

**PREPARED FOR THE PLAN COMMISSION**

Project Address: 602-902 Reiner Road and 6004 Commercial Avenue
Application Type: Revised Preliminary Plat, Amended TR-P Master Plan, and Final Plat
Legistar File ID # [90634](#), [90920](#), and [90636](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant: Matt Brink, VH 902 Reiner LLC / Veridian Homes; 6801 South Towne Drive; Madison.

Contact Person: Brian Munson; Vandewalle & Associates; 120 E Lakeside Street; Madison.

Surveyor: Brett Stoffregan and Dan Day, D’Onofrio Kottke & Associates; 7530 Westward Way; Madison.

Property Owners: Hovde Realty, Inc.; 122 W Washington Avenue; Madison and VH 902 Reiner LLC.

Requested Actions:

- ID [90634](#) – Approval of a revised preliminary plat of *Reiland Grove* to create 293 single-family lots, 198 lots to be developed two-family dwelling units, 74 lots for townhouse units (565 total units), one outlot for a public park, four outlots for public stormwater management, one lot for a private park, one outlot for a private alley, and six outlots for future development;
- ID [90920](#) – Approval of an amended TR-P (Traditional Residential–Planned District) master plan to reflect the revised preliminary plat; and
- ID [90636](#) – Approval of the final plat of *Reiland Grove* for the first phase of the subdivision, creating 88 single-family lots, 36 lots for two-family residences, one lot for private park, two outlots to be dedicated to the City for stormwater management, and six outlots for future development.

Proposal Summary: The applicant is seeking approval of a revised preliminary plat of the *Reiland Grove* subdivision to guide the future development of approximately 149.7 acres of mostly undeveloped agricultural land that extends north of Commercial Avenue (CTH T) between Felland Road and Reiner Road.

The revised preliminary plat and amended TR-P master plan call for 491 attached and detached single-family residences and 74 townhouse units (565 total units) to be developed on the northern two-thirds of the overall site in TR-P and TR-U1 zoning. The preliminary plat also includes a 5.9-acre outlot for public parkland, four outlots to be dedicated for stormwater management, and a 1.85-acre lot that will be developed as privately maintained open space for the subdivision.

Four outlots for future development are proposed on the southern third of the site, including most of the Commercial Avenue frontage of the site and approximately 1,000 feet of frontage along Reiner Road north of Commercial. The four outlots for future development are proposed are zoned A and will be rezoned to another district(s) prior to any further subdivision and issuance of permits for future buildings. A single-family residence and various accessory buildings located along Reiner Road will be demolished to make way for the proposed subdivision.

The applicant is also requesting approval of a final plat for the first phase of the subdivision, which will include 88 single-family lots, 36 lots for two-family residences, and a lot for the private park. Construction of the first phase of the subdivision will commence in 2026, with completion of the subdivision to occur in eight to twelve phases over 10-15 years based on market demand for the future development.

Applicable Regulations & Standards: The requirements, process, and standards for approval for the TR-P zoning district are outlined in Section 28.053 of the Zoning Code. The subdivision process is outlined in Section 16.23(4) of the Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends the following to the Plan Commission regarding 6004 Commercial Avenue and 602-904 Reiner Road:

- That the Plan Commission find the standards met and forward the revised preliminary plat of *Reiland Grove* 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 6** of this report;
- That the Plan Commission find the standards met and **approve** the amended TR-P master plan; and
- That the Plan Commission find the standards met and forward the final plat of *Reiland Grove* 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 17** of this report.

Background Information

Parcel Location: The site consists of three parcels that extend north of Commercial Avenue (CTH T) between Felland Road and Reiner Road; Alder District 3 (Field); Sun Prairie Area School District.

Existing Conditions and Land Use: Most of the 149.7 acres of land are undeveloped, with the exception of a two-story single-family residence and various accessory buildings and structures at 902 Reiner. The entire site is zoned A (Agricultural District).

Surrounding Land Uses and Zoning:

North: Existing and future single-family residences in the City in the Woods Farm subdivision, zoned TR-C3 (Traditional Residential–Consistent 3 District); single-family residences and undeveloped land in the Town of Burke located on the east side of Felland Road;

South: Across Commercial Avenue, single-family residences and undeveloped land, zoned A (Agricultural District);

West: Across Felland Road, existing and future single-, two- and multi-family residences in the Jannah Village subdivision, zoned SR-C1 (Suburban Residential–Consistent 1 District), SR-C3 (Suburban Residential–Consistent 3 District), SR-V2 (Suburban Residential–Varied 2 District), and TR-U1 (Traditional Residential–Urban 1 District); single-family residences in the Bridle Downs subdivision in the Town of Burke; and

East: Across Reiner Road, undeveloped land zoned A, TR-C3, TR-U1, and CC-T (Commercial Corridor–Transitional District).

Adopted Land Use Plan: Beginning at the corner of Reiner Road and Commercial Avenue, the 2009 [Northeast Neighborhoods Development Plan](#) recommends that the subject site be developed with Community Mixed-Use adjacent to the intersection before transitioning to a variety of residential uses that generally taper in their density and intensity moving from the mixed-use area to the north and west. Land along the Commercial Avenue frontage west of the mixed-use area is recommended for Employment. Additionally, the plan recommends that three parks be established on the site.

The land use polygons for the site in the neighborhood development plan are generally reflected on the future land use maps in the 2023 [Comprehensive Plan](#), which recommends Low Residential (LR), Low-Medium Residential (LMR), Medium Residential (MR), Community Mixed-Use (CMU), Employment (E), and Park and Open Space (P) across the site in a pattern that generally follows the neighborhood development plan.

Zoning Summary: The proposed residential lots are zoned TR-P (Traditional Residential–Planned District) and TR-U1 (Traditional Residential–Urban 1 District). Review of the proposed lots for conformance with those districts may be found in the Appendix A, Zoning Criteria, at the end of this report.

Environmental Corridor Status: The subject site is located in the Central Urban Service Area. The park planned along the northern edge of the proposed subdivision and various future stormwater management parcels planned across the subject site are located in mapped environmental corridor.

Public Utilities and Services: The subject site will be served by a full range of urban services as it develops with the exception of Metro Transit, which currently does not provide service east of Interstate 39/ 90/ 94 or north of Interstate 94. The northern portion of the proposed development is outside Metro Transit's paratransit service area. The closest bus stop with scheduled bus service is over one-half miles walking distance, and the parcels in the northern portion of the proposed development would be greater than the three-quarter mile regulatory distance from all day scheduled service for passengers who might be eligible for door-to-door paratransit service.

