

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT**

April 7, 2008

RE: ID#09776, Approval of the final plat of "Tormey Ridge"

1. Requested Actions: Approval of a final plat creating 162 single-family lots, three (3) multi-family lots and five (5) outlots at 12003 Mineral Point Road
2. Applicable Regulations: The subdivision process is outlined in Section 16.23 (5)(b) of the Subdivision Regulations.
3. Report Prepared By: Kevin Firchow, AICP, Planner

GENERAL INFORMATION

1. Applicant: Joseph Gallina, Mineral Point Road Holdings, LLC., 8500 Greenway Blvd. Suite 200, Middleton, WI 53562

Project Contact: Craig Enzenroth, Mineral Point Road Holdings, LLC., 8500 Greenway Blvd. Suite 200, Middleton, WI 53562

Surveyor: Michelle L. Burse, Burse Surveying and Engineering, Inc., 1400 E, Washington Avenue. Suite 158, Madison, WI 53703

2. Development Schedule: Development of this subdivision is planned to commence in Fall 2008 with an estimated completion of Fall 2011.
3. Parcel Location: The final plat area encompasses approximately 81 acres south of Mineral Point Road and west of Silicon Prairie Business Park, Aldermanic District 9; Middleton-Cross Plains Area School District.
4. Existing Conditions: The site is currently vacant/undeveloped.
5. Proposed Land Uses: 162 single-family residential lots, three multi-family lots, and five outlots for detention and park purposes.
6. Surrounding Land Use and Zoning:

North: Several large rural residential lots, currently in the Town of Middleton, are located adjacent to the northeast corner of the subject property. Unplatted agricultural lands zoned A-1 by Dane County are located north of Mineral Point Road in the Town of Middleton.

South: Undeveloped agricultural land in the Town of Middleton, currently zoned A-1 by Dane County.

East: Silicon Prairie Business Park, currently under development. The property is zoned SM (Specific Manufacturing) and RPSM (Research Park Specialized Manufacturing).

West: Vacant land, currently zoned A-1 by Dane County, in the Town of Middleton.

7. Adopted Land Use Plan: The Pioneer Neighborhood Development Plan recommends a combination of low-density residential, low-medium density residential, and public park for this property.
8. Environmental Corridor Status: The site of this plat is not located in a mapped environmental corridor.
9. Public Utilities & Services: The property will be served by a full range of urban services, however, not all services are immediately available. This condition was detailed in a previous staff report from the City Engineer.

STANDARDS FOR REVIEW

This application is subject to the standards for final plats.

PREVIOUS APPROVAL

On January 8, 2008 the Common Council approved a request to rezone 81.26 acres located at 12003 Mineral Point Road from Temporary Agriculture to R1 (Single-Family Residence District) and R4 (General Residence District). The Council also approved the corresponding preliminary plat for the "Tormey Ridge" subdivision creating 162 single-family lots, three (3) multi-family lots and five (5) outlots.

FINAL PLAT REVIEW

The final plat of Tormey Ridge is bounded on the north by Mineral Point Road and several rural residences. The area north of Mineral Point Road is within the planned Elderberry Neighborhood and is currently undeveloped. The Silicon Prairie Business Park lies directly to the east of the subject property but most lots are still unimproved at this time. Undeveloped lands are found to the west and south of the property. Primary access to the site is from Mineral Point Road from the north and Silicon Prairie Parkway from the east.

The proposed street and block layout substantially matches that of the preliminary plat and the recommendations in the Pioneer Neighborhood Development Plan. The proposed final plat identifies "Sugar Maple Lane" as a north-south collector street. This street will eventually connect to the portion of Sugar Maple Lane currently terminating at Valley View Road, over 3,000 feet southeast of the Tormey property. Portions of this collector south of Silicon Parkway are identified as potential future transit routes. There are limited direct east-west connections across the property, primarily due to the steep ridge at the middle of the site. This condition was

anticipated in the neighborhood development plan, which shows similar limitations for east-west connectivity. All local streets are proposed with a right-of-way width of 60 feet, with the exception of "Tourmaday Terrace" that has a proposed right-of-way of 66 feet.

A majority of the site is reserved for single-family residential development, zoned R1 (Single-Family Residence District). A total of 162 lots on roughly 38 acres are proposed (not including rights-of-way and outlots), with a net density of 4.2 units per acre. Proposed lot sizes have some variation with most lots falling between 9,000 and 12,000 square feet in area.

