



## Report to the Plan Commission

November 19, 2012

**Legistar ID #28256**  
**6002 Cottage Grove Road,**  
**5901-5939 Sharpsburg Drive, et al**  
**Final Plat**

Report Prepared By:  
Timothy M. Parks, Planner,  
Planning Division Staff

**Requested Actions:** Approval of a final plat creating 18 single-family lots, 4 lots for future mixed-use development, 1 lot for a future City library, and 2 outlots for private open space, all generally located at 6002 Cottage Grove Road and 5901-5939 Sharpsburg Drive in the Grandview Commons development.

**Applicable Regulations & Standards:** The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission forward the final plat of Town Center Addition to Grandview Commons to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

### Background Information

**Applicant & Property Owner:** Jeff Rosenberg, Veridian Homes, LLC; 6801 South Towne Drive; Madison, and the City of Madison.

**Surveyor:** Dan Day, D'Onofrio Kottke & Associates; 7530 Westward Way; Madison.

**Proposal:** The applicant is requesting approval of a final plat creating 18 single-family lots and 4 lots for mixed-use development and 1 lot for a future City library in Grandview Commons Town Center. The final plat also creates an outlot for a privately maintained landscaped buffer along the south and west sides of the proposed single-family lots and an outlot for private open space along the south side of extended Big Dipper Drive that will include an easement for public stormwater management. Implementation of the proposed subdivision will occur in phases commencing in 2013, with no schedule for completion indicated.

**Parcel Location:** Approximately 15.3 acres of land extending along the north side of Cottage Grove Road (CTH BB) between North Star Drive on the west and McLean Drive on the east; Aldermanic District 3 (Cnare); Madison Metropolitan School District.

**Existing Conditions:** The subject site is undeveloped with the exception of the one-story former Doric Lodge and adjacent telephone equipment shed located at 6002 Cottage Grove Road. The subject site includes 10 vacant single-family lots located on the easternmost edge of the site along Kilpatrick Lane and Big Dipper Drive, which were platted with the original Grandview Commons subdivision. The 4 proposed mixed-use lots are zoned PUD-GDP; the 18 proposed single-family lots are zoned R2T (Single-Family Residence District).

### Land Use and Zoning Surrounding Proposed Subdivision:

North: Private open spaces (Outlots 20, 26 & 27), multi-family residential along Gemini Drive, and single-family residences in Grandview Commons, all zoned PUD-SIP;

**South:** Single-family residences in the Richmond Hill subdivision, zoned R1 (Single-Family Residence District); the Marian Shrine of the Sisters of Schoenstatt and undeveloped land, zoned A (Agriculture District);

**West:** Existing town center mixed-use and multi-family buildings in Grandview Commons, zoned PUD-SIP;

**East:** Single-family residences in Grandview Commons, zoned PUD-SIP and R2T (Single-Family Residence District).

**Adopted Land Use Plan:** The Comprehensive Plan was amended earlier this year to recommend the portion of the Grandview Commons Town Center east of extended Gemini Drive for Community Mixed-Use development. The portion of the town center located west of extended Gemini is recommended for Neighborhood Mixed-Use development. The lands located generally to the north and east of the proposed plat are recommended for Low-Density Residential uses.

The recently amended Sprecher Neighborhood Development Plan identifies the Grandview Commons neighborhood mixed-use center properties located on both sides of North Star Drive for mixed uses. The site of the future City library is identified for institutional uses. The single-family lots to the north and east of the mixed-use commercial/ residential area are recommended for low-density residential uses.

**Environmental Corridor Status:** This property is not located within a mapped environmental corridor. The corridor map notes that the northeastern corner of the former Doric Lodge property contains woodlands (80% canopy).

**Public Utilities and Services:** Grandview Commons is served by a full range of urban services except Metro Transit, which does not currently serve any neighborhoods in this area east of Interstate 39-90 except for the southernmost portions of the Richmond Hill subdivision at E. Buckeye Road.

**Zoning Summary:** The proposed town center and library lots (Lots 648-652) east of North Star Drive are zoned PUD-GDP and the proposed lots are consistent with the form of development contained in the general development plan as amended earlier this year. Regarding the 18 single-family lots (Lots 630-647) to be platted in R2T (Single-Family Residence District) zoning:

Requirements	Required	Proposed
Lot Area	5,000 sq. ft.	All proposed lots will exceed
Lot Width	44'	All proposed lots will exceed
Front Yard	20'	TBD at building permit
Side Yards	5' – one-story.; 6' – two-story	TBD at building permit
Rear Yard	20'	TBD at building permit
Floor Area Ratio	N/A	---
Building Height	2 stories, 35 feet	TBD at building permit
No. Parking Stalls	1	TBD at building permit

**Other Critical Zoning Items**

Yes: Barrier Free, Utility Easements

No: Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development

*Prepared by: Pat Anderson, Asst. Zoning Administrator*

**Future Zoning Summary:** Lots 630-647 will be zoned TR-C3 (Traditional Residential Consistent) upon the effective date of the new Zoning Code on January 2, 2013. Lots for single-family detached housing in TR-C3 zoning are required to be a minimum of 30 feet wide and 3,000 square feet in area, which the proposed lots will exceed.

