



PREPARED FOR THE PLAN COMMISSION

Project Address: 6202 Driscoll Drive (3rd Aldermanic District, Alder Hall)
Application Type: Zoning Map Amendment; Preliminary and Final Plat
Legistar File ID # [49693](#) and [49894](#)
Prepared By: Colin Punt & Tim Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant: Jeff Rosenberg, VH Acquisitions, LLC d.b.a Veridian Homes; 6801 South Towne Drive; Madison.

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

Surveyor: Kevin Pape, D’Onofrio Kottke & Associates; 7530 Westward Way; Madison.

Property Owner: Homburg Equipment, Inc.; 6106 Milwaukee Street; Madison.

Requested Actions: Approval of a request to rezone 6202 Driscoll Drive from PD (Planned Development) and TR-C3 (Traditional Residential–Consistent 3 District) to TR-P (Traditional Residential–Planned District) and TR-C3 (Traditional Residential–Consistent 3 District); and approval of the preliminary plat and final plat of *Northeast Addition to Grandview Commons*, creating 143 single-family lots, nine lots for 36 units in nine four-unit-buildings, and outlots to be dedicated to the public for stormwater management, alleys, and trails.

Proposal Summary: The proposal for the “Northeast Addition to Grandview Commons” subdivision calls for the 31.67-acre subject site previously platted as the “Eastlawn” residential subdivision to be replatted with 179 total dwelling units, including 143 lots for detached single-family residences. Most of those lots will be developed in TR-C3 single-family zoning. In addition, 25 single-family lots and 9 multi-family lots to be developed with four-unit buildings will be developed in TR-P zoning. The plat also proposes six outlots totaling 1.84 acres. The applicant intends to begin construction in 2018, with final build-out occurring by 2024.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The TR-P district is subject to the submittal requirements and design and approval standards in Section 28.053 of the Zoning Code. 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 on November 20, 2017. Therefore, the 90-day review period for this plat is scheduled to expire circa February 18, 2018.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00317 and 28.022–00318, rezoning 6202 Driscoll Drive from PD and TR-C3 to TR-P and TR-C3, and the preliminary plat and final plat of the Northeast Addition to Grandview Commons subdivision, to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Parcel Location: The subject site is comprised of 98 lots plus outlots originally platted as “Eastlawn” in 2009 containing approximately 31.67 acres of land generally located northeast of Grandview Commons on the south side of Milwaukee Street, approximately midway between Sprecher Road and Interstate 39 & 90; Aldermanic District 3 (Hall); Madison Metropolitan School District.

Existing Conditions and Land Use: Undeveloped, zoned PD and TR-C3.

Surrounding Land Uses and Zoning:

North: Construction yard zoned PD (Planned Development District); single-family residence zoned SR-C1 (Suburban Residential – Consistent 1 District); undeveloped zoned A (Agricultural District);

South: Single-family residences and vacant residential lots zoned PD and TR-P;

West: Single-family residences and vacant residential lots zoned TR-P (Traditional Residential–Planned District);

East: Single family residences zoned SR-C1 and TR-C3; stormwater facility zoned CN (Conservancy).

Adopted Land Use Plans: The [Comprehensive Plan](#) (2006) recommends low density residential development for the subject site. The subject site is located within the boundaries of the [Sprecher Neighborhood Development Plan](#) (1998, Amended 2005). The neighborhood development plan recommends the area be developed as low-density residential for the majority of the site, with one small area of low-medium density residential at the northwest corner of the site along Milwaukee Street and drainage/open space along the east edge, where the existing stormwater management greenway is located.

Environmental Corridor Status: A stormwater management greenway and retention pond running south to north along the eastern edge of the site connects into Door Creek to the east. This connected drainage greenway is a mapped environmental corridor.

Public Utilities and Services: The subject site will be served by a full range of urban services as it develops. The site is within the central service area and much of the area to the east and south has been developed. Metro Transit provides morning and afternoon service on Milwaukee Street along the north edge of the site.

