



PREPARED FOR THE PLAN COMMISSION

Project Address: 6602 Commercial Avenue
Application Type: Zoning Map Amendment and Preliminary Plat
Legistar File ID # [55543](#) and [55181](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Tom Walz, Walz Development, LLC; 950 Blackhawk Road; Middleton.

Surveyor: Mike Calkins and Eric Lindaas, Snyder & Associates, Inc.; 5010 Voges Road; Madison.

Requested Actions: Approval of a request to rezone land generally addressed as 6602 Commercial Avenue from A (Agricultural District) to TR-C3 (Traditional Residential–Consistent 3 District), TR-U1 (Traditional Residential–Urban 1 District), and CC-T (Commercial Corridor–Transitional District); and approval of the preliminary plat of *Eastwood Springs*, creating 40 lots for single-family detached residences, seven lots for the future multi-family development, one lot for future mixed-use development, one outlot to be dedicated to the public for parkland, and three outlots for public stormwater management.

Proposal Summary: The proposed plat of *Eastwood Springs* will subdivide a 75.6-acre parcel into 40 single-family lots in TR-C3 zoning, seven lots to be developed in the future with multi-family housing in TR-U1 zoning, and one lot for future mixed-use development in CC-T zoning. The future multi-family and mixed-use development will require subsequent conditional use approval prior to issuance of building permits for those lots. Development of the single-family component of the subdivision will commence with in spring 2020; an implementation schedule for the remainder of the subdivision has not been provided.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Review Schedule: The State’s subdivision statute, Wis. Stats. 236, requires that a preliminary plat be approved, conditionally approved, or rejected (with stated reasons) within 90 days of submittal unless the time is extended by agreement with the applicant. If no action is taken within 90 days and no extension granted, the plat is deemed approved. The proposed preliminary plat application was submitted to the City for the March 20, 2019 application deadline. Therefore, the 90-day review period for this plat is scheduled to expire circa June 20, 2019.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment IDs 28.022–00377, 28.022–00378, and 28.022–00379, rezoning 6602 Commercial Avenue from A to TR-C3, TR-U1 and CC-T, and the preliminary plat of *Eastwood Springs* to the Common Council with recommendations of **approval**, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 10 of this report.

Background Information

Parcel Location: An approximately 75.6-acre parcel extending approximately a half-mile along the east side of Reiner Road from Commercial Avenue (CTH T) north; Aldermanic District 3 (Lemmer); Sun Prairie Area School Dist.

Existing Conditions and Land Use: The site is mostly undeveloped agricultural land, zoned A (Agricultural District), with the exception of a single-family residence in the southwestern corner of the site, which is addressed as 609 Reiner Road.

Surrounding Land Use and Zoning: The subject site is mostly surrounded by undeveloped land located in the City of Madison in A (Agricultural District) zoning, with scattered single-family residences located on parcels to the west and southeast of the site. The southeastern corner of the Woods Farm subdivision is located across Reiner Road from the northwestern corner of the site in TR-C3 (Traditional Residential–Consistent 3 District) zoning.

Adopted Land Use Plan: The subject site is located within the boundaries of the [Northeast Neighborhoods Development Plan](#) adopted in 2009. Beginning along the southern edge of the site at Commercial Avenue, the plan recommends the southwestern corner of the property for Community Mixed-Use development as part of a larger mixed-use node planned at the intersection of Reiner Road and Commercial Avenue. Land to the north and east of the site recommended for mixed-use is recommended for high-density residential development in Housing Mix 4 (HM4), with the potential for additional mixed-use development possible on the north side of the public street proposed one block north of Commercial Avenue. The HM4 district is surrounded on the north and east by the medium-density HM3 district, with decreasing density and intensity of development planned continuing north along Reiner Road, with HM2 and HM1 recommended. Two neighborhood parks are recommended on the northern and southern halves of the subject site, while most of the eastern property line is recommended for open space and stormwater management.

In addition to the land use, transportation, and development phasing recommendations that are customarily a part of each neighborhood development plan adopted by the City of Madison, the [Northeast Neighborhoods Development Plan](#) includes a series of sustainability goals to implemented as development within the plan boundaries occurs. Those goals include enhanced stormwater management practices; reducing water usage; efficient delivery of public services; reducing vehicle miles traveled; and reducing energy consumption by projects within the planning area. These goals and the proposed development's consistency with them will also be discussed later in this report.

The land use polygons on the 2018 [Comprehensive Plan](#) generally follow the land use recommendations in the neighborhood development plan, with Community Mixed-Use development recommended at the northeastern corner of the Reiner Road–Commercial Avenue intersection, which is surrounded on the north and east by Medium Residential, which allows development between 20-90 units per acre. Low Residential (up to 15 units an acre) and Low-Medium Residential (7-30 units per acre) are recommended for the northernmost portions of the site, while the eastern edge is recommended for Park and Open Space.

Environmental Corridor Status: The environmental corridor map shows the general location of the stormwater management and parkland parcels planned for the subject site within mapped environmental corridor. The

mapped corridor also includes a short section of Door Creek, which crosses the eastern edge of the site and an adjacent area of wetlands.