## **Previous Approvals**

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On February 5, 2002, the Common Council approved a request to rezone 232.6 acres of land located in the northeastern quadrant of Cottage Grove Road and Interstate 39-90 from A (Agriculture District) to PUD-GDP and approved the preliminary plat of Grandview Commons for the future development of 557 single-family residences, 20 two-family residences, up to 785 multi-family residential units (throughout the development), 100,000 square feet of retail/ office uses, and 20,000 square feet of additional office space above the first floor in the neighborhood center.

On June 4, 2002, the Common Council approved an Amended PUD-GDP and a PUD-SIP for the first phase of Grandview Commons to allow development of 557 single-family residences, 20 two-family residences, up to 1,248 multi-family residential units (throughout the development), 100,000 square feet of retail/ office uses, 50,000 square feet of flex space, and 20,000 square feet of additional office space above the first floor in the neighborhood center.

On June 18, 2002, the Common Council approved a revised preliminary plat and final plat of Grandview Commons. The final plat was recorded on November 6, 2002.

On October 16, 2006, the Plan Commission approved a demolition permit to allow the former Doric Lodge located at 6002 Cottage Grove Road to be demolished.

On July 17, 2007, the Common Council approved a major alteration to the general development plan for the Grandview Commons Neighborhood Center–Mixed-Use district to allow up to 90,000 square feet of retail/office uses and 162 residential units to be developed on the portion of the neighborhood center located east of North Star Drive. The Council also approved a Certified Survey Map to create two lots within the mixed-use center, including a lot donated to the City for a future City library.

On March 20, 2012, the Common Council approved a request to rezone properties generally addressed as 6002 Cottage Grove Road, 5901-5939 Sharpsburg Drive and 857 Jupiter Drive from Temp. A (Agriculture District), PUD-GDP and PUD-SIP to Amended PUD-GDP and R2T (Single-Family Residence District) to establish a General Development Plan for the future development of 109,000 square feet of retail/office space, a 24,000 square-foot library and 110 multi-family residential units; and approved the preliminary plat of Town Center Addition to Grandview Commons, creating 18 single-family lots, 5 town center lots and 1 outlot for the future development. The approved rezoning request coincided with approval of requests to amend the Comprehensive Plan and the Sprecher Neighborhood Development Plan to support the proposed town center mixed-use development contained in the amended general development plan.

## **Final Plat Review, Analysis & Conclusion**

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Veridian Homes is requesting approval of a final plat to subdivide 15.3 acres generally bounded on the south by Cottage Grove Road (CTH BB), on the west by North Star Drive, on the east by McLean Drive and on the north by Sharpsburg Drive into the 18 single-family lots and 4 lots for future mixed-use

development, and 1 lot for a future City library. The final plat also creates an outlet for a privately maintained landscaped buffer along the south and west sides of the proposed single-family lots and an outlet for private open space along the south side of extended Big Dipper Drive that will include an easement for public stormwater management.

The proposed final plat is consistent with the amended Grandview Commons Town Center general development plan and related preliminary plat approved earlier this year, which call for approximately 94,000 square feet of retail/ office uses on 9.7 acres extending east from North Star Drive along the north side of Cottage Grove Road, including an approximately 58,000 square-foot Copps grocery store on the eastern half of that land on Lot 648 of the proposed final plat. Land for a 24,000 square-foot, City library is allocated on Lot 649 of the plat at the southeasterly corner of Sharpsburg Drive and Gemini Drive, which will be extended south to Cottage Grove Road from its current terminus to provide access to the expanded town center development called for in the amended PUD-GDP. The extension of Gemini Drive will include an 80-foot wide right of way to accommodate on-street parking and turn lanes to serve the town center and grocery store development. Lots 650 and 651 of the proposed plat will be developed in the future with one- or two-story commercial or mixed-use pad site buildings as called for in the amended general development plan. Lot 652 will include all of the town center development to be built west of extended Gemini Drive, which was identified in the amended general development plan for the development of 4 commercial or mixed-use buildings that will frame a central pedestrian plaza that will extend between the front, western wall of the grocery store on Lot 648 and the existing town center mixed-use development located on the west side of North Star Drive (Great Dane Pub, etc).

