



Project Address: 901-1001 Sugar Maple Lane
Application Type: Zoning Map Amendment, Demolition Permit and Preliminary Plat
Legistar File ID # [31820](#), [31682](#) and [31683](#)
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 & Property Owner: Alex McKenzie, Sugar Maple Lane, LLC; 1910 Hawks Ridge Drive, Suite 322; Madison.

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

Requested Action: Approval of a request to rezone 901-1001 Sugar Maple Lane from A (Agricultural District) to SR-C1 (Suburban Residential–Consistent 1 District) and TR-U1 (Traditional Residential–Urban 1 District); approval of a demolition permit to demolish 3 existing single-family residences, and approval of a preliminary plat creating 44 single-family residential lots, 2 lots for future multi-family development, and 2 outlots to be dedicated to the public for stormwater management.

Proposal Summary: The applicant is seeking approval to raze 3 existing single-family residences located at 901, 953 and 1001 Sugar Maple Lane to allow the property to be subdivided into 44 future single-family lots in SR-C1 zoning and 2 lots for future multi-family development with up to 250 units in TR-U1 zoning. Implementation of the subdivision will occur in phases beginning in 2014, with completion of the subdivision anticipated in 2017.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. Section 28.185 of the Zoning Code provides the process and standards for the approval of demolition and removal permits. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00086 and 28.022–00087, rezoning 901-1001 Sugar Maple Lane from A to SR-C1 and TR-U1 and the preliminary plat of Sugar Maple to the Common Council with recommendations of **approval**, and **approve** a demolition permit for the 3 existing residences on the subject site, all subject to input at the public hearing and the conditions from reviewing agencies beginning on page 7 of this report.

Background Information

Parcel Location: An approximately 25.7-acre parcel generally located at the southeastern corner of Valley View Road and Sugar Maple Lane; Aldermanic District 1 (Subeck); Madison Metropolitan School District.

Existing Conditions and Land Use: Three single-family residences on large lots, zoned A (Agricultural District).

Surrounding Land Use and Zoning:

North: Undeveloped lands previously approved for development as the 1000 Oaks subdivision, zoned TR-C3 (Traditional Residential–Consistent 3 District) and PD;

South: Single-family residence and undeveloped lands in the Town of Middleton;

East: US Forest Products Lab lands in the Town of Middleton; single-family residences in the Pine Hill Farms subdivision in the City of Madison, zoned TR-C3;

West: Single-family residence and undeveloped lands in the Town of Middleton; Hawks Woods development in the City of Madison, zoned SR-C2 (Suburban Residential–Consistent 2 District) and SR-V2 (Suburban Residential–Varied 2 District).

Adopted Land Use Plan: The subject site is located within the portion of the Mid-Town Neighborhood Development Plan that was amended in 2010 to provide more detailed planning recommendations for the western portion of the planning area generally located between the Hawks Landing Golf Club subdivision and Pioneer Road. The amended plan recommends that the southern half of the subject site be developed with low-density residential uses not to exceed 8 units an acre in Housing Mix 1, which encourages small areas of duplexes, rowhouses and townhouses in addition to a wide range of single-family detached residences and lots. The remaining northern half of the site is recommended for a mix of low- to medium-density residential uses between 8-15 units an acre in Housing Mix 2 and medium-density residential uses between 16-25 units an acre in Housing Mix 3. A 75-foot wide corridor extending east-west through the southern third of the site is recommended for stormwater management uses and an off-street multi-purpose path.

Zoning Summary: See the ‘Project Review’ section below. Zoning staff indicates that there are no “Critical Zoning Items” affecting the subject site.

Environmental Corridor Status: The subject property is located in the Central Urban Service Area (see Map A10). The approximate location of the proposed subdivision’s stormwater management facility and an east-west drainage conveyance connecting this facility to a stormwater management facility in the Pine Hill Farms subdivision to the east of the US Forest Products Lab lands abutting the subject site are shown within mapped environmental corridors. In addition, another area is shown in a mapped corridor on the portion of the US Forest Products lands located north and east of the subject site, where the Mid-Town Neighborhood Development Plan shows a stormwater management facility to serve development of those lands if at some time in the future they should be developed for uses other than the agricultural research currently conducted on that site.