Public Utilities and Services: The site will be served by a full range of urban services as it develops. However, Metro Transit submitted the following comment: “The proposed development is outside Metro Transit’s paratransit service area. The closest bus stop with scheduled bus service is over 1.5 miles walking distance, and the units would be greater than the three-quarters of a mile regulatory distance from all day service for passengers who might be eligible for door-to-door paratransit service”

Zoning Summary: The proposed multi-family lots will be zoned TR-U1 (Traditional Residential–Urban 1 District), while the mixed-use lot will be zoned CC-T (Commercial Corridor–Transitional District). How the bulk requirements of those districts will apply to future development of the applicable lots will be determined following recording of a final plat of the subdivision. Compliance with the bulk standards for each future development will be determined as part of the subsequent land use and site plan approvals required prior to the issuance of building permits.

The proposed single-family lots will be zoned TR-C3 (Traditional Residential–Consistent 3 District):

Single-Family Detached	Required	Proposed
Lot Area (sq. ft.)	3,000 sq. ft. per lot	All proposed lots will exceed
Lot Width	30’	All proposed lots will exceed
Minimum Front yard setback	15’	To be determined at permitting
Maximum Front yard setback	30’ or up to 20% greater than blk. avg.	To be determined at permitting
Side yard setback	5’ or 10% of lot width if under 50’	To be determined at permitting
Reversed corner side yard setback	8’ (10’ for garage)	To be determined at permitting
Rear yard	20’ (2’ for alley-accessed garage)	To be determined at permitting
Maximum lot coverage	75%	To be determined at permitting
Maximum building height	2 stories/35’	To be determined at permitting
Usable open space (sq. ft. per unit)	500	To be determined at permitting
Other Critical Zoning Items		
Yes:	Utility Easements (to be established with final plat)	
No:	Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development, Adjacent to Parkland	
<i>Prepared by: Tim Parks, Planning Division, and Jenny Kirchgatter, Assistant Zoning Administrator</i>		

Project Description

The applicant, Tom Walz, is requesting approval of a zoning map amendment and the preliminary plat of the “Eastwood Springs” subdivision to create 40 single-family lots in TR-C3 zoning, seven lots to be developed in the future with multi-family housing in TR-U1 zoning, and one lot for future mixed-use development in CC-T zoning. The future plat will also dedicate on lot for a public park and three outlots for stormwater management for the subdivision.

The subject site is a 75.6-acre parcel with approximately a half-mile of frontage extending north along Reiner Road and a quarter-mile of frontage extending east along Commercial Avenue (CTH T). The property is mostly undeveloped with the exception of a one-story single-family residence located in the southwestern corner of the

site fronting Reiner Road. A second single-family residence previously located on the southern edge of the site near Commercial Avenue was razed in 2008. The site is characterized by approximately 35-40 feet of grade that falls from west to east towards Door Creek, which briefly crosses the eastern property line. A wetland is identified along the western bank of the creek, as noted on the preliminary plat. Most of the site has been cleared of vegetation for agricultural purposes. However, a large grove of mature trees is located along the eastern property line. The applicant has submitted a detailed inventory for this stand of trees, which was prepared by a certified arborist. Copies of the inventory, which catalogs the species of trees present on the property and their relative health, are included with the application materials for the subdivision. Finally, a small spring has been observed near the wooded area on the eastern half of the site.

Access to the Eastwood Springs subdivision will be provided by six east-west streets that will extend east from Reiner Road and one north-south street that will bisect the site from Commercial Avenue to the northern boundary of the plat. All of the streets on the preliminary plat are shown as 66-foot wide rights of way. However, staff recommends that proposed Dillon Drive be widened to an 80-foot right of way consistent with the alignment of an east-west collector street recommended in the Northeast Neighborhoods Development Plan. A 10-foot multi-purpose path is also recommended along the north side of Dillon Drive, which staff recommends be located in a separate 20-foot wide easement adjacent to the wider right of way to allow for on-street parking and the off-street bike route. Staff is also recommending that the rights of way for proposed Eastwood Springs Parkway and Burling Street be widened to accommodate on-street parking for adjacent development and planned routes for other multi-purpose paths through the site.

The 40 single-family lots proposed will primarily extend along the three northernmost east-west streets on the plat, Evelyn Avenue, Kelsey Drive and Tremont Road, with single-family lots also proposed on the east side of Eastwood Springs Parkway north of the 16.67-acre public park (Outlot 3) to be dedicated near the center of the subdivision. The lots will range in size from 7,539 square feet to 11,279 square feet, with all of the lots proposed to exceed the 30-foot minimum lot width and 3,000 square-foot minimum lot area required by the proposed TR-C3 zoning district.

South of proposed Tremont Road, the subdivision calls for four multi-family lots to extend south to Burling Street between Reiner Road and Eastwood Springs Parkway (Lots 41-44). The remaining three lots planned for future multi-family development (Lots 46-48) will be located in the southeastern quadrant of the subdivision east of Eastwood Springs Parkway. The seven lots vary in size, and the application materials do not indicate the type, number or design of the future multi-family buildings to be developed on the seven lots, or the total number of dwelling units to be developed on each lot or overall. Final details on how Lots 41-44 and 46-48 will be developed will follow approval of the proposed zoning map amendments and preliminary plat and the subsequent approval and recording of a final plat or plats of the subdivision, with each lot required to obtain conditional use approval from the Plan Commission prior to the issuance of building permits.

