



PREPARED FOR THE PLAN COMMISSION

Project Address: 5802 Lien Road
Application Type: TR-P Master Plan Amendment, Preliminary Plat and Final Plat
Legistar File ID # [51597](#) and [51127](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant: Jeff Rosenberg, VAL, LLC; 6801 South Towne Drive; Madison.
Contact Person: Brian Munson; Vandewalle & Associates; 120 E. Lakeside Street; Madison.
Surveyor: Brett Stoffregan, D’Onofrio Kottke & Associates; 7530 Westward Way; Madison.
Property Owner: Dick Hanzel, D & R Investments, LLC; 7813 Cobblestone Circle; Middleton.

Requested Actions: Approval of a request to amend the TR-P (Traditional Residential–Planned District) master plan for the Village at Autumn Lake subdivision to allow construction of twelve (12) two-family twin homes; and the preliminary plat and final plat of *Village at Autumn Lake Replat No. 3* to create 24 lots for the future twin homes and one outlot for private open space and access from Lot 649 of the Village at Autumn Lake Replat.

Proposal Summary: The proposed “Village at Autumn Lake Replat No. 3” subdivision calls for twelve (12) two-family twin homes to be developed on 24 fee simple lots with one outlot for private open space and access. The amended TR-P and replat would supersede the previous approval for Lot 649 of the Village at Autumn Lake Replat, which called for 22 townhouse units to be developed on the 2.96-acre site. The development will commence as soon as all regulatory approvals have been granted, with completion anticipated in 2020.

The applicant is also seeking approval to modify a condition of the 2015 subdivision approval, which required construction of an eight-foot wide multi-purpose path across the subject site and adjacent Outlot 45 to connect Lien Road, Summer Shine Drive and Wynter Lane.

Applicable Regulations & Standards: The requirements and process for the TR-P zoning district are outlined in Section 28.053 of the Zoning Code. Two-family dwelling-twin homes are subject to Supplemental Regulations in Section 28.151 of the Zoning Code. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Review Schedule: The State’s subdivision statute, Wis. Stats. 236, requires that a preliminary plat be approved, conditionally approved, or rejected (with stated reasons) within 90 days of submittal unless the time is extended by agreement with the applicant. If no action is taken within 90 days and no extension granted, the plat is deemed approved. The revised preliminary plat was submitted to the City on April 4, 2018. Therefore, the 90-day review period for this plat was scheduled to expire circa July 4, 2018.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward an amendment to [Substitute] Zoning Map Amendment ID 28.022–00158 to amend the TR-P master plan for Village at Autumn Lake subdivision to allow construction of 12 two-family twin homes (24 units) instead of 22 townhouse

units on land addressed as 5802 Lien Road, and the preliminary plat and final plat of *Village at Autumn Lake Replat No. 3*, to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report. [Note: A substitute ordinance is required to correct an error in the map amendment number in the existing version, which should be ...158 instead of ...330.]

Background Information

Parcel Location: A 2.96-acre parcel located at the northwestern corner of Lien Road and Felland Road; Aldermanic District 17 (Baldeh); Sun Prairie Area School District.

Existing Conditions and Land Use: Undeveloped land zoned TR-P (Traditional Residential–Planned District).

Surrounding Land Uses and Zoning:

North: Single-family residences in the Town of Burke along Wynter Lane;

South: Single-family residences and undeveloped land across in the Town of Burke;

West: Single-family residence on the north side of Lien Road in the Town of Burke and future single-family residences in the Village of Autumn Lake subdivision, zoned TR-P (Traditional Residential–Planned District);

East: Single-family residences across Felland Road in the Town of Burke; undeveloped future mixed-use and commercial land in the City of Madison, zoned CC-T (Commercial Corridor–Transitional District).

Adopted Land Use Plans: The 2002 Felland Neighborhood Development Plan recommends development of the subject site with medium-density residential uses.

Environmental Corridor Status: The subject site is not 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. The nearest Metro Transit service is located one mile west of the subject site at Lien Road and N. Thompson Drive.

Zoning Summary: The proposed lots are zoned TR-P (Traditional Residential–Planned District).