The 18 proposed single-family lots will be located north and east of the town center and grocery store development on land zoned R2T and TR-C3 on January 2, 2013. Thirteen of the 18 proposed lots will be located to the north or east of the proposed grocery store along both sides of Big Dipper Drive, which will be realigned with the proposed plat to connect to existing Kilpatrick Lane adjacent to an existing 10-unit townhouse located at the intersection of Sharpsburg Drive.

The remaining 5 proposed lots will be platted around a cul-de-sac proposed at the western end of the section of Kilpatrick Lane located west of McLean Drive. A private sidewalk and stairs will extend from the cul-de-sac bulb up to the back side of the grocery store on Lot 648, with a walkway to extend along the north wall of the store to bring pedestrians to the entrance along the western wall. A privately maintained landscaped buffer and terrace wall are proposed along the common line between the rear of the grocery store and the proposed residential lots on the western end of Kilpatrick Lane and at the rear of the single-family lots backing onto Cottage Grove Road on Outlot 32. Details of the proposed landscaped buffer, which will be installed by the developer of the proposed grocery store, are included in the specific implementation plans for same (ID 28116, 6002 Cottage Grove Road on this agenda). As conditions of approval for this final plat, staff is requesting a final landscaping plan for all of Outlot 32 and a tree preservation plan and easement for the northern 30 feet of Lots 630-639 on the north side of Big Dipper Drive, where a stand of mature trees exists. Final approval of both of these plans will be required prior to recording of the final plat.

Note: Section 16.23(8)(a)1 of the Subdivision Regulations generally restricts the use of cul-de-sacs in subdivision design. However, the March 2012 rezoning and preliminary plat approvals for the subject site included a waiver allowing the proposed Kilpatrick Lane cul-de-sac.

## **Staff Recommendations, Conditions of Approval & General Ordinance Requirements**

**Major/Non-Standard Conditions are shaded**

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

The Planning Division recommends that the Plan Commission forward the final plat of Town Center Addition to Grandview Commons to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following conditions:

1. The applicant shall submit a landscaping plan for all of Outlot 32 for approval by the Planning Division prior to final approval of the plat for recording. The approved landscaping plan for Outlot 32 shall be included in the subdivision improvement contract for this final plat. The final landscaping plan shall include a detailed grading plan and sections for the area located between the rear yards of Lots 643 and 647 and the eastern edge of pavement at the rear of the grocery store on Lot 648, including a construction detail for the private staircase proposed to extend between the grocery store and Kilpatrick Lane. Sufficient surety shall be provided with the contract to ensure complete implementation of the approved grading plan, staircase construction plans, and landscaping plan.
2. The applicant shall submit a detailed tree preservation plan and identify a tree preservation easement to preserve the existing mature trees located on the northern 30 feet of Lots 630-639 as suggested in area 12 of the tree preservation information submitted with the specific implementation plan for 6002 Cottage Grove Road. The tree preservation plan for Lots 630-639 shall include an inventory of the trees located within the 30-foot easement and the grading plan for those lots. The tree preservation plan shall identify opportunities for the mature tree cover within the northern 30 feet of those lots to be preserved during the implementation and build-out of the development. Disturbance within these areas may be limited, and the final location of subdivision utilities and utility and drainage easements for those lots may be varied to allow mature tree cover to be avoided. The tree preservation easement and reference to the approved preservation plan shall be noted on the final plat prior to recording.
3. An easement shall be dedicated on the final plat between the grocery store on Lot 648 and the Kilpatrick Lane cul-de-sac to provide for the use, maintenance and operation of the staircase providing access to the rear of the store. The City of Madison shall not be responsible for the construction or ongoing maintenance of this stair.
4. The developer shall submit reciprocal cross-access and shared parking easements and agreements to govern the town center development for the review and approval of the City Engineer, City Traffic Engineer and Planning Division Director prior to the recording of the final plat.
5. 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.