Three large multi-family lots are proposed as a transition between the Silicon Prairie Business Park and the single-family residences located on the remainder of the property. These properties are zoned R4 (General Residence District). The final plat includes a notation that multi-family Lots 165 and 35 shall not exceed a combined density of 17.66 units per acre. Lot 27 is adjacent to several existing single-family residences in the Town of Middleton, and the plat notes the lot's density shall not exceed eight (8) units per acre. As required with the previous approval, the applicant has prepared multiple concept plans showing how development could be oriented on this parcel. In terms of setbacks, the R4 zoning district requires a minimum 40-foot side yard. The applicant has previously agreed to both a 40-foot buffer and to construct a berm between Lot 27 and properties to the north. This should be noted on the final plat. Any multi-family development would require separate conditional use approval and would need to comply with the standards for R4 development. Finally, the applicant has committed to the surrounding neighbors that the project would be condominiums and not apartments, as owner-occupied development is preferred at this location.

The plat includes five outlots dedicated to the public and identified for park, pedestrian, bicycle, or stormwater purposes. Outlot 1, at the far northwestern corner of the plat, is identified as a greenway for pedestrian and bicycle access. Park and Engineering staff have noted some concerns with the feasibility of the potential Mineral Point Road underpass noted on the plat. Outlot 2 is adjacent to Outlot 1 and is proposed for stormwater detention purposes. Outlot 3 is a 20-foot wide dedication providing a pedestrian and bicycle connection between Sugar Maple Lane and Kadenwood Drive. Outlot 4, in the far southwestern corner of the plat, includes over 7.7 acres for public park purposes. Under this plat, the park has only 209 feet of frontage along "Tarmigan Drive". The neighborhood development plan shows larger areas of street access will be required on the adjacent Chang Property. Outlot 5 is located adjacent to Outlot 4 and proposed for detention purposes.

As noted during the preliminary plat review, the southern portion of the site is primarily wooded and contains slopes in excess of 12 percent. The applicant previously submitted a preliminary tree inventory and preservation plan. That document identifies 49 trees that should be preserved and 31 that should be replaced. These are noted on an exhibit in the applicant's materials. The applicant's consulting arborist generally concludes that the property includes valuable trees scattered among several less desirable trees.

Specifically, the consultant's report divides the property into four zones, labeled zones "A-D" on the attached map. Zone A includes a row of trees at the northeast portion of the plat which

includes a sparse collection of cherry, mulberry, buckthorn, boxelder, hackberry, at the north with a few larger oaks towards the south. Zone B includes the ridge area at the south-central portion of the plat. The arborist notes that the larger oaks on the periphery of this zone should be the focus of preservation and that the higher elevation knoll does not contain high value trees. Zone C includes a sparse collection of cherry, buckthorn, boxelder, with a group of mature bur oaks at the south end, noted as being "remarkable" by the consulting arborist. Zone D along the southern fence line includes a collection of cherry, mulberry, buckthorn, hackberry trees, with a scattering of larger bur and white oak. While it is expected many trees will be removed, staff note that many of the mature trees described as "remarkable" or "desirable" in the consultant's report are within areas dedicated for park purposes. As the plans submitted to the Planning Division are marked "preliminary", staff recommend that the final tree preservation plan be submitted for review by the City Forester and Planning Division.

The applicant has worked with Engineering, Traffic Engineering, and the Parks Division to identify the most feasible bicycle connections across this site, recognizing both the site's topographical challenges and the importance of providing connections between residential areas and likely destinations such as the community park or Silicon Prairie Business Park. Such connections are located on easements or outlot dedications south of Lot 27 (at the center of the plat) south of Lot 165 (south end of plat), between Lots 163 and 164 (providing access to the park) and the previously noted connection between Sugar Maple Lane and Kadenwood Drive.

Inclusionary Zoning: The applicant has previously submitted an Inclusionary Dwelling Unit Plan (IDUP) indicating his intent to comply with the Inclusionary Zoning provisions of the Zoning Ordinance. The applicant proposes a total of 388 units on 54 net acres (not including outlots and rights-of-way). This includes 162 single-family detached units on 38.3 acres. This results in a net density of 7.19 units per acre for the site and 4.2 units per acre for the proposed R1 component. Units would be dispersed per the plan previously reviewed by the Plan Commission and approved by the CDBG office. The applicant will be required to execute a Land Use Restriction Agreement (LURA) prior to the recording of this final plat. See the report from the CDBG office for additional information

In conclusion, the Planning Division believes the final plat of Tormey Ridge to be in substantial conformance with the approved preliminary plat.

RECOMMENDATION

The Planning Division recommends that the Plan Commission forward the final plat of Tormey Ridge 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. Final approval of the Inclusionary Dwelling Unit Plan and Land Use Restriction Agreement (LURA) as required by the Community Development Block Grant Office.