Requirements	Required	Proposed
Lot Area	2,500 sq. ft. per dwelling unit	All lots exceed
Lot Width	25' per dwelling unit	Will comply
Minimum Front Yard	15'	To be determined at permitting
Max. Front Yard Setback	30' or up to 20% greater than block average	To be determined at permitting
Side Yards	5'	To be determined at permitting
Reverse Corner Side Yard Setback	8' (10' for garage)	To be determined at permitting
Rear Yard	Street-accessed: 20' Alley-accessed: 2'	To be determined at permitting
Usable Open Space	500 sq. ft.	To be determined at permitting
Maximum Lot Coverage	75%	To be determined at permitting

Requirements	Required	Proposed
Maximum Building Height	Three stories and 35'	To be determined at permitting
Building Forms	Two-family twin home	To be determined at permitting
Other Critical Zoning Items		
Yes	Utility Easements	
No:	Barrier Free, Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development	
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>		

Previous Approvals

On August 3, 2004, the Common Council approved a request to rezone approximately 285.2 acres located on both sides of Felland Road north of Lien Road from Temp. A (Agriculture District) to R2T, R2Y and R2Z (Single-Family Residence Districts), PUD-GDP, C2 (General Commercial District) and C (Conservancy District) [1966 Zoning Code] and the final plat of the “*Village at Autumn Lake*” subdivision to allow the development of 1,215 dwelling units, including 489 single-family residences, 12 two-family units, 714 multi-family units, two mixed-use town center properties, one general commercial property and various public and private outlots for open space, parks, an elementary school, alleys and stormwater management. The final plat was recorded on March 30, 2006.

On July 23, 2007, the Plan Commission granted a 24-month extension for the Village at Autumn Lake Planned Unit Development until August 3, 2009. On June 16, 2009 and October 16, 2012, the Common Council approved requests to rezone 29 parcels in the Village at Autumn Lake subdivision from PUD-GDP to PUD-GDP to restart the time period for implementing the Planned Unit Development as provided in the 1966 Zoning Code.

On May 19, 2015, the Common Council approved a request to rezone numerous parcels in the Village at Autumn Lake subdivision generally addressed as 1710 Ariel Spring Trail from TR-C3 (Traditional Residential–Consistent 3 District), PD (Planned Development District), and CN (Conservancy District) to TR-P (Traditional Residential–Planned District) and TR-C3; and approved the preliminary plat and final plat of the *Village of Autumn Lake Replat*, creating lots for 542 single-family units; 22 two-family-twin units, 8 four-unit dwellings, 48 townhouses, and 332 multi-family units, including 36 in a mixed-use node; 16 outlots dedicated to the public; and 12 outlots to be private. The Plan Commission approved a demolition permit to allow a single-family residence at 5825 Sanctuary Lane and 2009 Expedition Trail to be razed as part of the proposed replat at its May 4, 2015 meeting.

On May 3, 2016, the Common Council approved the preliminary plat and final plat of *Village at Autumn Lake Replat No. 2* to create nine lots for single-family attached housing and one outlot for a private drive on land generally addressed as 5703 Summer Shine Drive.

Project Description

The applicant is requesting approval of an amended TR-P (Traditional Residential–Planned District) master plan, preliminary plat, and the final plat of the “*Village at Autumn Lake Replat No. 3*” subdivision to allow twelve two-family twin homes to be developed on 24 fee simple lots with one outlot for private open space and access on Lot 649 of the Village at Autumn Lake Replat, which extends along the north side of Lien Road west of Felland Road. The amended TR-P and replat would supersede the previous master plan approval, which called for 22 townhouse

units to be developed on the 2.96-acre site. The 2015 master plan did not specify the number of buildings in which the townhouse units would be located.

The twelve two-family "Villa" twin homes will have rear-loaded garages accessed from a common driveway that will enter the site from Lien Road near the western end of the property. Preliminary elevations of the proposed twin homes indicate that the buildings will be two stories in height, and that each unit will have a front door facing Lien Road with walkways connected to the public sidewalk. A 40-foot building setback line is shown on the plat, which is consistent with the existing historic setback line required from Lien Road. The City Engineering Division, however, has proposed, and the Planning Division supports, the reduction of this setback from 40 feet to 30 feet.