The following conditions have been submitted by reviewing agencies:

**City Engineering Division** (Contact Janet Dailey, 261-9688)

6. The City Engineering Division will prepare the Kilpatrick Lane street vacation resolution necessary to facilitate this proposed Town Center Addition to Grandview Commons subdivision plat and redevelopment. The vacation resolution shall be adopted by the Common Council and recorded with the Register of Deeds prior to final City approval and recording of the subdivision plat. The street vacation resolution will also include the appropriate authority to release various public easements as well as the street name change language renaming portions of Kilpatrick Lane to Big Dipper Drive and Kilpatrick Court. The owner/ developer/ surveyor have previously provided City Engineering with the necessary maps, legal descriptions and exhibits to accomplish these matters.
7. If the proposed street vacation and street name change resolution is adopted and recorded with the Register of Deeds, the final plat shall be revised to depict the amended street name of Big Dipper Drive from Sharpsburg Drive to McLean Drive and Kilpatrick Court west off of McLean Drive adjacent to proposed Lots 643-646 inclusive.
8. All applicable City agency comments from the March 27, 2012 conditional approval letter for the Amended PUD-GDP and preliminary plat as well as the conditions stated with the LNDSPR-2012-00033 application shall be completed prior to final plat sign-off.
9. Coordinate with the City Engineering Division (project number 53B2254) and Office of Real Estate Services staff the necessary easement releases of existing public sanitary sewer and water main easements prior to final plat sign-off.
10. The rezoning application for 6002 Cottage Grove Road shows a sidewalk connection from the end of Kilpatrick Lane to the grocery store site. Provide details on where the sidewalk will be constructed and if necessary, provide a private easement for the sidewalk with the plat. The private sidewalk connection from proposed Kilpatrick Lane to this property shall be considered a Type V sidewalk, which is privately owned and maintained.
11. The applicant shall meet with City Engineering and Traffic Engineering staff to determine the contractual requirements for the improvements proposed for this application and the applications for rezoning of 5925 Sharpsburg Drive and 6002 Cottage Grove Road from PUD-GDP to PUD-SIP.
12. The developer shall execute a waiver for hearing and notice of assessments related to the reconstruction of Cottage Grove Road scheduled for 2015.
13. The applicant shall coordinate all construction with the City's proposed Cottage Grove Road reconstruction project.
14. The applicant shall dedicate additional right of way for Cottage Grove Road to provide the necessary sidewalk easements for an 8-foot wide sidewalk and construct the required sidewalk and terrace improvements, as approved by the City Engineer and City Traffic Engineer.
15. The developer is proposing to install public water and sanitary sewer for this development. Dedication of public easements shall be coordinated with the final plat. Access easements for maintenance across the parking areas will be required if these improvements are outside of the public right of way.

16. The applicant shall be responsible for the completion of the improvements adjacent to the existing Doric Lodge site, which shall include the construction of curb and gutter, street, sidewalk, and public and private utilities. The applicant shall meet with City staff to determine the cost sharing requirements for these Cottage Grove Road improvements beyond those required for the frontage of the Doric Lodge site, to accommodate the development of the proposed grocery store.

17. 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.

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 Door Creek North– Phase 2 Sanitary Sewer and Stormwater Impact Fee District. All impact fees are due and payable at the time building permits are issued (per MGO Ch. 20). The following note shall be placed on the face of the plans and final plat:

*“Lots / buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued.”*

20. Big Dipper Drive shall have a minimum centerline radius of 150 feet.

21. The cul-de-sac on Kilpatrick Lane shall have a minimum radius of 50 feet with a minimum reverse curve radius of 50 feet.

22. The developer shall construct Madison standard street improvements for all streets within the plat.

23. The developer shall make improvements to Cottage Grove Road considered temporary to facilitate ingress and egress to the plat until such time as the ultimate improvement of the roadway is undertaken by the City.

24. The following notes shall be included on the final plat per MGO 16.23(8)(9)(b)2:

a.) All lots within this plat (EXCEPT Lots 648-651) are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

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

- b.) The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

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

25. 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 storm water drainage plan:

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

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

26. Lots 648-651 within this plat are interdependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the final plat and recorded at the Dane County Register of Deeds.
27. Prior to final approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: detain the 2, 10, & 100-year storm events; control 80% TSS (5 micron particle) off of new paved surfaces; provide infiltration in accordance with NR 151, and; provide oil & grease control from the first 1/2" of runoff from parking areas. Stormwater management plans shall be approved by the City Engineer prior to signoff.



28. Effective January 1, 2010, the Department of Commerce's authority to permit commercial sites for stormwater and erosion control has been transferred to the Department of Natural Resources. As this site is greater than one acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the Wisconsin Department of Natural Resources, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The City of Madison cannot issue an erosion control and stormwater management permit until concurrence is obtained from the WDNR.
29. A minimum of 2 working days prior to requesting City Engineering Division signoff on the plat, the applicant shall contact Janet Dailey (261-9688) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
30. 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 Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
31. 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.

**Traffic Engineering Division** (Contact Dan McCormick, 267-1969)

32. Consistent with the general development plan, the final plat shall be modified for and contain a number of improvements to adequately support the development, City concerns, and multimodal options.
33. The applicant will shall enter into a developer's agreement contract with the City to pay for and provide the necessary improvements and roadway modifications that are required to support the proposed development, prior to final approval. The applicant may need to make improvements to public streets considered temporary until such time as the ultimate improvements are undertaken.
34. To address concerns with traffic impacts on adjoining neighborhood streets, the developer shall be responsible for entering into a developer's agreement and contract with the City. The developer shall develop a street re-design and/ or traffic calming design in cooperation with the neighborhood(s) and shall enter into a private contract with the City for the subject street's reconstruction and/ or package of treatments. These would be reviewed and approved by the Board of Public Works as a private development requirement. A deposit and surety is to be required as a failsafe if the developer isn't able to perform this work. This approach would be similar to the developer installing new streets like Gemini Drive and temporary changes on Cottage Grove Road. The subject streets are Sharpsburg Drive (Gemini Drive to McLean Drive); Sharpsburg Drive

(McLean Drive to McClellan Drive), and; McLean Drive (Cottage Grove Road to Cottontail Trail). It is recommended the developer conduct sufficient meetings with the neighborhoods and alders, first to gain input and second for review and comment. Following these public meetings the City's Board of Public Works shall review and approve the recommended design(s) in order for the developer and City to proceed to developing final engineering plans and specifications. The recommended improvements shall be implemented such that they are in place when the store opens in 2014 or shortly thereafter.

35. The applicant shall provide a considerable deposit for signing and marking for new traffic control measures, including on Sharpsburg Drive and its intersections with Gemini Drive and North Star Drive. This includes money for stops signs, parking, crosswalks and bike lanes.
36. The applicant shall work with Planning, City Engineering and Traffic Engineering staff to develop an interim construction plan for Cottage Grove Road for the development until Cottage Grove Road is reconstructed in the future (currently planned for 2015). This shall include installation of widened, minimum 8-foot wide sidewalk, shared use path like the one installed along University Avenue. This shall also include wider crosswalk ramps and markings at the intersections of McLean Drive and Gemini Drive. The agreed upon reconstruction shall be in place when the store opens in 2014.
37. The applicant shall work with Planning, City Engineering and Traffic Engineering staff to develop and install Gemini Drive. Its right of way shall be 80 feet wide with a 44-foot wide street, a 14-foot wide terrace on the west side, and a 20-foot wide terrace on the east side. The 20 feet shall include a 6-foot sidewalk, 8-foot cycle track, and 6-foot tree/sign terrace.
38. Prior to final approval, the applicant shall be responsible for securing all proper permits and approvals for driveway approaches and proposed median breaks onto Cottage Grove Road (CTH BB) from the Dane County Highway and Transportation Department. The applicant shall provide copies of all approved permits to the Traffic Engineering Division prior to approval of plans.
39. The applicant shall be required to provide any necessary easements for the installation of street lights and traffic signals, including control boxes, loops, hand-holes, markings and signing.
40. The applicant shall execute and return a declaration of conditions and covenants for streetlights and traffic signals prior to sign off.
41. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
42. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible. If the internal street is to be public, the developer shall provide an upfront capital fee for the annual upkeep and maintenance, to be determined by the Traffic Engineer.

**Zoning Administrator** (Contact Pat Anderson, 266-5978)

This agency did not submit comments for this request.

**Parks Division** (Contact Kay Rutledge, 266-4714)

43. Final park dedication and development fees for any future multi-family residential units in the Town Center development (Lots 648-652) will be determined when specific implementation plans are submitted that include residential units on those lots. Park dedication and development fees are required for the additional single-family lots proposed in R2T zoning (Lots 630-647). The applicant must select a method for payment of park impact fees for the single-family lots before final approval and recording of the final plat creating those single-family lots. This development is within the Door Creek impact fee district (SI23).

**Fire Department** (Contact Bill Sullivan, 261-9658)

44. Note: The Madison Fire Department submitted comments for the final plat with no conditions of approval. However, the Department requests that the following information be provided to the buyer of the proposed single-family lots: "The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>."

**Water Utility** (Contact Dennis Cawley, 261-9243)

45. All public water mains and water service laterals shall be installed by a standard City subdivision contract. A minimum 20-foot wide public water main easement shall be dedicated over those mains not located in the public right-of-way.

46. Per MGO Section 13.21, all operating private wells shall be identified and permitted by the Water Utility and all unused private wells shall be abandoned.

**Metro Transit** (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.