Public Utilities and Services: The property can generally be served by a full range of urban services. Sanitary sewer service for the proposed subdivision will require an off-site extension of City sewer from the Hawks Woods development southwest of the subject site across Sugar Maple Lane, which will require the developer to obtain an easement to allow the main to extend across undeveloped land in the Town of Middleton. The site is located in an area of the City not currently served by Metro Transit, which currently does not provide service west of Junction Road and south of Watts Road.

Previous Request

On January 22, 2013, the Common Council placed on file without prejudice a request to rezone 25.7 acres of land located at 901, 953 and 1001 Sugar Maple Lane from Temp. A (Agriculture District) to R2 (Single-Family Residence District), R4 and R5 (General Residence Districts) [1966 Zoning Code], and approval of the preliminary plat of Soaring Hawk, creating 44 future single-family residential lots, 4 lots for future multi-family development, and 1 outlot for future public stormwater management. The applicant for the earlier zoning map amendment and subdivision plat lost the option to purchase the subject property, which prevented the request from proceeding. Prior to the earlier applications being placed on file, staff raised concerns about the density and layout of the Soaring Hawk development, which caused the Plan Commission to refer the project indefinitely at its July 9, 2012 meeting to allow the previous applicant an opportunity to work with staff to revise the project.

Project Description

The applicant is requesting approval of a zoning map amendment, demolition permit, and preliminary plat to allow an L-shaped 25.7-acre parcel located at the southeastern corner of Valley View Road and Sugar Maple Lane to be subdivided in the future into 44 single-family lots in SR-C1 (Suburban Residential–Consistent 1 District) and 2 lots for the future development of up to 250 multi-family units in TR-U1 (Traditional Residential–Urban 1 District) zoning. The preliminary plat of Sugar Maple also calls for the future creation of 2 outlots for public stormwater management. The subject site, which was attached to the City from the Town of Middleton on October 6, 2009, is comprised of three parcels zoned A–Agricultural District. Each of the 3 parcels is developed with a single-family residence to be demolished to accommodate the new subdivision.

The first parcel comprising the subject site, moving from north to south, is a 7.2-acre property at 901 Sugar Maple Lane, which is developed with a two-story ranch-style home. The residence is located approximately 80 feet south of Valley View Road and 40 feet east of Sugar Maple Lane. A large metal standing-seam accessory building is located east of the house, approximately 65 feet south of Valley View Road. Moving south, the second parcel is a 9.3-acre parcel addressed as 953 Sugar Maple Lane. The westernmost quarter of the property adjacent to Sugar Maple is developed with a single-story ranch home and attached two-car garage, with the remainder of the property used for agricultural purposes. The area surrounding the residence is characterized by a dense stand of mature vegetation that separates the residential portion of the property from the portion in tillage. The southernmost parcel comprising the future subdivision is a 9.25-acre parcel addressed as 1001 Sugar Maple Lane, which is developed with a split-level single-family residence and detached garage located approximately 380 feet east of Sugar Maple Lane near the center of that parcel. The area surrounding the residence is characterized by mature vegetation, with agricultural tillage east and west of the home. No data on the date of construction, interior floor area and layout, or condition of the 3 residences was provided by the applicant, and such information is not available from the City Assessor's Office. The applicant has submitted photos of the subject property that provide a general sense of the 3 properties, which do not appear to have been inhabited in recent years.

In addition to the areas of vegetation described near the residences, the subject site is characterized by areas of mature tree cover that extend along Valley View Road and along a portion of the northern property line of the 953 Sugar Maple parcel, and a tree line that extends along the eastern and southern edges of the site. Additionally, a series of mature maple trees extends along the easterly right of way line of Sugar Maple Lane south of the residence at 901 Sugar Maple. The grade of the subject property generally falls towards low points along Sugar Maple Lane from the northern, eastern and southern edges of the site.

