



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 9803 Old Sauk Road  
**Application Type:** Preliminary Plat  
**Legistar File ID #** [36296](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted

**Summary**

**Applicant & Property Owner:** Jessie Crooks and Alex McKenzie, TR McKenzie, Inc.; 1910 Hawks Ridge Drive, Suite 322; Madison.

**Surveyor:** Ron Guthrie, Mead & Hunt, Inc.; 2440 Deming Way; Middleton.

**Requested Action:** Approval of a preliminary plat for the future creation of 36 single-family lots and 1 outlot to be dedicated to the City for stormwater management purposes.

**Proposal Summary:** The applicant is requesting approval of the preliminary plat of “The Willows”, which will include 36 street-loaded single-family lots and an outlot for public stormwater management. Implementation of the subdivision will begin in spring 2015 following approval and recording of a final plat, with completion of the first phase of subdivision improvements anticipated later this year.

**Applicable Regulations & Standards:** 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 19, 2014. Therefore, the 90-day review period for this plat will end circa February 19, 2015.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission forward the preliminary plat of The Willows subdivision located at 9803 Old Sauk Road to the Common Council with a recommendation of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

**Background Information**

**Parcel Location:** An approximately 15.2-acre parcel generally located on the south side of Old Sauk Road between Pioneer Road and Cricket Lane and opposite platted but unconstructed Big Stone Trail; Aldermanic District 9 (Skidmore); Middleton-Cross Plains Area School District.

**Existing Conditions and Land Use:** Single-family residence and detached accessory building, zoned SR-C1 (Suburban Residential-Consistent 1 District).

**Surrounding Land Use and Zoning:**

North: Undeveloped land in the Town of Middleton (“Town”); future single-family lots in the Blackhawk subdivision in the City of Madison (“City”), zoned SR-C1 (Suburban Residential-Consistent 1 District);

South: Undeveloped agricultural land in the Town; future single-family lots in the Autumn Ridge Reserve subdivision in the City, zoned SR-C2 (Suburban Residential-Consistent 2 District);

East: Single-family residences along Old Sauk Road with undeveloped agricultural land in the Town; Sauk Heights single-family subdivision in the City; zoned SR-C2;

West: Undeveloped agricultural land in the Town; Middleton Community Church in the City, zoned A (Agricultural District).

**Adopted Land Use Plan:** The [Elderberry Neighborhood Development Plan](#) identifies the subject site for low-density residential uses up to 8 units an acre with the exception of an enclosed depression located along the eastern property line, which is recommended for park, drainage and open space uses.

**Zoning Summary:** The following bulk requirements apply in SR-C1 (Suburban Residential-Consistent 1 District):

	<b>Required</b>	<b>Proposed</b>
Lot Area (sq. ft.)	8,000 sq. ft per lot	All proposed lots will exceed
Lot Width	60’	All proposed lots will exceed
Front yard setback	30’	TBD at permitting
Side yard setback	One story: 6’ / two story: 7’	TBD at permitting
Rear yard	Lesser of 30% lot depth or 35’	TBD at permitting
Maximum lot coverage	50%	TBD at permitting
Maximum building height.	2 stories/35’	TBD at permitting
Usable open space (sq. ft. per unit)	1,300	TBD at permitting; See Zoning Condition
<b>Other Critical Zoning Items</b>		
Yes:	Utility Easements (to be established with final plat)	
No:	Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development, Adjacent to Parkland	
<i>Prepared by: Pat Anderson, Assistant Zoning Administrator</i>		

**Environmental Corridor Status:** The enclosed depression that will be dedicated to the City for stormwater management for this subdivision is located within a mapped environmental corridor (see Map A8).

**Public Utilities and Services:** The site will be served by a full range of urban services as it develops with the exception of Metro Transit, which does not currently provide service west of Pleasant View Road.

**Previous Approval**

On June 20, 2013, the Common Council attached the subject property to the City from the Town of Middleton approved a request to zone the property to the SR-C1 (Suburban Residential-Consistent 1) district for an existing single-family residence and potential future residential subdivision ([ID 30144](#)). The ordinance also authorized an application to amend the Central Urban Service Area (CUSA) to include the property, which was approved by the Wisconsin Department of Natural Resources on December 13, 2013 following approval by the Capital Area Regional Planning Commission on October 10, 2013.

## Project Description

The applicant is requesting approval of a preliminary plat to allow a 15.2-acre parcel located on the south side of Old Sauk Road between Pioneer Road and Cricket Lane and opposite platted but unconstructed Big Stone Trail to be subdivided into 36 single-family lots in SR-C1 (Suburban Residential–Consistent 1 District), zoning. The site is developed with a one-story single-family residence with exposed basement and attached three-car garage; a large detached accessory building is located to the southwest of the residence. As noted in the preceding section, the property was attached to the City from the Town of Middleton and zoned SR-C1 in 2013.