Finally, the subdivision proposes a 7.14-acre block (Lot 45) bounded by Eastwood Springs Parkway, Reiner Road, Commercial Avenue, and Burling Street, which will be zoned CC-T and developed in the future with mixed-use development.

Analysis

Consistency with Adopted Plans

The Planning Division believes that the preliminary plat of Eastwood Springs generally conforms to the applicable lot design standards of the requested zoning districts and the Subdivision Regulations. The proposed subdivision is also generally consistent with the land uses and street pattern recommended for the site in the adopted Northeast Neighborhood Development Plan.

The neighborhood development plan recommends development of a variety of housing types be developed within the Northeast neighborhoods, which is intended to provide opportunities for households of different sizes, ages, incomes and lifestyles, and include opportunities for both owner-occupied and renter-occupied housing. It is generally recommended that both residential and non-residential buildings be oriented toward the street to provide definition to a block face and create a more engaging street environment. Recommended residential land use areas are divided into four broad districts, Housing Mix 1, 2, 3 and 4 (HM1...HM4), which generally include a variety of housing types recommended to be developed at increasingly higher densities.

In the HM1 district, the neighborhood plan recommends predominantly single-family detached dwellings but also allows attached housing products to be developed around eight units per acre, with some allowance for higher density within that district. It specifically recommends that single-family housing developments include a range of house types and lot sizes. HM2 predominantly recommends single-family houses developed at relatively high densities on smaller lots, duplexes, townhouses and small-scale apartment and condominium buildings with a density of up to 16 units an acre. In HM3 and HM4, building types become predominantly larger multi-family structures and dense townhouse developments, with recommended densities of up to 40 and 60 units per acre possible, respectively. Development in HM4 is recommended adjacent to planned mixed-use activity centers, with the higher densities recommended to spur the commercial development at the heart of the centers.

Such a mixed-use center is recommended for the 30 acres surrounding the intersection of Commercial Avenue and Reiner Road. The Northeast Neighborhood Development Plan recommends that this center be a high-density mix of residential, commercial, service, office, institutional, urban open space and civic uses in a compact, highly defined urban form. Mixed-use, multi-story buildings are envisioned within this mixed-use district, with future buildings fronting onto and placed in close proximity to streets to create a compact development pattern that is pedestrian-oriented. High quality architectural design, building materials, landscaping and other urban amenities are recommended. Underground and structured parking is encouraged, and the perimeter streets are intended to allow on-street parking to enhance the urban character and provide a buffer between travel lanes and future storefronts and residential uses. Densities in the Reiner-Commercial mixed-use activity center should be between 20-60 units per acre, with the potential for some projects to have up to 100 units per acre. Buildings up to six stories in height are allowed.

In the case of the subject site, HM4 is recommended to surround the community mixed-use block planned for Lot 45, with the potential for additional mixed-use development possible on the north side of the public street proposed one block north of Commercial Avenue. The HM4 district is surrounded on the north and east by a zone of HM3, with decreasing density and intensity of development planned continuing north along Reiner Road, with HM2 and HM1 recommended.

Staff believes that the TR-U1 zoning proposed for Lots 41-44 and Lots 46-48 is initially appropriate to implement the higher-density residential development envisioned for the sites recommended in the HM3 and HM4 districts. However, the maximum density of 43 units in the TR-U1 district would result in a density that is lower than the maximum 60 units per acre recommended in HM4, and it may be appropriate for the lots located closest to Lot 45 to be more intensively zoned in the future to more fully implement the densities planned to surround the mixed-use center if the proposed developments otherwise reflect the scale and urban design recommendations of the neighborhood development plan. In that case, rezoning to TR-U2, which allows up to 86 units per acre, may be appropriate.

Moving north, the intensity of development north of Elmore Street will be expected to transition from HM3 to HM2, and include rowhouses, townhouses and smaller-scale multi-family buildings at densities generally not to exceed 16 units an acre. Staff recommends that the density of Lot 41 be restricted to 16 units per acre on the face of the final plat to ensure consistency with the density recommendations for HM2. In the event that Lots 41 and 42 should be jointly developed in the future as one large multi-family block, staff recommends that the future development focus the higher density aspects of the project towards proposed Elmore Street, with lower density consistent with HM2 proposed along Tremont Road.

Finally, staff believes that the single-family lots proposed for the northern tier of the subdivision are consistent with the anticipated development patten for the HM1 district.

The proposed Eastwood Springs development also proposes a modest deviation from the planned layout of future public parks on the subject site recommended in the Northeast Neighborhoods Development Plan. Whereas the adopted plan called for two smaller parks to be located on the northern and southern halves of the subject site adjacent to a larger passive open space, the applicant is proposing to dedicate one large park roughly surrounding the large area of mature trees along the eastern property line. In discussing the proposed subdivision with Parks Division staff, the proposed 16.67-acre park is preferred over the smaller parks recommended in the neighborhood development plan due to the increased recreational opportunities and operational efficiencies afforded by the larger park. Although a detailed park master plan will be developed for Outlot 3 in the future following approval of the final plat, Parks Division staff envisions space for sports fields, a playground, and courts to be located on either side of the wooded area, which they hope to mostly preserve. The park will surround an outlot for stormwater near Door Creek (Outlot 2) and will be bordered on the north by a larger stormwater tract (Outlot 4), which staff believes will create an open space edge for the subdivision similar to the greenspaces recommended in the adopted neighborhood development plan.