The subject site is located in an area of the City that has seen considerable development over the last 15 years, including residential subdivisions to the south and east. The L-shaped site is bordered on the east by lands owned by the US Forest Products Lab, which are located in the Town of Middleton and separate the subject site from the Pine Hill Farms and Linden Park single-family subdivisions and Paul Olson Elementary School. The Hawks Woods subdivision is located southwest of the subject site across Sugar Maple Lane. Sugar Maple Lane ends just south of the Hawks Woods development at Hill Creek Drive in the western extents of the Hawks Landing Golf Club residential development.

Properties immediately south, west and north of the subject site are presently undeveloped agricultural lands characterized by three large single-family residences located south between the site and Hawks Landing and a residence located on the west side of Sugar Maple Lane adjacent to Hawks Woods. The 124.7 acres of land located across Valley View Road from the site west of South Point Road were approved in 2005 and 2008 as the future 1,000 Oaks residential subdivision containing 274 single-family lots, 9 two-family lots, 1 lot for townhouse development, 3 lots for future multi-family development and various outlots for public and private open space and stormwater management. Construction of the approved 1,000 Oaks development, however, has not proceeded.

The subject site is located within the boundaries of the Mid-Town Neighborhood Development Plan. The neighborhood plan was first adopted in 1999 to provide detailed land use recommendations for the lands within the Hawks Landing development and was subsequently amended to include more detailed recommendations for the lands now encompassed in the Hawks Woods, Linden Park, and Pine Hill Farm developments between Valley View and Mid Town roads, and for the Hawks Ridge Estates and Hawks Meadows developments south of Mid Town Road and north of University Ridge Golf Course. The most recent amendment approved in 2010 was intended to guide future urban development in the western portion of the neighborhood west of Hawks Landing and Pine Hill Farm, including properties north and west of the developed portion of the planning area that have recently been attached to the City from the Town of Middleton. The amended plan provides detailed land use, transportation and stormwater management recommendations for the balance of the Mid-Town neighborhood, the majority of which is recommended for Low-Density Residential development – including the subject site – in the Comprehensive Plan.

The site is located within the boundaries of the Phase A area of the 2010 amendment to the Mid-Town Neighborhood Development Plan, which comprises the lands generally located between the Hawks Woods and Hawks Landing development and Valley View Road on either side of Sugar Maple Lane. The amended plan recommends that the southern half of the subject site be developed with low-density residential uses between 4-8 units an acre in Housing Mix 1. The “housing mix” convention was developed by Planning staff to more expressly describe the housing types that would be appropriate for those lands recommended for residential development in more recent neighborhood development plans, including the 2008 Pumpkin Hollow Neighborhood Development Plan, 2009 Northeast Neighborhoods Development Plan and the Amended Mid-Town NDP. Housing Mix 1 encourages small areas of duplexes, rowhouses and townhouses in addition to a wide range of single-family detached residences and lots.

The northern half of the subject site closest to Valley View Road is recommended for a mix of low- to medium-density residential uses between 8-15 units an acre in Housing Mix 2, while the center of the site is recommended for medium-density residential development between 16-25 units an acre in Housing Mix 3. Low-medium density residential housing with an average net density between 8 and 15 units per acre is recommended at selected locations adjacent to neighborhood focal points, such as parks, and adjacent to areas recommended for medium-density residential development. Housing Mix 2 encourages duplexes and clustered housing forms such as townhouses and rowhouses as the predominant housing types. The area shown in the

neighborhood plan for medium-density residential uses along Sugar Maple Lane was specifically recommended to provide higher density housing choices and help frame a gateway into the neighborhood. The plan anticipates the development of small or mid-size apartment and condominium buildings, as well as townhouses and rowhouses. A 75-foot wide environmental corridor extending east-west through the southern third of the site is recommended for stormwater management uses and an off-street multi-purpose path.

Access to the proposed subdivision will be provided by the extension of two east-west streets into the site from Sugar Maple Lane, Ancient Oak Lane and Lost Pine Trail. Both of these streets represent the extension of public streets located to the east of the adjacent US Forest Products Lab property in the Pine Hill Farms and Linden Park developments. The section of Ancient Oak Lane proposed with this plat will extend parallel to and approximately 160 feet south of Valley View Road across the northerly section of the subject property, while Lost Pine Trail will extend across the southern tier of the site approximately 125 feet north of the southern property line. The alignment of both streets generally follows the street layout conceptually shown in the Mid-Town Neighborhood Development Plan. The connection of these future streets to the same streets in the Pine Hill Farm subdivision will likely not occur until the Forest Products Lab property is more intensively developed at some undetermined time in the future.