Zoning Summary: The proposed lots will be zoned TR-P (Traditional Residential–Planned District) and TR-C3 (Traditional Residential–Consistent 3 District). Consistency with the basic minimum lot width and area for the proposed lots is included in the “Analysis” section of this report. Review for compliance with the other bulk requirements, such as setbacks, usable open space, and lot area per unit for multi-family dwellings, will occur either at the time of permit issuance for permitted uses, or during any conditional use reviews required.

TR-P Zoning Criteria

Requirements	Required: Single-Family Detached	Proposed	Required: Multi-Family	Proposed
Lot Area (sq. ft.)	3,500 sq. ft.	3,475 sq. ft. + (Zoning Comment 47)	600 sq. ft. /d. u. + 300 sq. ft. per bedroom > 2	14,060 sq. ft. +
Lot Width	37'	37' +	50'	>50'
Front Yard Setback	15'	TBD	15'	TBD
Max. Front Yard Setback	30' or up to 20% greater than block average	TBD	30' or up to 20% greater than block average	TBD
Side Yard Setback	5'	TBD	10'	TBD
Reverse Corner Side Yard Setback	8' (10' for garage)	TBD	12' (10' for garage)	TBD
Rear Yard Setback	Street-accessed: 20' Alley-accessed: 2'	TBD	Street-accessed: 20' Alley-accessed: 2'	TBD
Usable Open Space	500 sq. ft.	TBD	140 sq. ft. per d. u.	TBD
Maximum Lot Coverage	75%	TBD	75%	TBD
Maximum Building Height	3 stories/ 35'	TBD	4 stories/ 52'	TBD

Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator

Previous Approvals

In February 2009, the preliminary and final plats for Eastlawn were approved concurrently with a rezoning from Temporary A (Agriculture) District to R2T (Single-Family Residence), R2Y (Single-Family Residence), PUD-GDP (Planned Unit Development, General Development Plan), and C (Conservancy) Districts [1966 Zoning Code]. The 35.9-acre plat included 105 residential lots and 6 outlots for stormwater management, park, and alleys. A copy of the recorded plat is included as an appendix to this report. The proposed replat does not include the large primary stormwater management outlot or seven (7) of the original residential lots of Eastlawn located along Venus Way.

Project Description

The applicant is requesting approval of a zoning map amendment and preliminary and final plats for the future development of 31.67 acres of land generally located northeast of Grandview Commons along the south side of Milwaukee Street. The proposed “Northeast Addition to Grandview Commons” subdivision calls for 143 single-family residential lots to be developed in TR-C3 (Traditional Residential–Consistent 3 District) or TR-P (Traditional Residential–Planned District) zoning, as well as for nine lots to be developed with four-unit dwellings. The plat also proposed six outlots for stormwater management, trails, and alleys.

The subject site is mostly undeveloped. In February 2009, the preliminary and final plats for Eastlawn were approved concurrently with a rezoning. The 35.9-acre plat included 105 residential lots and 6 outlots. The proposed replat does not include the large primary stormwater management outlot or seven of the original

residential lots Venus Way in the southeastern corner of the original subdivision. The site generally slopes slightly downward from west to east. Most of the site is currently under cultivation for ground crops. There are also tree lines along the western and southern edges of the property, as well as a tree line extending north from the south lot line to near the center of the property.

Primary access into the Northeast Addition to Grandview Commons subdivision will be provided from the north and south by the extension of North Star Drive through the plat to connect an existing street stub on the south with Milwaukee Street on the north. Galileo Drive is also proposed be extended from south of the plat all the way through to Milwaukee Street as well per Planning staff request. The proposed subdivision also includes a series of local streets to provide access into the development, many of which have been stubbed in as part of development to the east, west, and south of the site. Driscoll Drive will be extended east-west all the way through the development, while Ragan Street and Stony Oak Lane will connect this Addition to portions of Grandview Commons to the west. Galileo Drive and Peterson Drive will connect this development to portions of Grandview Commons to the south. In general, the proposed subdivision includes a well-connected grid of streets extending across most of the development.

A wide range of lot sizes is proposed within the 143 single-family lots that will comprise the majority of the Northeast Addition to Grandview Commons development, from ninety-eight (98) 3,034 to 6,344 square-foot alley-loaded lots to forty-five (45) street-loaded lots ranging between 5,800 to 14,775 square feet in area. In addition, the plat includes nine lots intended for four-unit buildings between Milwaukee Street and Driscoll Drive ranging between 14,060 to 24,195 square feet.

