

PLANNING DIVISION STAFF REPORT

March 10, 2014



PREPARED FOR THE PLAN COMMISSION

Project Address: 5899-5901 Milwaukee Street
Application Type: Zoning Map Amendment, Preliminary Plat and Final Plat
Legistar File ID # [32564](#) and [32285](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted
Reviewed By: Katherine Cornwell, Planning Division Director and Michael Waidelich, Principal Planner

Summary

Applicant: Jeff Rosenberg, MRCEV Acquisitions, LLC/ Veridian Homes; 6801 South Towne Drive; Madison.

Property Owner: ORE, Inc.; 5990 US Highway 51; McFarland.

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

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

Requested Action: Approval of a second substitute request to rezone 5899-5901 Milwaukee Street from A (Agricultural District) and PD (Planned Development District) to TR-P (Traditional Residential-Planned District) and TR-U1 (Traditional Residential-Urban 1 District) and approval of a preliminary plat and final plat creating 199 single-family lots, 8 lots for four-unit residences, 15 lots for two-family-twin residences, 1 lot for 100 future multi-family units, 9 outlots to be dedicated to the City for 2 parks, an alley, stormwater management and overhead water storage, and 1 outlot for future development.

Proposal Summary: Veridian Homes is requesting approval of the “North Addition to Grandview Commons” subdivision, which will include 199 street-loaded single-family lots of varying size, 15 lots to be developed with two-family-twin residences accessed from a public alley, and 8 lots to be developed with four-unit residences in the TR-P zoning district, and 1 lots of 5.0 acres to be developed with up to 100 multi-family units in TR-U1 zoning district. The plat also calls for the dedication of a 3.1-acre public park on the northern half of the subdivision and dedication of an expansion to North Star Park, a community park located adjacent to the southeastern corner of the subject site. Implementation of the subdivision will occur in phases beginning in 2014, with completion of the subdivision anticipated in 2022.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The TR-P district proposed to govern approximately 67.2 acres of the site is subject to the design and approval standards and submittal requirements found in Section 28.053 of the Zoning Code. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Review Schedule: The State’s subdivision statute, Wis. Stats. 236, requires that a preliminary plat be approved, conditionally approved, or rejected (with stated reasons) within 90 days of submittal unless the time is extended by agreement with the applicant. If no action is taken within 90 days and no extension granted, the plat is deemed approved. The proposed preliminary plat application was submitted to the City on November 20, 2013. Therefore, the 90-day review period for this plat was scheduled to expire circa February 20, 2014. However, the applicant requested referral to the March 10 Plan Commission meeting to allow a revised plat to be submitted

to address staff concerns about the proposed subdivision. That revised plat is reviewed and conditioned in this report.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward second substitute for Zoning Map Amendment Zoning Map Amendment ID 28.022–00098 and 28.022–00099, rezoning 5899-5901 Milwaukee Street from A and PD to TR-P and TR-U1, and the preliminary and final plats of North Addition to Grandview Commons, to the Common Council with recommendations of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on page 9 of this report.

Background Information

Parcel Location: A 73.3-acre parcel located 700 feet east of Interstate 39-90 on the south side of Milwaukee Street; Aldermanic District 3 (Cnare); Madison Metropolitan School District.

Existing Conditions and Land Use: Undeveloped land.

Surrounding Land Use and Zoning:

North: Undeveloped land, zoned A (Agricultural District);

South: Single-family residences in the Grandview Commons subdivision, zoned PD;

East: Undeveloped single-family residences in the Eastlawn and Grandview Commons subdivisions, zoned TR-C3 (Traditional Residential-Consistent 3 District) and PD;

West: Madison Rock & Sand Quarry, zoned A and PD.

Adopted Land Use Plan: The Sprecher Neighborhood Development Plan primarily identifies the subject site for low-density residential uses up to 8 units an acre with the exception of an area of low- to medium-density residential uses shown along the Milwaukee Street frontage of the site which is recommended for a density of 8-11 units an acre. An area at the southeastern corner of the site is recommended for a combination of park, drainage and open space uses, and institutional uses reflecting North Star Park, an existing Madison Water Utility overhead storage tower, and a planned school site.

Zoning Summary: The following bulk requirements apply in the TR-P (Traditional Residential-Planned District):

Requirements for:	Single-family detached	Two-family-Twin	Multi-family Except Res. Bldg. Complex	Proposed
Lot Area (sq. ft.)	3,500 sq. ft per lot	2,500 sq. ft. per unit	600 sq. ft. per unit + 300 per bedroom >2	Single- & Two-Family: Adequate Multi-family: TBD
Lot Width	37'	25' per unit	50'	Adequate for all lots
Front yard setback	15'	15'	15'	To be shown on Master Plan prior to approval
Maximum Front Yard Setback	No more than 20% greater than block average up to 30' max.	No more than 20% greater than block average up to 30' max.	No more than 20% greater than block average up to 30' max.	
Side yard setback	5'	5'	10'	To be shown on Master Plan prior to approval
Reversed Corner Side Yard Setback	8' (10' for garage)	8' (10' for garage)	12' (10' for garage)	