Previous Approvals

On July 15, 2025, the Common Council approved a request to rezone portions of 6004 Commercial Avenue and 602-904 Reiner Road from A (Agricultural District) to TR-P (Traditional Residential–Planned District) and TR-U1 (Traditional Residential–Urban 1 District) and; conditionally approved the preliminary plat of *Reiland Grove*, creating 264 single-family lots, 224 lots to be developed with 112 two-family residences, 60 lots for townhouse units, one outlot for a public park, four outlots for public stormwater management, one outlot for a private park, one outlot for a private alley, and six outlots for future development. For more information on the original zoning and preliminary plat approvals, please see Legislative files [88449](#) and [88206](#).

Project Description

The applicant, Veridian Homes, is requesting approval of a revised preliminary plat to guide the future development of three parcels totaling approximately 149.7 acres that extend north from Commercial Avenue (CTH T) between Felland Road and Reiner Road. The master plan that guides development of the portions of the site zoned TR-P (Traditional Residential–Planned District) will also be amended to reflect the corresponding revisions to the subdivision proposed on the revised preliminary plat. Finally, the applicant is also seeking approval of the first final plat of the subdivision, which will encompass 109.5 acres of the overall site.

Revised Preliminary Plat

The street layout first approved for the subdivision is unchanged with the revised preliminary plat with the exception that formal street names are shown (whereas the prior version had placeholder street names such as 'A' Street). Two streets platted with the Jannah Village subdivision west of Felland Road will extend west to east across the development to Reiner Road. On the northern half of the site, Whooping Crane Drive will extend across the subdivision as an 80-foot wide collector street, while Blissful Avenue will extend across the southern half of the site, also as an 80-foot wide collector. Primary access to the subdivision from Commercial Avenue will be provided by American Robin Drive, which is shown as a 100-foot wide right of way that will extend north to Whooping Crane Drive to accommodate a landscaped median. Additionally, two local streets in the Woods Farm subdivision northeast of the site – Blue Stone Terrace and Burnette Downs Drive – will extend into the plat.

The primary purpose of the revised preliminary plat is to adjust the number of dwelling units to be developed across the northern two-thirds of the subdivision. Most of the proposed *Reiland Grove* subdivision will be developed with single-family detached residences and two-family residences on fee simple lots platted along a network of local streets. In all, 107 lots on the revised preliminary plat will be developed with street-loaded single-family residences, 186 lots will be developed with alley-loaded single-family residences, and 198 lots will be developed with alley-loaded two-family dwelling units. All the single- and two-family residences will be developed in TR-P zoning. In addition to the single- and two-family units proposed, the subdivision will include 74 alley-loaded townhouse units to be developed in TR-U1 zoning. Whereas the previous preliminary plat created lots for 548 dwelling units across the northern two-thirds of the site, the revised preliminary plat will create 565 lots for the various dwelling units. A comparison of the units proposed with the current version and the units previously approved is included in the amended TR-P materials, which also highlight where in the subdivision the revised unit mix is proposed.

The southern third of the 149.7-acre site will be platted as four outlots for future development, including most of the Commercial Avenue frontage of the site and approximately 1,000 feet of frontage along Reiner Road north of Commercial. The four outlots for future development – Outlots 10-13 – were not rezoned with the zoning map amendments approved in July 2025 and remain zoned A. The proposed outlots will instead be rezoned to another district(s) prior to any further subdivision and issuance of permits for future buildings. Two additional outlots (3 and 4) identified for future development are proposed on either side of Blissful Avenue as it enters the site from Felland Road adjacent to the Town parcels to the north and south.

The revised preliminary plat continues to show an outlot to be dedicated to the City for parkland on the north side of Whooping Crane Drive between Great Egret Parkway and Blue Stone Terrace. The size and location of Outlot 6 of the current preliminary plat is consistent with the size and location approved on the July 2025 preliminary plat. Four outlots will be dedicated to the City for stormwater management with the plat – two each along the eastern and western edges of the site. Outlots 2 and 5 are proposed to manage stormwater along the western edges of the subdivision, while Outlots 7 and 9 will manage stormwater along the Reiner Road frontage.

In addition to the proposed public park to be located on Outlot 6, a 1.85-acre Lot 116 will be located on the west side of Prairie Falcon Drive (previously "Q" Street) south of Whooping Crane Drive, which will be developed as a private open space parcel to be maintained by the subdivision homeowner's association.

Proposed Final Plat

The applicant is also requesting approval of a final plat for the first phase of the subdivision, which will include 88 single-family lots, 36 lots for two-family residences, and the lot for the private park. The first phase will be located in the southwestern quadrant of the overall site and will include the dedication and construction of the extension of Blissful Avenue east of Felland Road as well as Whooping Crane Drive to provide access to the development initially. The two outlots for stormwater management on the western side of the subdivision will also be dedicated with the final plat, which are shown as Outlots 5 and 8 (which is different from their designation on the preliminary plat).

The final plat also proposes four outlots for future development, which are shown as 1–4 on the final plat. The areas designated as outlots for future development do not comprise the entirety of the subject site, and the applicant has discussed an interim land division to break the 149.7-acre site into parcels of varying size to assist with the implementation of the development. Any such land division and the outlots for future development created by the first final plat will need to be configured in accordance with the City's Subdivision Regulations and Chapter 236 of Wisconsin Statutes, with conformance with those regulations to be determined prior to final approval and recording of this final plat.

Analysis

The Planning Division believes that the revised preliminary plat of Reiland Grove and amended TR-P master plan remains generally consistent with the land uses and street pattern recommended for the site in the adopted Northeast Neighborhood Development Plan.

The revised housing mix proposed by the applicant is consistent with the neighborhood development plan recommendation that a variety of housing types be developed across the subject site and the larger Northeast neighborhoods to provide opportunities for households of different sizes, ages, incomes and lifestyles, and include opportunities for both owner-occupied and renter-occupied housing. The plan generally recommends that development occur on small blocks of highly connected streets intended to distribute traffic to many points of ingress and egress and is conducive to pedestrian and bicycle movement. Both residential and non-residential buildings should be oriented toward the street to provide definition to a block face and create a more engaging street environment. The development pattern shown on the revised preliminary plat continues to reflect these recommendations and at the densities generally recommended across the northern two-thirds of the site to be developed by the applicant.

As noted in the project review, the preliminary plat continues to call for four outlots for future development (Outlots 10-13) to be located on the southern third of the site along the Commercial Avenue frontage and approximately 1,000 feet of frontage along Reiner Road. The four outlots will total approximately 31 acres of land exclusive of right of way. The land comprising the four outlots for future development includes the portions of the site recommended in the Northeast Neighborhood Development Plan for community mixed-use development and employment, as well as land recommended for Housing Mix 3, Housing Mix 4, and park and open space adjoining the mixed-use and employment land. As noted earlier in this report, the four outlots are zoned A (Agricultural District) and will need to be rezoned prior to their development, at which time consistency with the neighborhood development plan's recommendations will need to be carefully considered. However, consistent with a condition included with the July 2025 preliminary plat approval, a condition is recommended for the current preliminary plat to ensure that future development of Outlot 13 include the extension of Song Sparrow Street to Commercial

Avenue to provide an additional means of access for the subdivision from the south consistent with the land use and street plan in the Northeast Neighborhood Development Plan.