The 44 single-family lots will primarily extend along both sides of Lost Pine Trail and D Street, an east-west residential street proposed one block north of Lost Pine. Two lots, 43 and 44, will be located on the west side of C Street north of the western of 2 public outlots proposed for stormwater management (Outlot 2) and adjacent to the larger of the 2 lots to be developed in the future with multi-family housing in the TR-U1 district, Lots 45 and 46. All of the single-family lots proposed will exceed the 60-foot minimum required lot width and 8,000 square-foot minimum required lot area in the proposed SR-C1 zoning district.

A concept plan showing the type of multi-family buildings or dispersion of future units to be constructed on Lots 45 and 46 was not included with the materials for the rezoning and preliminary plat. The 2 proposed TR-U1 lots total approximately 8.55 net acres of land, which would result in a density of approximately 29 units an acre if all 250 units envisioned are approved and constructed. A subsequent conditional use application for a residential building complex will be required prior to the issuance of building permits for Lot 45 and 46 if the rezoning and subdivision are approved.

Analysis & Conclusion

In general, the Planning Division believes that the proposed plat of Sugar Maple and related rezoning can meet the applicable standards for approval of subdivisions and zoning map amendments. The preliminary plat submitted for the subject site is generally more consistent with the land use and street layout recommendations contained in the 2010 Mid-Town Neighborhood Development Plan than the previous subdivision proposal for this site reviewed in 2012. Staff also believes that the demolition permit standards can be met to allow the 3 existing residences located on the property to be razed to accommodate the proposed subdivision. The Landmarks Commission informally reviewed the demolitions on June 24, 2013 and noted that the structures had no known historic value.

However, Planning staff recommends that the layout of the proposed subdivision be further refined to bring it into fuller conformance with the development pattern recommended in the Mid-Town Neighborhood Development Plan. Staff recommends that another connection be provided between Sugar Maple Lane and C Street to reduce the length of the block between Ancient Oak Lane and Lost Pine Trail to less than the 900-foot long blockface currently proposed. The neighborhood development plan calls for an east-west street to extend

from Sugar Maple Lane roughly midway between Ancient Oak Lane and Lost Pine Trail to intersect the first north-south internal street to the east, which is represented on the subject plat as Street C. A street extension similar to the one proposed in the neighborhood development plan would be staff's first preference to reduce this block width, which would have the secondary benefit of providing additional circulation through the proposed future multi-family development on Lot 45 as well as an additional opportunity to orient the future buildings to public streets in a fashion more consistent with the intent of the Traditional Residential-Urban zoning districts. However, at a minimum, staff would consider the dedication and construction of a public multi-purpose path or walkway to satisfy the need for this mid-block connection. A similar path is shown on the neighborhood development plan extending east-west across the subject site in the drainage greenway.

Staff also recommends that the applicant explore shifting the southern portion of C Street slightly to the east to accommodate the likely future development pattern on the larger of the two properties located to the south (labeled as "Lands" on the preliminary plat). As shown on the attached staff exhibit, C Street would likely include residential development along its west side as it extends south to serve a future subdivision of the adjacent property. Future units would likely face onto the west side of extended C Street before it intersects with the first east-west street that would serve the adjacent property. Staff believes that this shifting of C Street to the east at the southern edge of the plat can be accommodated in tandem with the City Engineer's recommendation that C Street be shifted slightly to the west on the northern half of the plat so that an entire street section may be constructed with this project with little or no reliance on the acquisition of future right of way or easements from the US Forest Products property to the east.

Finally, Planning staff is generally supportive of the development of Lots 45 and 46 with multi-family housing as suggested by the applicant. The portions of the subject site along the east side of Sugar Maple Lane and south side of Valley View Road are recommended in the Mid-Town Neighborhood Development Plan for low-medium density residential housing (8-15 units per acre) and medium-density residential housing (16-25 units per acre) to provide higher density housing choices and help frame a gateway into the neighborhood. Residential uses in this area would include small- or mid-size apartment and condominium buildings, and townhouse and rowhouse buildings.