Rear yard	Street accessed: 20' Alley-accessed: 2'	Street accessed: 20' Alley-accessed: 2'	Street accessed: 20' Alley-accessed: 2'	
Maximum lot coverage	75%	75%	75%	TBD at permitting
Maximum building height.	3 stories/35'	3 stories/35'	4 stories/52' except as approved by CU	To be shown on Master Plan
Usable open space (sq. ft. per unit)	500	500	140	TBD at permitting
TR-U1 Zoning: For multi-family dwellings with 8 or more units, 1,000 sq. ft. of lot area per unit plus 300 square feet for each bedroom above 2 in a unit; 320 square feet of usable open space is required per unit.				
Other Critical Zoning Items				
Yes:	Utility Easements, Barrier Free, Adjacent to Parkland (North Star Park)			
No:	Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development			
<i>Prepared by: Tim Parks, Planning Division and Pat Anderson, Assistant Zoning Administrator</i>				

Environmental Corridor Status: The subject site is not located within a mapped environmental corridor (see Map G7), though the center of the site is shown on the corridor map as having and woodlands with greater than 80% canopy.

Public Utilities and Services: The site is located in the Central Urban service Area and will be served by a full range of urban services as it develops. In addition, Metro Transit operates weekday transit service along Milwaukee Street through the Milky Way intersection. Bus stop locations for both directions of travel along Milwaukee Street should be added upon completion of the public works improvements described for this intersection.

Previous Approval

On April 18, 2006, the Common Council approved a request to rezone 69.5 acres located at 5901 Milwaukee Street from Temp. A (Agriculture District) to R2T, R2Y and R2Z (Single-Family Residence Districts), C (Conservancy District), and PUD-GDP [1966 Zoning Code], and approved the preliminary plat of Second Addition to Grandview Commons, creating lots 207 single-family lots, 11 two-family lots, 5 lots for four-unit residences and 4 lots for the future development of 103 multi-family units, with various outlots for public parkland and private open space. A final plat was never presented for approval, and the preliminary plat and related zoning approvals have expired.

Project Description

The applicant is requesting approval of a zoning map amendment and revised subdivision plat to allow a 73.3-acre parcel located on the south side of Milwaukee Street approximately 700 feet east of Interstate 39-90 and generally north of the first Grandview Commons subdivision to be subdivided into 199 single-family lots, 8 lots for four-unit residences and 15 lots for two-family-twin residences in the TR-P Traditional Residential-Planned District, and 1 lot for 100 future multi-family units in the TR-U1 Traditional Residential-Urban 1 District. The plat of North Addition to Grandview Commons also includes the dedication of 2 outlots for public parks, 5 outlots for public stormwater management, 1 outlot for an existing Madison Water Utility water tower, and 1 outlot for future development.

The subject site is currently undeveloped with the exception of the water tower, which is located on the southern third of the site. The property is bounded on the north by Milwaukee Street and mostly undeveloped land that extends further north to Interstate 94. Lands to the east of the site are currently undeveloped but have been platted as the Eastlawn residential subdivision as well as the northernmost phases of Grandview Commons. Developed phases of Grandview Commons border the property on the south. The western edge of the site is shared with Madison Rock & Sand Quarry, an active quarrying operation that also performs construction material recycling. The subject site is characterized by grades that fall from near the center of the western property line towards the east, south and north, and by an area of woodlands located near the center of the proposed plat.

Primary access to the subdivision will be provided by the extension of Milky Way from its current terminus in Grandview Commons north to Milwaukee Street. A grid of local streets with either 56- or 60-foot wide rights of way will otherwise provide circulation through the plat, including a series of existing or platted but un-built streets in the adjacent subdivisions to the south and east. The eastern edge of the site is located a half-block west of North Star Drive, a neighborhood collector street that will eventually extend through this portion of the Sprecher/ McClellan Park neighborhood from Milwaukee Street to a signalized intersection at Cottage Grove Road.

The 199 single-family lots to be developed in the proposed TR-P zoning district will be primarily located south of the extension of Ragan Street into the plat from the Eastlawn development. All of the single-family lots proposed will include street-loaded garages, with lots widths primarily ranging from 59 feet to 69 feet and lot areas primarily ranging from 5,550 square feet to 12,600 square feet, with an average lot area of approximately 7,000 square feet. The single-family lots located along the western edge of the development will be platted with additional depth to create a buffer between the subdivision and existing quarry.

North of Ragan Street, the development calls for 15 two-family-twin lots to front onto Milky Way or "B" Street and be served by a mid-block public alley. The 8 lots to be developed with four-unit dwellings will be platted along the south side of Milwaukee Street east of Milky Way but will have access from extended Driscoll Drive. The development of these 8 lots with four-unit buildings follows a similar lot configuration to the east in the Eastlawn and Nelson Addition to Rustic Acres subdivisions, which were approved with a series of townhouse-style buildings with units that front onto both Milwaukee Street and Driscoll Drive. No access to Milwaukee Street will be allowed for the 8 lots in the subject development similar to a restriction in place for the multi-unit lots located to the east.