Consistency with Sustainability Goals of the Northeast Neighborhoods Development Plan

In addition to the land use, transportation, and development phasing recommendations that are customarily a part of each neighborhood development plan adopted by the City of Madison, the Northeast Neighborhoods Development Plan includes a series of sustainability goals to implemented as development within the plan boundaries occurs. The City recognized that the Northeast Neighborhoods area offered a tremendous opportunity to implement its sustainability objectives. During the planning process, it was decided to pursue quantifiable sustainability goals for future development within the planning area, and the planning process for the Northeast Neighborhoods became one of the City's *The Natural Step* projects for 2009. On March 31, 2009, the Common Council adopted a resolution with the following five sustainability goals for the area:

1. Reduce dependence on the automobile
2. Reduce energy consumption
3. Reduce water consumption
4. Increase on-site stormwater infiltration
5. Deliver City services in an energy efficient manner

These goals guided preparation of the Northeast Neighborhoods Development Plan, which is intended to serve as a guide for achieving these goals. Those goals are summarized below. A full discussion of the goals and implementation strategies for each can be found in the neighborhood development plan. As part of the approval of the proposed Eastwood Springs development, the Plan Commission should consider how the project meets the stated sustainability objectives.

1. Reduce Dependence on the Automobile

The first sustainability goal in the Northeast Neighborhoods Development Plan proposes to capture 25% of all trips made by persons living in the planning area by walking, bicycling or transit and/or reduce household motor vehicle miles of travel (VMT) by 25% through the use of transit-oriented development, traditional neighborhood development, mixed-use development, transit access for early neighborhood residents, transportation-demand management plans, walkable environments, bike facilities, or other transportation-demand management practices.

The Planning Division believes that this goal will primarily be achieved through the design of the individual projects developed in the Northeast Neighborhoods area and their consistency with the land use and street layout recommendations in the adopted plan, which were developed to achieve this goal over time through implementation of the highly connected transportation network recommended by the plan and its emphasis on higher density “green field” development organized around mixed-use activity centers.

As discussed earlier in the “Analysis” section of this report, staff feels that the proposed subdivision is largely consistent with the land use and street layout recommendations in the neighborhood development plan subject to the revisions requested. As additional development consistent with the adopted plan occurs surrounding the subject site, the project will become less isolated and better connected by auto and bike to more established areas of the City. However, it should be noted that Metro Transit service is currently not available to the development, and there is no timetable for when Metro service will be extended to serve the Northeast Neighborhoods area.

2. Reduce Energy Consumption

The second adopted goal calls for reducing household consumption of natural gas and fossil fuel-generated electricity by 25% compared recent residential construction. Progress towards attaining these goals will be through the use of energy-efficient construction, alternative energy sources, on-site energy production, conservation education and outreach, or other energy conservation practices.

3. Reduce Water Consumption

The plan seeks to reduce residential per capita water use by 25% compared to current Citywide per capita levels through the use of low-flow appliances and fixtures, dual-flow and low-flow toilets, rain barrels, low-impact lawn care design, conservation education and outreach, or other water conservation practices, and to strongly

encourage the use of EPA Water Sense-labeled water fixtures, and strongly discouraging the use of outdoor lawn irrigation systems.

At this time, staff does not believe that a regulatory environment exists to *require* compliance with goals #2 and 3, which were heavily debated during the development and review of the Northeast Neighborhoods Development Plan. However, there are no ordinances that would prohibit individual compliance with these goals by the developer or future property owners in the subdivision, including through the installation of highly efficient fixtures and appliances, or rooftop solar arrays. Furthermore, technological advances in construction techniques, appliance design, and community expectations anecdotally suggest that the new construction that will occur in the Northeast Neighborhoods area will be more energy-efficient than construction that was occurring at the time the goals were established and in the decades preceding. Additionally, the Madison Water Utility has in recent years moved to automated meter reading and more frequent billing, and provides customers with access to more detailed and timely information to monitor their water usage.

4. Increase On-site Stormwater Infiltration

The neighborhood development plan set a goal of infiltrating 25% of the stormwater volume on or adjacent to points of generation through the use of rain gardens, green roofs, porous sidewalks and drives, or other on-site stormwater management practices. Infiltration of stormwater back into the ground on or adjacent to the point of generation minimizes impact on ground water supplies and could eventually help replenish the aquifer. The multiple infiltration methods can reduce erosion, reduce the infrastructure needed to handle stormwater run-off, and reduce the overall impact on surface water features.