While the envisioned density of 250 units on Lots 45 and 46 could result in a higher intensity of development than currently recommended in the Mid-Town Neighborhood Development Plan, staff believes that a very well designed multi-family development with a high degree of resident amenities that meets the statement of purpose of the Traditional Residential-Urban (TR-U) zoning districts could conceptually be supported. Although there is no requirement in the Zoning Code that development in the TR-U1 district reflect a particular character or building form, Planning staff believes that it is reasonable to conclude that it suggests a more compact, urban development form. Development on Lot 46 should also be mindful to not "wall off" development on that lot from or turn its back to Valley View Road as generally recommended in the neighborhood development plan. Ideally, buildings on Lot 46 will face Valley View Road at least as much as they will Ancient Oak Lane and Sugar Maple Lane.

Regardless, the final density of development of Lots 45 and 46 will be based on the Plan Commission finding that the conditional use standards in Section 28.183 of the Zoning Code are met once more detailed plans are submitted for review and approval. Those future plans will also be reviewed by the Urban Design Commission as required for a residential building complex by the Supplemental Regulations in Section 28.151 of the Zoning Code.

Recommendation

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00086 and 28.022–00087, rezoning 901-1001 Sugar Maple Lane from A to SR-C1 and TR-U1 and the preliminary plat of Sugar Maple to the Common Council with recommendations of **approval**, and **approve** a demolition permit for the 3 existing residences on the subject site, all subject to input at the public hearing and the following conditions:

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

1. In order to reduce the block length between Ancient Oak Lane and Lost Pine Trail, the applicant shall work with Planning staff to incorporate a connection between Sugar Maple Lane and Street C roughly midway between Ancient Oak Lane and Lost Pine Trail as generally called for in the Mid-Town Neighborhood Development Plan. This connection may take the form of a public street, public multi-purpose path or public walkway across Lot 45 in a location and to a design to be determined by the Traffic Engineering Division, City Engineering Division and Planning Division as part of the final plat of this subdivision.
2. That the applicant work with the City Engineering Division and Planning Division prior to submittal of the final plat on the alignment of Street C to facilitate construction of a full street section between D Street and Ancient Oak Lane and to create a more efficient opportunity to subdivide the property to the south in a manner consistent with the street plan included in the Mid-Town Neighborhood Development Plan.
3. That prior to final approval and recording of the final plat dedicating the stormwater outlot(s) to the City, an adjustment to the environmental corridor map be approved by the Capital Area Regional Planning Commission or its staff to reflect the final platting of Outlots 1 and 2.
4. Prior to recording of the final plat, that a final tree preservation plan and grading plan be approved by staff. The final plan will be reviewed by the Planning Division, Parks Division and City Engineering Division to identify areas where existing vegetation may be preserved as part of the implementation of the subdivision. The tree preservation plan shall contain an inventory noting the general size and species of existing trees so that opportunities for tree preservation, tree replanting and any protective measures related thereto (including tree preservation easements) can be noted the final plat.

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

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

5. Overlaps or gaps, if any exist, between this plat and any adjacent property shall be identified and resolved prior to an approval of the final plat.
6. The City of Madison Corporate Boundary shall be shown on the preliminary plat. The plat boundary and corporate boundary shall be verified by the surveyor to be conterminous along the southerly and easterly sides of the preliminary plat.

