



Department of Planning & Community & Economic Development

Planning Division

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May 8, 2014

Tony Kasper
Birrenkott Surveying, Inc.
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590

RE: Approval of the final plat of Ripp Addition to Linden Park creating 25 single-family lots and 1 outlot for stormwater management on land addressed as 8839 Ancient Oak Lane (Brandon J. Ripp).

Dear Mr. Kasper;

At its May 6, 2014 meeting, the Common Council **conditionally approved** the final plat of Ripp Addition to Linden Park subject to the following conditions of approval to be addressed prior to final approval and recording of the final plat:

Please contact Janet Schmidt of the City Engineering Division at 261-9688 if you have questions regarding the following thirty (30) items:

1. Lot 14 will not be able to be served by gravity sanitary unless offsite sewer is built on the plat development located east of the property.
2. The existing house on Lot 21 of the final plat shall connect to the public sanitary sewer as a condition of the plat recording. The developer acknowledges that in accordance with MGO Section 35.02, this property shall be required to connect to public sewer once services are available to the property. The developer shall construct a sanitary sewer lateral as part of the phase 1 construction. The owner may connect at that time or upon 60 days of receipt on an official notice by the City of Madison. Any applicable impact fees, assessments or other related costs for the connection, including permitting and abandonment of the septic system, shall be the sole responsibility of the owner.
3. A revised preliminary plat addressing comments from the January 14, 2014 conditional approval letter for the preliminary plat shall be submitted addressing the appropriate comments.
4. The final plat as submitted anticipates the platting of the property in two phases. The current final plat does not subdivide Lots 1, 2, 23, 24 and 25 (preliminary plat) and does not dedicate Color Peak Road. The street reservation at the northeast corner of Lot 2 of CSM 12934, as set out by the recorded CSM, shall be shown and noted on the final plat.

5. Remove Lots 1 and 2 of CSM 12934 from the title work when the revised plat is submitted for final sign off.
6. Remove the drainage easements and associated notes shown on the perimeter of the plat, per Document Nos. 4671680 and 4139208. The language within notes 14 and 15 release and replace these easements with this plat. Note that the applicant shall verify that the required zoning setbacks and the widths of the drainage easements are not in conflict.
7. Coordinate with all of the utilities companies and place on the final plat all required public utility easements required to properly serve the development. Add a detail to the legend for the public utility easements and the language required to create the public utility easements.
8. The vision corner limits that would encumber Lots 15 and 16 shall be shown and dimensioned on each lot. Add language to the plat defining the restrictions of the vision triangle.
9. Complete the document number in note 13 on the plat to Document No. 4710072.
10. Add a note on the plat to Outlot 1 as follows: "Dedicated to the Public for Stormwater Management Purposes".
11. A note stating "To Be Abandoned" shall be added to the existing septic system drain field shown on the plat. The existing building over Lots 4 and 5 shall be noted "To Be Demolished".
12. The 20-foot wide "Utility and Drainage Easement" between Lots 10 and 11 shall be revised to be a "Public Storm Sewer and Public Storm Water Drainage Easement." Please contact Jeff Quamme at 266-4097 or jrquamme@cityofmadison.com for the required easement language that is to be placed on the plat.
13. Revise "preliminary plat" to "final plat" in note 2.
14. Provide all required Treasurer's, Register of Deeds and City of Madison Plan Commission certificates as required.
15. Include Lot 2 of CSM 12934 in note 6.
16. If Pine Hollow Place is not constructed in its entirety the Developer shall construct a temporary turn around, in accordance with the plans approved by the City Engineer, and provide for a temporary turn around easement that will terminate upon the completion of the roadway construction.
17. 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 without the agreement executed by the developer.
18. 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 feet

below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.

19. This development is subject to impact fees for the Valley View Road Sanitary Sewer and Stormwater Impact Fee District and the Upper Badger Mill Creek Stormwater Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall be put the face of the plat: "Lots/ buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued."
20. The developer shall construct Madison standard street and sidewalk improvements for all streets within the plat.
21. An erosion control plan and land disturbing activity 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 7.5-tons per acre per year.
22. 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.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division 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.

23. 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. 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.”

24. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to: detain the 2-, 10-, and 100-year storm events; control 80% TSS (5 micron particle) off of new paved surfaces; provide infiltration in accordance with Chapter 37 of Madison General Ordinances; provide substantial thermal control, and; complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 MGO.
25. A minimum of 2 working days prior to requesting City Engineering signoff on the plat, the applicant shall contact Janet Schmidt (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).
26. 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 Janet Schmidt (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
27. 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. Note: Land tie to two PLS corners required.

28. 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 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: 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.

*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.

29. In accordance with Section 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. Identify the owner and/or benefiting interest of all easements.

30. City of Madison Environmental Projects Staff have reviewed the subject site and determined that a Phase I ESA **will** be required of the applicant. The applicant shall provide 1 digital and 2 hard copies of an ASTM Phase I ESA prepared by an environmental professional. Staff review of this Phase I ESA will determine if a further investigative Phase II ESA is also required. Please submit any relevant Phase I and Phase II ESAs to Brynn Bemis (267-1986, bbemis@cityofmadison.com) for further review.

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following two (2) items:

31. Utility easements shall be provided on the final plat between Lots 2 and 3, 6 and 7, and 11 and 12. The applicant shall show a detail drawing of the 12-foot utility easement dimensions and lot lines on the face of the final plat.

32. 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 Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following two (2) items:

33. All public water mains and water service laterals shall be installed by a standard City of Madison Subdivision Contract. The Water Utility will not need to sign off the final plans, but will need a copy of the approved plans.

34. All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following item:

35. Provide the following information to the buyer of each individual lot: "The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e)."

Please contact Pat Anderson, Assistant Zoning Administrator, at 261-9658 if you have any questions regarding the following item:

36. Provide building setback lines/ envelopes on Lots 10 and 11 to assure building side yard setbacks match proposed utility and drainage easement.

Please contact Kay Rutledge of the Parks Division at 266-4714 if you have any questions regarding the following two (2) items:

37. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development in this subdivision. The developer must select a method for payment of park fees before signoff on the final plat. This development is within the Elver Park impact fee district (SI30). Please reference ID# 13163 when contacting the Parks Division about this project.

38. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.

Please contact Jenny Frese of the Office of Real Estate Services at (608) 267-8719 if you have any questions regarding the item:

39. In order for the final plat to receive final staff approval prior to recording, the plat shall include executed owner and consent of mortgagee certificates to match an updated title report to be submitted for the property; all taxes and special assessments shall be paid in full (including receipts for any payments not reflected in the updated title report); all stormwater fees shall be paid; and the final plat revised to include any revisions identified by Office of Real Estate Services staff based on a review of the updated title report.

Please contact my office at 261-9632 if you have any questions about the two (2) items:

40. That a note be placed on the final plat that any future development or subdivision of Lot 21 shall be in accordance with the approved preliminary plat of Ripp Addition to Linden Park, including the dedication and construction of the extension of Color Peak Road. Any approval of development on Lot 21 that includes demolition or removal of the existing residence shall also require approval of a demolition permit by the Plan Commission pursuant to Section 28.185 of the Zoning Code. In the

alternative, the applicant may present a revised preliminary plat for approval by the Plan Commission and Common Council that proposes a different subdivision layout for Lot 21 of this plat.

41. Prior to final approval of the final plat for recording, the applicant shall work with Planning Division in consultation with the City Engineering Division and Parks Division to explore opportunities to preserve the existing mature tree cover present on the eastern half of the property. Implementation of any tree preservation strategies identified may be a condition of final approval of the final plat, including tree preservation, tree replanting and any protective measures related thereto (including tree preservation easements, building lines/ envelopes, and alternative utility locations).

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

As soon as the comments and conditions have been satisfied for the final plat as verified with a completed affidavit form (attached), the original along with the revised final plat, with all signatures and approvals from the reviewing agencies, shall be brought to this office for final signoff. You or your client may then record the final plat at the Dane County Register of Deeds. For information on recording procedures and fees, contact the Register of Deeds at 266-4141.

Any appeal regarding the plat, including the conditions of approval related thereto, must be filed with the Circuit Court within thirty (30) days from the date of this letter. The approval of this final plat shall be null and void if not recorded in twelve (12) months 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: Janet Schmidt, City Engineering Division
Eric Halvorson, Traffic Engineering Division
Kay Rutledge, Parks Division
Pat Anderson, Assistant Zoning Administrator
Bill Sullivan, Madison Fire Department
Dennis Cawley, Madison Water Utility
Jennifer Frese, Office of Real Estate Services
Dan Everson, Dane County Planning & Development