The application materials do not include an indication of how the up to 100 multi-family units proposed on Lot 760 will be developed in the TR-U1 zoning requested. Conditional use approval will be required for any future multi-family development proposed on Lot 760 following the approval of the rezoning and subdivision.

The plat proposes the dedication of an approximately 4.1-acre addition to North Star Park at the southeastern corner of the site (Outlot 43) and a 3.1-acre public park on the northern half of the subdivision (Outlot 46) on the south side of "A" Street west of Milky Way. The Water Utility tower adjacent to North Star Park will be platted as Outlot 44.

Supplemental Requirements

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

(1) Statement of Purpose.

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

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

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

(3) Required Mix of Residential Uses.

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

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

(4) Dimensional Standards, Permitted and Conditional Uses. [See table on pages 2-3 as it applies to this project.]

(5) Site Design Standards.

- a.) Open Space. Open space shall be available to the residents of the district for recreational purposes or similar benefit. Land reserved for stormwater management and other required site improvements shall not be applied to this requirement, unless designed as open space that will meet resident needs.

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

(6) Submittal Requirements.

- a.) After the effective date of this ordinance, a Master Plan shall be required for all TR-P projects that are proposed to be 10 acres or larger in size or those that will include 50 dwelling units or more. All TR-P Master Plans shall include each of the following elements:
1. A map of the proposed development that identifies all of the lots and outlots to be contained in the proposed development and which contains all of the information required for preliminary plats in Sec. 16.23(7)(a), MGO. The map shall identify each of the following items:
 - a. The use of each lot or outlot, including any spaces to be dedicated to the public.
 - b. The number of dwelling units to be provided on each lot.
 - c. The number of floors of all buildings to be constructed on a lot – minimum and maximum.
 - d. The orientation of buildings in relation to all streets.
 - e. The yards and building setbacks for each developable lot.
 - f. Stormwater management, including proposed treatments at the lot, block and subdivision level.
 2. A phasing plan for the implementation of the master planned development.
 3. Building design standards for the proposed development recorded in the covenants, conditions and restrictions for the subdivision, shall include:
 - a. Massing and composition of structures, orientation of windows and entries; doors and other elements of the facade, and primary facade materials and colors.
 - b. A process for the application of such building design standards, through an architectural review committee or similar review body.
 4. A detailed letter of intent for the project that outlines the specific goals and objectives for the master planned development. Sec. 28.053(6)(b)

b.) Standards for Approval of Master Plans.

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

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

Analysis

Conformance with Neighborhood Development Plan

The Sprecher Neighborhood Development Plan primarily identifies the subject site for low-density residential uses up to 8 units an acre with the exception of an area of low- to medium-density residential uses shown along the Milwaukee Street frontage of the site, which is recommended for a density of 8-11 units an acre. An area at the southeastern corner of the site is recommended for a combination of park, drainage and open space uses, and institutional uses reflecting North Star Park, an existing Madison Water Utility overhead storage tower, and a planned school site.

The proposed North Addition to Grandview Commons subdivision is generally consistent with these land use recommendations, including the single- and two-family lots proposed to occupy most of the site one block south of Milwaukee Street where the neighborhood plan recommends low-density residential uses. The four-unit residences proposed along Milwaukee Street and Driscoll Drive are also consistent with the low- to medium-density housing recommended along the northern edge of the subject site.

The Sprecher Neighborhood Development Plan does not call for medium-density residential uses similar to those envisioned for the proposed TR-U1-zoned multi-family lot. However, Lot 760 is similar to a multi-family lot conceptually approved for the Milwaukee Street frontage of the site with the prior subdivision of the subject site in 2006, which called for 83 units to be developed on a 3.7-acre lot located at Milwaukee Street and Milky Way. Staff believes that the inclusion of the proposed multi-family lot with this plat is acceptable and will increase the overall diversity of residential options present in this portion of the neighborhood. The approximate 20 unit per acre density of proposed Lot 760 is similar to the 22.4 units previously approved for this portion of the Milwaukee Street frontage. If approved, staff is recommending a condition that the final plat include a note that future development of Lot 760 be restricted to the 100 units proposed in the application materials.

One area of departure from the recommendations of the neighborhood plan is the amount of connectivity between the subject site and the property to the west of the site. The Sprecher Neighborhood Development Plan calls for a variety of streets to connect to the Madison Rock & Sand Quarry to facilitate its development at some time in the future when quarrying and materials recycling operations cease either in whole or in part on

that 47.6-acre site. The proposed subdivision includes connections to the west at the ends of "A" Street, Ragan Street, and "D" Street, with a distance of approximately 1,700 feet between Ragan and "D" streets. While staff acknowledges that some of the connections shown on the neighborhood plan may not be implemented in the future due to the topography of the adjacent property as a result of the quarrying activities that have occurred (particularly at the center of that site), the owners of the adjacent site have signaled their intentions to develop the property in a fashion similar to the neighborhood development plan in the future. To this end, Planning staff recommends that at least one more street connection be provided as close to the midway point between proposed Ragan Street and "D" Street to reduce the distance between those streets.