The revised preliminary plat does not propose changes to the street network reviewed earlier this year for conformance with the *Complete Green Streets Guide*, and no changes to the public park along the northern tier of the subdivision are proposed. Reviewing agencies have reviewed the revised preliminary plat and submitted conditions of approval to guide its implementation as phased final plats are submitted for approval, which are included in the 'Recommendations' section of this report.

Staff believes that the Plan Commission may also find that the final plat for the first phase of Reiland Grove is in substantial conformance with the proposed preliminary plat and recommend its approval subject to the conditions at the end of this report.

Conclusion

The applicants have submitted a revised preliminary plat and the first final plat of Reiland Grove for approval. The revised preliminary plat is consistent with the applicable recommendations for the site in the Northeast Neighborhoods Neighborhood Development Plan and Comprehensive Plan. Staff believes that the Plan Commission may find that the revised preliminary plat, amended master plan for the portions of the site zoned TR-P, and final plat meet the standards for approval subject to the conditions that follow.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends the following to the Plan Commission regarding 6004 Commercial Avenue and 602-902 Reiner Road:

- That the Plan Commission find the standards met and forward the revised preliminary plat of *Reiland Grove* to the Common Council with a recommendation of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning immediately below;
- That the Plan Commission find the standards met and **approve** the amended TR-P master plan; and
- That the Plan Commission find the standards met and forward the final plat of *Reiland Grove* 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 17** of this report:

Recommended Revised Preliminary Plat Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division

1. The private alley on Outlot 8 proposed to intersect Reiner Road to serve the townhouse lots (299-315) requires approval by the Plan Commission per the Subdivision Regulations. The final plat shall show no access for this private alley to Reiner Road unless approved by the Plan Commission following a recommendation by the City Traffic Engineer.

2. That at the time of rezoning and final platting or re-division of Outlot 13, Song Sparrow Street shall be extended one block further south to connect to Commercial Avenue to increase the amount of connectivity for the development consistent with the Northeast Neighborhoods Development Plan. Final approval of the details of the intersection of Song Sparrow Street and Commercial Avenue shall be approved by the Traffic Engineering, City Engineering, and Planning Divisions at the time of approval.
3. The applicant shall submit to the Planning Division two copies of private subdivision covenants, conditions and restrictions, and easements that will 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 plat (private alleys, open spaces, etc.). 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. That prior to final approval and recording of a final plat containing private open spaces, the applicant shall demonstrate compliance with the requirements in Section 16.23(8)(f)8 of the Subdivision Regulations for privately-owned and maintained open space, including the execution of land use restrictions and open space easements in a form acceptable to the Parks Division, Planning Division, and City Attorney's Office.
5. The proposed subdivision includes lots to be developed with buildings that share common walls. Consistent with the requirements in Section 16.23(3)(a)9. of the Subdivision Regulations and Section 28.151 of the Zoning Code, the applicant shall record a joint cross access and maintenance agreement to govern the common access to and maintenance of the shared common features of such proposed buildings, including but not limited to driveways, utilities, walkways, roofs, and exterior walls. The applicant shall provide a draft of this agreement for review and comment by City staff prior to recording.
6. Consistent with the July 2025 condition of approval for the *Reiland Grove* preliminary plat, the applicant shall work with City Engineering and Planning staff to explore "distributed infiltration" practices as part of the means to meet the infiltration requirements identified under MGO Chapter 37, the Northeast Neighborhood Development Plan, and those recommended in the 2010 CARPC CUSA amendment approval resolution. These methods could include but not be limited to: rain gardens installed to serve a "block of lots", pervious pavement, depressed terraces, rain barrels and/or other methods. These "distributed" practices would be used in coordination with regional, plat-level practices. This discussion shall occur prior to recording of a final plat of the subdivision.
7. That the applicant work with the Planning Division and Capital Area Regional Planning Commission to revise the environmental corridor map to reflect any changes to the mapped corridor proposed by the development prior to final approval and recording of the final plat.

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

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

8. A Phase 1 Environmental Site Assessment (ESA) (per ASTM E1527-21), is required for lands dedicated to the City. Provide one (1) digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Environmental Review (environmentalreview@cityofmadison.com)..

9. The applicant shall provide projected wastewater flow to each point of connection (existing sewer mains on Felland Road, Commercial Avenue, and Reiner Road). Off-site sewer improvements by the developer will likely be required as a condition for development.
10. The stormwater management plan shall document protection of the low property at the corner of Felland Road and Commercial Avenue. Additionally, peak discharges are limited beyond the limits of MGO Chapter 37 to the capacity of existing culverts under Commercial Avenue and Felland Road. Additionally, for these discharges the peak volume of discharge is further limited beyond the above to matching the 10-year storm volume existing to proposed unless easements over the downstream properties are procured.
11. The developer shall enter into a City/Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign-off of the final plat. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
12. The developer shall construct Madison standard street, multi-use path, and sidewalk improvements for all streets within the plat.
13. The developer shall construct sidewalk/multi-use path, terrace, curb, gutter, and pavement along the east side of Felland Road, the west side of Reiner Road, and the north side of Commercial Avenue along the plat frontage per plans approved by the City Engineer. The curb and gutter requirement along Reiner Road and Commercial Avenue can be eliminated if determined by the City Engineer that construction will not be practical due to location, grades, or a combination of both.
14. The applicant shall construct a north-south multi-use path within the plat from Blissful Avenue to the northern boundary of the plat to a plan approved by the City Engineer. This path shall connect to the existing Woods Farm Path with future developments to the north of this plat.
15. The applicant shall construct improvements to Felland Road, Commercial Avenue, and Reiner Road at all intersections with new streets in order to facilitate ingress and egress to the development per a plan approved by the City Engineer.
16. The applicant shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
17. This development is subject to impact fees for the Northeast Neighborhood Sanitary Sewer Improvement Impact Fee District - \$215.00/ 1,000 square-foot (2025 rate). All impact fees are due and payable at the time building permits are issued (MGO Ch. 20). Add the following note 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."
18. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering Division sign-off.

19. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat, contact either Tim Troester (West) at (608) 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at (608) 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 and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
20. An Erosion Control Permit is required for this project.
21. A Storm Water Management Report and Storm Water Management Permit is required for this project.
22. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
23. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
24. Confirm that minimum Intersection Sight Distance is provided where public streets intersect per AASHTO's A Policy on Geometric Design of Highways and Streets Seventh Edition, Section 9.5. This condition is applicable for all public street intersections within the plat and along the plat boundary. If minimum sight distance does not exist at intersections along the plat boundary, change the location of the street intersection, or agree to make improvements to the existing roadways such that the minimum required sight distance is achieved, or make the mitigating improvements as required by the City. The improvements indicated may require right of way outside of the plat. The applicant shall be aware of potential issues meeting Intersection sight distance compliance at the Felland Road and Yellow Canary Street intersection.
25. Provide calculations for the 500-year storm event, as identified in MGO Chapter 37, as part of the plat design and stormwater management plan. The flows from this design storm event will be routed through the development and used to determine an anticipated safe top of concrete foundation elevation for future buildings in critical areas.
26. Install a property boundary witness markers along the boundary of lands dedicated for public stormwater purposes at property corners or in locations that are mutually agreeable to the applicant and Engineering Division.
27. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11- by 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt

(west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

28. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
29. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
30. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website. The Storm Water Management Plan & Report shall include compliance with the following:
 - Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
 - Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))
 - Detain the 2-, 5-, 10-, 100-, and 200-year storm events, matching post-development rates to pre-development rates and using the design storms identified in MGO Chapter 37.
 - Provide infiltration of 90% of the pre-development infiltration volume.
 - Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.
 - Provide onsite volumetric control limiting the post construction volumetric discharge to the predevelopment discharge volume as calculated using the 10-year storm event
 - The applicant shall demonstrate that water can leave the site and reach the public right of way without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.
 - Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any best management practices (BMP) used to meet stormwater management requirements on this project.
31. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

City Engineering Division – Mapping Section (Contact Jeffrey Quamme, (608) 266-4097)

32. The private alley on Outlot 8 proposed to intersect Reiner Road requires approval by the Plan Commission per the Subdivision Regulations. The final plat shall show no access for this private alley to Reiner Road if approval is not obtained.
33. The portions of the lands to be conveyed to the adjacent metes and bounds parcels along Felland Road shall be detached from the City of Madison prior to conveying to the adjacent owners to avoid creation of jurisdictional issues for lands intended to be a single parcel.
34. There are lands in the northeastern quadrant of this preliminary plat that are proposed to not be included as part of the first final plat area. As currently proposed and noted on the preliminary plat, the remnant 40 plus acre parcel would currently have divided interests of two different owners. The applicant shall provide information on how this will be accomplished with the final plat without the creation of any illegal parcels and violation of the City of Madison Subdivision Ordinance and state statutes.
35. The eight new street names were preapproved and are valid for use.
36. Grant a 15-foot wide Temporary Grading and Sloping Easement to the City of Madison for the construction of future public street improvements along Reiner Road and Commercial Avenue over the outlots reserved for future development when they are platted. The easement shall terminate upon the completion of construction of the construction of the full cross section of public improvements within the right of way adjacent to these outlots.
37. For any necessary off-site public sanitary sewer, drainage or storm sewer improvements required to serve this development, the developer shall acquire the right of way and/or easements as required at their expense. If an easement is required, a separate City of Madison Office of Real Estate Services project shall be created to draft, administer and record the required easement. Contact Jeff Quamme of Engineering-Mapping (jrquamme@cityofmadison.com, 608-266-4097) to coordinate any necessary Real Estate project, and associated information and fees required.
38. MG&E Electric Transmission Line Easement per Document No. 2108614 was assigned to ATC per Document No. 4202339, and shall be noted on the plat and updated in the title report. The applicant shall coordinate ATC's conveyance of rights of the easement to the City of Madison for that portion within a public right of way. Upon submittal of the final plat, contact Jeff Quamme (jrquamme@cityofmadison.com) to coordinate and set up a Real Estate project.
39. The permanent limited easement for storm water drainage purposes per Document No. 5823998 at the west end of proposed Blissful Avenue shall be released by the City of Madison prior to final platting of that street.
40. The portion of Commercial Avenue/ CTH T that was previously conveyed by Document No. 643759 shall be removed from the right of way to be dedicated by this plat.
41. The surveyor shall provide the basis of the right of way of Commercial Avenue. The right of way plat for old Highway 30 per the right of way plat and conveyance leaves latitude for interpretation and refers to the previous town road. Contact Jeff Quamme jrquamme@cityofmadison.com., (608) 266-4097 to coordinate.

42. Access control regulations by Document Nos. 820381 and 1368501 are being reviewed to determine if there are State or County agencies that may have rights of access control. This shall be determined prior to the recording of any final plat having a boundary abutting Commercial Avenue.
43. No vehicular access shall be noted along Reiner Road, Felland Road, and Commercial Avenue. The outlots reserved for future development may have the access restrictions modified as part of a future land division approved by the City of Madison.
44. 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. These will be required for each final plat if platted in phases. Those easements shall be properly shown, dimensioned and labeled on the final plat. This includes easements required by the City of Madison for wet utilities.
45. As required by Ordinance, provide private Easements or private Outlots to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). Coordinate the locations of the CBUs with the USPS Development Coordinator, City Engineering and Traffic Engineering Staff and in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works. CBUs serving this land division will not be permitted within any publicly owned or dedicated lands.

At a minimum, the final placement of CBUs for each phase of development subject to this preliminary plat shall be determined prior to construction. The locations for each phase shall be as required by Ordinance, in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works and in compliance with United States Postal Service requirements.

The required CBU documents shall be recorded prior to the start of construction of the public improvements serving any Lot or Outlot. In the instance of land divisions that do not require the construction of public improvements or a contract with the developer, the required approved CBU documents shall be recorded simultaneously with the final approved land division. Construct the CBUs in accordance with the specifications approved by the Board of Public Works.
46. The lot and outlot numbering on the preliminary plat do not meet requirements of the statutes. The final plat(s) shall properly number lots and outlots consecutively as required by statute.
47. Provide all recorded-as information on all lines of the exterior boundary.