No other changes to the unit mix or layout of the Village at Autumn Lake development are proposed with this amendment. The TR-P district that governs most of the Village at Autumn Lake development west of Felland Road encompasses approximately 215 acres of land (the overall subdivision is approximately 285 acres). Following the proposed amendment, the district will consist of 844 total dwellings units comprised of 436 street-loaded single-family lots, 107 alley-loaded single-family lots, 23 two-family-twin dwellings (46 units), two four-unit buildings (eight units), 26 townhouse units on two sites, and two lots to be developed with up to 221 multi-family units. The 844 units in TR-P zoning do not include the multi-family units that may be developed on two CC-T-zoned lots along Lien Road, or the single-family detached homes that will be constructed east of Felland Road in TR-C3 zoning.

In addition to the TR-P amendment and plat to develop 24 twin home units on Lot 649, the applicant is also requesting relief from conditions of the 2015 approvals for the larger Village at Autumn Lake (Replat) subdivision, which required the applicant to provide a pedestrian/ bike path to Lien Road and Wynter Lane if a street connection was not provided at the intersection of Wood Hill Road and Lien Road that was platted in 2006 but never constructed due to concerns about the steep grades of Wood Hill Road. The path in lieu of street connection was required in the 2015 condition to be an 8-foot wide path in a 20-foot wide public easement that would connect Pipers Brook Drive and Summer Shine Drive to Lien Road and Wynter Lane across the subject site and the adjacent Outlot 45 private open space tract.

Subsequent to the 2015 approvals, the applicant has worked with the City Engineering Division to create an accessible path that could fulfill the earlier conditions. However, both the City and applicant were unable to design a path across the subject site and Outlot 45 that complied with the five percent maximum slope required for accessibility without significantly impacting the steeply wooded slope present on Outlot 45, where nearly 60 feet of grade change exists from the northwestern corner of the subject site down to Pipers Brook Drive/ Summer Shine Drive across the less than 300-foot deep Outlot 45.

In lieu of the accessible path, the applicant now proposes a natural walking path that would extend across the two sites to provide the required connection between Lien Road, Wynter Lane, and the housing downslope to the north and west. The path would not be accessible in terms of percent grade or material (gravel or wood mulch has been discussed), but would allow most of the tree cover present on Outlot 45 to remain. Final details of this path, which will be located in an easement dedicated for public use but be privately maintained by the homeowner's association, will be approved by the Planning Division and City Engineering Division prior to final approval and recording of the proposed final plat.

Supplemental Requirements

The requirements for the Traditional Residential-Planned (TR-P) District are included in Appendix A at the end of this report.

The following supplemental regulations apply to Two-Family Dwelling-Twin developed in the TR-P district per Section 28.151 of the Zoning Code:

- a.) Each unit shall be separated from the abutting unit by a minimum fire separation complying with Wis. Admin. Code § SPS 321.08, providing a vertical separation of all areas from the lowest level to flush against the underside of the roof.
- b.) The common wall between dwelling units shall be approximately perpendicular to the street right-of-way line. When a parcel containing a Two Family Dwelling-Twin is divided by Certified Survey Map, the lot line shall run continuously from the front lot line to the rear lot line through the common wall.
- c.) Each unit shall have separate water services, curb stops, lines and meters. The water service may be split in the terrace, with separate curb stops, lines and meters.
- d.) Each unit shall have separate sanitary sewer service laterals and lines.
- e.) Each unit shall have separate gas and electric meters.
- f.) A Two Family Dwelling-Twin divided by Certified Survey Map shall have a joint cross access and maintenance agreement that has been submitted with the land division application and which shall be recorded with the land division.

Analysis and Conclusion

The Planning Division believes that the amended TR-P master plan to revise the number and type of dwelling units to be developed on Lot 649 and the related Village at Autumn Lake Replat No. 3 plat can meet the applicable standards for approval, including the supplemental requirements for two-family twin homes. The request to introduce twin homes on the subject site is also generally consistent with the recommendations in the Felland Neighborhood Development Plan, which call for the subject site to be developed with medium-density residential uses. The neighborhood development plan suggests that housing in areas recommended for medium-density development along Lien Road hew more toward townhouses to transition from the arterial road toward the lower-density areas in the interior of the Village at Autumn Lake subdivision. However, staff believes that the placement and pattern of the proposed twin homes should be similar to the development pattern that would have resulted along this portion of the Lien Road frontage had the approved townhouses for this site been constructed, and that the slight increase in units on the subject site should have no discernable impact on surrounding properties.

