

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
November 15, 2005

**ZONING MAP AMENDMENT, I.D. 02141 TO REZONE 702 SOUTH POINT ROAD
FROM TEMPORARY AGRICULTURE TO R2T, R2Y, R2Z, R5, CONSERVANCY,
PUD-GDP AND APPROVAL OF A PRELIMINARY PLAT KNOWN AS "1000 OAKS":**

1. Requested Action: Approval to rezone property located at 702 South Point Road from Temporary Agriculture to R2T, R2Y, R2Z, R5, Conservancy and PUD-GDP; and approval of a preliminary plat to create 274 single-family lots, 9 duplex lots and 4 multi-family lots, as well as parkland, open space and stormwater detention sites.
2. Applicable Regulations: Section 28.12(9) provides the process for zoning map amendments. Section 16.23 Land Subdivision Regulations outlines the process for subdivision approval.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicants:
 - a) "Great Neighborhoods West, LLC," Don Esposito, Veridian Homes, 6801 South Towne Drive, Madison;
 - b) "Pellett Development, LLC," 702 South Point Road, Verona;
 - c) D'Onofrio Kottke & Associates, 7530 Westward Way, Madison.
2. Status of Applicants: Property owner, developer, developer's surveyor.
3. Development Schedule: The applicant intends to proceed with development of this property, including submittal of a final plat, as soon as all necessary land use approvals have been obtained.
4. Site Size: Approximately 120 acres.
5. Parcel Location: West side of South Point Road north of Valley View Road, Madison Metropolitan School District, 9th Aldermanic District.
6. Existing Conditions: Predominantly vacant property, agricultural uses and single-family home site.
7. Proposed Land Use: 274 single-family lots, 9 duplex lots, 4 multi-family lots, as well as parkland and stormwater detention areas.
8. Surrounding Land Use and Zoning (See map): This site is surrounded by predominantly vacant land and land under development on the western edge of the City of Madison.

9. Adopted Land Use Plan: The Pioneer Neighborhood Development Plan adopted April 20, 2004 shows a mix of medium density, low density and low to medium density residential, as well as open space and parkland for this site (see attached map).
10. Environmental Corridor Status: There are woodlands present on the property, as well as a drainageway, both of which are part of a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

The property can be served with the full range of urban services as the phased development occurs. A portion of the property will be developed following extension of interceptor sewer service in 2007.

STANDARDS FOR REVIEW:

The application is subject to the standards for zoning map amendments and the standards for preliminary plat review.

ANALYSIS AND EVALUATION:

The applicants are requesting approval of a zoning map amendment to rezone this approximately 120 acre site from its Temporary Agricultural zoning (established at the time the property was annexed to the City of Madison) to a mix of residential zoning classifications, including R2T, R2Y, R2Z, R5, as well as PUD-GDP for residential development. The zoning map amendment package also includes Conservancy zoning for the open space, parkland and stormwater detention areas. This application also includes a request for approval of the preliminary plat known as "1000 Oaks".

At total build-out, this project will create 274 single-family lots and 420 multi-family or duplex units. In addition, approximately 20 acres will be set aside as parks and open space, with an additional 12 acres set aside for stormwater management purposes.

Background

The subject site is located on the western edge of the City of Madison along the west side of South Point Road north of Valley View Road. Most of the land surrounding this site is vacant farmland with a few scattered single-family dwellings, as well as recently approved and under development residential subdivisions in the City of Madison. The land directly to the north includes the City's proposed West Side Public Works Facility and existing salt barn and future to the north an area under development for light industrial land uses in the recently approved "Silicon Prairie Business Park" (see attached map). This is the latest residential development proposal by Veridian Homes on the western edge of the City. Veridian Homes other recently approved residential subdivisions in the area including the "Cardinal Glen" plat located in the 7200 Block of Mineral Point Road and the "Linden Park" plat located in the 8800 Block of

Valley View Road. The developer has worked closely with City staff as the concept plan was prepared for this proposed residential development.

It is anticipated that the first phase development preparation will begin in 2006-2007, with the overall project being developed in phases over the next 8-12 years. The proposal will provide a mixed residential neighborhood that will contain rental as well as ownership housing, including apartments, townhouses, duplexes, street accessed single-family dwellings and alley accessed single-family dwellings.

The proposed street layout is based on the adopted Pioneer Neighborhood Development Plan. The plat and provides the collector streets envisioned in the plan as well as a high degree of connectivity provided by the proposed system of local streets and off-street pedestrian connections.

Zoning Map Amendment and Plat Review

Initial access to this subdivision will be from South Point Road and Valley View Road. The plat shows the extension of Watts Road on the northern portion of the site east and west through the subdivision. The attached plat map shows a general street pattern that provides excellent connectivity with no cul-de-sacs being shown on the property. Preliminary review of the street pattern by the City Fire Department, Traffic Engineering and City Engineering staff were supportive of the concept plan. Their detailed comments and recommendations are attached for Plan Commission and Common Council consideration.