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

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| <ol style="list-style-type: none">48. The applicant shall work the Traffic Engineering and City Engineering Divisions on determining the final right of way dedication required for Reiner Road.49. The applicant shall work Traffic Engineering and City Engineering Divisions on determining the final right of way dedication required for Felland Road.50. The applicant shall submit a traffic study analyzing the impacts of their development on the intersection of Commercial Avenue/Reiner Road/Sprecher Road and be responsible for any improvements as approved by the Director of Traffic Engineering. |
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51. The applicant shall add a note to the plat stating no driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six inches in width shall be constructed between all pedestrian ramps and driveway entrances. This is especially important at 'T' intersections where lot and building layout become critical; to prevent interference with the pedestrian ramp, lots intersecting or adjacent 'T' intersection may require a shared driveway and access.
52. The applicant shall provide a minimum 150-foot centerline radius and a minimum 100-foot tangent between curves on all public right of ways in this plat per MGO Section 16.23(6)(a)(11).
53. The applicant shall dedicate sufficient right of way to allow for minimum eight (8)-foot terraces on all streets in this plat. Any variances shall be approved by the City Traffic Engineer.
54. Blissful Avenue, Whooping Crane Drive, and American Robin Drive shall be classified as Community Connector Streets as defined by the current Complete Green Streets Guide.
55. Purple Martin Lane, House Wren Road, Great Egret Parkway, Red Cardinal Road, Pine Warbler Lane, Tree Swallow Lane, Herring Gull Lane, Prairie Falcon Drive, Burnette Downs Drive, Indigo Bunting Lane, Blue Stone Terrace, and Song Sparrow Street shall be classified as Neighborhood Streets as defined by the current Complete Green Streets Guide.
56. Yellow Canary Street, House Finch Lane, Tundra Swan Drive, Green Heron Lane, and Eastern Phoebe Street shall be classified as Neighborhood Yield Streets as defined by the current Complete Green Streets Guide.
57. White Owl Street and Spotted Towhee Drive shall be classified as Mixed-Use Neighborhood Streets as defined by the current Complete Green Streets Guide.
58. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division's Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12-foot easement between lots and 6-foot easements on corner lots where streetlights are needed.
59. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights prior to sign off of the final plat.

Parking Division (Contact Trent W. Schultz, 608-246-5806)

60. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of subdivision review. As development progresses in the subdivision, residential uses with 10 or more dwelling units and other applicable uses in MGO 16.03 will be subject to TDM Plan review.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

61. Obtain demolition approval and raze permits for existing buildings that will need to be demolished for the subdivision.

62. Work with Zoning and Planning staff to finalize approval of the Reiland Grove Amended TR-P Master Plan document.
63. The Two-Family Twin dwellings shall have a joint cross access and maintenance agreement which shall be recorded with the land division.
64. Increase the width of Lot 295 to a minimum of 15 feet. The minimum width of a lot with a single-family attached dwelling in the TR-U1 zoning district is 15 feet.

Fire Department (Contact Matt Hamilton, (608) 266-4457)

This agency has reviewed this request and recommended no conditions of approval.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

65. Upon development, a separate water service lateral and water meter will be required to serve each parcel. The water laterals shall be directly connected to the public water main with the shut-off valve located in the public right-of-way (per PSC 185.52 (2)). A water lateral is not required if the parcel remains undeveloped.
66. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO 16.23(9)(d)(3).
67. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer Agreement. The applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

This agency has reviewed this request and recommended no conditions of approval.

Parks Division (Contact Brian Kowalski, (608) 243-2848)

68. Park land dedication is required for all new residential units as part of this plat development per MGO Section 16.23(6) (f). Outlot 6 provides 255,631 square feet of park land dedication. This is an under-dedication based on anticipated unit counts of the Reiland Grove preliminary plat. Credit for this parkland dedication will be provided to new residential units on a first-come, first-served basis, or as otherwise agreed to by the developer and the Parks Division. Once this credit is used, Park-Land Impact Fees, per MGO Sections 16.23(6)(f) and 20.08(2) will be due for all new residential units which do not meet the park land dedication requirements and are payable no later than the time of the issuance of building permits for individual lots.
69. 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(2) 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# 25031 when contacting Parks Division staff about this project.

70. The following note should be included on the final plat: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued." The Parks Division shall be required to sign off on the final plat of this subdivision.
71. Prior to sign-off on the final plat, the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the park impact fees for this development. The Parks Division shall be required to sign-off on the final plat of this subdivision.
72. The applicant shall install a fence along the boundary of lands dedicated for public park purposes at the sole expense of the applicant. The fence shall be installed on private property to a design that is mutually agreeable to the applicant and Parks Division. The cost of the fence shall not be eligible for Park-Infrastructure Impact Fee credits. The applicant shall execute a deed restriction that would require the fence to be perpetually maintained by the property owners for any lots that are adjacent to publicly dedicated park lands.
73. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.
74. Once dedicated to the public, the developer shall not use park property for construction staging, stockpiling material, or any other purpose unless specifically approved by the Parks Superintendent.
75. The applicant shall provide existing condition survey information in AutoCAD format for all park dedication area to the Parks Division.
76. No farming or use of lands to be dedicated to the public for Park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered through the City of Madison Office of Real Estate Services.
77. The developer shall provide soil borings within any lands to be dedicated as parkland.
78. The parkland dedication should meet the following guidelines for park development:
 - a) Areas within a park to be used for open space for active and passive recreation shall be graded at 1-2% for the area of field proposed.
 - b) No side slopes within the park dedication area shall exceed 4:1.
 - c) The applicant shall provide proposed grading plans prior to approval of the area for dedicated public park lands.
 - d) No proposed utilities will be allowed on public park land without prior approval by the Parks Superintendent or his designee.
 - e) Areas that are wetlands shall not be dedicated as public parkland.

Forestry Section (Contact Jeffrey Heinecke, (608) 266-4890)

This agency has reviewed this request and recommended no conditions of approval.

Office of Real Estate Services (Contact Trent Milliken, (608) 266-5940)

79. Prior to approval sign-off by the Office of Real Estate Services ("ORES"), all parties having an interest in the property, pursuant to Wis. Stats 236.21(2)(a), shall execute the Owner's Certificate on the plat. 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. If any of the land within the plat boundary is under contract for sale or purchase, and said transfer will be conducted at the time of plat recording, an escrow agreement may be necessary. Please discuss closing plans with your contact in ORES in advance of signoff. When possible, the executed original hard stock recordable plat shall be presented at the time of ORES approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the plat containing electronic signatures shall be provided to ORES to obtain approval sign-off.
80. Prior to plat approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s).
81. If a mortgage or other financial instrument is reported in record title, but has been satisfied or no longer encumbers the lands or ownership within the plat boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to plat approval sign-off.
82. A Consent of Lessee certificate shall be included on the final plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off. ***For agricultural lands being platted, verify if farm leases are in place.***
83. If any portion of the lands within the plat boundary are subject to an Option to Purchase or other option interest please include a Certificate of Consent for the option holder and executed prior to approval sign-off.
84. As of December 4, 2025, the 2024 real estate taxes are paid for the subject property. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), 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, WI 53701.
85. As of December 4, 2025, there are no special assessments reported for the parcels within the plat boundary. Pursuant to MGO Section 16.23(5)(g)1 and Wis. Stats. 236.21(3), all special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to plat approval sign off. Receipts for payment shall be provided to ORES in advance of plat approval sign-off.
86. A title report was submitted with the application and preliminary plat, but an updated title report was not received with the revised final plat. This will be required prior to sign-off to ensure any changes to the title report are reflected on the final plat. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report to ORES via email to Trent Milliken (tmilliken@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 (April 9, 2025) 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. ORES reserves the right to

impose additional conditions of approval in the event the title update contains changes that warrant revisions to the plat.