7. The preliminary plat shall note: 1) The total acreage of the plat. 2) The distance and direction to the nearest public sanitary sewer and water main along with size and invert. 3) Insert 25-foot return radii at the intersection of Lost Pine Trail and Sugar Maple Lane.
8. An additional 7 feet of right of way along Valley View Road shall be dedicated to the public. The return radius at the intersection with Sugar Maple Lane shall be 25 feet.
9. A full right of way width of 60 feet shall be dedicated for the entire length of “C” Street. This will require a realignment of at least a portion of the street.
10. The final plat shall clearly designate all easements within this plat boundary as either existing or new and public versus private ownership. Any easements within this plat that already exist, if any, shall include the Register of Deeds recording information that created the same. For any new public use easements to be dedicated and conveyed by this subdivision plat, contact City Engineering-Mapping staff (Jeff Quamme – jrquamme@cityofmadison.com) to receive the appropriate easement terms/conditions language for inclusion on this subdivision plat.
11. Submit potential street names for “C” street and “D” street to Lori Zenchenko of the City Engineering-Mapping section (Lzenchenko@cityofmadison.com) for approval.
12. Verify and modify the plat accordingly to ensure that the zoning setbacks coincide with the required drainage easement widths.
13. The developer shall modify the layout of “C” Street to provide for a full 60-foot wide right of way. The Developer shall construct “C” Street between Ancient Oak Lane and the north line of Lot 42 with a full pavement width, curb and gutter on both sides, and sidewalk on the west side. A full typical street section shall be required on “C” Street south of north line of Lot 42.
14. It shall be the developer’s responsibility to obtain any necessary grading easements from the lands to the east for the construction of “C” Street.
15. The developer shall dedicate temporary turnaround easements and shall construct temporary turnarounds at the ends of “D” Street and Lost Pines Trail. The lots that will have the temporary turnarounds constructed on them will receive building permit holds until the streets are extended to the east or unless a grading and landscape plan is approved by the City Engineer.
16. The developer shall install sidewalk, curb and gutter, pavement and storm sewer along Valley View Road and Sugar Maple Lane, in accordance with the plans approved by the City Engineer.
17. The developer shall dedicate right of way on Valley View Road to accommodate a left turn lane from Valley View Road onto Sugar Maple Lane.
18. A method to collect the well distributed drainage coming off the USDA property the east must be determined so that it may be directed to the new greenway. This may require easements and grading on Lots 22 and 35.

19. The developer may be required to obtain off-site easements for the sanitary sewer construction required downstream of the plat.
 20. The developer shall construct sanitary sewer downstream of the plat connecting on Feather Edge Drive. A sewer maintenance road will be required over the easement.
 21. The developer shall be required to construct a bike path amenity within the public greenway located in Outlot 1, in accordance with the plans approved by the City Engineer and City Traffic Engineer.
 22. The developer may be required to upgrade the existing culverts under Sugar Maple Lane and install new RCP pipe to replace the existing corrugated metal pipes.
 23. The developer shall remove the septic systems with the building demolition and take out a septic system removal permit with the Public Health Department of Madison and Dane County. The developer shall provide evidence of application submittal prior to the approval of the final plat.
24. 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.
 25. 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.
 26. This development is subject to impact fees for the Lower Badger Mill Creek Sanitary Sewer and Stormwater 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."
 27. The applicant shall dedicate 7 feet of right of way for Valley View Road and 4 feet of right of way for Sugar Maple Lane with the final plat.
 28. The developer shall construct Madison standard street and sidewalk improvements for all streets within the plat.
 29. The developer shall show a 30-foot building setback line along Valley View Road for all adjacent lots in the plat.
 30. The developer shall grade the right of way line to a grade established by the City Engineer and complete ditching along Sugar Maple Lane as specified by the City Engineer.
 31. The developer shall make improvements to Sugar Maple Lane to facilitate ingress and egress to the plat
 32. 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.

33. 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."

34. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to: detain the 2-, 10-, and 100-year storm events; control 80% TSS (5 micron particle) off of new paved surfaces; provide infiltration in accordance with Chapter 37 of Madison General Ordinances; provide substantial thermal control, 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.

35. 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).
36. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
37. 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.
38. 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.
39. 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.
40. 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.
41. City of Madison Environmental Projects Staff have reviewed the subject site and determined that a Phase I ESA **will** be required of the applicant. The applicant shall provide 1 digital and 2 hard copies of an ASTM Phase I ESA prepared by an environmental professional. Staff review of this Phase I ESA will determine if a

further investigative Phase II ESA is also required. Please submit any relevant Phase I and Phase II ESAs to Brynn Bemis (267-1986, bbemis@cityofmadison.com) for further review.