Most of the stormwater management for the Northeast Addition to Grandview Commons subdivision will be provided in the existing Outlot 4 of the Eastlawn Plat, which has already been developed and is currently in use. This facility will be expanded to the north up to Driscoll Drive via Outlot 53. A 15-foot wide trail outlot will connect Galileo Drive to the stormwater management greenspace to the east. Four outlots will serve as alleys for the alley-loaded lots.

The alleys and streets of the Eastlawn plat are proposed to be discontinued. Public Utility easements and a 15' wide sign easement along North Star Drive at Milwaukee Street will be released, as well as a small portion of Stormwater Management and Drainage Easement at the rears of Lots 1149, 1150, 1151, and 1152, which had been previously granted to the public.

Analysis

The applicant is requesting zoning and preliminary and final plat approval to replat 31.67 acres of the Eastlawn subdivision as the Northeast Addition to Grandview Commons subdivision. The subject property is one of the larger and more significant undeveloped parcels in this area of the Sprecher neighborhood, and its development will have a significant influence in filling out the neighborhood planning area south of Milwaukee Street. As is the case with any subdivision reviewed by the Plan Commission, the consistency of the subdivision with the Comprehensive Plan and any adopted neighborhood or sub-area plan and the adequacy of public services to serve the development are the principal considerations when recommending approval of the plat to the Common Council.

Consistency with Adopted Plans

The Comprehensive Plan recommends low density residential (0-15 dwelling units/acre) for this location. The Sprecher Neighborhood Development Plan (last amended 2005) provides more detailed recommendations for the area. It also recommends low-density residential (less than 8 units/acre) for most of the site, with the exception of the southwest corner of North Star Drive and Milwaukee Street, which is recommended for low- to medium-density residential uses (8-11 units/acre). Overall net residential density of the plat is 7.2 units/acre. Net residential density for the nine four-unit lots is 10.5 units/acre. These densities, while somewhat greater than the previously approved Eastlawn Plat, are within the recommendations of the adopted Comprehensive Plan and Neighborhood Development Plan. The street layout of the proposed plat very closely resembles the Neighborhood Development Plan, with one exception. The plan shows a northerly extension of Peterson Drive to Ragan Street. However, the applicant proposes to end Peterson Drive at Stony Oak Lane and add an east-west street (Misty Bridge Road) between Ragan Street and Stony Oak Lane instead. Though it is not included in the Neighborhood Development Plan, Planning Staff requested that Galileo Drive be extended north to Milwaukee Street to improve connectivity within the neighborhood, which is especially important given the increase in proposed number of units within this proposed plat over the number of units in the previously adopted plat from 120 to 179 total dwelling units. This extension is included on the plat submitted to the Plan Commission.

The Planning Division otherwise believes that the land uses proposed throughout the Northeast Addition to Grandview Commons subdivision are consistent with the land uses recommended in the Sprecher Neighborhood Development Plan, including the density and variety of housing unit types across most of the site.

Conformance with the TR-P District Requirements

The proposed master plan for the portion of the Northeast Addition to Grandview Commons to be zoned TR-P generally conforms to the requirements in Section 28.053(6) of the Zoning Code. The requirements for the Traditional Residential-Planned (TR-P) District are included in Appendix A at the end of this report. The mix of street-loaded and alley-loaded single-family detached lots, and multi-family dwelling units generally meets the required mix of residential unit types in subsection (3). Fifty-nine percent (59%) of the units to be developed in the TR-P district will be other than single-family detached residences, which exceeds the requirement that at least 10% of the units in the TR-P be in two-family, attached, or multi-family residential dwelling types. All of the units in the project will generally be within a quarter-mile of a common open space (public or private). The Planning Division believes the Plan Commission can find that the residential unit types in the proposed TR-P master plan are adequately integrated.