87. Accurately reflect the contents of the title report when preparing the final plat.
88. Depict, name, and identify by document number on the proposed plat all existing easements cited in record title. Electric Line Easement for Transmission and Distribution per Document No. 2108614 not depicted or noted.
89. Record satisfactions or releases for all recorded instruments that encumber or benefit the subject lands, if all interested parties agree that the purpose for such instrument is no longer necessary or relevant for the purposes of the land division.
90. Initiate requests to all applicable utilities to record releases of their interests in utility easements in underlying plats or CSMs, if this proposed plat is a redivision of existing plats or CSMs with utility easements that will no longer be applicable; and, prior to requesting sign-off, place a note in the proposed plat citing the recording data for the City's recorded release of same.

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

Planning Division

1. The applicant shall submit to the Planning Division two copies of private subdivision covenants, conditions and restrictions, and easements that will 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 plat (private alleys, open spaces, etc.). 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.
2. That prior to final approval and recording of a final plat containing private open spaces, the applicant shall demonstrate compliance with the requirements in Section 16.23(8)(f)8 of the Subdivision Regulations for privately-owned and maintained open space, including the execution of land use restrictions and open space easements in a form acceptable to the Parks Division, Planning Division, and City Attorney's Office.
3. The proposed subdivision includes lots to be developed with buildings that share common walls. Consistent with the requirements in Section 16.23(3)(a)9. of the Subdivision Regulations and Section 28.151 of the Zoning Code, the applicant shall record a joint cross access and maintenance agreement to govern the common access to and maintenance of the shared common features of such proposed buildings, including but not limited to driveways, utilities, walkways, roofs, and exterior walls. The applicant shall provide a draft of this agreement for review and comment by City staff prior to recording.
4. That prior to recording of a final plat of the subdivision, the applicant work with City Engineering and Planning staff to explore "distributed infiltration" practices as part of the means to meet the infiltration requirements identified under Chapter 37, MGO, the Northeast Neighborhood Development Plan, and those recommended in the 2010 CARPC CUSA amendment approval resolution. These methods could include but not be limited to:

rain gardens installed to serve a “block of lots”, pervious pavement, depressed terraces, rain barrels and/or other methods. These “distributed” practices would be used in coordination with regional, plat-level practices.

5. That the applicant work with the Planning Division and Capital Area Regional Planning Commission to revise the environmental corridor map to reflect any changes to the mapped corridor proposed by the development prior to final approval and recording of the final plat.

The following conditions of approval have been submitted by reviewing agencies

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

6. A Phase 1 Environmental Site Assessment (ESA) (per ASTM E1527-21), is required for lands dedicated to the City. Provide one (1) digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Environmental Review (environmentalreview@cityofmadison.com).
7. Confirm that minimum Intersection Sight Distance is provided where public streets intersect per AASHTO's A Policy on Geometric Design of Highways and Streets Seventh Edition, Section 9.5. This condition is applicable for all public street intersections within the plat and along the plat boundary. If minimum sight distance does not exist at intersections along the plat boundary, change the location of the street intersection, or agree to make improvements to the existing roadways such that the minimum required sight distance is achieved, or make the mitigating improvements as required by the City. The improvements indicated may require right of way outside of the plat. The applicant shall be aware of potential issues meeting Intersection sight distance compliance at the Felland Road and Yellow Canary Street intersection.
8. The applicant shall provide projected wastewater flow to each point of connection (existing sewer mains on Felland Road, Commercial Avenue (future), and Reiner Road (future)). Off-site sewer improvements by the developer will likely be required as a condition for development.
9. The stormwater management plan shall document protection of the low property at the corner of Felland Road and Commercial Avenue. Additionally, peak discharges are limited beyond the limits of MGO Chapter 37 to the capacity of existing culverts under Commercial Avenue and Felland Road. Additionally, for these discharges the peak volume of discharge is further limited beyond the above to matching the 10-year storm volume existing to proposed unless easements over the downstream properties are procured.
10. The developer shall enter into a City/Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign-off of the final plat. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
11. The developer shall construct Madison standard street, multi-use path, and sidewalk improvements for all streets within the plat.
12. The developer shall construct sidewalk/multi-use path, terrace, curb, gutter, and pavement along the east side of Felland Road, the west side of Reiner Road, and the north side of Commercial Avenue along the plat frontage per plans approved by the City Engineer. The curb and gutter requirement along Reiner Road and Commercial Avenue can be eliminated if determined by the City Engineer that construction will not be practical due to location, grades, or a combination of both.

13. The applicant shall construct a north-south multi-use path within the plat from Blissful Avenue to the northern boundary of the plat to a plan approved by the City Engineer. This path shall connect to the existing Woods Farm Path with future developments to the north of this plat.
14. The applicant shall construct improvements to Felland Road, Commercial Avenue, and Reiner Road at all intersections with new streets in order to facilitate ingress and egress to the development per a plan approved by the City Engineer.
15. The applicant shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
16. This development is subject to impact fees for the Northeast Neighborhood Sanitary Sewer Improvement Impact Fee District - \$215.00/ 1,000 square-foot (2025 rate). All impact fees are due and payable at the time building permits are issued (MGO Ch. 20). Add the following note 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."
17. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering Division sign-off.
18. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat, contact either Tim Troester (West) at (608) 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at (608) 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 and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
19. Provide proof of septic system abandonment from Public Health—Madison and Dane County as a condition of plan approval.
20. An Erosion Control Permit is required for this project.
21. A Storm Water Management Report and Storm Water Management Permit is required for this project.
22. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.

23. When subdivision or land divisions are submitted for Outlot 4, construction on Commercial Avenue (CTH T) will be required.
24. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
25. Provide calculations for the 500-year storm event, as identified in MGO Chapter 37, as part of the plat design and stormwater management plan. The flows from this design storm event will be routed through the development and used to determine an anticipated safe top of concrete foundation elevation for future buildings in critical areas.
26. Submit proposed lot corner grades with the stormwater management plan as these two items must be reviewed together to properly determine stormwater overflow conditions. Prior to the issuance of building permits, submit a master stormwater drainage plan with final as-built lot corner grades. These grades may be modified from the originally proposed grades provided they continue to meet design tolerances. No building permits shall be issued prior to City Engineering Division final approval of this plan.
27. Install a property boundary witness markers along the boundary of lands dedicated for public stormwater purposes at property corners or in locations that are mutually agreeable to the applicant and Engineering Division.
28. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11- by 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
29. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
30. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
31. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website. The Storm Water Management Plan & Report shall include compliance with the following:

Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))

Detain the 2-, 5-, 10-, 100-, and 200-year storm events, matching post-development rates to pre-development rates and using the design storms identified in MGO Chapter 37.