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

42. 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
Westerly 10' of Lot 1	17, 18	31, 32	7, Outlot 2
4, 5	Easterly 10' of Lot 21	Easterly 10' of Lot 35	29, Outlot 1

43. 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)

44. Per Section 28.185 of the Zoning Code, provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, George Dreckmann, prior to a demolition permit being issued. Section 28.185(7)(a)5 of the Zoning Code requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.

Fire Department (Contact Bill Sullivan, 261-9658)

45. 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)

46. 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.

47. 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)

This agency did not provide comments for this request.

Parks Division (Contact Kay Rutledge, 266-4714)

48. According to the Mid-Town Neighborhood Development Plan, a neighborhood park is identified on the opposite side of Sugar Maple Lane, which will provide park recreational amenities for this development.

Therefore, the developer shall pay approximately \$739,556.36 for park dedication and development fees for 41 new single-family lots and 250 future multi-family units proposed (an \$11,068.88 credit is given for the 3 single-family residences to be demolished). [Fee in lieu of dedication=\$545,096.00 (44 single-family units at \$2,684.00 per unit and 250 multi-family units at \$1708.00 per unit); Park development fees=\$205,524.24 (\$1,003.96 per single-family unit and \$645.40 per multi-family unit)] The developer must select a method for payment of park fees before signoff on the final plat. This development is within the Elver Park impact fee district (SI31). Please reference ID# 13153 when contacting the Parks Division about this project. Note: Park impact fees are adjusted on January 1 of each calendar year, and the park impact fees due at the time of building permit issuance may be higher than the amounts stated above to reflect these annual adjustments.

49. A preliminary evaluation of the existing trees indicates that there are at least 5 existing oak trees greater than 2 inches in diameter on this property that may be removed as part of this development. Two of these trees are located north and south of the proposed Lost Pine Trail along Sugar Maple Lane, one of these trees is located within the proposed right of way of Lost Pine Trail, and two of these trees are located within the proposed residential lots on Lost Pine Trail. The developer shall work with Parks Division staff to preserve these existing specimen trees as part of the final plat. Existing trees shall be shown on the preliminary and final plat.

50. 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)

51. 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. The title report shows the following party has an ownership interest of record in the lands to be platted and shall sign an Owner's Certificate: Sugar Maple Lane, LLC

52. Certificates of consent from all mortgagees/vendors shall be included on the final plat following the Owner's Certificate(s).