The master plan text indicates that buildings in the TR-P will be reviewed by a neighborhood architectural control committee with the goal of creating diversity of architectural approaches while maintaining cohesive site and landscape plan configurations, building massing and composition, building orientation, and appropriate durable materials. Final details of the TR-P master plan and architectural control committee will be required prior to the recording of the final plat of the subdivision. Planning staff recommends that the final master plan and related restrictive covenants incorporate references to the building form standards in Section 28.172(5)–(6) for multi-family buildings. These building form requirements will establish the minimum design provisions that the permitted non-single-family residences will be required to meet in addition to any design regulations that the applicant may impose.

Conclusion

The applicant is requesting approval of a zoning map amendment and preliminary and future plats for the future development of the Northeast Addition to Grandview Commons subdivision, including approval of a master plan for the portion of the project that will be zoned TR-P. City staff has carefully reviewed the proposed subdivision and believes that it is generally consistent with the land use and street layout recommendations for the subject site in the adopted Sprecher Neighborhood Development Plan despite some small deviations from the adopted plan proposed by the subdivider. Those changes include slight modification of the internal street network and the addition of slightly more residential density along Milwaukee Street.

At the time of report writing, the Planning Division was not aware of any concerns on either the zoning map amendment or plat components of this request.

Recommendation

Planning Division Recommendation (Contact Colin Punt, 243-0455)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00317 and 28.022–00318, rezoning 6202 Driscoll Drive from PD and TR-C3 to TR-P and TR-C3, and the preliminary plat and final plat of the Northeast Addition to Grandview Commons subdivision, to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions from reviewing agencies in this report.

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

Planning Division (Contact Colin Punt, 243-0455)

1. The four-unit multi-family buildings not along North Star Drive or Galileo Drive be constructed similar to those shown on North Star Drive and Galileo Drive in the TR-P Master Plan exhibit. Buildings should be oriented toward a shared green space with alley-loaded townhouse-style dwellings sharing a driveway.
2. Appropriate screening, being grading or vegetation, shall be provided on the east side of Lot 1022 adjacent to the house at 6211 Milwaukee Street.
3. Prior to recording of the final plat, the Planning Division shall approve the final building design standards for the proposed development to be recorded in the covenants, conditions and restrictions for the subdivision. The final master plan and subdivision restrictions shall include the massing and composition of structures, orientation of windows and entries; doors and other elements of the facade, and primary facade materials and colors as well as the process for the application of such building design standards, through an architectural review committee or similar review body. The final master plan and related restrictive covenants shall incorporate a reference to the building form standards in Sections 28.172(3)–(6) of the Zoning Code for two- and three-unit buildings, single-family attached rowhouses, and small multi-family buildings.
4. The final TR-P master plan shall identify each of the following items: the use of each lot or outlot, including any spaces to be dedicated to the public; the number of dwelling units to be provided on each lot; the minimum and maximum number of floors of all buildings to be constructed on a lot; and the orientation of

buildings in relation to all streets. The unit type shall be identified on the final TR-P plan by dwelling unit type as identified in the Zoning Code and not by a marketing name or description.

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

5. The City has a sewer capacity constraint on Driscoll Drive due to housing density. Applicant shall extend a new 10" diameter sewer into the Plat from the east side of the greenway. Applicant shall also dedicate a 15' wide sanitary sewer easement along the centerline of the pipe.
6. The Developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat/csm.
7. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering 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 signoff.
8. 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. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.
9. This development is subject to impact fees for the Door Creek North Phase 2 Impact Fee District(Storm and Sanitary Sewer Impact Fee). All impact fees are due and payable at the time building permits are issued.
10. The following note shall put the face of the plat/CSM: LOTS / BUILDINGS WITHIN THIS SUBDIVISION / DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.
11. An erosion control plan and erosion control permit application shall be submitted to the Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5-tons per acre per year.
12. 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 NR216 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. Information on this permit application is available on line <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm>

13. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the applicant shall contact either Tim Troester at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley 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. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
14. 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
 - 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.
15. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to detain the 2 & 10 year storm events, matching post development rates to predevelopment rates while safely passing the 100 year storm event.
16. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to reduce TSS by 80% (control the 5 micron particle) off of newly developed areas compared to no controls.
17. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37 of the Madison General Ordinances.
18. Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.
19. Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9' below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
20. The Developer shall construct Madison Standard street and sidewalk improvements for all streets within the plat/csm. (MGO 16.23(9)(d)6) including full width street and sidewalk improvements in front of Outlot 53. The City shall participate in the cost of the roadway construction abutting Outlot 53 in accordance with City Policy.
21. The Developer shall construct sidewalk, curb & gutter and 4' of pavement along the south side of Milwaukee St adjacent to the plat with necessary tapers to match into the existing roadways or construct an equivalent amount elsewhere in the plat.
22. The Developer shall make improvements to Milwaukee St to facilitate ingress and egress to the plat/csm as required by the City Engineer.