Provide infiltration of 90% of the pre-development infiltration volume.

Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

Provide onsite volumetric control limiting the post construction volumetric discharge to the predevelopment discharge volume as calculated using the 10-year storm event

The applicant shall demonstrate that water can leave the site and reach the public right of way without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any best management practices (BMP) used to meet stormwater management requirements on this project.

32. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

City Engineering Division – Mapping Section (Contact Julius Smith, (608) 264-9276)

33. The portions of the lands to be conveyed to the adjacent metes and bounds parcels along Felland Road shall be detached from the City of Madison prior to conveying to the adjacent owners to avoid creation of jurisdictional issues for lands intended to be a single parcel.
34. There are remnant lands north and east of this final plat that are not included as an outlot within this plat. As currently proposed and noted on the applicable preliminary plat, the remnant 40 plus acre parcel currently has divided interests of two different owners. The applicant shall provide information on how this will be accomplished prior to recording this final plat without the creation of any illegal parcels and violation of the City of Madison Subdivision Ordinance and state statutes.
35. The eight new street names were preapproved and are valid for use.
36. Grant a 15-foot wide Temporary Grading and Sloping Easement to the City of Madison for the construction of future public street improvements along Reiner Road and Commercial Avenue over the outlots reserved for future development when they are platted. The easement shall terminate upon the completion of construction of the construction of the full cross section of public improvements within the right of way adjacent to these outlots.
37. For any necessary off-site public sanitary sewer, drainage or storm sewer improvements required to serve this development, the developer shall acquire the right of way and/or easements as required at their expense. If

an easement is required, a separate City of Madison Office of Real Estate Services project shall be created to draft, administer and record the required easement. Contact Jeff Quamme of Engineering-Mapping (jrquamme@cityofmadison.com, 608-266-4097) to coordinate any necessary Real Estate project, and associated information and fees required.

38. Show and label MG&E Electric Transmission Line Easement per Document No. 2108614 that was also assigned to ATC per Document No. 4202339, and shall be noted on the plat and updated in the title report. The applicant shall coordinate ATC's conveyance of rights of the easement to the City of Madison for that portion within a public right of way. Upon submittal of the final plat, contact Jeff Quamme (jrquamme@cityofmadison.com) to coordinate and set up a Real Estate project.
39. The permanent limited easement for storm water drainage purposes per Document No. 5823998 at the west end of proposed Blissful Avenue shall be released by the City of Madison prior to final platting of that street.
40. The portion of Commercial Avenue/ CTH T that was previously conveyed by Document No. 643759 shall be removed from the right of way to be dedicated by this plat.
41. The surveyor shall provide the basis of the right of way of Commercial Avenue. The right of way plat for old Highway 30 per the right of way plat and conveyance leaves latitude for interpretation and refers to the previous town road. Contact Jeff Quamme jrquamme@cityofmadison.com., (608) 266-4097 to coordinate.
42. Access control regulations by Document Nos. 820381 and 1368501 are being reviewed to determine if there are State or County agencies that may have rights of access control. This shall be determined prior to the recording of any final plat having a boundary abutting Commercial Avenue.
43. No vehicular access shall be noted along Reiner Road, Felland Road, and Commercial Avenue. The outlots reserved for future development may have the access restrictions modified as part of a future land division approved by the City of Madison.
44. 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. Those easements shall be properly shown, dimensioned and labeled on the final plat. This includes easements required by the City of Madison for wet utilities if necessary.
45. As required by Ordinance, provide private Easements or private Outlots to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). Coordinate the locations of the CBUs with the USPS Development Coordinator, City Engineering and Traffic Engineering Staff and in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works. CBUs serving this land division will not be permitted within any publicly owned or dedicated lands.

At a minimum, the final placement of CBUs for each phase of development subject to this preliminary plat shall be determined prior to construction. The locations for each phase shall be as required by Ordinance, in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works and in compliance with United States Postal Service requirements.

The required CBU documents shall be recorded prior to the start of construction of the public improvements serving any Lot or Outlot. In the instance of land divisions that do not require the construction of public improvements or a contract with the developer, the required approved CBU documents shall be recorded simultaneously with the final approved land division. Construct the CBUs in accordance with the specifications approved by the Board of Public Works.

46. Add a note: Outlots 1, 2, 3, 4, 6 and 7 of this plat are prohibited from further development until they are further subdivided in substantial conformance with the Preliminary Plat conditionally approved by Resolution RES-__-____, File ID , Adopted _____, 202_ by the Madison Common Council or any subsequent City of Madison approved Preliminary Plat and Final Plat or Certified Survey Map.
47. 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 shall submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com).
48. Prior to Engineering final sign-off by main office for final plats (CSM), the final Plat must be submitted in PDF format by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final City Engineering Division sign-off.
49. Fix the overlapping text within Outlot 5 on the plat. Also, provide all recorded as information on all lines of the exterior boundary.
50. Provide updated title to reflect the correct ownership prior to final plat sign off.
51. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject CSM, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the final recorded CSM: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

*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 submittal

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

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| <ol style="list-style-type: none">33. The applicant shall work the Traffic Engineering and City Engineering Divisions on determining the final right of way dedication required for Reiner Road.34. The applicant shall work Traffic Engineering and City Engineering Divisions on determining the final right of way dedication required for Felland Road. |
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35. The applicant shall submit a traffic study analyzing the impacts of their development on the intersection of Commercial Avenue/Reiner Road/Sprecher Road and be responsible for any improvements as approved by the Director of Traffic Engineering.
36. The applicant shall add a note to the plat stating no driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six inches in width shall be constructed between all pedestrian ramps and driveway entrances. This is especially important at 'T' intersections where lot and building layout become critical; to prevent interference with the pedestrian ramp, lots intersecting or adjacent 'T' intersection may require a shared driveway and access.
37. The applicant shall provide a minimum 150-foot centerline radius and a minimum 100-foot tangent between curves on all public right of ways in this plat per MGO Section 16.23(6)(a)(11).
38. The applicant shall dedicate sufficient right of way to allow for minimum eight (8)-foot terraces on all streets in this plat. Any variances shall be approved by the City Traffic Engineer.
39. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division's Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12-foot easement between lots and 6-foot easements on corner lots where streetlights are needed.
40. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights prior to sign off of the final plat.
41. Blissful Avenue and Whooping Crane Drive shall be classified as Community Connector Streets as defined by the current Complete Green Streets Guide.
42. House Wren Road, Tree Swallow Lane, Herring Gull Lane, Prairie Falcon Drive, Indigo Bunting Lane, and Song Sparrow Street shall be classified as Neighborhood Streets as defined by the current Complete Green Streets Guide.
43. Eastern Phoebe Street shall be classified as Neighborhood Yield Streets as defined by the current Complete Green Streets Guide.