At the time that the City petitioned the Capital Area Regional Planning Commission (CARPC) to add portions of the Northeast Neighborhoods area to the Central Urban Service Area in 2010, the following conditions were applied by CARPC Resolution 2010-1:

“1. [The City shall] submit a detailed stormwater management plan to CARPC and [Dane County Land & Water Resources Department] staff for review and approval prior to any land disturbing activities in the amendment area. The stormwater management plan should meet the following performance standards throughout the amendment area:

- a.) Install stormwater practices prior to other land disturbing activities. Protect infiltration practices from compaction and sedimentation during land disturbing activities;
- b.) Provide at least 80% sediment control for the amendment area in accordance with existing ordinances;
- c.) Control peak rates of runoff for the 1-, 2-, 10-, and 100-year 24-hour design storms to “pre-development” levels;
- d.) Control post development runoff volumes to be equal to or less than predevelopment runoff volumes for the one-year average annual rainfall period, as defined by [Wisconsin Department of Natural Resources (WDNR)];
- e.) Maintain pre-development groundwater recharge rates based on the WGNHS study (generally 9 to 10 inches per year for this area) or site specific field data with no caps on the extent of infiltration areas;

- f.) Maintain wetland water level fluctuations within acceptable limits using criteria provided by the Minnesota Board of Water and Soil Resources 2006 and minimize the discharge of excess nutrients into the wetlands;
- g.) Provide deep tilling to restore open areas compacted during construction;
- h.) Stormwater practices should be publicly managed, or have a perpetual legal maintenance agreement finalized with the local municipal authority.

2. Conduct a field survey based on the WDNR Bureau of Endangered Species assessment and implement any recommended protection measures. Add any recommended habitat conservation areas to the environmental corridors of the amendment area.”

The CARPC resolution also recommended that the City prepare a wetland protection/restoration plan and implementation approach for the wetlands in the project area and provide a copy of the report to the CARPC for review and comment. That recommendation also asked the City to consider including areas of hydric soils adjacent to the existing wetlands in these wetland restoration areas.

This goal and implementation of the conditions imposed by CARPC will primarily be achieved through the City’s established stormwater management program through the City Engineering Division, which oversees the Stormwater Utility as well as manages the development agreements that the City routinely enters into with developers to implement the public infrastructure required to serve a private development proposal. Subsequent to adoption of the Northeast Neighborhoods Development Plan and the CARPC resolution approving the CUSA amendment that includes the subject site, City ordinances and polices have been revised to effectively require the conditions imposed by CARPC to be required of most developers around the City. The Plan Commission will note those conditions are reflected in the final section of this report.

Additionally, City Engineering and Planning staff are recommending a condition of approval that requires the applicant to work with the City to explore possible “distributed infiltration” practices as part of the means to meet the infiltration requirements identified under Chapter 37, MGO, Northeast Neighborhood Development Plan, and those recommended in the CARPC approving resolution. These methods could include but would 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. Energy Efficient Service Delivery

This goal encourages the City to deliver services in the most energy efficient method possible to decrease energy consumption and reduce air and water pollution through sustainable design and land use planning.

Water and sanitary sewer service were extended east of the Interstate 39-90-94 along Commercial Avenue to Reiner Road in 2010 to the serve the initial phases of the Northeast Neighborhoods area. Initially, the subject site will be somewhat isolated from other developed properties served by the City. However, staff anticipates that greater service efficiencies will be achieved as additional lands in the neighborhood are developed and more street connections are available.

Conclusion

The Planning Division believes that the proposed rezoning requests and preliminary plat of Eastwood Springs are generally consistent with the recommendations for the site in the Northeast Neighborhoods Development Plan as well as the applicable standards for approval. The subdivision proposes a well-connected street pattern and dedicates land for park, open space and stormwater management consistent with the recommendations in the neighborhood development plan. Likewise, staff believes that the Eastwood Springs development should result in the range of housing options recommended for the site by the neighborhood development plan. How well the future development of Lots 41-48 implement the ambitious goals for the Housing Mix and Community Mixed-Use districts recommended for the site will require careful consideration in the future when the plan for those lots are submitted for land use approvals subsequent to approval of the subdivision and prior to issuance of building permits.

As part of its review of the subdivision, the Plan Commission should also consider how the proposed development addresses the sustainability objectives adopted as part of the neighborhood development plan.

Recommendation

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment IDs 28.022–00377, 28.022–00378, and 28.022–00379, rezoning 6602 Commercial Avenue from A to TR-C3, TR-U1 and CC-T, and the preliminary plat of Eastwood Springs to the Common Council with recommendations of **approval**, subject to input at the public hearing and the conditions that follow.

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

Planning Division

1. A phasing plan for the overall subdivision shall be submitted for approval with the final plat.
2. The final plat shall include a 40-foot building setback line for Lots 1, 19, 20, 33 and 34 parallel to Reiner Road. A note shall be placed on the final plat that states as follows: “No principal or accessory buildings or structures (pools, gazebos, etc.) shall be permitted between the right of way and setback line.”
3. That there be no vehicular access to Reiner Road for (single-family) Lots 1, 19, 20, 33 and 34. The access restriction shall be shown graphically on the face of the final plat and include a note acknowledging that no vehicular access shall be granted for those lots. Vehicular access to Lots 41-45 from Reiner Road and Lot 46 from Commercial Avenue will be determined at the time that specific plans for development of those lots are submitted for conditional use approval.
4. Future development of Lot 41 shall not exceed 16 units an acre consistent with the density recommendations for development in Housing Mix 2 in the Northeast Neighborhoods Development Plan. A note restricting the density of Lot 41 shall be included on the final plat.