The zoning map amendment and plat provide for a total of 182 single-family lots to be accessed on public streets. It also calls for 92 single-family lots to be accessed from private alleys that are shown as "outlots" on the preliminary plat. The development proposal provides a mix of single-family lot sizes ranging from 37' x 95' to 80' x 120' in size. The northern portion of the property (north of the Watts Road extension) shows 3 mixed residential sites to be zoned R5 Multi-Family Residential that could contain up to 390 units. The plat calls for 18 duplex units and 12 town home units. A total of 19.6 acres will be set aside for parks and open space, as well as 12.1 acres for stormwater management purposes.

The central portion of the plat is wooded and will be preserved as a woodland parkland area. The woodlands are proposed to be dedicated to the public for park purposes. In addition to the woodlands, the other open space to be dedicated to the public is the drainageway which traverses the property from east to west/southwest which will also be dedicated to the public.

The adopted Pioneer Neighborhood Development Plan shows a proposed regional multi-use path through the drainageway and local paths/trails/crossings through the woodland park area. Discussions have occurred with City staff about relocating the regional path to traverse the woodland park area. If the slopes allow this shift to occur, staff would support the relocation of the multi-use path connection to the woodland area of the plat. Parks Division staff are supportive of the multi-use path at this location through the proposed park (see attached comments from Parks staff). This location would provide a more scenic and direct connection that the original proposal in the plan which was included because it was thought that the slopes within the woodland area would preclude the path in this location. Staff do, however,

recommend that the potential for local paths and trail connections continue to be shown in the areas to be dedicated for stormwater management purposes.

There is an existing single-family house on the site that will be incorporated into the plat. The attached application documents contain detailed information about the proposed development for each of the zoning categories, including lot configuration and densities. As typically provided by this applicant, the attached information includes photographs of house types and multi-family structure types reflecting this level of development. The zoning map amendment also includes a Planned Unit Development-General Development Plan for several detached lots in the site to enable twin home and townhome development. Applications for Planned Unit Development-Specific Implementation Plans (PUD-SIP) will be required for development of these parcels.

The overall residential development of the single-family area will be about 6.8 units per acre average net density. The multi-family average net density will be about 23 units per acre. The proposed PUD-GDP twin homes and townhome districts will have a density of about 13.2 units per acre. Of the total 120 acres, 32.5% of the plat will be used for single-family, 13.7% of the plat will be used for multi-family, 1.8% of the plat will be used for the PUD-GDP twin homes/townhomes development, with 27.0% of the plat as conservancy use and 24.9% of the plat for right-of-way. The actual dwelling unit percentages are 39.5% single-family, 56.2% multi-family, and 4.3% PUD-GDP twin homes/townhomes development.

It is the developer's expectation that this development will generate 157 elementary school-aged children, 46 middle school-aged children and 89 high school-aged children at full development.

Inclusionary Zoning

The applicant has submitted a complete Inclusionary Dwelling Unit Plan (IDUP) indicating his intent to comply with the Inclusionary Zoning provisions of the Zoning Code. The IDUP indicates that 29 of the 276 single-family owner-occupied units, 16 of the 18 owner-occupied duplex units, and 1 of the 12 owner-occupied multi-family units will be inclusionary dwelling units. This results in an overall breakdown of 46 of the 306 owner-occupied units to be inclusionary units. The application indicates that 19 of the owner-occupied units will be at 70% of the area median income level and 27 units at 80% of the area median income level. A copy of the Inclusionary Dwelling Unit Plan is attached for Plan Commission review and consideration. The attached plan also shows the project phasing and Inclusionary Dwelling Units throughout the development. The application requests a parkland development fee reduction as the only incentive. The Parks Department staff will comment on this request (see attached).

The developer is proposing to building seven of the nine "twin home" IZ unit duplex dwellings within the larger lot – detached single-family portion of the plat. These "twin home" buildings will have the appearance of a larger single-family house design. These "twin homes" may be split in half to create zero lot line condominium units. Staff supports this variation of housing types as a means to address the requirements of the Inclusionary Zoning Ordinance. However, among the provisions in the IZ Ordinance is that "the proportion of attached and detached units shall be similar for inclusionary and market rate dwelling units and shall be consistent with the Inclusionary Dwelling Unit Plan."

The proposal calls for seven of the nine total "twin homes" lots to be used for IZ units and to be located within this otherwise all larger lot single-family portion of the development. These lots are proposed to be zoned PUD. This results in a disproportionate number of the required IZ units being located in attached two-unit building types. Staff would support an amendment of the ordinance to allow this development pattern to occur. The concept is a sound one given the intent that the two unit dwellings will be owner-occupied and appear as single-family dwellings in character with the other single-family dwellings in this portion of the development.