Conformance with the TR-P District Requirements

The TR-P Traditional Residential-Planned District was developed in the new Zoning Code to provide a hybrid conventional zoning district that could provide a consistent list of uses and minimum bulk requirements while providing development flexibility and a strong emphasis on aesthetic design similar to how the Planned Development (formerly Planned Unit Development) District was applied in a variety of residential subdivisions, including Valley Ridge, Grandview Commons and Wexford Ridge. The North Addition to Grandview Commons subdivision is one of the first new developments proposed in the TR-P district, and a thorough review follows to determine the project's conformance with the district as well as to acquaint the Plan Commission with the requirements of the district.

As noted in the preceding section, a TR-P district master plan is required to be consistent with the statement of purpose for the zoning district and the recommendations of the Comprehensive Plan and any adopted neighborhood plan, including the objectives established for traditional neighborhood development in the Comprehensive Plan. A highly connective circulation pattern conducive to multiple forms of transportation and a variety of integrated residential dwelling unit types are required, and segregation of dwelling unit types is to be avoided.

In reviewing the proposed master plan, Planning staff finds that the mix of single-family detached, two-family and four-unit residences uses proposed meets the required mix of residential unit types in subsection (3). Of the 261 units proposed in the TR-P district, 62 will be other than single-family residences, which complies with the requirement that at least 10% of the units in the TR-P be in two-family, attached or multi-family residential dwelling types (this does not include the 100 units to be developed in TR-U1 zoning), and all of the units in the project will be within a quarter-mile of an existing or proposed open space. Notwithstanding the aforementioned concerns about connectivity with the property to the west, staff also believes that the proposed subdivision meets the site design standards in subsection (5), in particular the grid street pattern proposed.

However, staff also does not believe that the master plan submitted proposes sufficiently integrated residential unit types. On the contrary, the single-family residences, two-family-twin residences and four-unit residences proposed are not interspersed with one another, and when the TR-U1-zoned multi-family lot is also considered, suggest a highly segregated residential development pattern that does not appear to represent the statement of purpose for the TR-P district or the goals and objectives for traditional neighborhoods in the Comprehensive Plan and other adopted neighborhood plans, including the Sprecher Neighborhood Development Plan.

While the four-unit lots along the Milwaukee Street edge of the project represent the continuation of an existing and planned development pattern along Driscoll Drive east of the subject site in the Eastlawn and Nelson's Addition to Rustic Acres subdivisions, the concentration of two-family-twin residences nearby on Lots 769-783 should be revisited for opportunities for those units to be dispersed throughout the development. A similar dispersion pattern that included two-family residences on corner lots was approved as part of the 2006 zoning

and plat approval for the subject site in order for that project to meet the unit dispersal requirements of the former Inclusionary Zoning section of the Zoning Code. Two-family units (flats or duplexes) require 5,000 square feet of lot area in the TR-P district, and staff believes that half of the 15 two-family buildings proposed on the block bounded by Driscoll Drive, "B" Street, Milky Way and Ragan Street should be swapped with single-family lots south of Caldera Street to allow the proposed development to better meet TR-P standard for approval 3 as well as the statement of purpose of the district.

The master plan text indicates that buildings will be required to front onto adjoining streets with primary entrances, windows, and pedestrian scaled architecture. Building design will be reviewed by the Architectural Review Committee for Grandview Commons and will be subject to the existing design guidelines for Grandview Commons, with a focus on creating "a diversity of architectural approaches while maintaining a cohesive massing and composition, building orientation onto the adjoining streets, and appropriate durable materials." A phasing plan for the subdivision is included with the plan graphics submitted for this application. Given that this project is the first TR-P being reviewed by the Plan Commission, staff recommends that the Commission provide direction to staff and the applicant on the sufficiency of the master plan materials submitted so that it can be determined if the TR-P standards are being met with this subdivision as well as other future applications in the TR-P district.

Conclusion

The Planning Division believes that the proposed North Addition to Grandview Commons development can meet the applicable standards for approval, although modest modifications to the project are required before the final plat may be recorded to bring the project into greater conformance with the Sprecher Neighborhood Development Plan and the TR-P zoning district requirements. In particular, the subdivision should include additional connections to the property west of the site, and to more greatly disperse the two-family-twin residences shown on Lots 769-783 to meet the unit integration requirement and statement of purpose of the TR-P district.

Recommendation

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

The Planning Division recommends that the Plan Commission forward second substitute for Zoning Map Amendment ID 28.022-00098 and 28.022-00099, rezoning 5899-5901 Milwaukee Street from A and PD to TR-P and TR-U1, and the preliminary and final plats of North Addition to Grandview Commons, to the Common Council with recommendations of **approval** subject to input at the public hearing and the following conditions:

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

1. That the North Addition to Grandview Commons subdivision be revised prior to approval of the final plat by the Planning Division for recording to include at least one more public street connection as close to the midway point between proposed Ragan Street and "D" Street to reduce the distance between those streets and to bring the project into greater conformance with the Sprecher Neighborhood Development Plan, which calls for a number of streets to connect to the Madison Rock & Sand Quarry adjacent to the proposed development.