5. 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.
6. The developer shall provide a current wetland delineation for the site with the final plat, with the boundary of the wetland clearly shown on the final plat. Consistent with CARPC standards, a 75-foot setback will be required from the delineated wetland boundary. [Note: The wetland setback may affect future development on proposed Lot 48.]
7. Note: The pavement widths for Evelyn Avenue, Kelsey Drive and Tremont Road will likely be narrower than would typically be constructed in a 66-foot right of way to allow deeper terraces to be provided along those local streets.
8. Note: The demolition or removal of the single-family residence at 609 Reiner Road shall require Plan Commission approval of a demolition permit prior to the issuance of wrecking or building permits for proposed Lot 45.
9. Note: Approval of the zoning map amendment and subdivision by the Plan Commission and Common Council does not constitute approval of the future development of Lots 41-48 of the preliminary plat. Following approval and recording of a final plat of the subdivision, the applicant or successor will be required to submit applications for conditional use approval to the Plan Commission pursuant to the processes in Section 28.183 of the Zoning Code. Future development of those lots is required to comply with the applicable bulk and design requirements of the Zoning Code.
10. Prior to final approval and recording of a final plat of this subdivision, the applicant shall work with the Planning Division and Capital Area Regional Planning Commission (CARPC) to revise the environmental corridor map to reflect the approved subdivision.

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

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

11. This development is subject to impact fees for the Northeast Neighborhood Sanitary Sewer Impact Fee Gaston Road District. All impact fees are due and payable at the time building permits are issued. The following note shall put on the face of the plans: “Lots/ buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued.”
12. The development will be served by a sanitary sewer from the east that is not yet built (planned for 2020), Northeast Neighborhood Sanitary Sewer Interceptor–Gaston Road Extension. Developer shall coordinate timing of development with the availability of the sewer.

13. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
14. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
15. The construction of this project will require that the applicant shall enter into a City/ Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Note: Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.
16. 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 nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
17. A Phase 1 environmental site assessment (Phase 1 ESA), compliant with ASTM E1527-13, is required for the project area. The applicant shall provide one (1) digital copy and a paper copy only if specifically requested. Staff review of this Phase 1 ESA will determine if a Phase 2 ESA is also required. Please submit report(s) to Brynn Bemis (608-267-1986, bbemis@cityofmadison.com) for review.
18. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL zone. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the Wisconsin Department of Natural Resources (WDNR) in order to comply with TMDL limits.
19. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number: a) Building Footprints; b) Internal Walkway Areas; c) Internal Site Parking Areas; d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); e) Right-of-Way lines (public and private); f) Lot lines or parcel lines if unplatted; g) Lot numbers or the words unplatted; h) Lot/Plat dimensions; i) Street names; j) Private on-site sanitary sewer utilities (including all connections to public sanitary); and k) Private on-site storm sewer utilities (including all connections to public storm). All other levels (contours, elevations, etc.) are not to be included with this file submittal. NOTE: Email CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.

20. The applicant shall 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 tstroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. The PDF submittals shall contain the following information: a) Building Footprints; b) Internal Walkway Areas; c) Internal Site Parking Areas; d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); e) Right-of-Way lines (public and private); f) Lot lines or parcel lines if unplatted; g) Lot numbers or the words unplatted; h) Lot/Plat dimensions; i) Street names; j) Stormwater Management Facilities; and k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
21. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including: a) SLAMM .DAT files; b) RECARGA files; c) TR-55/HYDROCAD/Etc., and; d) Sediment loading calculations. 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.
22. The applicant shall demonstrate compliance with Sections 37.07 and 37.08 of Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
23. This site appears to disturb over one (1) acre of land and requires a permit from the 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.
24. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to: detain the 2-, 10-, and 100-year storm events, matching post development rates to predevelopment rates; reduce TSS by 80% (control the 5 micron particle) off of newly developed areas compared to no controls; provide infiltration in accordance with MGO Chapter 37; and complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
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 stormwater drainage plan: “For purposes of this plan, it is assumed that grading shall be a straight-line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows. No building permits shall be issued prior to the City Engineering Division’s approval of this plan.”

26. The developer shall construct Madison standard street and sidewalk improvements for all streets within the plat.
27. The developer shall make improvements to Reiner Road and Commercial Avenue (CTH T) to facilitate ingress and egress to the plat as required by the City Engineer, including the construction of acceleration and deceleration tapers and turn lanes. These improvements may require dedication of right of way outside of the limits of the plat.
28. The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat.
29. The developer shall confirm that adequate sight distance exists where public streets intersect. If adequate sight distance does not exist, the developer shall change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City.
30. The developer shall construct curb, gutter, sidewalk, terrace, and four (4) feet of pavement and along the Reiner Road and Commercial Avenue (CTH T) limits of the plat as required by the City Engineer.
31. The developer shall construct a 10-foot wide public multi-use path through the plat as required by City Engineer. The path shall generally continue along an easterly/westerly direction along Dillon Drive, Eastwood Springs Parkway and Elmore Street or Tremont Road.