CDBG staff have reviewed the Inclusionary Dwelling Unit Plan and their comments are attached.

CONCLUSION:

Planning Unit staff believes that the proposed preliminary plat, development layout proposed zoning and mix of land uses proposed in this development generally conforms with the adopted Pioneer Neighborhood Development Plan. This proposal provides a mix of residential development opportunities, as well as substantial open space and a street pattern that provides for excellent connectivity with the surrounding properties consistent with the City's planning efforts in this neighborhood. Additional information and development details will be provided in the first final plat and the SIP applications for development of specific sites. The proposed lots in the R5 area, located on the northern end of the plat, will require further review as conditional use or possibly PUD applications at some point in the future. Because of its proximity to the City's future West Side Public Works Facility, existing "Silicon Prairie Business Park" to the north, staff will recommend that a landscape/screening buffer area be established on these lots as part of the final plat.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission forward this zoning map amendment, the preliminary plat, as well as the Inclusionary Dwelling Unit Plan to the Common Council with a favorable recommendation subject to the comments from the reviewing departments, the comments of CDBG staff on the Inclusionary Dwelling Unit Plan, and the following:

1. The final plat shall include a landscape screening buffer area along the northerly property line adjacent to the Silicon Prairie plat. Details of the landscaping will be required when specific development/building proposals are submitted for review.
2. A note shall be provided on the final plat and a deed restriction recorded indicating that an Inclusionary Dwelling Unit Plan will be required for the development of the R5 zoned parcels at the time that development plans are submitted for this property.
3. The applicant shall submit a final Inclusionary Dwelling Unit Plan (IDUP) for approval and recording with the final plat of the subdivision.
4. Review and approval of the development covenants and restrictions and responsibilities of the Homeowner's Association by the City Attorney shall be required.
5. The IDUP and Land Use Restriction Agreement shall not be recorded until the ordinance, requiring the proportion of attached and detailed units to be similar for

inclusionary units and market rate units, is amended or the Inclusionary Dwelling Unit Plan is revised to replace the affordable twin homes with single-family detached homes in the southern portion of the plat.

6. The final plat shall designate all lands dedicated to the public for stormwater management and/or sanitary sewer purposes to also add a designation for "local paths, trails, and crossings."
7. Sidewalks shall be provided on both sides of all public streets unless otherwise approved by the City Plan Commission. The Letter of Intent shall be revised to incorporate this condition.

AGENDA # 5

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: November 2, 2005

TITLE: 702 South Point Road – PUD(GDP) for
Twin Home and Townhome Lots in the
Thousand Oaks Neighborhood Subdivision

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: November 2, 2005

ID NUMBER:

Members present were: Lou Host-Jablonski – Acting Chair, Todd Barnett, Michael Barrett, Cathleen Feland, Lisa Geer, Robert March, Jack Williams, and Ald. Noel Radomski

SUMMARY:

At its meeting of November 2, 2005, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(GDP) for nine twin-home lots and one town home lot in the 1000 Oaks Neighborhood Subdivision located at 702 South High Point Road.

Appearing on behalf of the project was Brian Munson. Nine proposed twin home lots will provide for 18 dwelling units with the one town home lot providing for 12 attached units featuring both street and alley access. Munson provided an overview of the development of nine twin home lots and one multifamily town home lot under the proposed PUD-GDP as an component of residential development within the 1000 Oaks Neighborhood Subdivision located along the north side of Valley View Road, east of its intersection with South Point Road. The remainder of the subdivision is intended to be developed under conventional R2T, R2Y, R2Z, R5 and Conservancy zoning in support of their prospective single-family, multifamily and open space land uses. Munson noted that the nine twin home lots will provide for either a zero lot line duplex buildings or as stacked flats as found in a traditional urban context. Specific details as to the development of the lots will be provided as part of the future submission of a PUD-SIP for their development.

ACTION:

On a motion by Greer, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (8-0).

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 6, 7, 7, 8, 8, 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 702 South Point Road

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	-	-	-	-	7	8	8
	8	-	-	-	-	7	7	8
	-	-	-	-	-	-	7	7
	8	-	-	-	-	7	9	8
	6	-	-	-	-	-	6	6
	8	-	-	-	-	-	8	8
	6	7	-	-	-	5	5	6
	-	-	-	-	-	-	-	7

General Comments:

- Nice concept.
- Very creative mix of uses and good balance of open space within the development.
- Nice work. Zoning should become a model for Madison's rewrite of its zoning code.
- Excellent concept – good urban design.
- Finally! 2-flats in the burbs!
- Housing mix seems more than appropriate.