53. An Environmental Site Assessment will be required because of the public dedications.

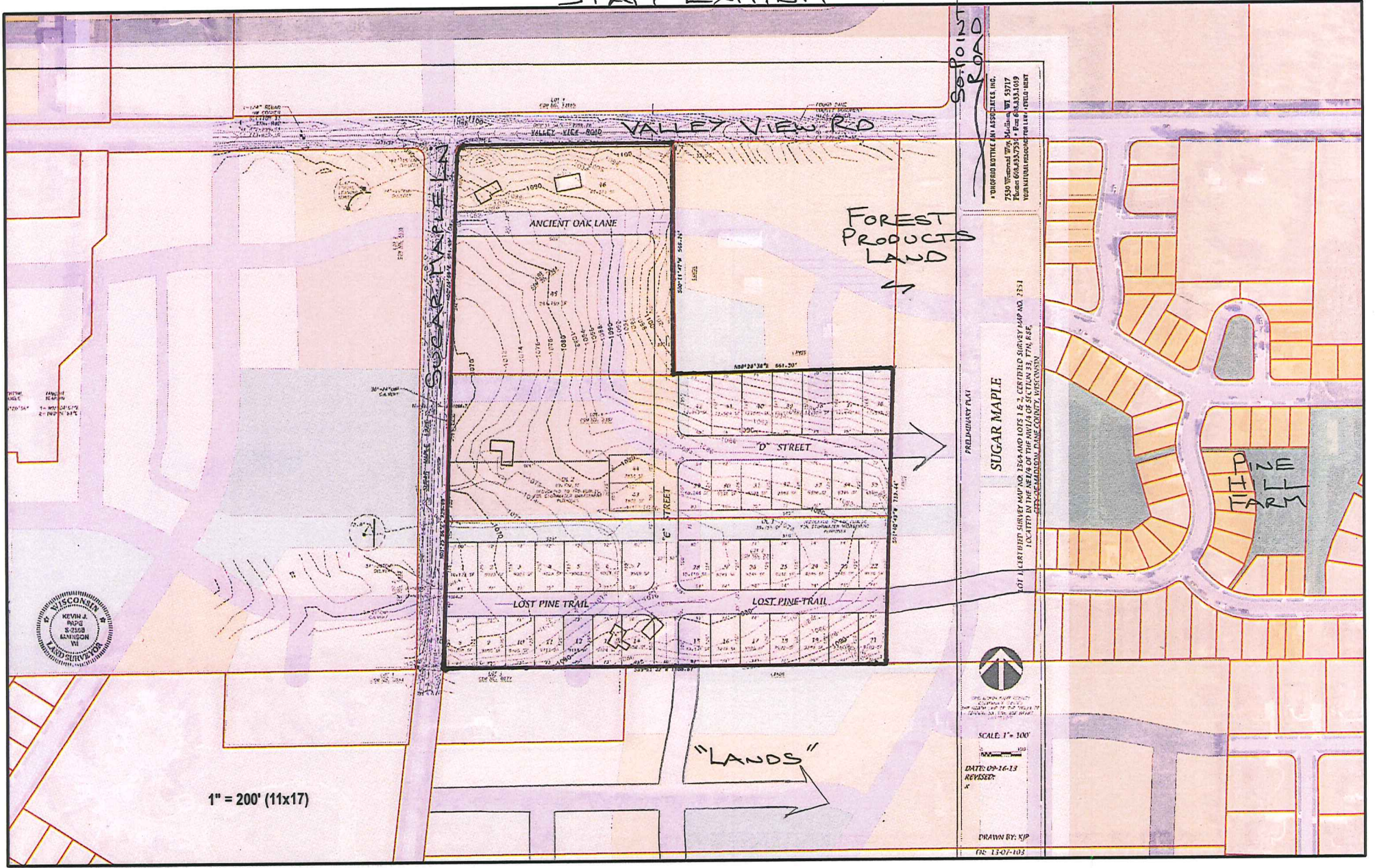
54. All real estate taxes, special assessments and stormwater management fees due for this property shall be paid in full prior to final approval and recording of the final plat of this subdivision. A final special assessment of \$8.67 for private septic is also due for each tax parcel number within the plat boundary, for a total of \$26.01.

55. The following revisions shall be made to the plat prior to final approval and recording:

- a.) Include on the proposed plat a complete and accurate legal description of the lands that are to be included in the proposed plat. The legal description shall be reconciled with the legal description of said lands in record title.
- b.) Carry over all applicable notes from CSM 1364.

- c.) Include Dane County and City of Madison Treasurer’s certificates, a Common Council certificate, and all consents and certifications required for the owner and any holder of interests in the subject lands in a manner that is in conformance with Wis. Stats. Ch. 236.21(2) and 236.29.
- d.) Include a Note that states the lands within the plat boundary are subject to an adjacent easement, recorded as Document No. 4374780, conveyed together with the vesting Warranty Deed.
- e.) Create and record, or show as being dedicated in the proposed plat, easements for utility and drainage rights of way when the utility or drainage physically exists, but no document for it exists in record title.
- f.) Include the following sentence with the dedicated utility easements depiction in the Legend: Utility Easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.

STAFF EXHIBIT



1" = 200' (11x17)

SUGAR MAPLE
SUGAR MAPLE

VALLEY VIEW RD
VALLEY VIEW RD

FOREST PRODUCTS LAND

PRELIMINARY PLAN
SUGAR MAPLE

LOT 1 CERTIFIED SURVEY MAP NO. 1536 AND LOTS 1 & 2, CERTIFIED SURVEY MAP NO. 2511
LOCATED IN BRUSH CREEK TOWNSHIP, WISCONSIN

DATE: 09-16-13
REVISOR:

DRAWN BY: SJP
DS-1307-103

SCALE 1" = 200'

DATE: 09-16-13
REVISOR:

DRAWN BY: SJP
DS-1307-103