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

32. The developer shall grant a 20-foot wide Permanent Limited Easement for pedestrian/bicycle path purposes along the north side of Dillon Drive from Reiner Road to the east plat boundary.
33. The applicant shall widen the right of way dedication of Dillon Drive to 80 feet.
34. The radius along the north right of way of CTH T is incorrect. The reference line radius is 7640 feet. Therefore, the right of way is 115 feet less, being 7525 feet. The boundary shall be corrected accordingly.
35. Show, dimension and label the 13-foot wide Gas Main Easement adjacent to and north of the north right of way of Commercial Avenue/ CTH T. Confirm and show any gas pipeline that exists crossing this plat. Storm water management facilities within Outlot 1 may be affected by this gas main.

36. Provide private Easements or Outlots to accommodate the now USPS required centralized delivery of mail using Cluster Box Units (CBUs). The applicant shall coordinate with the USPS Development Coordinator and City Engineering and Traffic staff the required locations for the CBUs. CBUs serving this plat will not be permitted within any publicly owned or dedicated lands. If the Developer is not able to determine the final locations prior to recording the final plat, the final placement of the CBUs shall be determined and all documents recorded for the placement of the CBUs (after City review and approval) prior to construction of each phase. A recorded CBU owner's agreement shall be required prior to execution of the development agreement and prior to final sign-off of the plat.
37. Show, dimension and label the building setback line and "No Access" restrictions per Certified Survey Map 1099.
38. Show, dimension and label the Electric Line Easement for Transmission and Distribution over a portion of the westerly side of this plat per Document No. 2105232 and assigned to ATC per Document No. 4202339. Note that construction of fences and buildings and the planting of trees are prohibited by the document.
39. Add a note to the plat stating that upon the dedication by this plat of additional right of way required per the City of Madison Official Map for Reiner Road, the Temporary Limited Easement, Document No. 4656620, terminates per the terms of the easement.
40. Add Section 36 to the header of the map and legal description, as it is missing.
41. The easterly 33 feet of Reiner Road north of the lands conveyed by Document No. 646460 shall be included as lands dedicated by this plat as the owner has underlying title. The plat boundary shall be revised accordingly.
42. The plat requires new Public (Sanitary Sewer, Storm Sewer, Storm Drainage, Water main, Bike Pedestrian Path) easements to be granted on the face of the land division. Contact Engineering (Jeff Quamme-jrquamme@cityofmadison.com) to receive the appropriate easement terms/conditions language for inclusion on this plat.
43. The applicant shall coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.
44. Standard Note for Public Utility Easements on the final plat: Public Utility Easements as herein set forth are for the use by Public Bodies and Private Public Utilities having to right to serve the area.
45. A note shall be added under all of the street names labeled and to be dedicated on the plat, "Dedicated to the Public" as required by Wis. Stats. Sec. 236.20(4)(b).
46. In accordance with Section s. 236.18(8), Wisconsin Statutes, the applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the plat in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations

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 must submit copies of required tie sheets or monument condition reports for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com). If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office and shall be attached to a signed and sealed monument condition report.
48. In accordance with Section s.236.20(2) (c) & (f), Wisconsin Statutes, the applicant must show the type, location and width of any and all easements on the plat. Clearly identify the difference between existing easements (cite Register of Deeds recording data) and easements which are being conveyed by the plat. Identify the owner and/or benefiting interest of all easements. Include any and all language required to properly and legally create any easement by the plat.
49. Routes for stormwater maintenance access for Outlots 2 and 4 shall be determined and public access easements to the outlots shall be shown/noted on the final plat.
50. Label the radii for the fillets at the intersections. Radii shall be 15 feet, except at intersections with Reiner Road and Commercial Avenue, which shall be 25-foot radii.
51. Based upon the neighborhood plans, two streets will connect to existing approved streets. Revise the street segment names to reflect the future connections as follows: Kelsey Drive is an extension of Divine Street, and Dillon Drive is an extension of Blissful Avenue.
52. The remaining five street names are not acceptable due to: being a duplicate street name, being proper names, having too many characters, being a business name, and/or having double suffixes. Submit new street name suggestions to Lori Zenchenko (LZenchenko@cityofmadison.com) for review and approval.
53. CTH T is known as Commercial Avenue within the City of Madison limits. Add "Commercial Avenue" where appropriate on the plat.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

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

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

54. The applicant shall dedicate 80 feet of right of way for Dillon Drive.

55. The applicant shall dedicate 70 feet of right of way for Eastwood Springs Parkway and Burling Street.

56. Prior to final sign-off, the applicant shall work with to record the necessary easements for streetlights the Traffic Engineering Division Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12-foot wide easement between lots and 6-foot easements on corner lots where streetlights are needed. Easements needed between Lots 4-5, 8-9, 11-12, 23-24, and 37-38. Easements are needed on the corner of Lots 1, 7, 20, 26, 34, and 40.

57. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights and traffic signals prior to sign off of the final plat.
58. The applicant shall add a note to the final 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 (6) 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.