1000 Oaks
Staff Review of the Inclusionary Development Unit Plan:
(November 10, 2005)

Name of Development	1000 Oaks
Address	702 South Point Road
Developer/owner	Veridian
Contact Person	Brian Munson, Project Manager, Vandewalle
Contact Phone	608.255.3988
Fax	608.255.0814
Contact-mail	bmunson@vandewalle.com

SYNOPSIS:

This project includes a total of 696 units, which includes 276 single-family units for sale, 18 duplex units, 12 townhouses, and 390 mixed residential units. The IDUP Plan submitted is only for the single family, duplex and town homes, and does not include the mixed residential units, which will be brought in under a separate SIP and will need to conform to the IZ ordinance at that time.

This IDUP reflects 306 total housing units, 46 of which are proposed to be IZ units. The developer is seeking to develop duplex units as part of this development, 16 of which would be IZ and 2 of which would be market rate. In addition there would be 11 market rate town-homes and 1 IZ town home and 247 market rate single family homes and 29 IZ single family homes.

They propose a mix of 70 and 80% AMI units, but request the option to provide some of the units as duplex units. This would be subject to approval by the Council of the recently introduced Ordinance revision. The proposed number of IZ duplexes exceeds the proposed duplex "bonus" allowed under the ordinance revision. The revision as proposed would allow up to 20% or 10 units as duplex units and this IDUP proposal is for 16 duplex units.

Proposal is to price the units in order to meet the inclusionary zoning requirements of the ordinance.

Proposal is to phase the IZ units at the same rate as the market rate units over 8-10 years.

CONCLUSION:

The project as proposed, based upon the available information furnished by the developer:		
	Will comply with MGO 28.04 (25)	
X	Will comply with MGO 28.04 (25) if the following conditions or changes are met:	Proposed IZ ordinance revision to allow duplex units as bonus would need to be adopted to allow this to conform to the ordinance.
	Does not comply for the following reasons:	

Reviewed by	Barb Constans, CD Grants Administrator Hickory R. Hurie, CD Grants Supervisor Date: November 10, 2005
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1. PROPOSED ALLOCATION OF AFFORDABLE UNITS

Number of units	At Market	At 80%	At 70%	At 60%	At 50%
for-sale units	260	27	19		
rental units					

Number of units	Efficiency	1-bedroom	2-bedroom	3-bedroom	4-bedroom
For-sale:				107	199
For-sale:				90	170
Market-rate					
For-sale:					
Inclusionary units				17	29

2. TABLE TO CALCULATE POINTS

THIS PROJECT:

1000 OAKS	At Market	At 80% of AMI	70%	60%	50%
5%			1		
10%		1			
15%					
20%					
TOTAL for project					2

Per Ordinance

For-sale: Per cent of dwelling units	At Market	At 80% of AMI	70%	60%	50%
Ord. points					
5%		0	1	2	3
10%		1	2	3	4
15%		2	3	4	5
20%		3	4	5	6

Rental: Per cent of dwelling units	At Market	At 60% of AMI	50%	40%	30%
Ord. points					
5%		0	1	2	3
10%		1	2	3	4
15%		2	3	4	5
20%		3	4	5	6

3. ISSUES RELATED TO DESIGN, PRICING, OR TERMS OF IZ UNITS

Standards for Inclusionary dwelling units (IDUs)	Complies	Does not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate	TBD		Developer will need to review again with City staff as plans are developed.
Proportion of attached and detached IDU units is similar to Market rate.	Yes		
Mix of IDUs by bedroom size is similar to market rate	Yes		Will need to be detailed as project proceeds.
IDUs are dispersed throughout the project	Yes		
IDUs are to be built in phasing similar to market rate	Yes		
Pricing fits within Ordinance standards	Yes		
Developer offers security during construction phase in form of deed restriction	Yes		
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction	Yes		Standard terms will apply.
Developer describes marketing plan for IDUs	Yes		Standard terms will apply.
Developer acknowledges need to inform buyers/renters of IDU status, responsibilities for notification	Yes		
Terms of sale or rent	Sale		
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations	No		no arrangements made; developer will handle marketing.
Developer has requested waiver for off-site or cash payment	No		No request for waiver
Developer has requested waiver for reduction of number of units	No		No request for waiver
Other:			

4. INCENTIVES REQUESTED

- A) Density bonus of 10% (except developments of 4 or more stories and >75% of parking is underground, or has 30 or fewer detached du, then density of 20% per point) (limited to 3 points)
- B) Reduction in Park development fees (limit of 1 point)
- C) Reduction in Park Dedication requirements (limit of 1 point)
- D) 25% reduction in parking requirements (limit of 1 point)
- E) Non-city provision of street tree landscaping
- F) Cash subsidy from IZ fund, \$10,000/IZ unit for up to 50% of the on-site IZ units (Limit of 2 points)
- G) Cash subsidy from IZ fund, \$5,000/IZ unit for lower range column of households, up to 50% of on-site IZ units with 49 or fewer detached du or developments with 4 or more stories and at least 75% of parking is underground. (Limit of 2 points)
- H) One additional story in downtown design zones, not to exceed certain height requirements
- I) Eligibility for residential parking permits equal to number of IZ units in PUD
- J) Assistance in obtaining other funds related to housing
- K) Preparation of a neighborhood development plan from non-city sources (if development located in Central Services Area, is contiguous to existing development and no such plan exists.
- L) Other : Allowance for construction of "mansion" duplex units to meet the IZ requirement. (ordinance must be revised to allow for this option.