The proposed preliminary plat of “The Willows” calls for 31 of the 36 future single-family lots to front either partially or entirely onto proposed Alyssa Street, which will extend south through the subdivision from Old Sauk Road opposite its intersection with Big Stone Trail. Big Stone Trail is a 60-foot wide local street providing access to the western portions of the Blackhawk subdivision located north of Old Sauk. At this time, Big Stone Trail has been platted but not constructed; completion of that street is anticipated as the Eighth Addition to Blackhawk builds out. Of the remaining 5 lots proposed in the subject plat, 1 will front onto Old Sauk Road and 4 will front onto Callie Way, an east-west street proposed to parallel the southern edge of the site and provide local street access to serve future development of the adjoining agricultural parcels located west and east of the site in the Town. An outlot is shown on the preliminary plat, which will be dedicated to the City with the final plat to provide stormwater management for this development.

No specific authority to demolish or remove the existing single-family residence located in the northwestern portion of the proposed subdivision is granted with the approval of this preliminary plat. The applicant has verbally indicated to staff that the house, which is currently vacant, may remain following implementation of the subdivision. The house generally occupies the area where Lots 1-6 are proposed. Staff believes that the preliminary plat can be approved with the flexibility that the residence may or may not remain, and that the final plat submitted subsequently will either provide a suitable lot for the house or include a separate demolition permit application for the Plan Commission to consider pursuant to Section 28.185 of the Zoning Code.

## Analysis & Conclusion

The Planning Division generally believes that the proposed preliminary plat creating 36 single-family lots conforms to the applicable lot design standards in the SR-C1 zoning district and in the Subdivision Regulations. All of the proposed lots appear to provide the minimum 65 feet of lot frontage and 8,000 square feet of lot area required by the existing zoning. The proposed subdivision is also generally consistent with the land uses recommended for the site by the Elderberry Neighborhood Development Plan. The net density of the proposed subdivision will range from 3.27- to 3.8-units per acre based on 31 to 36 single-family units on approximately 9.47 net acres of development exclusive of the proposed public outlot and street rights of way. (The unit range reflects the potential preservation of the existing house on one large lot.) The proposed density is well within the density recommendations in the neighborhood development plan, which recommends that low-density residential development not exceed 8 units an acre. In general, The Willows subdivision follows the development pattern that has emerged gradually from east to west across the Elderberry neighborhood over the last 10 years, including the Autumn Ridge Reserve, Sauk Heights and Woodstone single-family subdivisions, Blackhawk Church Town Center mixed-use planned development, and Paragon Place medium-density residential subdivision.

However, two revisions to the layout of the subdivision are required in order for the project to be considered fully consistent with the street pattern recommended for this portion of the neighborhood by the Elderberry

Neighborhood Development Plan. First, proposed Callie Way, which is shown as a 60-foot wide east-west street across the southern portion of the subdivision, shall be revised to a 66-foot wide right of way. The neighborhood plan recommends that a collector street extend east to west across the northern half of the neighborhood roughly midway between Old Sauk and Elderberry roads. The collector was first established east of the subject site in the Sauk Heights subdivision as White Fox Lane, and the alignment of its westerly extension falls generally where Callie Way is proposed. The planned collector street is envisioned to eventually connect to the east-west segment of Schewe Road located west of the site. As a condition of approval of the proposed preliminary plat, staff from the Traffic Engineering Division, City Engineering Division and Planning Division recommends that the final plat of The Willows be submitted with a revised alignment for Callie Way/ extended White Fox Lane that facilitates the implementation of the planned neighborhood collector street. In order to satisfy this condition, the applicant may be required to prepare a conceptual plan for how the extended street will traverse properties west of the site in a manner that facilitates their development in general accordance with the land uses and street pattern shown on the neighborhood development plan.

Staff is also recommending that a second east-west local street be dedicated with this subdivision between Old Sauk Road and the extension of White Fox Lane to facilitate the development of the parcel immediately west of the subject site in accordance with the adopted Elderberry Neighborhood Development Plan. As adopted and amended through various development approvals, the plan calls for at least two east-west local streets to extend west from proposed Alyssa Street onto the property that abuts the western line of the subject site. Both the subject parcel and adjoining property are 445-foot wide and 1,490-foot deep parcels created by CSM 6407 in 1991. Due to this latitudinal width along Old Sauk Road, Planning staff believes that an east-west street pattern is necessary to develop these parcels to the fullest extent possible, as the parcels are too wide to accommodate conventional lots along a single north-south street on each property but also not wide enough to accommodate the creation of lots on both sides of three north-south streets. Staff will work with the applicant as part of the preparation of the final plat to locate the two residential streets recommended in a manner that facilitates the future development of the adjacent parcel while maintaining the general character and density of the proposed subdivision.