2. That the TR-P zoning master plan be amended prior to approval of the final plat by the Planning Division for recording to relocate 8 of the two-family-twin residences on Lots 769-783 south of Caldera Street in order to comply with the unit integration requirements in the TR-P zoning district.
3. That the TR-P zoning master plan be amended prior to approval of the final plat by the Planning Division for recording to include a plan for building placement for the four-unit buildings proposed on Lots 761-768 that includes the general location of future driveways, a building setback line from Milwaukee Street and Driscoll Drive, the minimum and maximum number of stories and feet above grade for those buildings, and provides for the future buildings to address Milwaukee Street in a fashion similar to how existing and planned multi-family units in the Eastlawn and Nelson Addition to Rustic Acres developments to the east of the project address Milwaukee Street.
4. That the final plat be revised prior to approval of the final plat by the Planning Division for recording to include a note restricting the future development of Lot 760 to no more than 100 dwelling units consistent with the application materials.
5. That the following note to be included on the face of the final plat: "Lots 901-933 have been platted with additional lot depth to provide a buffer adjacent to the existing quarry. No principal or accessory buildings or structures (pools, gazebos, etc.) shall be permitted between the lot line adjacent to the quarry and the rear building line on those lots."
6. The final plat shall include the following disclosure regarding noise and vibration generated by the nearby Interstate 39-90 corridor, which shall also be incorporated into any private subdivision covenants for this development: *"The owners and occupants of the lots in this subdivision acknowledge the presence of high levels of noise and vibration resulting from the nearby Interstate highway corridor and shall hold harmless from damages the Wisconsin Department of Transportation and any municipality in whose jurisdiction these lots are located from any impacts on the use, enjoyment or value of these properties resulting from existing or future highway traffic volumes."*
7. Homburg Contractors have expressed concern to City staff about the new lots directly adjacent to their existing active quarry. The final plat shall include a statement to future property owners and occupants of the subdivision regarding the potential impacts on lots in this plat from existing and future noise and vibration generated by the existing adjacent quarry. The final note/ statement shall be approved by the Planning Division prior to recording of the final plat.

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

City Engineering Division (Contact Janet Dailey, 261-9688)

8. The applicant shall coordinate with all of the utilities and place on the final plat all required Public Utility Easements required by the utility companies to properly serve the development.
9. The boundaries of the original blocks containing Lots 33-36, 37-40, 57-61 and 155-156 of Grandview Commons are being changed by this plat. This by definition in the statutes constitutes a replat. The plat header under the title and within any of the legal descriptions on the preliminary and final plats shall be revised to acknowledge the replat of the lots and the inclusion of Lot 1 of Certified Survey Map 10460 within the plat.

10. Prior to final sign off and recording of the plat, conveyances between the City of Madison and the applicant will be required due to the change in configuration of the boundary from the current CSM 10460 to Outlot 47 (existing water tower site) on the proposed preliminary and final plats. Considering that Outlot 47 is and will be owned by the City of Madison, remove the dedicated to the public designation on the preliminary and final plats.
11. The three newly proposed street names are not approved as new street names. The applicant shall submit proposed naming suggestions to Lori Zenchenko for approval.
12. Show all of the underlying lot lines and designation Lots 33-36, 37-40, 57-61 and 155-156 and CSM 10460 on the preliminary and final plats.
13. The Access and Public Water Main Easement per Document No. 3236045 was to be released per a note on the plat of Grandview Commons. This easement shall be shown on the plat. It shall be shown, dimensioned and noted on the final plat if it is not released prior to final plat sign off and recording. Coordinate with City staff the timing and the setting up of a real estate project for the release of the easement.
14. The Public Utility Easements per Document No. 3913261 and the Easements for Public Stormwater Management purposes per Document No. 3963053 shall be shown on the preliminary plat. Coordinate with City staff to set up possible real estate projects for the partial release of these easements. The easement areas not to be released shall be shown, dimensioned and pertinent documents numbers labeled on the final plat. All releases shall be recorded prior to final plat sign off and recording.
15. The preliminary plat shall show all of the public utilities and street improvements adjacent and within the plat area. Most notably, this information is not shown at the ends of Hercules Trail, Orion Trail and Milky Way.
16. The progression of the outlot numbering is not consistent with the progression of the lot numbering. The numbering shall be revised on the preliminary plat and final plat so that the numbering progresses as required by statute.
17. The plat abuts lands taken by the Wisconsin Department of Transportation (Milwaukee Street in the northwest corner of the plat) for Interstate 39-90-94. The applicant shall provide written confirmation from WisDOT whether or not the plat is subject to review per Wisconsin Administrative Code TRANS 233. If it is, add the Wisconsin Department of Transportation to the certificates as an objecting agency.
18. The configuration of the "Restricted Area" on the preliminary plat does not exactly match the configuration on the final plat. Revise the preliminary or final plats to align the configurations. Add dimensioning for the restricted area on sheet 3 of the final plat for Lots 954-956. Also the word "with" in note 7 on the final plat shall be revised to "within" and the same language of note 7 shall be added to the preliminary plat and referenced on the map where the restricted areas are shown.
19. Clarify the use of Outlot 44 on both the preliminary and final plats. The preliminary plat indicates it is for future development and the final plat indicates it is for private open space.