Staff also accepts that the proposed walking path may be the only practical solution for providing the connectivity between this section of Lien Road and the subdivision north and west of the subject site due to the grades present. Although the public street originally proposed to provide this connectivity would have been the most optimal outcome, with the more recent bike path an acceptable fallback, staff cannot support the degree of clearcutting, grading and retaining walls required in order to make that connection possible. The City Engineer indicates that an accessible path may only have been possible through Outlots 45 and 67 with switchbacks installed across the entire site, with significant retaining walls needed at most of the corners. The natural walking path proposed,

however, will allow most of the existing vegetation and contours on Outlot 45 to be preserved while providing a modicum of north-south connectivity for area residents.

Recommendation

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

The Planning Division recommends that the Plan Commission forward an amendment to [Substitute] Zoning Map Amendment ID 28.022-00158 to amend the TR-P master plan for Village at Autumn Lake subdivision to allow construction of 12 two-family twin homes (24 units) instead of 22 townhouse units on land addressed as 5802 Lien Road, and the preliminary plat and final plat of *Village at Autumn Lake Replat No. 3*, to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions that follow.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division

1. A Public Pedestrian Access Easement shall be granted through proposed Outlot 67 on the plat to allow proper access to the walking path proposed on adjacent Outlot 45 of Village at Autumn Lake Replat to the west. The location and width of the easement shall be approved by the Planning Division and City Engineer prior to final approval and recording of this plat. Maintenance of the path shall be by the homeowner's association.
2. The final alignment and construction details (drainage, width, material, easement marker placement, etc.) for the walking path across Outlot 67 of this plat and adjacent Outlot 45 shall be approved by the Planning Division and City Engineer prior to final approval and recording of this plat. The construction plans shall detail the area of tree cover to be removed for the path, with the remaining tree cover on the site to remain during and following construction of the path.
3. The applicant shall submit to the Planning Division two copies of the private subdivision covenants, conditions and restrictions that 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 subdivision. 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.
4. A joint cross access and maintenance agreement shall be recorded with the final plat that addresses shared maintenance of the exteriors of the twin home buildings consistent with the requirements for two-family twin homes in Section 28.151 of the Zoning Code.
5. The TR-P master plan shall include a note that the twin homes on the subject site will be a minimum of two stories in height.

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

City Engineering Division (Contact Brenda Stanley, 261-9127)

6. The proposed sewer running east-west in Outlot 67 to serve Lots 1096-1119 will be privately owned/maintained. The applicant shall have a recorded ownership/ maintenance agreement in place for the private sewer prior to plat sign-off.
7. The construction of this project will require that the applicant shall enter into a City/ Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Note: Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.
8. This development is subject to impact fees for the Felland Road Neighborhood Sanitary Sewer Improvement Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall put 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. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
10. The developer will be required to build City sanitary sewer.
11. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
12. An erosion control plan and permit shall be submitted to the City 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 5-tons per acre per year
13. 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 stormwater 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. Note: It is required that this plan shall be stamped by and Registered Land Surveyor.

The following note shall accompany the master stormwater 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 the City Engineering Division’s approval of this plan.”

14. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the applicant shall contact either Tim Troester at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley at 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. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
15. The developer shall install sidewalk along Felland Road limits of the plat. The developer shall install sidewalk along triangular right of way dedication area at corner of Lien and Felland. The City will reimburse developer for sidewalk along Lien Road being rerouted that is in good condition.
16. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.

City Engineering Division – Mapping Section (Contact Jeff Quamme, 266-4097)

17. The applicant shall dedicate a triangular strip of right of way along Lien Road at the corner of Felland Road as required by City Engineer. The developer shall be reimbursed for the dedication for an agreed upon value as determined as part of the required Developer Agreement.
18. The setback along Lien Road may be reduced to 30 feet. Provide Jeff Quamme a map and legal description of the setback area to be released along with the required administrative fees to draft and administer the required release of restriction per Section 236.293 of the Wisconsin Statutes. The restriction per Note 17 of Village at Autumn Lake Replat shall also be released as part of this same Real Estate project.
19. The applicant shall grant a Public Sanitary and Storm Sewer Easement over adjacent Outlot 45 of Village at Autumn Lake Replat. Coordinate the location with Engineering staff and provide the exhibits, descriptions and administrative fee to Jeff Quamme (jrquamme@cityofmadison.com) to set up the required Real Estate project.
20. The applicant shall grant a sanitary and storm sewer easement(s) across proposed Outlot 67 from adjacent Outlot 45 southerly to Lien Road on the face of the plat. Coordinate the location with City Engineering staff. The easements shall extend 10 feet on each side of the facilities to be constructed. Contact Jeff Quamme (jrquamme@cityofmadison.com) for required easement language.
21. Add notes 6, 14, 15, 18 and 19 from the Village of Autumn Lake Replat.