5. ISSUES OF PROCESS

Are there issues in any of the following steps that should be identified now for closer attention?

Step	Standard Step Activity	Special Issues
Pre-conference with City Planning Staff	August 23, 2005	None identified
Presentation of <u>Concept</u> to City's Development Review Staff Team	September 6, 2005	Need to revise ord. to allow for duplex lots as IZ units
Submission of Zoning Application and <u>IZ Dwelling Unit Plan</u>	September 21, 2005	
<u>Formal Review</u> by City's Development Review Staff Team		
Formal Review by <u>Plan Commission</u>	Scheduled November 21, 2005	
<u>Appeal Plan Commission Decision to Common Council (optional)</u>		
<u>Compliance</u> with Approved Inclusionary Dwelling Unit Plan	Deed restriction recorded for construction phase; <u>Marketing Plan implemented</u>	
<u>Construction of development</u> according to Inclusionary Dwelling Unit Plan	Will be done in phases as market units are completed.	
Comply with any continuing requirements	Sample 5% of IDU annually for compliance review.	



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dalley, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: November 10, 2005

TO: Plan Commission

FROM: Larry D. Nelson, P.E., City Engineer

SUBJECT: 1000 Oaks Preliminary Plat

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. All proposed street names are subject to approval by the City Engineer.
2. The City Engineer and City Traffic Engineer shall review the right of way needs and curve radii for Watts Road prior to recording the plat. The Developer shall revise the right of way if required by the City Engineer.
3. All alleys shall be designed so that a snow plow can maintain the alley within any given block with one single pass without backing up. This requirement affects two of the blocks within the plat that have "T" alley intersections and requires that the "T" alley intersections be eliminated.
4. The Developer shall be responsible for a portion of the cost of the improvements to Valley View Road and South Point Road adjacent to the plat as required by the City Engineer. Generally, the developers share will include 14-feet of the pavement plus curb and gutter, topsoil and seed, prorated share of storm sewer, prorated share of street lighting, and a portion of the cost of the pedestrian islands at intersections. The work may be done by the Developer or by the City as determined by the City Engineer after consultation with the Developer.
5. This plat is subject to the Lower Badger Mill Creek Impact Fee District for both stormwater management and sanitary sewer. A waiver of assessments will be required to be signed prior to plat sign off.
6. There is a sanitary sewer capacity issue with this development. In 2007, there is a MMSD sewer interceptor scheduled to relieve this sanitary restriction. (South Point Lift Station). The Development will be required to generate a maximum of 0.14 cfs (65 gpm) until the interceptor is in place. (Lower Badger Mill Sewer Interceptor).
7. Storm and sanitary infrastructure to serve this plat are scheduled for installation in 2007. The developer shall plan accordingly.
8. Proposed plat layout shall be revised to reflect the Lower Badger Mill Creek greenways and sewer interceptor alignments as proposed by the City.

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- 9. Harvest Moon Lane west of South Point Road shall be changed to a name approved by the City Engineer because this portion of the street is north-south and addresses will conflict with the existing east-west portion of Harvest Moon Lane east of South Point Road.
- 10. Public alleys shall be named on the plat if that alley provides the only public right-of-way frontage and addresses are required to that public alley.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

**Engineering Division Review of Plats (Pre-Preliminary, Preliminary, Final)
and Certified Survey Maps**

Name: 1000 Oaks Preliminary Plat

General

- 1.1 The Developer shall enter into a City / Developer agreement for the installation of public improvements required to serve this plat/csm. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat/csm without the agreement executed by the developer.
- 1.2 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.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.3 It is anticipated that the improvements on [roadway name] Harvest Moon Lane and "K" Street required to facilitate ingress and egress to the plat/csm will require additional right of way and/or grading easements located outside the plat/csm boundary. The developer shall acquire the right of way and/or sloping easements as required by the City at the developer's expense. In the event that the developer is unable to acquire the right of way and/or sloping easements required, the City shall assist the developer in acquiring the property and the developer shall pay the City for all costs associated with the acquisition.
- 2.4 The Developer shall petition for the street vacation of (roadway name) _____ and provide a legal description and sketch of the right of way to be vacated after consultation with the City Engineer.

Are the following requirements met?

