



Department of Planning & Community & Economic Development

## Planning Division

Heather Stouder, Director

---

126 S. Hamilton Street  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
Phone: (608) 266-4635  
[www.cityofmadison.com](http://www.cityofmadison.com)

February 7, 2017

Brian Munson  
Vandewalle & Associates  
120 E. Lakeside Street  
Madison, Wisconsin 53715

Jeff Rosenberg  
Veridian Homes  
6801 South Towne Drive  
Madison, WI 53713

RE: 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. [ID 49894 and 49693; LNDUSE-2017-00121 and LNDSP-2017-00004]

Gentlemen;

At its February 6, 2018 meeting, the Common Council **approved** the zoning map amendment and preliminary and final plats for “Northeast Addition to Grandview Commons” subject to the conditions of approval in the following sections, which shall be addressed prior to final approval and recording of a final plat of the subdivision.

**Please contact Brenda Stanley of the City Engineering Division at 261-9127 if you have questions regarding the following twenty-two (22) items:**

1. 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.
2. The Developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat/csm.

3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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>
9. 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](mailto:ttroester@cityofmadison.com)) or Brenda Stanley at 608-261-9127 ([bstanley@cityofmadison.com](mailto: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).
10. 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.
11. 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.
  12. 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.
  13. 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.
  14. 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.
  15. 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.
  16. 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.
  17. 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.
  18. The Developer shall make improvements to Milwaukee St to facilitate ingress and egress to the plat/csm as required by the City Engineer.
  19. 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.
  20. 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.

21. 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.
22. 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](mailto:bbemis@cityofmadison.com)) for review.

**Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 266-4097 if you have any questions regarding the following sixteen (16) items:**

23. 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.
24. 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.
25. 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](mailto: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.
26. 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.
27. 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.
28. 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.

29. 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.
30. All references to the Resolution vacating streets of Eastlawn shall also contain the document number from the recording at the Register of Deeds.
31. Remove the reference to 4590852 in Note 6 on Sheet 3. The entire plat is being rezoned and this will no longer apply.
32. Place a recorded as distance of 150.13 feet along the west line of Lot 1014.
33. 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.
34. 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.
35. 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.
36. 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.

37. 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
38. Outlot 54 shall be denoted: Dedicated to the Public for Alley Purposes.

**Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following four (4) items:**

39. 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
40. 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.
41. 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.
42. The Developer shall make improvements to Milwaukee St to facilitate ingress and egress to the plat/csm as required by the City Engineer.

**Please contact Jenny Kirchgatter of City Zoning at 266-4429 if you have any questions regarding the following three (3) items:**

43. 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.
44. 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.

45. Work with Planning and Zoning staff to finalize the Master Plan document for the TR-P district.

**Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following two (2) items:**

46. 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.

47. 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/>

**Please contact Sarah Lerner of the Parks Division at 261-4281 if you have any questions regarding the following six (6) items:**

48. 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.

49. 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.

50. 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.

51. 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."

52. Parks Division will be required to sign off on this subdivision.

53. 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.

**Please contact Tim Sobota of the Metro Transit at 261-4289 if you have any questions regarding the following three (3) items:**

54. 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.
55. 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.
56. 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).

**Please contact Heidi Radlinger of the Office of Real Estate Services at 266-6558 if you have any questions regarding the following seven (7) items:**

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](mailto: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.

**Please contact my office at 243-0455 if you have any questions regarding the following six (6) items, including the conditions added or modified by the Plan Commission on February 5, 2018 (69-71):**

66. Appropriate screening, being grading or vegetation, shall be provided on the east side of Lot 1022 adjacent to the house at 6211 Milwaukee Street.
67. 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.
68. 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.
69. The four-unit multi-family buildings not along North Star Drive or Galileo Drive may be constructed similar to those shown along North Star Drive in the TR-P Master Plan exhibit. Buildings may be oriented toward a shared green space with alley-loaded townhouse-style dwellings sharing a driveway.
70. Driscoll Drive shall be completed across the plat in the first phase and North Star Drive shall be completed and connected to the section of North Star Drive to the south before Galileo Drive is connected to the section of Galileo Drive in the plat to the south.

71. Galileo Drive's northern terminus shall be Driscoll Drive, and it shall not extend to intersect with Milwaukee Street.

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

Any appeal regarding the plat, including the conditions of approval related thereto, must be filed with the Circuit Court within thirty (30) days from the date of this letter. If I may be of any further assistance, please do not hesitate to contact me at 243-0455.

Sincerely,



Colin Punt  
Planner

cc: Brenda Stanley, City Engineering Division  
Jeff Quamme, City Engineering Division – Mapping Section  
Sarah Lerner, Parks Division  
Eric Halvorson, Traffic Engineering Division  
Jenny Kirchgatter, Zoning Administrator  
Bill Sullivan, Madison Fire Department  
Heidi Radlinger, Office of Real Estate Services  
Tim Sobota, Metro Transit

**[Accela ID: LNDSP-2017-00004 & LNDUSE-2017-00121]**