The 36 lots proposed represent the first phase of The Willows subdivision. Staff is aware of the applicant's interest in developing an adjacent parcel located south and west of the subject site, which extends west to Schewe Road. However, the zoning and subdivision of that property as part of The Willows development cannot proceed until the property is attached to the City from the Town of Middleton. The attachment of that property is proceeding separately, and staff and the applicant anticipate the submittal of an expanded subdivision plat later this winter following the incorporation of the adjacent property to the City. The Planning Division believes that the proposed preliminary plat for the first 36 lots may proceed to allow the development to commence subject to the revisions discussed in this section and in the recommended conditions of approval that follow.

## Recommendation

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

The Planning Division recommends that the Plan Commission forward the preliminary plat of The Willows on land located at 9803 Old Sauk Road to the Common Council with a recommendation of **approval** subject to input at the public hearing and the following conditions:

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

1. As a condition of the approval of The Willows subdivision, the applicant shall submit the final plat showing proposed Callie Way as a minimum 66-foot wide neighborhood collector street as recommended in the Elderberry Neighborhood Development Plan. The proposed collector street shall be designed through the subject plat to facilitate the connection of White Fox Lane in the Sauk Heights subdivision to the east-west segment of Schewe Road west of the site as called for in the adopted neighborhood development plan. The final alignment of extended White Fox Lane shall be approved by the Traffic Engineering Division, City Engineering Division and Planning Division as part of the approval of the final plat of this subdivision, and may require the applicant to provide a plan for how the extended street will traverse properties west of the site in a manner that facilitates their development in general accordance with the land uses and street pattern shown on the neighborhood development plan.
2. As a condition of the approval of The Willows subdivision, the applicant shall submit the final plat showing a second east-west local street to be located between Old Sauk Road and extended White Fox Lane (“Callie Way”) in conformance with the street pattern recommended in the Elderberry Neighborhood Development Plan. The final street configuration of The Willows shall be approved by the Traffic Engineering Division, City Engineering Division and Planning Division as part of the approval of the final plat.
3. The approval of this preliminary plat grants no specific authority to demolish or remove the single-family residence at 9803 Old Sauk Road. Concurrent with the review of a final plat that proposes the creation of Lots 1-6 as shown on the preliminary plat, the applicant shall receive approval of a demolition permit pursuant to Section 28.185 of the Zoning Code. The future application to demolish the residence shall include photographs of the interior and exterior of the building as well as a written assessment of its condition and the potential for any buildings to be relocated to other sites. If the final plat is submitted in a manner that maintains the residence, the proposed lot for the existing residence shall meet the bulk requirements for the SR-C1 zoning district (yards, usable open space, etc.).

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

**City Engineering Division** (Contact Janet Schmidt, 261-9688)

4. The three preliminary street names are not approved. The submitted street names are personal names, duplicated street names, and also have alternative spellings. Submit new street name suggestions to Lori Zenchenko ([lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com)) for approval.
5. The street labeled as Alyssa Street shall be named Big Stone Trail. It is a continuation of existing Big Stone Trail north of Old Sauk Road.
6. The Old Sauk Road right of way was not formally dedicated by Certified Survey Map 6407. The right of way shall be included in the plat boundary and shall be dedicated along with the additional width required for Old Sauk Road as required by City Engineering and Traffic Engineering staff.
7. Denote the “No Vehicular Access Restriction” along Old Sauk Road as noted on CSM 6407. Any release of this restriction will require a separate release document drafted by the City of Madison Office of Real Estate Services.
8. Denote the Building Setback Line shown on CSM 6407. Any release of this restriction will require a separate release document drafted by the City of Madison Office of Real Estate Services.