20. The applicant shall confirm with City staff the language for the public easements for drainage purposes on the final plat. The current language is not verbatim from the City of Madison Ordinance and shall be approved by City staff.
21. The preliminary plat shall state the datum and the benchmark used for elevations shown on the map.
22. Provide all "recorded as" information from documents of record along the plat boundary on the preliminary and final plats.
23. The note for Outlot 49 has been clipped on the final plat and shall be corrected.
24. The word 'surveyed' under the City of Madison Owner's Certificate on the final plat is misspelled and shall be revised. Also revise all 2013 dates within any of the certificates to 2014.
25. The Public Water Main and Access Easements per Document No. 3173520 and CSM 10460 shall not be released until Milky Way and Aries Way public improvements have been constructed and accepted by the City of Madison.
26. Add 15-foot radii on Carter David Street where it is anticipated that it will intersect with the future extension of Jupiter Drive.
27. Verify with City Engineering and Zoning that the proposed zoning lot line setbacks are not in conflict with the proposed side yard drainage easements.
28. Provide a plan for the logical construction sequence for the plat. Currently no sanitary sewer service exists on the north side of the plat until it is extended through the Eastlawn plat.
29. Reconstruction of the existing access to the City's water tower will be necessary. Work with Water Utility and City Engineering on the coordination and timing of the reconstruction. Access to the existing water tower shall be maintained at all times.
30. The developer shall be responsible for the cost to construct the southern side of Milwaukee Street adjacent to this plat in future phases to the design approved by the City Engineer and City Traffic Engineer. The improvements shall generally consist of 14 feet of pavement, curb and gutter, proportionate share of storm sewer, turning lanes, street lighting, restoration and other incidentals as required on Milwaukee Street as it borders this subdivision.
31. The proposed private sidewalk and sidewalk easements adjacent to Outlots 39 and 41 shall be within private property and not within the publicly dedicated outlots. These sidewalks shall be privately maintained.
32. The developer shall construct a temporary cul-de-sac on Debra Kay Place, Driscoll Drive and Ragan Street in accordance with the plans approved by the City Engineer.
33. A Phase I Environmental Site Assessment shall apply to all lands dedicated to the public. Submit reports to sally Swenson of City Engineering at 266-4862 or sswenson@cityofmadison.com.

34. 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 without the agreement executed by the developer.
35. 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 feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
36. This development is subject to impact fees for the Door Creek Phase II Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall be put the face of the plat: "Lots/ buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued."
37. This property has deferred assessments for the Heritage Prairie Sanitary Sewer assessment district that shall be paid in full as a condition of the subdivision approval.
38. The plat shall show a temporary limited easement for a temporary cul-de-sac on Debra Kay Place, Driscoll Drive, and Ragan Street having a radius of 60 feet and a reverse curve radius of 100 feet. The easement(s) shall expire when the streets are extended
39. The developer shall construct Madison standard street and sidewalk improvements for all streets within the plat.
40. The developer shall establish a 40-foot building setback line for all lots on the plat adjacent to Milwaukee Street.
41. The applicant shall construct sidewalk along Milwaukee Street according to a plan approved by the City Engineer.
42. The developer shall make improvements to Milwaukee Street to facilitate ingress and egress to the plat.
43. An erosion control plan and land disturbing activity permit shall be submitted to the City 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.
44. 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.

NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

Information to Surveyor's: In addition to notes such as this, WI State Plat Review now enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.

45. Prior to the issuance of building permits, the developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight-line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.

The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system – NAD 27. Note: It is required that this plan shall be stamped by and Registered Land Surveyor.

The following note shall accompany the master stormwater drainage plan: "For purposes of this plan, it is assumed that grading shall be a straight-line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows. No building permits shall be issued prior to the City Engineering Division's approval of this plan."

46. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to: detain the 2- and 10-year storm events; control 80% TSS (5 micron particle) off of new paved surfaces; provide infiltration in accordance with Chapter 37 of Madison General Ordinances, and; complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 MGO.
47. Effective January 1, 2010, the Wisconsin Department of Commerce's authority to permit commercial sites for stormwater and erosion control has been transferred to the Wisconsin Department of Natural Resources

(WDNR). As this site is greater than one acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the WDNR prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Contact Eric Rortvedt of the WDNR at 273-5612 to discuss this requirement. The City of Madison cannot issue an erosion control and stormwater management permit until concurrence is obtained from the WDNR.