22. Add a note to sheet 2: "No principal or accessory buildings or structures (pools, gazebos, etc.) shall be permitted within the building setbacks shown hereon. This restriction shall be enforceable by the City of Madison."
 23. A Public Pedestrian Access Easement shall be granted through proposed Outlot 67 on the plat to allow proper access to the walking path proposed on adjacent Outlot 45 to the west.
 24. 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 for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com). 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 and shall be attached to a signed and sealed monument condition report. The applicant shall identify monument types on all PLS corners included on the plat. Note: Land tie to two PLS corners required.
 25. The applicant shall 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.
 26. In accordance with Section s.236.20(2) (c) and (f), Wisconsin Statutes, the applicant shall show the type, location and width of any and all easements on the plat. Clearly identify the difference between existing easements (cite Register of Deeds recording data) and easements which are being conveyed by the plat. Identify the owner and/or benefiting interest of all easements. Include any and all language required to properly and legally create any easement by the plat.
 27. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject plat, one (1) digital CADD drawing and one (1) signed copy of the final plat to the Mapping/GIS Section of the Engineering Division either as hard copy or Adobe PDF format. The digital CADD file shall be submitted in the WisDOT County Coordinate System, Dane County Zone datum in either Auto CAD Version compatible with MicroStation Version V8i, MicroStation Version V8i or older or Universal DXF Formats. The digital CADD file(s) shall contain the minimum of the items stated below, each on a separate layer name/level number. All line work shall be void of gaps and overlaps that would cause any parcel, street or easement to not properly close. All line work orientation and geometrics shall match the dimensioning as labeled on the final recorded plat: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; 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).
- *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 original submittal of data and prior to final sign off.
28. The final plat shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the

Assessor's Office can then create the new Address-Parcel-Owner (APO) data in the parcel database so that the permitting system can upload this data and permit issuance made available for this new land record.

29. Standard Note for Public Utility Easements: "Public Utility Easements as herein set forth are for the use by Public Bodies and Private Public Utilities having to right to serve the area."
30. Label the Public Utility Easement along Felland Road and Lien Road as set forth by Village at Autumn Lake Replat.
31. Add to note 2 that the easement is per Village at Autumn Lake Replat considering the easement areas are to remain as they exist currently.
32. The plat does not provide on its face private easements to accommodate the now United States Postal Service (USPS) required centralized delivery of mail using Cluster Box Units (CBUs). The applicant shall coordinate with the USPS the required locations for the CBUs. The designated easement shall be granted on the plat or within a separately recorded instrument. CBU's serving this plat will not be permitted within any publicly owned or dedicated lands.

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

33. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs. If the DCC is not executed the applicant shall pay a \$30.00 fee which is payable to the City of Madison Treasurer to be delivered or mailed to: Attention Eric Halvorson, Traffic Engineering Division, Madison Municipal Building, Suite 100, 215 Martin Luther King Jr. Blvd., P.O. Box 2986, Madison, Wisconsin 53701-2986.
34. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
35. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
36. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
37. All parking facility design shall conform to the standards in MGO Section 10.08(6).

38. "Stop" signs shall be installed at a height of seven (7) feet at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
39. Secure parking facility: This is usually done with continuous six (6)-inch curb, timbers, preformed wheel stops, guardrail erected at a height of eighteen (18) inches or fencing of sufficient strength to act as a vehicle bumper.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

40. Submit updated exhibits to the Village at Autumn Lake Master Plan incorporating the proposed change from 22 townhome units to 24 two-family twin units.

Fire Department (Contact Bill Sullivan, 261-9658)

41. The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. An upgrade to include a fire sprinkler system with a cost estimate shall be made available for all initial single- or two-family home sales.

Water Utility (Contact Adam Wiederhoeft, 261-9121)

42. The proposed water main serving Lots 1096-1119 located in Outlot 67 shall be privately owned and maintained. The applicant shall have a recorded ownership and maintenance agreement in place for the water main prior to plat sign-off. The applicant shall contact Adam Wiederhoeft of Madison Water Utility at awiederhoeft@madisonwater.org to discuss options and establish the water service metering configuration intended to serve the proposed development.

43. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days' notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumberscontractors>), otherwise they may be obtained from the Water Utility Main Office at 119 E. Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646. The Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide conditions of approval for this request.

Parks Division (Contact Kathleen Kane, 261-9671)

44. Park Impact Fees (comprised of the Park-Infrastructure Impact Fee, per MGO Sec. 20.08(2), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6) will be required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. Please reference ID #12118.2 when contacting Parks Division staff about this project.
45. City Forestry will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, City Forestry will schedule planting and assess the cost of the initial planting to the property owner.
46. An existing inventory of trees (location, species, & DBH) and any tree removal plans (in PDF format) shall be submitted to the plans and Brad Hofmann—bhofmann@cityofmadison.com or 266-4816. All proposed street tree removals within the right of way shall be reviewed by City Forestry. Approval and permitting of street tree removals shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
47. Existing street trees shall be protected. Please include the following note on the site plan: “The contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction.” Tree protection specifications can be found in Section 107.13 of *City of Madison Standard Specifications for Public Works Construction*. Any tree removals that are required for construction after the development plan is approved will require at least a 72-hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

Office of Real Estate Services (Lance Vest, 245-5794)

48. Please include “LLC” in the entity name on the signature block. Prior to 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. The executed original hard stock recordable plat shall be presented at the time of sign-off.
49. A certificate of consent for all mortgagees/vendors shall be included following the Owner’s Certificate(s) and executed prior to plat approval sign-off. If mortgages of record are paid off prior to plat approval, a copy of the recorded satisfaction for said mortgage shall be provided prior to sign-off.
50. For parcels located within the City of Madison, a Madison Common Council Certificate shall appear as follows:

Resolved that this plat known as _____ located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the

____ day of _____, 20____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this ____ day of _____, 20____

Maribeth L. Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

51. As of May 17, 2018, the 2017 real estate taxes in the amount of \$1,102.50 are due for the subject property. Under 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, 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, Wisconsin 53701
52. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to Lance Vest in the City's Office of Real Estate Services (invest@cityofmadison.com), as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (March 14, 2018) 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.
53. The following revisions shall be made to the final plat prior to final approval and recording: Create notes that define the purpose of and the ownership of (whether public or private) all outlots. The note for an outlot dedicated to the public shall say: "Dedicated to the public for _____ purposes." If Outlot 67 will be dedicated to the public, an Environmental Site Assessment will be required.

Appendix A: Tradition Residential–Planned District Requirements

The following excerpts summarize the requirements for residential development in the Traditional Residential-Planned (TR-P) District (Section 28.053) of the Zoning Code:

(1) Statement of Purpose.

The TR-P District is established to encourage the development of new traditional neighborhoods in close-in or outlying parts of the City that incorporate the characteristics of existing traditional neighborhoods. Features include a variety of lot sizes and integrated housing types, detached or alley-loaded garages, traditional architectural features such as porches, an interconnected street system and the creation of a high-quality public realm.

A large-scale TR-P development will be designed through a master planning process. Where a TR-P District is developed in conjunction with or in proximity to an existing or planned mixed-use or higher-density district (for example, a Neighborhood Mixed-Use District, Traditional Shopping Street District, or Traditional Residential-

Urban District) the TR-P District is also intended to meet the goals of traditional neighborhood development as established by the State of Wisconsin and Dane County. These goals include the following:

- a.) Reduce public costs by making more efficient use of infrastructure.
- b.) Protect the environment through reduced land consumption, preservation of on-site environmental features, and reduced automobile travel.
- c.) Increase public safety and welfare through street design that results in slower driver speeds and reduced accidents, injuries and fatalities.
- d.) Promote the reinvestment in existing developed areas.
- e.) Foster community through attractive streets and public spaces that create opportunities for encounters and gatherings.

(3) Required Mix of Residential Uses.