9. Show correctly the existing right of way at the intersection of Big Stone Trail and Old Sauk Road per the plat of Eighth Addition to Blackhawk Subdivision.
10. Denote on the plat the buildings and improvements "To Be Demolished".
11. Show and label the current corporate boundary on the preliminary plat of the City of Madison.
12. Show "recorded as" information along the exterior boundary of the plat.
13. Add Document Nos. 5110205 and 5110206 to the Public Storm Sewer and Sanitary Sewer Easement adjacent to the east side of the plat.
14. The property lines at street intersections shall be rounded with 15-foot radii, except the radii shall be 25 feet at the intersection with Old Sauk Road.
15. The minimum tangent lengths required by ordinance shall be provided between reverse curves. The current configuration does not comply with the ordinance.
16. Outlot 1 shall have Public Sanitary Sewer and Public Storm Sewer added to the dedication language.
17. Elevations shall be referenced to NAVD 1988 per City of Madison Control. Also the datum is "approximately" 845.6 above City Datum and the note shall be revised as necessary.
18. The applicant shall coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.
19. Stormwater management coordination between this plat and the remaining areas of the Eighth Addition to Blackhawk Subdivision is required as part of this development.
20. Significant stormwater infiltration and detention are required beyond the limits of MGO Chapter 37. The applicant shall meet with City Engineering staff to discuss these requirements prior to final platting.
21. Offsite public sanitary sewer will need to be installed by the developer east of the plat to serve the proposed subdivision development. The applicant has already acquired the necessary 30-foot public storm sewer and sanitary sewer easements to build this sewer.
22. Prior to final plat sign off and recording, the applicant shall provide evidence that the septic system for the residence has been removed and abandoned with appropriate permitting from Public Health of Madison and Dane County if the residence will be demolished.
23. The developer and the City shall work on a cost sharing arrangement for the work that is required on Old Sauk Road. The developer is financially responsible for improvements to Old Sauk Road including sidewalk, curb and gutter, base course, a 4-foot wide section of pavement, and restoration adjacent to the development. Due to the difficulty of the construction for this small frontage, the City may request that the Developer construct the public frontage of half the street adjacent to Outlot 1 (which the City is financially

responsible for) in exchange for a portion or all the street improvements on Old Sauk Road. The developer shall still be responsible for construction of the sidewalk along the Old Sauk Road frontage and any ingress and egress improvements as necessary to provide access to the 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, Stormwater and Sanitary Sewer Lift Station. 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 a 27- foot wide strip of right of way along Old Sauk Road.
28. The plat shall show a temporary limited turn around easement or a temporary cul-de-sac on proposed Callie Way (extended White Fox Lane). The easement(s) shall expire when the streets are extended.
29. The developer shall construct Madison standard street and sidewalk improvements for all streets within the plat.
30. The developer shall establish a 40-foot building setback line for all lots on the plat adjacent to Old Sauk Road.
31. The developer shall make improvements to Old Sauk Road to facilitate ingress and egress to the plat.
32. 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.
33. 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.

34. 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."

35. 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, 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.
36. Effective January 1, 2010, the 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 1 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 at 273-5612 of the WDNR to discuss this requirement. The City of Madison cannot issue an erosion control and stormwater management permit until concurrence is obtained from the WDNR.

37. A minimum of 2 working days prior to requesting City Engineering signoff on the plat, the applicant shall contact Janet Schmidt (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).
38. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
39. 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 Schmidt (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
40. 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.
41. 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](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.
42. 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.
43. 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](mailto:bbemis@cityofmadison.com)) for further review.

44. A declaration of conditions and covenant for streetlights and traffic signals shall be executed and returned prior to signoff of the final plat. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

45. 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
1-2	18-19	26-27	38-39	46-47
9-10	22-23	34-35	41-42	50-51

46. 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)

47. Identify qualifying usable open space areas as required in the requested zoning district, specifically Lots 1-8. Usable open space shall be at ground level in a compact area of not less than 200 square feet, with no dimension less than 8 feet and no slope grade greater than ten percent (10%). Usable open space shall be outside of a required front or corner side yard, as extended to the rear lot line, which is available to all occupants for outdoor use. Usable open space shall not include areas occupied by buildings, driveways, drive aisles, off-street parking, paving and sidewalks, except that paved paths no wider than 5 feet, and pervious pavement may be included in usable open space.

**Fire Department** (Contact Bill Sullivan, 261-9658)

48. 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)

49. 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.

50. 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)

51. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development in this subdivision. The developer must select a method for payment of park fees before signoff on the final plat. This development is within the Far West park impact fee district (SI30). Please reference ID# 15101 when contacting Parks Division staff about this project.

52. 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** (Heidi Radlinger, 266-6558)

53. Owner's Certificates shall be included and prepared for the final plat 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 on the final plat.

54. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) on the final plat.

55. All consents and certifications required for the owner and any holder of interests in the subject lands shall be included on the final plat in a manner that is in conformance with Wis. Stats. Section 236.21(2) and 236.29, i.e., include language "...surveyed, divided, mapped and dedicated..."

56. When submitted, the final plat shall include current Dane County Treasurer, Dane County Register of Deeds, City of Madison Common Council, City of Madison Treasurer certificates. A signature block for the City Plan Commission is not required but would be appreciated.

57. An Environmental Site Assessment is required because of the public dedications.

58. 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 final plat for recording.

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

- a.) Accurately reflect the contents of the title report in the proposed plat.
- b.) Depict, name, and identify by document number on the proposed plat all existing easements cited in record title.
- c.) 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.
- d.) Record satisfactions or releases for all mortgages, liens, judgments, or other instruments that encumber the title of the subject lands, but where the purpose for such instrument has been satisfied, fulfilled, or resolved.

- e.) 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, as well as private utilities having the right to serve the area.