23. The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat/csm.
24. 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.
25. The City and the developer shall share in the cost of the greenway crossing between Galileo Dr and Venus Way. The developer shall construct the path. The Abutments were already installed by previous developer. The City shall provide and install the bridge.
26. 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.

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

27. This replat requires the vacation and discontinuance of multiple platted public right-of-ways and alleys. The applicant's consultant shall provide the required map exhibits and descriptions. The public ways shall be discontinued by separate resolution by the City of Madison under s.66.1003(4) of the Wisconsin Statutes. The discontinuances shall be introduced to the Common Council upon the receipt and approval of the required map exhibits and legal descriptions. The final recording and validation of the vacation shall be conditioned upon the conditions of approval for the development being met to the satisfaction of the City of Madison Engineer.

28. The public easements and restrictions that are required to be released shall be released by separate document prepared by City Office of Real Estate Services. The applicant shall prepare any necessary legal descriptions and scale map exhibits for the portions to be released and provide to Engineering Land Records Coordinator Jeff Quamme for review. Upon approval of the exhibits, Engineering will create the necessary Office of Real Estate Services (ORES) Project. ORES staff will then administer the release document(s) and record with the Dane County Register of Deeds. The applicant is responsible to obtain releases of the easements by the other Utility companies serving the area. The releases shall be required to be completed prior to final sign off and recording of the final plat. Acknowledgement of the release and document number shall be noted on the face of the plat.

29. Outlot 4 of the plat of Eastlawn was dedicated to the public for Public Trail Purposes. This outlot is proposed to be reconfigured by the proposed plat. The City of Madison accepted dedication for this special purpose. To accomplish releasing the restriction under s. 66.1025(1) of the Wisconsin Statutes, the City of Madison, by resolution of the Common Council, shall grant the land back the dedicator or the heirs of the dedicator to permit the replatting of the outlots with the replat. Coordinate this with Jeff Quamme of Engineering-Mapping, 266- 4097 or jrquamme@cityofmadison.com. The Outlot is not a road, street, slip, pier, lane or paved alley and therefore cannot be vacated under 66.1003 Wisconsin Statutes.

30. The restrictions per the plat of Eastlawn (Note 6 on the plat) on Lots 84-97 and 99-103 shall be released prior to final plat sign off as well.

31. Applicant shall provide a recorded copy of the release of the Sign Easement at the intersection of North Star Dr with Milwaukee Street prior to final sign off.
32. The plat header for the preliminary and final plats shall acknowledge that this is a replat of Lots 1-98 and Outlots 1-4 of Eastlawn. Also the preliminary plat shall remove Outlot 5 from the header.
33. The legal description under the Surveyor's Certificate shall be revised to include a metes and bounds description of the perimeter of the plat. There are areas (vacated streets) that are not lots, blocks or outlots included in the platting requiring a metes and bounds description.
34. All references to the Resolution vacating streets of Eastlawn shall also contain the document number from the recording at the Register of Deeds.
35. Remove the reference to 4590852 in Note 6 on Sheet 3. The entire plat is being rezoned and this will no longer apply.
36. Place a recorded as distance of 150.13 feet along the west line of Lot 1014.
37. 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. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. Note: Land tie to two PLS corners required.
38. 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.
39. 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 or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations.
40. The Applicant shall submit to Jeff Quamme, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing and one (1) signed copy of the final plat/CSM to the Mapping/GIS Section of the Engineering Division either as hard copy or Adobe pdf format. The digital CADD file shall be submitted in the WISDOT County Coordinate System, Dane County Zone datum in either Auto CAD Version compatible with MicroStation Version V8i, MicroStation Version V8i or older or Universal DXF Formats. The digital CADD file(s) shall contain the minimum of the items stated below, each on a separate layer name/level number. All line work shall be void of gaps and overlaps that would cause any parcel, street or easement to not properly close. All line work orientation and geometrics shall match the dimensioning as labeled on the final recorded plat:

- a. Right-of-Way lines (public and private)
- b. Lot lines
- c. Lot numbers
- d. Lot/Plat dimensions
- e. Street names
- f. Easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).

