contact Andy Miller, (608) 261-9983)

65. Prior to final plat approval sign-off, the Owner's Certificate(s) on the final plat shall be executed by all parties having an interest in the property, pursuant to Wis. Stats. 236.21(2)(a). Certificates shall be prepared with the ownership interests consistent with the most recent title report. Signatories shall provide documentation that proves legal authority to sign the Owner's Certificate. When possible, the executed original hard stock recordable plat shall be presented at the time of ORES approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the plat containing electronic signatures shall be provided to ORES to obtain approval sign-off.
66. Prior to final plat approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s). If a mortgage or other financial instrument is reported in record title, but has been satisfied or no longer encumbers the lands or ownership within the plat boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to plat approval sign-off.
67. A Consent of Lessee certificate shall be included on the plat for any tenancy, including for farming purposes, in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off.
68. If any portion of the lands within the plat boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and executed prior to approval sign-off.
69. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to plat recording. This includes property tax bills

for the prior year that are distributed at the beginning of the year. Receipts are to be provided on or before sign-off and checks are payable to: City of Madison Treasurer, 210 Martin Luther King, Jr. Blvd., Madison, WI 53701.

70. As of February 7, 2025, no special assessments are due for the land within the plat area. Pursuant to MGO Section 16.23(4) and Wis. Stats. 236.21(3), all special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to plat approval sign off. Receipts for payment shall be provided to the City’s Office of Real Estate Services in advance of plat approval sign-off.
71. Pursuant to MGO Section 16.23(4), the owner shall furnish an updated title report to ORES via email to Andy Miller ([acmiller@cityofmadison.com](mailto:acmiller@cityofmadison.com)) in the City’s Office of Real Estate Services, as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report, which is November 27, 2024, and the date when sign-off approval is requested. A title commitment may be provided, but will only be considered as supplementary information to the title report update. The surveyor shall update the plat with the most recent information available in the title report update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the plat.
72. No farming or use of lands to be dedicated to the public for Park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered by ORES. If the lands within the plat boundary are farmed agricultural lands, the applicant shall enter into a lease with the City for those lands to be dedicated and/or conveyed to the City through plat recording. Please contact a Real Estate Specialist in ORES to discuss the potential lease terms. Said leases are authorized by Resolution 13-00247 (ID 29183), adopted on April 6, 2013.

**Appendix A: Zoning Criteria**

**TR-P Zoning Criteria**

Requirements	Required: Single-family detached	Proposed	Required: Two-family twin	Proposed
Lot Area (sq. ft.)	2,900 sq. ft.	(See Conditions)	1,800 sq. ft./unit	(See Conditions)
Lot Width	30’	(See Conditions)	25’/unit	(See Conditions)
Minimum Front Yard Setback	15’	To be determined at the time of permitting	15’	To be determined at the time of permitting
Maximum Front Yard Setback	30’ or up to 20% greater than block average	“	30’ or up to 20% greater than block average	“
Side Yard Setback	5’	“	5’	“
Reverse Corner Side Yard Setback	8’ (10’ for garage)	“	8’ (10’ for garage)	“
Rear Yard Setback	Street-accessed: 20’ Alley-accessed: 2’	“	Street-accessed: 20’ Alley-accessed: 2’	“
Usable Open Space	None	“	None	“

Maximum Lot Coverage	75%	“	75%	“
Maximum Building Height	3 stories/ 35’	“	3 stories/ 35’	“

**CC-T Zoning Criteria**

Requirements	Required	Proposed
Front Yard Setback	0’ or 5’	To be determined at the time of permitting
Maximum Front Yard Setback	65’	
Side Yard Setback: Street side yard	0’ or 5’	
Side Yard Setback: Other cases	None unless needed for access	
Rear Yard Setback	The lesser of 20% of lot depth or 20’	
Usable Open Space	40 sq. ft./dwelling unit	
Maximum Lot Coverage	85%	
Maximum Building Height	5 stories/ 78’	

**TR-U1 Zoning Criteria**

Requirements	Required	Proposed
Lot Area (per Multi-Family Unit)	750 sq. ft. per unit	To be determined at the time of permitting
Lot Width	50’ per lot	
Front Yard Setback	15’	
Maximum Front Yard Setback	30’ or up to 20% greater than block average	
Side Yard Setback	10’	
Reversed Corner Side Yard Setback	12’	
Rear Yard Setback	The lesser of 25% of lot depth or 25’	
Usable Open Space	160 sq. ft./dwelling unit	
Maximum Lot Coverage	75%	
Maximum Building Height	5 stories/ 65’	

Other Critical Zoning Items	
Yes:	Utility Easements, Wellhead Protection (WP-26)
No:	Barrier Free, Transit-Oriented Development (TOD) Overlay, Urban Design, Floodplain, Landmarks, Waterfront Development
<i>Prepared by: Planning and Zoning staff</i>	