- * Streets Intersect at right angles.
- * A 15 foot minimum tangent at intersections from PC of curve to property line.
- * Arterial intersection spacing generally greater than 1200 feet.
- * Jogs are avoided at intersections. Arterial streets shall be adjusted to align if spacing less than 300 feet.
- * Spacing of intersections on local streets shall be greater than 300 feet.
- * Cul-de-sacs shall be less than 1000 feet long.
- * 100 foot tangents between curves.

- 2.5 _____

- 2.6 Property lines at intersections shall be rounded with a 15 foot radius on _____

- 2.7 Property lines at intersections shall be rounded with a 25 foot radius on _____

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- 2.8 The right of way width on _____ shall be _____ feet, on _____ shall be _____ feet and on _____ shall be _____ feet.
- 2.9 _____ shall have a minimum centerline radius of _____ feet and _____ shall have a minimum centerline radius of _____ feet.
- 2.10 The cul-de-sac on _____ shall have a minimum radius of _____ feet with a minimum reverse curve radius of _____ feet.
- 2.11 The plat/csm shall show a temporary limited easement for a temporary cul-de-sac on _____ having a radius of _____ feet and a reverse curve radius of _____ feet. The easement(s) shall expire when the streets are extended.
- 2.12 The developer shall show on the plat/csm a 40 foot utility easement adjacent to [roadway name] _____. The easement wording shall be approved by the City Engineer. The intent of the easement is to allow for the relocation of a major transmission line. The actual poles would remain on the right of way however major transmission lines require an easement beyond the space occupied by the poles for safety.
- 2.13 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.14 The Developer shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.15 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____. The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Developer shall construct Madison Standard street improvements for all streets within the plat/csm.
- 3.2 The developer shall show a 30 ~~40~~ (Strike one, 30 collector, 40 Arterial) foot building setback line on the plat/csm adjacent to [Roadway Name] Watts Road for all lots in the plat/csm adjacent to said roadway.
- Note: No buffer strip shall be dedicated to the City as the City does not want the maintenance.*
- 3.3 Extensive grading may be required due to steep roadway grades.
- 3.4 The developer shall note that City funds for park frontage are limited and will be determined at the sole discretion of the City.
- 3.5 The developer shall construct sidewalk and record a waiver of their right to notice and hearings for the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO. Said sidewalk constructed in front of and waiver recorded to Lot(s) _____.
- 3.6 The Developer shall make the following improvement to [Roadway Name] _____. The Developer shall construct sidewalk and _____ feet of a future _____ foot roadway including curb and gutter on the _____ side of the roadway.
- 3.7 The Developer shall construct sidewalk to a plan approved by the City Engineer and complete ditching as required by the City Engineer along [Roadway Name] _____.
- 3.8 The Developer shall grade the right of way line to a grade established by the City Engineer and complete ditching along the roadway as specified by the city engineer along [Roadway Name] _____.
- 3.9 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along Valley View Road and South Point Road. (Also require the City / Developer agreement line 1.1)
- 3.10 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.11 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along _____

[roadway] __ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and section 4.09 of the MGO.

- 3.12 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.13 Developer shall make improvements to [Roadway Name] _____ considered temporary to facilitate ingress and egress to the plat/csm until such time as the ultimate improvement of the roadway is undertaken by the city.
- 3.14 The Developer shall make improvements to [Roadway Name] _____ to facilitate ingress and egress to the plat/csm.

[Select one of the below comments for either of the above or leave general]

- The above improvement will consist of acceleration and deceleration tapers.
- The above improvement consists of rights turn lanes.
- The above improvement will consist of passing lanes.
- The above improvement will consist of median openings.
- Caution – The improvements indicated above may require right of way outside of the plat/csm. See comment 2.3 to require additional right of way for this purpose.*
- 3.15 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.
- 3.16 The developer shall confirm that adequate sight distance exists on _____ 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.

Storm Water Management

- 4.1 An erosion control plan and land disturbing activity permit 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 7.5-tons per acre per year.
- 4.2 The following notes shall be included on the final plat:
 - a. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
 - b. The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
- 4.3 Arrows shall be added to the certified survey map indicating the direction of drainage for each property line not fronting on a public street. In addition, the certified survey map shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the certified survey map.
 - a. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
 - b. All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

- 4.4 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.

