

May 4, 2005

Dave Glusick
Calkins Engineering, LLC
5010 Voges Road
Madison, Wisconsin 53718

RE: Approval of a request to rezone 16.9 acres located at 9435 Valley View Road from Temporary A (Agriculture District) to R2S (Single-Family Residence District) and approval of a preliminary plat and final plat creating lots 75 single-family lots and tracts for private greenspace and public stormwater detention.

Dear Mr. Glusick:

At its May 3, 2005 meeting, the Common Council **conditionally approved** your client's rezoning, preliminary plat and final plat for the "Pine Hill Farms" subdivision subject to the following conditions of approval from reviewing agencies:

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following twenty-one (21) items:

1. Submit new names for Austrian Pine Way, Apple Orchard Trail, Pine Hill Farm Drive. They exceed the maximum number of letters allowed (12) on a standard street sign. Also provide a separate name for the section of street west of Winter Frost Place.
2. The Developer shall make improvements to Valley View Road as stated in conditions 10 and 11. The City Engineer may, at the City's determination, decide to make the improvements under a City-let contract and charge the developer for the Developer's share of the cost.
3. The discharge points from the proposed detention/retention basin discharges to lands not under the control of the City of Madison, as easement must be acquired by the Developer from downstream landowners, prior to approval.
4. This plat is subject to the Lower Badger Mill Creek Impact Fee District for both storm and sanitary sewer. The Developer shall execute a waiver of assessments for these fees, prior to plat approval.
5. This development is required to detain a 100-year storm event.
6. Prior to plat approval, the Developer shall submit a plan for sanitary sewer service. The City Engineer advises that gravity sewer service is not available until at least 2008. Any temporary pumping facilities shall be at the Developers expense and in addition to prorated costs of the regional gravity system (see No. 4). Pumping to the Hawks Landing lift station shall not be an option.

7. The developer shall enter into a City/ Developer agreement for the installation of public improvements required to serve this plat. 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 without the agreement executed by the developer.
8. 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.
9. The developer shall construct Madison Standard street improvements for all streets within the plat.
10. The Developer shall construct sidewalk and 16 feet of future roadway including curb and gutter on the south side of Valley View Road.
11. The Developer shall make improvements to Valley View Road to facilitate ingress and egress to the plat.
12. 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 Pre-construction 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.
13. The following notes shall be included on the final plat:
 - a. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
 - b. The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
14. 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:

“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.

15. Prior to recording, this plat shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss these requirements.
16. 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. Please contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
17. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
18. 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.
19. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison NAD 1927 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established NAD 1927 Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division web address site for current tie sheets and control data. If a surveyor encounters an area without a published NAD 1927 value, contact Engineering Division for this information.
20. 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 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 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: 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 Bob Arseneau for design purposes.

*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.

21. In accordance with Section s.236.34(1) (c) which says a plat shall be prepared in accordance with s.236.20(2) (c) & (f), Wisconsin Statutes, the Applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (site Register of Deeds recording data) and easements that are being conveyed by the plat. Identify the owner and/or benefiting interest of all easements.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following four items:

22. The applicant shall execute and return a declaration of conditions and covenants for streetlights & traffic signals prior to sign off.

23. Utility easements shall be provided on the final plat as follows:

Between Lots	Between Lots	Between Lots
1 & 2	20 & 21	54 & 55
11 & 12	31 & 32	58 & OL 3
16 & 17	45 & 46	64 & 65
(6 feet) Easterly line of Lot 6		70 & 71

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

25. 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 Kathy Voeck, the Acting Zoning Administrator, at 266-4551 if you have questions regarding the following item:

26. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit to Zoning, a copy of the approved plan for recording prior to zoning sign off of the plat.

Please contact John Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following item:

27. All portions of the exterior wall of newly constructed one and two-family dwellings shall be within 500 feet of at least one fire hydrant. Distances measured along the path traveled by the fire truck as the hose lay off the truck. See Section 34.20 of the Madison General Ordinances for more information.

Please contact Si Widstrand, Parks Division, at 266-4711 if you have questions about the following four items:

28. Trail access corridors shall be provided across the private open spaces either as an easement for public use or as a provision in the covenants that clearly allows public uses.
29. Terrace trees may be installed by the developer and an inclusionary zoning incentive. The City Forester, who may be reached at 266-4816, shall determine the location, species selection and time of planting.
30. Current plans do not indicate any recreational facilities or improvements that would qualify for inclusionary zoning incentives. Some credit might be possible with more detailed plans and improvements to the private open spaces.
31. Park dedication and development fees estimated in the amount of \$189,389.50 shall be paid for the proposed subdivision prior to signoff of the final plat.

Please contact Alan Larson, Madison Water Utility, at 266-4653 if you have any questions regarding the following two items:

32. There are no existing public water mains adjacent to this plat. If public water is not available at the time of actual development, the developer has the option of installing public water mains on South Point Road and Valley View Road, or obtaining easements from the property owner to the east *only over future public rights of way* to connect to the public water main in the Hawks Landing subdivision.
33. All public water mains and service laterals shall be installed by a standard City subdivision contract. MWU will not need to sign off on final copies of the plat but requests an approved copy for their files.

Please contact Hickory Hurie or Barb Constans, Community Development Block Grant Office, at 267-0740 if you have questions about the following item:

34. The developer needs to identify specific pricing as phases are planned in order to comply with the ordinance. The developer will need to provide information and designate the bedroom mix for the inclusionary units such that it is consistent with the mix for the market rate units.

Please contact my office at 261-9632 if you have questions about the following four items:

35. That the applicant receive final approval of the Inclusionary Dwelling Unit Plan and associated documents prior to recording of the final plat.
36. That the developer provide a pedestrian access easement between Lots 58 and 59.
37. That the applicant submit a tree protection plan to the City as part of the subdivision construction plans.
38. That the final plat be revised as follows:
 - a.) include a note specifying the nature of any private restrictions on the clearing of vegetation and/or the erection of any buildings within the proposed open space easements to be platted

- in the side and rear yards of selected lots in the subdivision; the note should indicate that the City of Madison will not enforce this easement;
- b.) revise the final plat to identify the proposed affordable dwelling lots.

Please note that the City Real Estate Office is reviewing the report of title provided with this plat and may have comments. That office will send any comments to you by fax. If you have any questions, please contact Jeff Ekola at 267-8719 for more information.

Specific questions regarding comments or conditions should be directed to the commenting agency. Any appeal regarding the plat, including the conditions of approval, must be filed with the Circuit Court within thirty (30) days from the date of this letter. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Gary Dallman, City Engineering
John Leach, Traffic Engineering
Si Widstrand, Parks Division
Alan Larson, Madison Water Utility
John Lippitt, Madison Fire Department
Kathy Voeck, Acting Zoning Administrator
Jeff Ekola, Real Estate Unit
Norb Scribner, Dane County Land Records and Regulations