After the effective date of this ordinance, development sites or projects within the TR-P District that are 10 acres or more in size or that include 50 or more dwelling units shall meet the following standards:

- a.) A minimum of 3 residential building types from the following categories shall be included within the site:
 1. Single-family detached dwellings with street-accessed garages.
 2. Single-family detached dwellings with alley-accessed garages.
 3. Two-family and single-family attached buildings.
 4. Accessory dwelling units.
 5. Multi-family dwellings (3 units or more), including senior housing.
 6. Special-needs housing such as community living arrangements and assisted living facilities.
- b.) A minimum of ten percent (10%) of the units on the site shall be in two-family, attached or multi-family residential dwelling types.
- c.) For infill development, the required mix of residential uses may be satisfied by existing adjacent residential uses within a one-quarter mile radius.
- d.) All residential lots shall be located within one-quarter mile of existing or planned public or common open space.

(4) Dimensional Standards, Permitted and Conditional Uses. [See table on page 3 as it applies to this project.]

(5) Site Design Standards.

- a.) Open Space. Open space shall be available to the residents of the district for recreational purposes or similar benefit. Land reserved for stormwater management and other required site improvements shall not be applied to this requirement, unless designed as open space that will meet resident needs.
 1. Open space shall be designed to meet the needs of residents of the district and the surrounding neighborhoods to the extent practicable for parks, playgrounds, playing fields, and other recreational facilities.
 2. A diversity of open spaces shall be provided within the TR-P district, including but not limited to community parks, neighborhood squares and commons, and playgrounds.
 3. Open spaces included with the subdivision shall be dispersed throughout the development and walkable from most areas within the subdivision.
 4. Land donated for any public purpose, which is accepted by the City, may be credited towards the open space requirement at the discretion of the Common Council.

- b.) Street Layout. A TR-P site development plan shall maintain the existing street grid where present and restore the street grid where it has been disrupted. In newly developing areas, streets shall be designed to maximize connectivity, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at an environmentally sensitive area, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.
- c.) Street Design. Flexibility in street design may be allowed within a TR-P District in order to create a safe and pleasant environment for residents, emphasizing pedestrian and bicycle circulation.
- d.) Non-Residential Uses. Non-residential land uses, including but not limited to schools, places of worship and neighborhood-serving commercial uses located within a subdivision zoned TR-P, shall be designed in a compact fashion and reflect the design of other uses within the master-planned development. Parking for such uses shall be located in the side or rear yards and shall be well screened to preserve the continuity of the public realm.

(6) Submittal Requirements.

- a.) After the effective date of this ordinance, a Master Plan shall be required for all TR-P projects that are proposed to be 10 acres or larger in size or those that will include 50 dwelling units or more. All TR-P Master Plans shall include each of the following elements:

- 1. A map of the proposed development that identifies all of the lots and outlots to be contained in the proposed development and which contains all of the information required for preliminary plats in Sec. 16.23(7)(a), MGO. The map shall identify each of the following items:
 - a. The use of each lot or outlot, including any spaces to be dedicated to the public.
 - b. The number of dwelling units to be provided on each lot.
 - c. The number of floors of all buildings to be constructed on a lot – minimum and maximum.
 - d. The orientation of buildings in relation to all streets.
 - e. The yards and building setbacks for each developable lot.
 - f. Stormwater management, including proposed treatments at the lot, block and subdivision level.
- 2. A phasing plan for the implementation of the master planned development.
- 3. Building design standards for the proposed development recorded in the covenants, conditions and restrictions for the subdivision, shall include:
 - a. Massing and composition of structures, orientation of windows and entries; doors and other elements of the facade, and primary facade materials and colors.
 - b. A process for the application of such building design standards, through an architectural review committee or similar review body.
- 4. A detailed letter of intent for the project that outlines the specific goals and objectives for the master planned development. Sec. 28.053(6)(b)

- b.) Standards for Approval of Master Plans.

- 1. The proposed TR-P Master Plan shall be consistent with the recommendations of the Comprehensive Plan and any adopted neighborhood plan, including the objectives established for traditional neighborhood development in the Comprehensive Plan.
- 2. The proposed TR-P Master Plan shall contain a highly connective circulation pattern and shall be conducive to multiple forms of transportation.

3. The proposed master planned development shall include a variety of integrated residential dwelling unit types. Segregation of dwelling unit types shall be avoided.
4. The proposed TR-P Master Plan shall be consistent with the statement of purpose of this section.
5. The TR-P Master Plan shall also comply with all of the requirements for preliminary plats in Section 16.23(5)(c) Madison General Ordinances.

(7) Review Procedures. A Master Plan for a TR-P district will be reviewed as part of the zoning map amendment and subdivision plat.