48. A minimum of 2 working days prior to requesting City Engineering signoff on the plat, the applicant shall contact Janet Dailey (261-9688) to obtain the final stormwater utility charges that are due and payable prior to subdivision 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).
49. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
50. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
51. 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. Note: Land tie to two PLS corners required.
52. In accordance with Section s. 236.18(8), Wisconsin Statutes, the applicant shall reference City of Madison WCCS Dane Zone 1997 Coordinates on all PLS corners on the plat in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations. The City has established WCCS, Dane Zone Coordinates on all PLS corners within its corporate boundary. Visit the City Engineering Division website for current tie sheets and control data (http://gis.ci.madison.wi.us/Madison_PLSS/PLSS_TieSheets.html). If a surveyor encounters an area without a published WCCS Dane Zone 1997 value, contact the City Engineering Division for this information.
53. 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 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: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; 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).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes.

*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.

54. In accordance with Section 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 (cite Register of Deeds recording data) and easements which are being conveyed by the plat. Identify the owner and/or benefiting interest of all easements.

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

55. The applicant shall dedicate sufficient right of way for installation of a neighborhood roundabout to be designed by the Traffic Engineering Division at the intersections of Milky Way and Ragan Street and Milky Way and Saturn Drive. Milky Way is expected to convey substantial collector traffic and the neighborhood roundabout will help to slow traffic on the roadway. The current right of way as shown on the plat does not appear adequate.

56. Milky Way is expected to convey substantial traffic through a single-family residential development. The applicant shall enter into a developer's agreement with the City Engineering Division and Traffic Engineering Division to include the installation of traffic calming features on Milky Way.

57. Vehicular access will be served solely from Milwaukee Street until future development is constructed to the south. Milwaukee Street is currently a rural cross section at the location Milky Way will take access. To mitigate vehicular and pedestrian impacts, the developer shall enter into a developer's agreement with the City Engineering Division and the Traffic Engineering Division to construct the following improvements prior to occupancy of the development:

- a.) A westbound left-turn lane with storage for 5 vehicles on Milwaukee Street at Milky Way.
- b.) An eastbound deceleration lane from Milwaukee Street onto Milky Way.
- c.) An ADA-accessible bus stop on both the north side and south side to serve the development.
- d.) Pedestrian refuge islands on the west and east side of the intersection to provide safe crossing to the bus stop located on the north side.

58. No vehicular access to Milwaukee Street shall be allowed for Lots 761-768, inclusive. This restriction shall be shown graphically and as a note on the final plat.

59. A streetlight declaration of conditions and covenant shall be executed and returned prior to final signoff of the plat.

60. Utility easements shall be provided on the final plat between the lots in the following table. The applicant shall show a detail drawing of the 12-foot utility easement dimensions and lot lines on the face of the final plat.

Between Lots	Between Lots	Between Lots	Between Lots	Between Lots	Between Lots
761-762	790-791	818-819	848-849	890-891	Southerly 10' of 933
762-763	793-794	821-822	859-877	894-895	935-936
764-765	795-796	825-826	860-861	901-902	955-956

766-767	800-801	835-836	864-Outlot 46	912-913	959-960
769-OL 39	804-815	837-838	867-868	915-916	965-966
Easterly 10' of 782	808-809	839-858	879-880	922-Outlot 48	969-970
789-803	816-829	Easterly 10' of 768	888-889	925-926	

61. The developer will need to demonstrate/provide how private streetlights will be installed and maintained in the public alley. The plat shall provide the following note on the face of the plat: "The City will not install lighting in the alley(s), 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."

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

Zoning Administrator (Contact Pat Anderson, 266-5978)

63. Work with Planning and Zoning staff to ensure that the final TR-P master plans meets the requirements of MGO Section 28.053(6).

64. Note: Future development of the TR-U1 lot shall be subject to Section 28.032 (Table 28C-1) of the Zoning Code and other applicable ordinances.

65. Future changes to the TR-P Master Plan shall follow the requirements of Section 28.053(8).

Fire Department (Contact Bill Sullivan, 261-9658)

66. Per MGO Section 34.503 and IFC 503.2.5: 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 Section 34.20 for additional information.

67. Provide the following information to the buyer of each individual lot: "The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e)."

Water Utility (Contact Dennis Cawley, 261-9243)

68. All public water mains and water service laterals shall be installed by a standard City of Madison Subdivision Contract. The Water Utility will not need to sign off the final plans, but will need a copy of the approved plans.

69. All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

Metro Transit (Contact Tim Sobota, 261-4289)

70. In coordination with public works improvements, the applicant shall install and maintain a concrete passenger boarding pad on the south side of Milwaukee Street, east of the Milky Way intersection. The concrete pad shall occupy the full distance of the terrace, measure a minimum of 10 feet in width parallel to the street, and lie flush between the sidewalk and the top of curb.
71. In coordination with public works improvements, the applicant shall install an accessible crosswalk and curb ramps, connected to a concrete boarding surface, on the north side of Milwaukee Street, opposite the Milky Way intersection.
72. 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.