NOTE: This Transmittal is a separate requirement from the required 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 original submittal of data and prior to final sign off.

41. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM must be submitted to Engineering Division Surveyor / Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off. Electronic mail submittal of the FINAL Plat or CSM in PDF form is preferred. Transmit to jrquamme@cityofmadison.com
42. Outlot 54 shall be denoted: Dedicated to the Public for Alley Purposes.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

43. Prior to final sign-off, the applicant shall work with Traffic Engineering Electrical Section to record the necessary easements for streetlights. Easements needed:
Between Lots: 1039-1038,1032-1031,1025-1024,1040-1041,1047-1048,1054-1055,1073-1074,1079-1080,1084-1085,1101-1102,1107-1108,1113-1114,1138-1139,1147-1148,1151-1152,1155-1156
Corner of Lots: 1145,1159,1022,1015,1039,1072,1100,1131,1128
44. The Developer shall construct Madison Standard street and sidewalk improvements for all streets within the plat/csm. (MGO 16.23(9)(d)6) including full width street and sidewalk improvements in front of Outlot 53. The City shall participate in the cost of the roadway construction abutting Outlot 53 in accordance with City Policy.
45. The Developer shall construct sidewalk, curb & gutter and 4' of pavement along the south side of Milwaukee St adjacent to the plat with necessary tapers to match into the existing roadways or construct an equivalent amount elsewhere in the plat.
46. The Developer shall make improvements to Milwaukee St to facilitate ingress and egress to the plat/csm as required by the City Engineer

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

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| <ol style="list-style-type: none">47. Increase the size of proposed TR-P zoned lots 1162, 1163, and 1164 to minimum size of 3,500 sq. ft. The minimum size of a TR-P zoned lot with a single-family detached residence is a minimum of 3,500 sq. ft. in lot area. |
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48. Provide an exhibit showing that all residential lots within the TR-P district are located within one-quarter (1/4) mile of existing or planned public or common open space.
49. Work with Planning and Zoning staff to finalize the Master Plan document for the TR-P district.

Fire Department (Contact Bill Sullivan, 261-9658)

50. The proposed Phase 1 appears to create dead end streets exceeding 150-ft in length which could hinder fire response and/or operations. Driscoll Drive and Ragan Street along the adjacent section of Galileo Drive may need to be constructed during Phase 1.

51. Provide the following information to the buyer of each individual lot: Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://homefiresprinkler.org/>

Parks Division (Contact Janet Schmidt, 261-9688)

52. The original Developer of the Eastlawn plat entered into an agreement for the dedication of 138,700sf (3.18 acres) of land in an alternate location to satisfy the parkland dedication requirements of the original plat. This provided for credit for 121 single-family units and 8 multi-family units at the time of platting. Of the original Eastlawn plat, only lots 99-105 were developed which accounted for 7700sf of parkland dedication. The replat calls for 143 single-family homes and 36 multi-family homes for a total of 178,845sf of land dedication required. With the credit from the original plat, less the dedication allotted for the existing 7 lots, the parkland requirement for the replat is 50,007sf or 1.14 acres. Due to the proximity of adjacent parks and in accordance with the adopted Sprecher Neighborhood Development Plan, fees shall be paid in lieu of the dedication of additional parklands.

53. 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# 09118.1 when contacting Parks about this project.

54. 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.
55. 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."
56. Parks Division will be required to sign off on this subdivision.
57. 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.

Metro Transit (Tim Sobota, 261-4289)

58. As part of the public works improvements in designing of the new intersection of North Star Drive with Milwaukee Street, the applicant shall coordinate with City Engineering and Traffic Engineering to construct new Metro bus stop locations on each side of Milwaukee Street. These bus stop zones should be situated just beyond the North Star Drive intersection, in each direction of travel, and include concrete boarding surfaces and accessible walkway connections to curb ramps and a marked pedestrian facility crossing Milwaukee Street.

59. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design.

60. Metro Transit operates limited peak hour transit service on weekdays along Milwaukee Street, along the north edge of this plat. This service includes supplemental trips on public school days, for students in grades six through twelve. Current bus stops for these services along Milwaukee Street are limited to the existing intersections at Milky Way and Rustic Drive - that have accessible passenger boarding facilities (boarding pads, crosswalks, etc).

Office of Real Estate Services (Heidi Radlinger, 266-6558)

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

60. Environmental Site Assessment. An Environmental Site Assessment is required for any lands being dedicated for right of way purposes.

61. Real Estate Taxes. Under 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, 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.

62. Special Assessments. Pursuant to Madison City Ordinance Section 16.23(5)(e)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 the City's Office of Real Estate Services in advance of plat approval sign-off.

63. Title Report Update. Pursuant to Madison City Ordinance Section 16.23(5)(g)(4), the owner shall furnish an updated title report to Heidi Radlinger in the City's Office of Real Estate Services (hradlinger@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 (10/25/17) and the date when sign-off approval is requested. Please note a Title Commitment 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.

64. Plat Recording Info. The owner shall email the document number of the recorded plat Heidi Radlinger in the Office of Real Estate Services as soon as it is available.

65. Plat Revision Requirements.

- a. Depict, name, and identify by document number on the proposed plat all existing easements cited in record title.
- b. Include on the proposed plat a complete and accurate legal description of the lands that are to be included in the proposed plat.
- c. Create notes that define the purpose of and the ownership (whether public or private) of all outlots.
- d. Have TLE doc #3909801 removed from title as it terminated in 2004.
- e. Correct spelling of 'width' on top of Sheet 1.

Appendix A: Tradition Residential–Planned District Requirements

The following excerpts summarize the requirements for residential development in the Traditional Residential-Planned (TR-P) District (Section 28.053) of the Zoning Code:

(1) Statement of Purpose.

The TR-P District is established to encourage the development of new traditional neighborhoods in close-in or outlying parts of the City that incorporate the characteristics of existing traditional neighborhoods. Features include a variety of lot sizes and integrated housing types, detached or alley-loaded garages, traditional architectural features such as porches, an interconnected street system and the creation of a high-quality public realm.

A large-scale TR-P development will be designed through a master planning process. Where a TR-P District is developed in conjunction with or in proximity to an existing or planned mixed-use or higher-density district (for example, a Neighborhood Mixed-Use District, Traditional Shopping Street District, or Traditional Residential-Urban District) the TR-P District is also intended to meet the goals of traditional neighborhood development as established by the State of Wisconsin and Dane County. These goals include the following:

- a.) Reduce public costs by making more efficient use of infrastructure.
- b.) Protect the environment through reduced land consumption, preservation of on-site environmental features, and reduced automobile travel.
- c.) Increase public safety and welfare through street design that results in slower driver speeds and reduced accidents, injuries and fatalities.
- d.) Promote the reinvestment in existing developed areas.
- e.) Foster community through attractive streets and public spaces that create opportunities for encounters and gatherings.

(3) Required Mix of Residential Uses.

After the effective date of this ordinance, development sites or projects within the TR-P District that are 10 acres or more in size or that include 50 or more dwelling units shall meet the following standards:

- a.) A minimum of 3 residential building types from the following categories shall be included within the site:
 1. Single-family detached dwellings with street-accessed garages.
 2. Single-family detached dwellings with alley-accessed garages.
 3. Two-family and single-family attached buildings.
 4. Accessory dwelling units.
 5. Multi-family dwellings (3 units or more), including senior housing.
 6. Special-needs housing such as community living arrangements and assisted living facilities.
- b.) A minimum of ten percent (10%) of the units on the site shall be in two-family, attached or multi-family residential dwelling types.
- c.) For infill development, the required mix of residential uses may be satisfied by existing adjacent residential uses within a one-quarter mile radius.
- d.) All residential lots shall be located within one-quarter mile of existing or planned public or common open space.

(4) Dimensional Standards, Permitted and Conditional Uses. [See table on 28-37 as it applies to this project.]