The following note shall accompany the master storm water drainage plan:

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

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

- 4.5 If the lots within this certified survey map are inter-dependent upon one another for storm water runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the certified survey map and recorded at the Dane Co Register of Deeds.
- 4.6 The following note shall be added to the certified survey map. "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop."
- 4.7 This plat/csm could affect a flood plain, wetland or other sensitive areas. As such, it shall be reviewed by the Commission on the Environment. Contact Mike Dailey at 266-4058 for further details. The proposed plat/csm may be considered a major change to the environmental corridor and be subject to a public hearing and approval of the Dane County Regional Plan Commission.
- 4.8 A portion of this plat/csm may come under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources for wetland or flood plain issues or navigable waterway. A permit for those matters may be required prior to construction on any of the lots currently within the plat/csm. Contact the WDNR & USACOE for a jurisdictional determination.
- 4.9 Prior to recording, this plat/csm shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Contact Greg Fries at 267-1199 to discuss these requirements.
- 4.10 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.11 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

Sanitary Sewer

- 5.1 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 5.2 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 5.3 This land division contains or is adjacent to facilities of MMSD. Prior to approval, applicant shall provide evidence that MMSD has reviewed and approved the proposed land division.

Mapping / Land Records

- 6.1 Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. **Note: Land tie to two PLS corners required.**

- 6.2 In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison NAD 1927 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. City of Madison has established NAD 1927 Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division web address http://gis.ci.madison.wi.us/Madison_PLSS/PLSS_TieSheets.html for current tie sheets and control data. If a surveyor encounters an area without a published NAD 1927 value, contact Engineering Division for this information.
- 6.3. The Applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the **final plat/CSM** to the Mapping/GIS Section of the Engineering Division. **The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums in either Auto CAD Version 2001 or older, MicroStation Version J or older or Universal DXF Formats and contain the minimum of the following, each on a separate layer name/level number:**
- 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 than the required submittals to Bob Arseneau for design purposes.
- NOTE: New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.
- 6.4 In accordance with Section s.236.34(1) (c) which says a CSM shall be prepared in accordance with s.236.20(2) (c) & (f), Wisconsin Statutes, the Applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (site Register of Deeds recording data) and easements which are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements.

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Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: November 10, 2005
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 702 South Point Road PUD (GDP)

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. N/A

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 702 South Point Road PUD (GDP)

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer 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. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements



- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along Valley View Road & South Point Road.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to Valley View Road and South Point Road in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.

- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.5 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.6 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 7.5-tons per acre per year.
- 4.7 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.8 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.9 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.10 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss this requirement.
- 4.11 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.12 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.13 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain 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.)

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in this transmittal.

- 4.14 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

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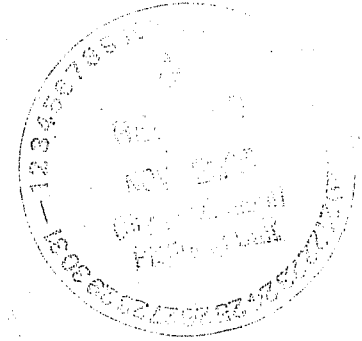


CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 ♦ FAX: 608-267-1153



DATE: 11/10/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 1000 OAKS -702 South Point Rd.

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows: Provide a fire lane with the minimum clear unobstructed width of 20-feet. Information: P-37,36,35,20,19,5 are served by a 26 foot fire lane. No on street parking will be allowed on this access, 26 feet – 8 feet parking = 18 foot fire lane in these locations, or increase access lane to 28 feet and one side can have parking.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck.** See MGO 34.20 for additional information.
3. Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28-feet.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

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Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

November 14, 2005

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **702 South Point Road – Preliminary Plat / Rezoning – 1000 Oaks / Temp A to R2T, R2Y, R2Z, R5, C & PUD (GDP) – 274 Single Family Homes, 9 Duplex Lots, & 4 Multi - Family**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The plat shall be revised to provide a 15-20 foot wide public ped-bike easement from South Point Rd to the plat's western edge. The easement would run through the greenway/park outlots and connect with future surrounding developments to provide a neighborhood/regional trail. The alignment may need to start at Outlot 2 and head west or start at Outlot 14 and head west, with the alignment dependent upon further review with City staff and coordination with surrounding properties.
2. The plat shall be revised to provide new public streets or public ped-bike easements for a pedestrian grid and access to public transit and schools at the following locations: (a) Lots 236 /237; (b) Lots 227/228; and (c) possibly Lot 222.
3. The right of way Watts Road shall be revised to 90 feet to provide enough space for the center median and 1 traffic lane, 1 bike lane and 1 parking lane on each side.
4. The right of way of "H" Street needs to be widened to 66 feet to provide enough space for park-usage parking on both sides as well as traffic calming islands at select intersections.
5. The right of way at just the intersection of "N" Street and "K" may need to be widened for traffic calming islands at this entrance to the park.
6. The right of way for Valley View shall be widened to approximately 90 feet to provide enough space for a center median with left turn lane, and 1 traffic lane and 1 bike lane on each side. This would be similar to the treatment of Felland Road with the Autumn Lake plat.

7. The sidewalk on South Point Road shall be constructed to 8 feet wide to promote multi-modal and safe walk and bike to school routes.
8. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of area wide intersection and traffic signal costs prior to plat approval. The deposits may be paid in construction phases.
9. As noted to some extent in the applicant's materials, the plat shall include traffic calming measures, for which the maintenance shall be the developer's responsibility.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

10. Utility easements shall be provided as follows:

Between Lots	Between Lots	Between Lots
P-21 & P- OL 5	P-150 & P-151	P-247 & P-248
P -22 & P- 23	P-153 & P-154	P-251 & P-252
P- 24 & P-25	P-158 & P-159	P-254 & P-255
P-32 & P-33	P-161 & P-162	P-257 & P-258
P-48 & P-49	P-164 & P-165	P-270 & P-271
P-51 & P-52	P-167 & P-168	P-273 & P-274
P-69 & P-70	P-171 & P-172	P-276 & P-277
P-75 & P-76	P-174 & P-175	P-285 & P-286
P-77 & P-78	P-177 & P-178	
P-92 & P-93	P-182 & P-183	
P-97 & P-98	P-185 & P186	
P-101 & P-102	P-189 & P-190	
P-104 & P-105	P-191 & P-192	
P-110 & P-111	P-196 & P-197	
P-114 & P-115	P-201& P-202	
P-118 & P-OL12	P-203 & P-OL 19	
P-119 & P-OL12	P-211 & P-212	
P-121 & P-122	P-216 & P217	
P-141 & P-142	P-226 & P-227	
P-145 & P-146	P-240 & P-241	
P-147 & P-OL13	P-243 & P- OL 20	

11. The applicant shall show a detail drawing of the 12 ft. utility easement dimensions and lot lines on the face of the plat.
12. The developer will need to demonstrate/provide how private streetlights will be installed and maintained in the public alleys. The plat shall provide the following note on the face of the plat: "The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by private interests."

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13. There will be access restrictions for 1000 Oaks plat for development of this final plat and shall be noted on the face of the plat as follows:

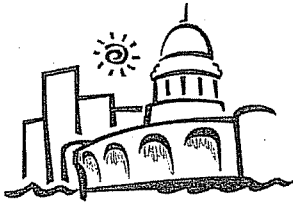
- a. No Access shall be granted along the westerly right-of-way line of South Point Road.
- b. No Access shall be granted along the northerly right-of-way line of Valley View Rd.

14. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Dan J. McCormick, P.E., City Traffic Engineering at 266-4761 if you have questions regarding the above items.

Contact Person: Brian Munson
Fax: 608-226-0600
Email: bmunson@vandewalle.com

DCD:DJM:dm



Department of Public Works
Parks Division

Madison
November 16, 2005

Madison Municipal Building, Room 120
215 Martin Luther King, Jr. Boulevard
P.O. Box 2987
Madison, Wisconsin 53701-2987
PH: 608 266 4711
TDD: 608 267 4980
FAX: 608 267 1162

TO: Plan Commission
FROM: Simon Widstrand, Parks Development Manager
SUBJECT: **1000 Oaks Preliminary Plat**

S.W.

1. The woodland will be accepted as park dedication. Total dedication required is approximately 14 acres and total development fees are approximately \$575,000. There is potential for significant credit to the developer for park dedication and improvements, which can be resolved prior to final plat approval.
2. The park will become the primary corridor for the regional bike path. The potential trail routes and feasibility for a trail underpass of South Point Road should be evaluated as part of the plat design. The drainage corridor should be used for pedestrian trails.
3. Lots 155-157 shall be eliminated to provide better street frontage to the active area of the park. It may be possible to relocate these lots to some other edges of the park space that are not as critical for recreation or tree protection.
4. The developer shall provide a tree inventory and assessment to identify any significant disease issues, to ensure protection of trees at the woodland edge adjacent to developed lots, to identify trail corridors and park development locations. Surveyed locations will be required for trees in some areas adjacent to proposed construction. Coordination with the developer will also be required to ensure that fencing of the woodland property lines occurs as part of the development process.
5. Utility easements shall not be allowed across parkland without prior approval of the Parks Division.

The adopted Pioneer Neighborhood Plan calls for most of the wooded hillside on this plat to be preserved as a private open space environmental corridor. This plat proposes to preserve it as public parkland, which is acceptable to the Parks Division if the corridor is enhanced to make it a more useful public park.

This park will become the major public park feature in the neighborhood, with a regional bike trail, hiking trails, and neighborhood recreation facilities. Some trees will have to be removed for construction of the bike trail, but it appears to be a better route than the drainageway, due to the number of street crossings there. The drainageway should still be used as a pedestrian corridor with accessible walkways and hiking trails. There is the potential for a trail underpass of South Point Road that would cross east into proposed open space, a proposed school site, and continue the regional trail southeast to Elver Park.

If you have questions regarding the above items, please contact Simon Widstrand at 266-4714 or awidstrand@cityofmadison.com

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