Fire Department (Contact Bill Sullivan, 261-9658)

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

Water Utility (Contact Adam Wiederhoeft, 261-9121)

60. 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).
61. All public water mains and water service laterals shall be installed by a standard City of Madison Subdivision Contract. 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, 261-4289)

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

Parks Division (Contact Kathleen Kane, 261-9671)

62. On the preliminary plat dated February 28, 2019, the applicant proposes to dedicate approximately 16.67 acres of public park, identified as Outlot 3, the location of which is generally consistent with the Northeast Neighborhoods Development Plan.
63. The preliminary plat, as currently proposed includes 40 single-family units and multi-family development on Lots 41-48. The parkland dedication requirement for a single-family and duplex is 1,081 square feet and the dedication requirement for a multi-family unit is 734 square feet per MGO Sec. 16.23(8)(f) and 20.08(2). The total dedication requirement as proposed is approximately 16.67 acres.

64. Since the stormwater management and parkland dedications are shown adjacent to each other, a final determination of the parkland area proposed for parkland dedication will be determined after the final stormwater master plan is completed.

65. Park Impact Fees (comprised of the Park-Infrastructure Impact Fee, per MGO Sec. 20.08(2), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. Please reference ID# 19021 when contacting Parks Division staff about this project. The applicant may enter into a development agreement for the park infrastructure improvements in lieu of paying park impact fees.
66. Prior to sign off on the final plat, the boundaries of Outlot 3 shall be revised so that proposed regional multi-purpose paths along Eastwood Springs Parkway and Dillon Drive shall be separate outlots dedicated as public right of way.
67. Lands that are dedicated for park purposes to fulfill the parkland dedication shall be suitable for park development. The applicant shall provide proposed grading plans prior approval of the area of dedicated public parklands. General guidelines for park development include:
 - 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 where fields are proposed.
 - b.) No side slopes within the park dedication area shall exceed 4:1.
 - c.) Large or excessive retaining walls shall not be allowed on public parklands to meet the grading requirements.
 - d.) No proposed utilities will be allowed on public parkland without prior approval by the Parks Superintendent or his designee.
68. 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. This document will be recorded at the Register of Deeds. The applicant shall be responsible for all recording fees.
69. The following note should be included on the subdivision: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued."
70. 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.
71. 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.
72. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.
73. The developer shall provide soil borings within any lands to be dedicated as parkland.

City Forestry Section (Brad Hofmann, 267-4908)

74. City Forestry will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, City Forestry will schedule planting and assess the cost of the initial planting to the property owner.

Office of Real Estate Services (Andrew Miller, 261-9983)

75. Prior to final plat approval sign-off, the Owner's Certificate(s) on the Final Plat shall be executed by all parties having an interest in the property, pursuant to Wis. Stats. 236.21(2)(a). Certificates shall be prepared with the ownership interests consistent with the most recent title report. Signatories shall provide documentation that proves legal authority to sign the Owner's Certificate. The executed original hard stock recordable plat shall be presented at the time of plat approval sign-off.

76. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to final plat sign-off. If mortgages of record are paid off prior to plat approval, a copy of the recorded satisfaction for said mortgage shall be provided prior to sign-off.

77. A Consent of Lessee certificate shall be included on the plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off.

78. All consents and certifications for any holder of interests in the subject lands shall conform with Wis. Stats. 236.21(2) and 236.29, i.e., to include the language "...surveyed, divided, mapped and dedicated..."

79. An Environmental Site Assessment is required for the lands to be dedicated by the final plat, to be reviewed by Brynn Bemis in City Engineering (bbemis@cityofmadison.com).

80. The final plat shall include all of the necessary certificates and signature blocks for the Plan Commission, Common Council, Dane County Register of Deeds, City Treasurer, and Dane County Treasurer.

81. As of May 8, 2019, there are no 2018 real estate taxes or special assessments reported as due or owing. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes and special assessments that are accrued or delinquent for all parcels within the plat boundary prior to 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; checks are payable to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, WI 53701.

82. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to Andrew Miller (acmiller@cityofmadison.com) in the City's Office of Real Estate Services (ORES), as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (February 8, 2019) 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.

83. The following revisions shall be made on the final plat prior to final approval and recording:
- a.) Accurately reflect the contents of the title report in the proposed plat.
 - b.) Depict, name, and identify by document number on the proposed plat all existing easements cited in record title.
 - c.) Include on the proposed plat a complete and accurate legal description of the lands that are to be included in the proposed plat. The legal description shall be reconciled with the legal description of said lands in record title.
 - d.) Depict and dimension all existing improvements including, but not limited to: buildings, drives, parking lots, encroachments, wells, septic systems, etc. associated with the lands described for the proposed plat.
 - e.) Create notes that define the purpose of and the ownership of (whether public or private) all outlots. The note for an outlot dedicated to the public shall say: "Dedicated to the public for purposes."
 - f.) Include the following sentence with the dedicated utility easements depiction in the Legend: "Utility Easements as herein set forth are for the use of public bodies, as well as private utilities having the right to serve the area."
 - g.) If the lands within the Plat boundary are farmed agricultural lands, the applicant shall enter into a lease with the City for those lands to be dedicated and/or conveyed to the City through Plat recording. Please contact Heidi Fischer at 264-9297 to discuss the potential lease terms. Said leases are authorized by Resolution 13-00247 (ID 29183), adopted April 16, 2013.
 - h.) Coordinate with City Engineering and the USPS to accommodate the USPS-required centralized delivery of mail using Cluster Box Units (CBUs).