Parks Division (Contact Kay Rutledge, 266-4714)

73. The North Addition to Grandview Commons Plat as currently proposed includes 199 single-family lots, 15 Twin-Home lots (30 SF/duplex units), 8 four-unit multi-family lots (32 multi-family units) and Lot 760 that will contain up to 100 multi-family units. The parkland dedication requirement for a single-family/duplex lot is 1,100 square feet and for a multi-family unit is 700 square feet per MGO Sec. 16.23(8)(f) and 20.08(6); the total dedication requirement for this subdivision is 344,300 square feet. Parkland dedication as proposed includes Outlot 43 (expansion of North Star Park) and Outlot 46 (new neighborhood park), which locations are generally consistent with the Sprecher Neighborhood Plan. With the dedication credit for the 15 replatted lots from the Grandview Commons Plat, the parkland dedication requirement is short by 15,176 square feet. Lots 897-900 back onto Outlot 46, restricting the visibility of the park from Milky Way and requiring park users to walk around these homes to gain access to the park. It is recommended that one or more of these lots be eliminated and the area incorporated into Outlot 46 to improve the visibility of the park, access to the neighborhood, and to fully meet the parkland dedication requirement for this development.
74. Park Development Impact Fees per MGO Sec. 20.08(2) will be required for all new residential development in this subdivision. The developer must select a method for payment of park impact fees prior to signoff of the final plat. This development is within the Door Creek impact fee district (SI23). Please reference ID# 14103 when contacting Parks Division staff about this project.
75. No underground utility easements shall be located within either park unless approved by the Parks Division.
76. Fencing of lots that back onto land that is being dedicated as parkland is required; the fencing should be located on the single-family lots with a requirement that the fencing be maintained by the property owner.
77. Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right-of-way. Permission for such activities must be obtained from the City Forester, 266-4816.

Office of Real Estate Services (Jenny Frese, 267-8719)

78. Prior to final sign-off, the Owner's Certificate(s) on the final plat shall be executed by all parties having an interest in the property, pursuant to MGO Section 16.23(5)(g)4 and Wis. Stats. 236.21(2)(a). Certificates shall be prepared with the ownership interests consistent with the most recent title report. Signatories shall

provide documentation that proves legal authority to sign the Owner's Certificate. Certificates shall be prepared with the ownership interests consistent with the most recent title report.

79. Certificates of consent for all mortgagees/vendors shall be included following the Owner's Certificates and executed prior to final plat approval. Although ORE, Inc. signs an Owner's Certificate, they will also need to sign a Consent of Mortgagee for the mortgage assignment.
80. Please replace 2013 with 2014 in all certificates. The Common Council certificate can be updated to include File ID #32285.
81. An Environmental Site Assessment is required because of the public dedications.
82. Per Chapter 236.21(3) of Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes and special assessments that are accrued or delinquent for the subject properties prior to final approval of the plat for recording. Note: Special Assessments are owed for parcel ID 0710-023-0099-6 in the amount of \$17,798.14.
83. Stormwater management fees, if any, shall be paid in full prior to final sign-off.
84. The following revisions shall be made to the final plat prior to final approval and recording:
 - a.) Expand Note #9 to include the restrictions included in the vesting deeds. Provide a copy of the Title Commitment referenced in Warranty Deed 4917975, so that exceptions 1-18 can be considered.
 - b.) Expand Note #9 to include both Memorandums of Purchase Agreement.
 - c.) Coordinate with City staff as to whether Note #3 on Sheets 10, 11 and 12 of the Grandview Commons Plat needs to be included in this plat.
 - d.) Minor typo in Note #9 DCC: Document No. 3678367 should be "3678368".
 - e.) Remove the word "Restrictions", as well as Document No. 4704670, from the note that describes DCC 3867658 and 3867659.
 - f.) Create a separate note to describe DCCR Document No. 4704670.
 - g.) Coordinate with City staff regarding the easements recorded as Document Nos. 4135490 and 3236045 that are described on the proposed, and former, plat as "to be released". A discussion about the timing of these releases is necessary.
 - h.) The Public Water Main and Access Easement for the benefit of the City water tower Outlot, created by Warranty Deed 3173520 and seen on CSM 10460, will need to remain in place until such time that Milky Way is constructed. Please remove the text "to be released" from the label.
 - i.) Coordinate with City staff regarding the potential need to set up real estate projects for the partially release of certain public utility easements and Storm water drainage easements that were recorded by separate Document Nos. 3913261 and 3963053, after the Grandview Commons plat was recorded. If

there is no need for their release, please depict them and label them by document number on the final plat.

- j.) If a public utility easement release is necessary, please contact all applicable utilities with the right to utilize said easement area to request a recorded release of their interests. After the releases are recorded, the City will record a release of the same. Place a note on the final plat that describes the easements that were released, including the document numbers for all corresponding releases.
- k.) The lot lines for proposed Outlot 47, created for the City of Madison water tower, do not match the existing lot lines. Either reconfigure the lots along proposed Milky Way, or coordinate with City staff regarding the necessary conveyances to make ownership interests consistent with lot lines.