3. That the final plat be revised per Planning Division approval as follows:
 - a. Plat shall show a 40-foot building line and landscape buffer strip, free of any structure, along the northern property edge of Lot 27. A note on the plat shall indicate that berm design and landscaping materials must be approved by Planning Division staff, prior to the approval of development on this property.
 - b. That the typographical error on Sheet 1 (adjacent to lot 27) be corrected to note that: "15' wide private stormwater management easement to be maintained by the owner of Lot 27" (not 127 as indicated on the submitted final plat.)
4. That the applicant submit the "final" version of the tree preservation plan for approval by Planning and Park Division prior to staff sign off of the final plat.
5. The applicant has committed to the neighboring property owners that development on Lot 27 would be condominiums.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
1 866 704 2315 Textnet

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

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Manager
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

Financial Officer
Steven B. Danner-Rivers

DATE: March 27, 2008
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 12003 Mineral Point Road Plat

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

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

1. The Developer shall construct a path and dedicate a 20-ft. wide pedestrian / bike easement along the south line of Lot 27 and connect with the intersection of "F" Avenue and "C" Street as required by the City Engineer.
2. Note on Lot 27 of Sheet 1 is incorrect. Revise prior to approval.
3. A detailed public stormwater easement agreement for Lot 165 shall be provided to, reviewed, revised (if needed), and approved by City Engineering prior to plat sign-off.
4. The Developer will be responsible for payments of the Lower Badger Mill Sanitary Sewer and Stormwater Management Impact Fee District.
5. The City does not currently have sanitary sewer capacity to serve this development and will not until the Lower Badger Mill Sanitary sewer is built.
6. A portion of the plat shall be responsible for payment of sewer area charges for the South Point Road Lift Station.
7. Reference City Real Estate Project No. 8918. The Owner/Developer shall secure the necessary off-plat public storm sewer easement on the adjacent Lot 10, Silicon Prairie Welton owned lands prior to recording the final plat.
8. Street names provided on final plat are approved.
9. There are potential adverse possession and/or City of Madison corporate limits discrepancies along the north line of Lot 27 which may need resolve prior to final plat recording.

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GENERAL OR STANDARD REVIEW COMMENTS

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

**Engineering Division Review of Plats (Pre-Preliminary, Preliminary, Final)
and Certified Survey Maps**

Name: 12003 Mineral Point Road Plat

General

- 1.1 The Developer shall enter into a City / Developer agreement for the installation of public improvements required to serve this plat/csm. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat/csm without the agreement executed by the developer.
- 1.2 Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9' below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
- 1.3 The Developer is required to pay Impact Fees for the _____ Impact Fee District for Lot(s) _____ of the _____ Plat/CSM. The current rate is \$ _____ /1000SF for a total of \$ _____. The Developer shall select one of the following two options for payment of these fees:
 - 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
 - 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off;
 - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..
 - b) All information shall transmitted to Janet Dailey by e-mail at Jdailey@cityofmadison.com, or on a CD to:

Janet Dailey
City of Madison Engineering Division
210 Marlin Luther King Jr. Blvd
Room 115
Madison, WI 53703
 - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

The Developer shall put the following note on the face of the plat:

ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).

Right of Way / Easements

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

Are the following requirements met?

- * Streets intersect at right angles.
- * A 15 foot minimum tangent at intersections from PC of curve to property line.
- * Arterial intersection spacing generally greater than 1200 feet.

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- * Jogs are avoided at intersections. Arterial streets shall be adjusted to align if spacing less than 300 feet.
- * Spacing of intersections on local streets shall be greater than 300 feet.
- * Cul-de-sacs shall be less than 1000 feet long.
- * 100 foot tangents between curves.

- 2.5 _____

- 2.6 Property lines at intersections shall be rounded with a 15 foot radius on _____

- 2.7 Property lines at intersections shall be rounded with a 25 foot radius on _____

- 2.8 The right of way width on _____ shall be _____ feet, on
_____ shall be _____ feet and on _____ shall be
_____ feet.
- 2.9 _____ shall have a minimum centerline radius of _____ feet and _____
shall have a minimum centerline radius of _____ feet 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
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.
- 2.16 Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat
is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent
with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation,
operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
 - b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property
owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer
facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway
purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the
City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or
compensation to the property owner.
 - d. 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.
 - e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of
all the parties hereto, or their respective successors-in-interest.
- 2.17 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey
Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent

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- b. with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
- c. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. **(Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)**
- d. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- e. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
- f. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.18 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
- b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. **(Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)**
- c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.19 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
- b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. **(Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)**
- c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

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 Mineral Point Road. (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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 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 Mineral Point Road to facilitate ingress and egress to the plat/csm.

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

- The above improvement will consist of acceleration and deceleration tapers.
- The above improvement consists of rights turn lanes.
- The above improvement will consist of passing lanes.
- 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.
- 3.18 Installation of "Private" street signage in accordance with 10.34 MGO is required.
- 3.19 Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko lzenchenko@cityofmadison.com or (608) 266-5952

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.

NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.

- 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.

Information to Surveyor's: In addition to notes such as this, WI State Plat Review now enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.

- 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.

NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.

Information to Surveyor's: In addition to notes such as this, WI State Plat Review now enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.

- 4.4 Prior to the issuance of building permits, the Developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The Developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.

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

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

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

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

- 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 management 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. 6
- 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. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

- 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 Janet Dailey (608-261-9688) 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 Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 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 WCCS Dane Zone, 1997 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 WCCS, Dane Zone 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 WCCS Dane Zone 1997 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 Engineering Streets Section 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 (cite 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.
- 6.5 Prior to Engineering final sign-off by main office for Certified Survey Maps (CSM), final CSM must be submitted to Engineering Division Surveyor / Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off. Electronic mail submittal of the FINAL CSM in PDF form is preferred. Transmit to epederson@cityofmadison.com



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

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 215 Martin Luther King, Jr. Boulevard
 P.O. Box 2986
 Madison, Wisconsin 53701-2986
 PH 608 266 4761
 TTY 866-704-2315
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March 27, 2008

TO: Plan Commission

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

SUBJECT: **12003 Mineral Point Road – Final Plat – Tormey Ridge
 Town of Middleton Sec. 29**

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 Developer shall put the following note on the face of the plat: "ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT (S)." Note: The final sign-off may be delayed until the transportation impact fees are negotiated or approved by the Council.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. The applicant shall enter into the Developer's Agreement include building the "Public Bike / Pedestrian facilities at the same time of other improvements.

GENERAL OR STANDARD REVIEW COMMENTS

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

3. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

4. Utility easements shall be provided as follows:

Between Lots	Between Lots	Between Lots
2 & 3	67 & 68	120 & 121
6 & 7	70 & 71	128 & OL 3
19 & 20	82 & 83	139 & 140
	87 & 88	143 & 144

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27 & 28	89 & 138	146 & 147
36 & 37	96 & 97	151 & 152
38 & 39	100 & 101	155 & 156
40 & 41	102 & 103	South 12 ft of 163
42 & 43	106 & 107	
44 & 58	108 & OL 3	
53 & 54	110 & 111	
56 & 57	113 & 114	
59 & 72	117 & 118	
65 & 66		

5. The applicant shall show a detail drawing of the 12 ft. utility easement dimensions and lot lines on the face of the plat.
6. There will be access restrictions for this final plat and shall be noted on the face of the plat as follows: "No Access shall be granted along the southerly right-of-way line of Mineral Point Road."
7. 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: Michelle L. Burse
 Fax: 608-250-9266
 Email: burse@chorus.net

DCD:DJM:dm



TO: Members of the Plan Commission
FROM: Hickory R. Hurie and Barbara Constans
SUBJECT: Gap Analysis for Tormey Ridge
DATE: March 27, 2008

SUMMARY:

Gallina/ Mineral Point Road Holdings has proposed the construction of a 162 single family residential lot development, with three (3) multi family lots which may or may not be owner occupied units, called Tormey Ridge at 12003 Mineral Point Road. The initial request included an IZ plan that would have provided the 15% iz units or 25 homes. During this discussion, the IZ Advisory Oversight Committee formulated a gaps analysis policy that permits an applicant to seek a combination of ways (on-site iz units, off-site iz units, or payment in lieu) to balance of the revenue gap between the market value of the expected iz units and the set price of those units. Planning staff analyzed the current density of these parcels and concluded that the proposed development was in conformance with the neighborhood plan for the area, and would receive only a modest bonus density per the inclusionary zoning ordinance standards.

Staff recommend Plan Commission approval of inclusionary zoning package of 5 single family inclusionary dwelling units and a payment of \$246,935 in lieu of the onsite inclusionary dwelling units, per the ordinance for the single family lots. Also require that the developer execute an IZ LURA for each of the 3 multifamily lots which would require the developer to submit an IZ Plan and go through the off-set review process for each individual multi-family lot at the time they wish to move development of a parcel forward.

This analysis for an inclusionary zoning waiver is based upon data furnished by the developer and by the Planning Unit during September 2007. If the developer were to provide additional documentation and appraisals regarding the presumed average market value of the development, staff would recommend an additional round of analysis that could result in an adjusted level for the payment in lieu.

The attached sheets illustrate the 'balanced' scenario and calculation of the recommended inclusionary zoning package.

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CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: April 4, 2008
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **12003 Mineral Point Rd.**

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

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

1. All options for lot 27 would require posting of fire lanes.

GENERAL OR STANDARD REVIEW COMMENTS

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

2. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street.
3. 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 Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan