



Department of Planning & Development
Planning Unit

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June 8, 2006

Great Neighborhoods West, LLC
Don Esposito
Veridian Homes
6801 South Towne Drive
Madison, WI 53713

SUBJECT: "1000 Oaks"

Dear Mr. Esposito:

This is to inform you that the Plan Commission, at its meeting of May 15, 2006, recommended approval of the final plat of "1000 Oaks" located at 702 South Point Road, City of Madison.

The Common Council conditionally approved the final plat on June 6, 2006.

The conditions of approval are:

The Plan Commission added the following specific conditions of approval:

1. The Plan Commission recommended approval of the Inclusionary Dwelling Unit Plan based on the stacked flats option consistent with the preliminary plat approval if the Inclusionary Zoning Ordinance is amended to allow this option by December 1, 2006. If the ordinance is not amended to allow this option, the Plan Commission granted the project a waiver based on the option of providing 23 IZ units.
2. The Commission also required the number of IZ units in the 2006 and 2012 phases to be adjusted to be proportionate to the market rate units in each phase and approved by staff.

Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following twelve items:

3. The plat shall be revised to provide a 15-20 foot wide public ped-bike easement from South Point Road to the plat's western edge. The easement would run through the greenway/park outlots and connect with future surrounding developments to provide a neighborhood/regional trail. The alignment may need to start at Outlot 2 and head west or start at Outlot 14 and head west, with the alignment dependent upon further review with City staff and coordination with surrounding properties. AS AGREED BY THE DEVELOPER, PARKS, TRAFFIC ENGINEERING AND

PLANNING, THE EASEMENT WILL RUN THROUGH OUTLOT 16 (PARK) AND OUTLOT 15.

4. The right-of-way Watts Road shall be revised to 90-feet to provide enough space for the center median and 1 traffic lane, 1 bike lane and 1 parking lane on each side. AS DISCUSSED WITH THE DEVELOPER, THE RIGHT-OF-WAY OF WATTS ROAD WILL REMAIN AT 80-FEET TO PROVIDE SPACE FOR THE CENTER MEDIAN, 1 TRAFFIC LANE AND 1 BIKE LANE IN EACH DIRECTION, AND PARKING ON ONE SIDE. IF ON-STREET PARKING IS NEEDED ON BOTH SIDES, THE CENTER ISLAND WILL NEED TO BE REMOVED.
5. The right-of-way at just the intersection of Cherry Bark Lane and Tawny Acorn Drive may need to be widened for traffic calming islands at this entrance to the park. AS AN ALTERNATIVE, THE DESIGN OF THE STREET MAY SIMPLY DROP A SMALL PORTION OF PARKING FOR A BUMPOUT AT THIS INTERSECTION.
6. The right-of-way for Valley View shall be widened to approximately 90-feet to provide enough space for a center median with left turn lane, and 1 traffic lane and 1 bike lane on each side. This would be similar to the treatment of Felland Road with the Autumn Lake plat. THIS PLAT'S PORTION OF THE 90-FOOT RIGHT-OF-WAY IS 45-FEET TO CENTERLINE.
7. The sidewalk on South Point Road shall be constructed to 8-foot wide to promote multi-modal and safe walk and bike to school routes. A SIX (6) FOOT WIDE SIDEWALK WILL SUFFICE.
8. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of area wide intersection and traffic signal costs prior to plat approval. The deposits may be paid in construction phases.
9. As noted to some extent in the applicant's materials, the plat shall include traffic calming measures, for which the maintenance shall be the developer's responsibility.
10. Utility easements shall be provided as follows:

Between Lots	Between Lots	Between Lots
7 & 8	141 & 142	201 & 202
21 & OL 6	145 & 146	203 & OL 21
32 & 33	147 & OL 15	211 & 212
48 & 49	150 & 151	216 & 217
51 & 52	153 & 154	226 & 227
69 & 70	155 & 156	240 & 241
75 & 43	158 & 159	243 & OL 23
77 & 78	161 & 162	247 & 248
92 & 93	164 & 165	250 & 251
97 & 98	168 & 169	254 & 255
101 & 102	173 & 174	257 & 258
104 & 105	176 & 177	261 & 274
111 & 112	181 & 182	270 & 271
115 & 116	184 & 185	276 & 277
119 & OL 14	188 & 189	285 & 286
120 & OL 14	191 & 192	
122 & 123	196 & 197	

11. The applicant shall show a detail drawing of the 12-foot utility easement dimensions and lot lines on the face of the plat.
12. The developer will need to 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.”
13. There will be access restrictions for 1000 Oaks plat for development of this final plat and shall be noted on the face of the plat as follows:
 - a. No Access shall be granted along the westerly right-of-way line of South Point Road. Except for Fire Access as noted.
 - b. No Access shall be granted along the northerly right-of-way line of Valley View Road.
14. 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 Janet Gebert, City Engineering, at 261-9668 if you have questions regarding the following twenty-nine items:

15. The developer shall make improvements to existing Valley View Road and South Point Road plat as required by the City Engineer. Outside of the intersection area, the developer shall be responsible for 16-feet of pavement and sidewalk. In the area around the intersection, the developer shall be responsible for intersection improvements to facilitate ingress and egress to the plat. The work may be done by the developer or by the City as determined by the City Engineer after consultation with the development.
16. The developer shall show all wetlands and navigable waters on the plat.
17. A 75-foot setback (50-feet in public ownership) shall be shown on the plat.
18. The east-west greenway is not 100-feet wide. Revise.
19. Development dependent on extension of Sage Brush Drive shall be delayed until such time that the City can remove adjacent lands from the environmental corridor and dedicate as right-of-way. The developer may then construct Sage Brush with partial reimbursement from the City.
20. Much of the plat cannot be readily served by sanitary sewer. This may require delay of development and/or added costs to construct mainline servers in two directions.
21. The following outlots or portions of outlots shall be widened to 32-feet, dedicated as public right-of-way, and given a street name:
 - a. Outlot 4.
 - b. The portion of Outlot 6 between “A” Street and “B” Street.
 - c. The portion of Outlot 8 between Harvest Moon and “B” Street.

In addition, the right-of-way of Outlot 4 may need further modifications at points where it makes 90 degree bends.

22. This plat is subject to the Lower Badger Mill Creek Impact Fee District for both stormwater management and sanitary sewer. A waiver of assessments will be required to be signed prior to plat sign-off.
23. There is a sanitary sewer capacity issue with this development. In 2007, there is an MMSD sewer interceptor scheduled to relieve this sanitary restriction (South Point Lift Station). The development will be required to generate a maximum of 0.14 cfs (65 gpm) until the interceptor is in place (Lower Badger Mill Sewer Interceptor).
24. Storm and sanitary infrastructure to serve this plat are scheduled for installation in 2007. The developer shall plan accordingly.
25. Street name changes:
 - a. Rename GILDED CIDER Terrace. This segment must be a BOULEVARD (BLVD.).
 - b. Rename SAGE BRUSH DRIVE. Duplicate base street name in Middleton.
 - c. Rename SASSAFRASS. Similar base of Sassafras in Fitchburg.
26. Refer to underlying recorded CSM 11750.
27. The applicant shall enter into a City/Developer agreement for the improvements required for this plat/csm. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this plat/csm without the agreement executed by the developer.
28. Two weeks prior to recording the final plat, a soil boring report prepared by the 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-feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
29. The developer shall construct Madison Standard street improvements for all streets within the plat/csm.
30. The developer shall note that City funds for park frontage are limited and will be determined at the sole discretion of the City.
31. The applicant shall construct sidewalk to a plan approved by the City Engineer along Valley View Road and South Point Road.
32. The developer shall make improvements to Valley View Road and South Point Road to facilitate ingress and egress to the plat/csm.
33. All proposed street names shall be approved by the City Engineer. Applicant shall contact Lori Zenchenko (608-266-5952) with street name requests.
34. An erosion control plan and land disturbing activity permit shall be submitted to the Engineering Division for review and approval prior to recording the final plat/csm. 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.

35. The following notes shall be included on the final plat:

- a. All lots within this plat are subject to a non-exclusive easement 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 easement shall be 12-feet in width on the perimeter of this 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.
36. 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 this 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:

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.

37. 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:

- a. Detain the 2, 10 and 100-year storm events.
 - b. Control 80% TSS (5 micron particle).
 - c. Provide infiltration in accordance with NR-151.
 - d. Provide substantial thermal control.
38. This site is greater than one (1) acre, and the Developer 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 (608) 275-3201 to discuss this requirement.
39. A minimum of two (2) working days prior to requesting City Engineering sign-off on the plat/csm the applicant shall contact Janet Gebert (608-261-9688) 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. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
40. All outstanding Madison Metropolitan Sewerage District (MMSD) sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
41. Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
42. 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 NAD 27 and WIDOT County Coordinate System, Dane County Zone datums and be consistent with previous formats delivered to the City by the applicant 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 and floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except **local service** for Cable TV, gas, electric and fiber optics).

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

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

43. In accordance with Section s. 236.34(1)(c) which says a CSM shall be prepared in accordance with s. 236.20(3)(c) & (f), Wisconsin Statutes, the applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (site Register of Deeds recording data) and easements which are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following three items:

44. Provide a revised grading plan of the plat to show that usable open space requirements can be met on the R2T lots in the amount of 800 square feet per each lot. Usable open space shall be in a compact area of not less than 200 square feet, having no dimensions less than 10-feet and having a slope no greater than 10 percent. The required front yard and required street side yards do not count toward usable open space. Revise the grading plan on the following lots, including but not limited to Lots P-163(160), 167(164), 168(165), 169(166), 196(196), 197(197), 229(229), 230(230), 231(231), 233(233), 241(241), 242(242), and 243(243).
45. The fact of the plat shall include the following statement: "This subdivision is subject to the Inclusionary Zoning sections of Chapter 28 of the Madison General Ordinances. This requirement shall be satisfied by a separate recorded restriction."
46. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit to CDBG a copy of the approved plan for recording prior to Zoning sign-off of the plat.

Please contact Bill Roberts or Brad Murphy of the Planning Unit staff at 266-4635 if you have questions regarding the following seven items:

47. The final plat shall include a landscape screening buffer area along the northerly property line adjacent to the Silicon Prairie plat. Details of the landscaping will be required when specific development/building proposals are submitted for review. A note to this effect shall be placed on the relevant lots.
48. A note shall be provided on the final plat and a deed restriction recorded that the inclusionary dwelling unit plan will be required for development of the R5 zoned parcels at the time that development plans are submitted for this property. A copy of the recorded restriction will be provided to the CDBG Office prior to the recording of the final plat.
49. The final plat shall designate all lands dedicated to the public for stormwater management and/or sanitary sewer purposes to also add a designation for "local pass, trails and crossings."
50. Sidewalks shall be provided on both sides of all public streets unless otherwise approved by the City Plan Commission.
51. The final plat in its entirety shall be recorded prior to any development of any lots.
52. The IDUP Phasing Plan shall be included by City Engineering in the Subdivision Improvement Contract.
53. The final IDUP and LURA shall be approved by the CDBG Office prior to recording of the plat.

Please contact Si Widstrand, City Parks Division, at 266-4711 if you have questions regarding the following six items:

54. The woodland will be accepted as park dedication. Total dedication required is approximately 14 acres. There is potential for significant credit to the developer for park dedication and improvements.
55. Park Development Fees for the Veridian parcels total \$244,375.04 before credit deductions.

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56. Park Development Fees for the 390 multi-family units in separate ownership are approximately \$205,000 and shall be calculated and paid at the time of PUD-SIP approval.
57. The park will become the primary corridor for the regional bike path. The potential trail routes and feasibility for a trail underpass of South Point Road should be evaluated as part of the plat grading design. The drainage corridor should be used for pedestrian trails.
58. The developer shall provide a tree inventory and assessment to identify any significant disease issues, to ensure protection of trees at the woodland edge adjacent to developed lots, to identify trail corridors and park development locations. Surveyed locations will be required for trees in some areas adjacent to proposed construction. Coordination with the developer will also be required to ensure that fencing of the woodland property lines occurs as part of the development process.
59. Utility easements shall not be allowed across parkland without prior approval of the Parks Division.

The plat shall be approved by the State Department of Development.

The plat covenants and restrictions for this subdivision will be submitted to the Planning Unit staff for review and approval.

Any appeal from the action, including the conditions of approval, must be filed with the Circuit Court within thirty days from the date of this letter.

Sincerely,

Bill Roberts
Planner IV

Enclosure

cc: City Engineering
Traffic Engineering
Zoning Administrator
Real Estate – Jeff Ekola
Surveyor:
Pellett Development, LLC, 702 South High Point Rd., Verona, WI 53593
D’Onofrio Kottke & Assoc., 7530 Westward Way, Madison, WI 53713
Vandewalle & Assoc., 120 E. Lakeside St., Madison, WI 53713