(5) Site Design Standards.

- a.) Open Space. Open space shall be available to the residents of the district for recreational purposes or similar benefit. Land reserved for stormwater management and other required site improvements shall not be applied to this requirement, unless designed as open space that will meet resident needs.
 - 1. Open space shall be designed to meet the needs of residents of the district and the surrounding neighborhoods to the extent practicable for parks, playgrounds, playing fields, and other recreational facilities.
 - 2. A diversity of open spaces shall be provided within the TR-P district, including but not limited to community parks, neighborhood squares and commons, and playgrounds.
 - 3. Open spaces included with the subdivision shall be dispersed throughout the development and walkable from most areas within the subdivision.
 - 4. Land donated for any public purpose, which is accepted by the City, may be credited towards the open space requirement at the discretion of the Common Council.
- b.) Street Layout. A TR-P site development plan shall maintain the existing street grid where present and restore the street grid where it has been disrupted. In newly developing areas, streets shall be designed to maximize connectivity, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at an environmentally sensitive area, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.
- c.) Street Design. Flexibility in street design may be allowed within a TR-P District in order to create a safe and pleasant environment for residents, emphasizing pedestrian and bicycle circulation.
- d.) Non-Residential Uses. Non-residential land uses, including but not limited to schools, places of worship and neighborhood-serving commercial uses located within a subdivision zoned TR-P, shall be designed in a compact fashion and reflect the design of other uses within the master-planned development. Parking for such uses shall be located in the side or rear yards and shall be well screened to preserve the continuity of the public realm.

(6) Submittal Requirements.

- a.) After the effective date of this ordinance, a Master Plan shall be required for all TR-P projects that are proposed to be 10 acres or larger in size or those that will include 50 dwelling units or more. All TR-P Master Plans shall include each of the following elements:
 - 1. A map of the proposed development that identifies all of the lots and outlots to be contained in the proposed development and which contains all of the information required for preliminary plats in Sec. 16.23(7)(a), MGO. The map shall identify each of the following items:
 - a. The use of each lot or outlot, including any spaces to be dedicated to the public.
 - b. The number of dwelling units to be provided on each lot.
 - c. The number of floors of all buildings to be constructed on a lot – minimum and maximum.
 - d. The orientation of buildings in relation to all streets.
 - e. The yards and building setbacks for each developable lot.
 - f. Stormwater management, including proposed treatments at the lot, block and subdivision level.
 - 2. A phasing plan for the implementation of the master planned development.
 - 3. Building design standards for the proposed development recorded in the covenants, conditions and restrictions for the subdivision, shall include:
 - a. Massing and composition of structures, orientation of windows and entries; doors and other elements of the facade, and primary facade materials and colors.

- b. A process for the application of such building design standards, through an architectural review committee or similar review body.
4. A detailed letter of intent for the project that outlines the specific goals and objectives for the master planned development. Sec. 28.053(6)(b)

b.) Standards for Approval of Master Plans.

1. The proposed TR-P Master Plan shall be consistent with the recommendations of the Comprehensive Plan and any adopted neighborhood plan, including the objectives established for traditional neighborhood development in the Comprehensive Plan.
2. The proposed TR-P Master Plan shall contain a highly connective circulation pattern and shall be conducive to multiple forms of transportation.
3. The proposed master planned development shall include a variety of integrated residential dwelling unit types. Segregation of dwelling unit types shall be avoided.
4. The proposed TR-P Master Plan shall be consistent with the statement of purpose of this section.
5. The TR-P Master Plan shall also comply with all of the requirements for preliminary plats in Section 16.23(5)(c) Madison General Ordinances.

(7) Review Procedures. A Master Plan for a TR-P district will be reviewed as part of the zoning map amendment and subdivision plat.

(8) Changes to Master Plan. No alteration of an approved Master Plan shall be permitted unless approved by the Plan Commission, provided however, the Zoning Administrator may following consideration by the alder person of the district, issue permits for minor alterations that are approved by the Director of Planning and Community and Economic Development and are consistent with the concept approved by the Common Council. If a change or addition constitutes a substantial alteration of the original plan, the procedure in Sec. 28.052(7) and (8) is required.