Parking Division (Contact Trent W. Schultz, (608) 246-5806)

44. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of subdivision review. As development progresses in the subdivision, residential uses with 10 or more dwelling units and other applicable uses in MGO Section 16.03 will be subject to TDM Plan review.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

45. Obtain demolition approval and raze permits for existing buildings that will need to be demolished for the subdivision.

46. Work with Zoning and Planning staff to finalize approval of the Reiland Grove Amended TR-P Master Plan document.

47. The Two-Family Twin dwellings shall have a joint cross access and maintenance agreement which shall be recorded with the land division

Fire Department (Contact Matt Hamilton, (608) 266-4457)

This agency has reviewed this request and recommended no conditions of approval.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

48. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO 16.23(9)(d)(3).

49. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

This agency has reviewed this request and recommended no conditions of approval.

Parks Division (Contact Brian Kowalski, (608) 243-2848)

50. No park land dedication is included in the Reiland Grove Final Plat. Park-Land Impact Fees, per MGO Sections 16.23 (6)(f) and 20.08(2) will be required for all new residential development associated with the Reiland Grove Final Plat. As the remainder of the lands included in the Reiland Grove Preliminary Plat are platted, Park-Land Impact Fees could be credited for parkland dedication of Outlot 6, shown in the preliminary plat. This would be determined when Outlot 6 of the Reiland Grove Preliminary Plat is dedicated as park land.

51. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sections 16.23(8)(f) and 20.08(2) 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# 25031 when contacting Parks Division staff about this project.

52. The following note should be included on the final plat: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued."

53. Prior to sign-off on the final plat, the applicant shall execute a declaration of conditions and covenants for impact fees. The Parks Division shall be required to sign off on this plat.

Forestry Section (Contact Jeffrey Heinecke, (608) 266-4890)

This agency has reviewed this request and recommended no conditions of approval.

Office of Real Estate Services (Contact Trent Milliken, (608) 266-5940)

54. Prior to approval sign-off by the Office of Real Estate Services ("ORES"), all parties having an interest in the property, pursuant to Wis. Stats 236.21(2)(a), shall execute the Owner's Certificate on the plat. 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. If any of the land within the plat boundary is under contract for sale or purchase, and said transfer will be conducted at the time of plat recording, an escrow agreement may be necessary. Please discuss closing plans with your contact in ORES in advance of signoff. When possible, the executed original hard stock recordable plat shall be presented at the time of ORES approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the plat containing electronic signatures shall be provided to ORES to obtain approval sign-off.
55. Prior to plat approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s).
56. If a mortgage or other financial instrument is reported in record title, but has been satisfied or no longer encumbers the lands or ownership within the plat boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to plat approval sign-off.
57. A Consent of Lessee certificate shall be included on the final plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off. ***For agricultural lands being platted, verify if farm leases are in place.***
58. If any portion of the lands within the plat boundary are subject to an Option to Purchase or other option interest please include a Certificate of Consent for the option holder and executed prior to approval sign-off.
59. As of December 4, 2025, the 2024 real estate taxes are paid for the subject property. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), 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, WI 53701.
60. As of December 4, 2025, there are no special assessments reported for the parcels within the plat boundary. Pursuant to MGO Section 16.23(5)(g)1 and Wis. Stats. 236.21(3), all special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to plat approval sign off. Receipts for payment shall be provided to ORES in advance of plat approval sign-off.
61. A title report was submitted with the application and preliminary plat, but an updated title report was not received with the revised final plat. This will be required prior to sign-off to ensure any changes to the title report are reflected on the final plat. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report to ORES via email to Trent Milliken (tmilliken@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 (April 9, 2025) 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. ORES reserves the right to

impose additional conditions of approval in the event the title update contains changes that warrant revisions to the plat.

62. Accurately reflect the contents of the title report when preparing the final plat.
63. Depict, name, and identify by document number on the proposed plat all existing easements cited in record title. Electric Line Easement for Transmission and Distribution per Document No. 2108614 not depicted or noted.
64. Record satisfactions or releases for all recorded instruments that encumber or benefit the subject lands, if all interested parties agree that the purpose for such instrument is no longer necessary or relevant for the purposes of the land division.
65. Initiate requests to all applicable utilities to record releases of their interests in utility easements in underlying plats or CSMs, if this proposed plat is a redivision of existing plats or CSMs with utility easements that will no longer be applicable; and, prior to requesting sign-off, place a note in the proposed plat citing the recording data for the City's recorded release of same.

Appendix A: Zoning Criteria

TR-P Zoning Criteria

Requirements	Required: Single-family detached	Proposed	Required: Two-family twin	Proposed
Lot Area (sq. ft.)	2,900 sq. ft.	All lots will exceed	1,800sq. ft./unit	All lots will exceed
Lot Width	30'	All lots will exceed	25'/unit	All lots will exceed
Minimum Front Yard Setback	15'	To be determined at the time of permitting	15'	To be determined at the time of permitting
Maximum Front Yard Setback	30' or up to 20% greater than block average		30' or up to 20% greater than block average	
Side Yard Setback	5'		5'	
Reverse Corner Side Yard Setback	8' (10' for garage)		8' (10' for garage)	
Rear Yard Setback	Street-accessed: 20' Alley-accessed: 2'		Street-accessed: 20' Alley-accessed: 2'	
Usable Open Space	None		None	
Maximum Lot Coverage	75%		75%	
Maximum Building Height	3 stories/ 35'		3 stories/ 35'	

TR-U1 Zoning Criteria

Requirements	Required	Proposed
Lot Area (per Multi-Family Unit)	1000 sq. ft. per unit	All lots will exceed
Lot Width	15' per unit	All lots will exceed

Front Yard Setback	15'	To be determined at the time of permitting
Maximum Front Yard Setback	30' or up to 20% greater than block average	
Side Yard Setback	10'	
Reversed Corner Side Yard Setback	12'	
Rear Yard Setback	The lesser of 25% of lot depth or 20'	
Maximum Lot Coverage	90%	
Maximum Building Height	3 stories/ 40'	

Other Critical Zoning Items	
Yes:	Utility Easements
No:	Barrier Free, Transit-Oriented Development (TOD) Overlay, Urban Design, Floodplain, Landmarks, Waterfront Development, Wellhead Protection
Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator	