



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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

June 27, 2018

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

Dan Day
D'Onofrio Kottke & Associates
7530 Westward Way
Madison, Wisconsin 53717

RE: Approval of a request to amend the TR-P (Traditional Residential–Planned District) master plan for the future Acacia Ridge subdivision to add six single-family residences to the approved planned district and release a condition of the previous approval, and; approval of a revised preliminary plat and the final plat of *Acacia Ridge*, creating 412 single-family lots, six lots for three (3) two-family-twin dwellings, one lot for future multi-family development, one lot for future mixed-use development, one outlot for a public park, one lot for a future public school, four outlots for private open space, and outlots to be dedicated to the public for stormwater management, alleys, and sidewalks (Veridian Homes). [ID 51415 and 50995; LNDUSE-2018-00034 and LNDSP-2018-00005]

Gentlemen;

At its June 19, 2018 meeting, the Common Council **approved** the amended TR-P master plan and the revised preliminary and final plat of “Acacia Ridge” subject to the conditions of approval in the following sections, which shall be addressed prior to final approval and recording of a final plat of the subdivision.

Please contact Tim Troester of the City Engineering Division at 267-1995 if you have questions regarding the following twenty (20) items:

1. The construction of this project will require that the applicant shall enter into a City/ Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Note: Obtaining a developer’s agreement generally takes approximately 4-6 weeks, minimum.
2. This development is subject to impact fees for the Lower Badger Mill Creek Sanitary Sewer and Stormwater Management Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall put on the face of the plat: “Lots/ buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued.”

3. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
4. 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 Mark Moder (261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
5. A Phase 1 environmental site assessment (Phase 1 ESA), compliant with ASTM E1527-13, is required for the project area. Provide a digital copy of the report(s) to Brynn Bemis (267-1986, bbemis@cityofmadison.com) for review.
6. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the applicant shall contact either Tim Troester at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley at 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
7. 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 stormwater 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."

8. 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.

9. The developer shall construct Madison Standard street, bike path and sidewalk improvements for all streets within the plat.
10. The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat.
11. The developer shall confirm that adequate sight distance exists on Valley View Road and South Point Road where public streets intersect. If adequate sight distance does not exist, the developer shall change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City.
12. The developer shall be responsible for the construction of the north side of Valley View Road adjacent to the plat, including any transitions to existing pavement beyond the plat as determined by the City Engineer and City Traffic Engineer. The work in Valley View Road will include, but is not limited to, sidewalk, curb and gutter, storm sewer, and pedestrian islands to facilitate pedestrian crossings.
13. The developer shall be responsible for construction of an east-west running 10-foot multi-use path across the plat limits. Path shall be in a 20-foot wide dedicated easement or outlot dedicated for public path purposes.
14. The developer shall be responsible for the improvements on South Point Road required to facilitate ingress and egress from Watts Road and Tawny Acorn Drive as required by the City Engineer and City Traffic Engineer. The City shall be responsible for a portion of the cost of South Point Road adjacent to the storm water management parcel on South Point Road in accordance with our policies. The developer shall be responsible for the construction of sidewalk, curb and gutter, and pavement on South Point Road adjacent to Lot 16 in accordance with City policy. It may be possible to have the City build South Point Road under a public project, which assesses the developer for the developer's share of the cost of the project. The developer shall note, however, that no funds have been budgeted for a project on South Point Road at this time.
15. Outlot 1 is platted in a way that creates excessive street frontages along South Point Road, Watts Road, and Feather Sound Drive. The Developer shall be responsible for the entire cost of constructing of Watts Road and Feather Sound Drive.
16. The developer shall be responsible for 4 feet of pavement, curb, gutter and sidewalk on South Point Road north of Watts Road to edge of plat limits.
17. This is a redevelopment requiring TSS (TMDL) removal and oil/grease control. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including: a) SLAMM .DAT files; b) RECARGA files; c) TR-55/HYDROCAD/Etc., and; d) Sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
18. The applicant shall demonstrate compliance with Sections 37.07 and 37.08 of Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.

19. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to: reduce TSS by 80% (control the 5 micron particle) off of newly developed areas compared to no controls; detain the 2-, 10-, and 100-year storm events, matching post development rates to predevelopment rates; provide substantial thermal control; provide infiltration in accordance with MGO Chapter 37; 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 of Madison General Ordinances.
20. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 266-4097 if you have any questions regarding the following eighteen (18) items:

21. The plat does not provide on its face private Easements or Outlots to accommodate the now United States Postal Service (USPS)-required centralized delivery of mail using Cluster Box Units (CBUs). The applicant shall coordinate the required locations for the CBUs with the USPS and Engineering staff. City of Madison Engineering acknowledges that development phasing would make it difficult to determine the final locations prior to recording the final plat. This will require the final placement of the CBUs to be determined and all documents recorded to allow placement of the CBUs (after City review and approval) prior to construction of each phase. This shall be a condition of the Development Agreements for all phases for this plat. CBUs serving this plat will not be permitted within any publicly owned or dedicated lands.
22. The developer shall grant a 20-foot wide easement for Public Sidewalk and Bike Path over the southerly portion of proposed Lot 312 between the east to west lot lines, near the southern lot line. Coordinate the configuration with City Engineering staff.
23. Submit street name suggestions to Lori Zenchenko (LZenchenko@cityofmadison.com) for review and approval.
24. Additional acquisitions of easements or right of way may be required beyond the boundaries of this plat for the construction of required improvements, drainage facilities and grading needs at streets intersecting South Point Road and Valley View Road near the plat boundaries. Prior to construction of any off-site improvements or grading, the developer shall acquire the necessary easements or right of ways as required by the City, at the developer's expense. In the event that the developer is unable to obtain those rights, the City shall proceed with the acquisitions. The developer shall reimburse the City for all costs associated with the acquisition, including attorney's fees and any and all costs associated with court-ordered awards. The developer shall provide a deposit at the time of contract execution to cover the estimated City staff expenses and easement cost for the acquisition. The developer shall note that separate, additional surety in an amount estimated to cover any potential

court ordered awards shall be retained by the City until such time as appeal rights have expired. The additional surety shall be provided prior to the City making an offer for the easement.

25. Revise the note for the Public Sidewalk Easement over Outlots 4 and 17 to "See Notes 5 and 8 on Sheet 9". Also, revise note 5 on Sheet 9 to clarify it refers only to the sidewalk easement over Outlots 4 and 17.
26. Outlot 1 of Cardinal Glenn has been included in the plat. Provide the recorded conveyance in the required updated title report prior to final signoff.
27. The Pubic Utility Easement under the legends on all sheets shall refer to the language under note 8 on sheet 9.
28. The 207.84 exterior dimension above Lot 24 is incorrect.
29. 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.
30. Add text to the label for the portion of Feather Sound Drive lying north of this plat to "see Note 4 on Sheet 9".
31. The private landscaping easements will need to specify rights and restrictions of all parties subject to and benefitting from the easement.
32. Add text to the labels for the building setback lines to refer to note 6 on sheet 9.
33. Revise the notes for the Public Bike Path easement over the outlots to read: Outlot subject to Public Sidewalk and Bike Path Easement over its entirety. Also modify Note 9 on sheet 9 to label the easements as "Public Sidewalk and Bike Path Easement for consistent labeling throughout the document.
34. The corner radii for streets intersecting South Point Road, Valley View Road, Watts Road and Redan Drive shall be modified to be 25 feet. Also, Outlot 15 at the west end shall account for the required radius along the west side.
35. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The developer's surveyor and/or applicant must submit copies of required tie sheets or monument condition reports for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com). If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office and shall be attached to a signed and sealed monument condition report. The applicant shall identify monument types on all PLS corners included on the plat. Note: Land tie to two PLS corners required.
36. The offsite (Public Sanitary Sewer, Drainage, Storm Sewer Water Main) facility required to serve this development will require a separate City of Madison Real Estate project to create and record the

required easement. The City of Madison Office of Real Estate Services will administer, draft, execute and record the document. Contact Jeff Quamme of Engineering Mapping to determine the information required. Upon the receipt of the required information and fees, the Real Estate Project will be set up for City staff to complete and record the document. (jrquamme@cityofmadison.com or 266-4097)

37. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject plat, one (1) digital CADD drawing and one (1) signed copy of the final plat to the Mapping/GIS Section of the Engineering Division either as hard copy or Adobe PDF format. The digital CADD file shall be submitted in the WisDOT County Coordinate System, Dane County Zone datum in either Auto CAD Version compatible with MicroStation Version V8i, MicroStation Version V8i or older or Universal DXF Formats. The digital CADD file(s) shall contain the minimum of the items stated below, each on a separate layer name/level number. All line work shall be void of gaps and overlaps that would cause any parcel, street or easement to not properly close. All line work orientation and geometrics shall match the dimensioning as labeled on the final recorded plat: 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. The Developer/Surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any original submittal of data and prior to final sign off.

38. The final plat shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in the parcel database so that the permitting system can upload this data and permit issuance made available for this new land record.

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following six (6) items:

39. Access to South Point Road, north of Watts Road, shall be limited to right in/right out only. The applicant can expect a median to be constructed to enforce access control.
40. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division Electrical Section to record the necessary easements for streetlights. Easements are needed between lots: OL 3-29, 99-100, 87-88, OL 6-53, 210-211, 207-208, 201-202, 238-239, 245-246, 251-267, 283-284, 278-279, 275-276, 271-272, 218-219, 61-62, 106-107, OL 20-303, 307-308, 418-419, 413-414, 393-394, 398-399, 331-332, 324-325, 354-355, 360-361, 383-384, 387-388, 198-199, 192-193, OL 16-190, 111-112, 118-119, 122-123, OL 10-131, OL 11-146, 3-4, 155-156, 158-159, and 182-183.
41. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division Electrical Section to record the necessary easements for streetlights. Easements are needed on the corners of lots: OL 4, 81, 93, OL 5, 71, 204, 214, 212, 251, 253, 277, 268, 221, 311, 401, 91, 413, 382, 195, 170, 169, 145, 108, 121, 130, OL 2, 164, 186, 10, 178.

42. The developer shall be responsible for construction of a 10-foot wide east-west multi-use path across the plat limits. The path shall be in a 20-foot wide dedicated easement or outlot dedicated for public path purposes. This path is intended for use as both a neighborhood and regional transportation corridor. To that end, the applicant shall work with Traffic Engineering and City Engineering to eliminate any unnecessary deviations from an east-west route, a specific area of concern are the deviations adjacent the school site.
43. The applicant shall execute and return a declaration of conditions and covenants for streetlights and traffic signals prior to sign off.
44. The applicant shall add a note to the final plat stating no driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six (6) inches in width shall be constructed between all pedestrian ramps and driveway entrances. This is especially important at 'T' intersections where lot and building layout become critical; to prevent interference with the pedestrian ramp, lots intersecting or adjacent 'T' intersection may require a shared driveway and access.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have any questions regarding the following item:

45. Submit the Acacia Ridge TR-P Master Plan for final review and approval by Planning and Zoning staff.

Please contact Adam Wiederhoeft of the Madison Water Utility at 266-9121 if you have any questions regarding the following two (2) items:

46. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO 16.23(9)(d)(3).
47. All public water mains and water service laterals shall be installed by a standard City of Madison Subdivision Contract. The applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following item:

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)." An upgrade to include a fire sprinkler system with a cost estimate shall be made available for all initial single- or two-family home sales.

Please contact Sarah Lerner of the Parks Division at 261-4281 if you have any questions regarding the following sixteen (16) items:

49. On the plat dated March 21, 2018, the Applicant proposes to dedicate approximately 10.21 acres of public park, identified as Outlot 22, which location is generally consistent with the Pioneer Neighborhood Plan.
50. The subdivision as currently proposed, includes 412 single-family units, six duplex units, and 186 multi-family units with credit for one single-family unit that exists on proposed Lot 16. The parkland dedication requirement for a single-family and duplex unit is 1,081 square feet, and the dedication requirement for a multifamily lot is 734 square feet, per MGO Sec. 16.23(8)(f) and 20.08(6). The total dedication requirement as proposed is approximately 13.44 acres. As proposed, Outlot 22 is insufficient in size to fully meet the standards for dedication of useable park space.
51. Per the rezoning application, the applicant is seeking credit for private open space for Outlots 2, 4 and 17 (approximately 1.63 acres, combined) to offset the park land dedication, if they are able to meet all the requirements of MGO Section 16.23(8)(f)(8). The additional credit for private open space will still be insufficient to meet the parkland dedication requirements for the unit counts as proposed.
52. The Parks Division will not be seeking full dedication of the park lands at this time. The applicant shall provide a formal request to the Parks Division with the preferred fee allocation for the remaining Park-Land Impact Fees.
53. Park Impact Fees (comprised of the Park-Infrastructure Impact Fee, per MGO Sec. 20.08(2), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(6) will be required for all new residential development associated with this project.
54. Prior to sign off on the final plat, the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the Park Impact Fees for this development. This document will be recorded at the Register of Deeds. The applicant shall be responsible for all recording fees.
55. Lands that are dedicated for park purposes to fulfill the parkland dedication shall be suitable for park development. The applicant shall provide proposed grading plans prior approval of the area of dedicated public parklands. General guidelines for park development include:
 - a.) Areas within a park to be used for open space for active and passive recreation shall be graded at 1-2% for the area where fields are proposed.
 - b.) No side slopes within the park dedication area shall exceed 4:1.
 - c.) Large or excessive retaining walls shall not be allowed on public parklands to meet the grading requirements.
 - d.) All off-site drainage that is routed through the park shall be reviewed and approved by Parks Division staff as part of the grading plan review.
56. The developer shall enter into a maintenance agreement for the perpetual maintenance of the medians and private Outlots within the plat, specifically all medians and the proposed roundabout on Watts Road and Outlots 12, 13, and 16, as referenced in the rezoning documents. The applicant shall

work with City Engineering or City Traffic Engineering on the approval of any plantings or stormwater features within the median(s) and outlots.

57. The applicant shall install a fence along the boundary of lands dedicated for public park purposes at the sole expense of the applicant. The fence shall be installed on private property to a design that is mutually agreeable to the applicant and Parks Division. The cost of the fence shall not be eligible for Park–Infrastructure Impact Fee credits. The applicant shall execute a deed restriction that would require the fence to be perpetually maintained by the property owners for any lots that are adjacent to publicly dedicated park lands, including proposed Lots 306-311. It is suggested that the fence also extend along Lots 313-321, which abut Lot 312, which is the proposed school site.
58. The applicant shall complete a tree inventory and health assessment for the trees located on the proposed outlots dedicated for park. The applicant shall include the existing trees located on the existing residence. The tree inventory and health assessment should be completed by an arborist and provided to the Parks Division with the Final Plat application
59. No farming or use of lands to be dedicated to the public for park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered through the City of Madison Office of Real Estate Services.
60. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.
61. City Forestry will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, City Forestry will schedule planting and assess the cost of the initial planting to the property owner.
62. The following note should be included on the subdivision: “Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.”
63. The applicant shall modify all rezoning documents to remove the specific public park improvement graphics from the plans.
64. The rezone application dated October 9, 2017 included information on the proposed single-family count and private open space. This information is not included in the resubmitted zoning application and should be modified as follows:
 - a.) The private open space that can be considered for park land credit are for Outlots 2, 4 and 17 and shall be maintained by the homeowner’s association (HOA), including snow and ice removal.
 - b.) Outlot 19 shall be maintained by the HOA.

Please contact my office at 261-9632 if you have any questions regarding the following thirteen (13) items:

65. That a note be included on the final plat and in the final TR-P master plan that the height of future single-family residences on Lots 18-23 be limited in height to two stories and 35 feet consistent with the maximum allowed height of homes to the north in the Cardinal Glenn subdivision.
66. The applicant shall submit a grading plan and landscaping plan (with cross-sections) for the southern 30 feet of Lots 382-391 for approval by the Planning Division prior to recording of the final plat. The 30-foot buffer strip shall provide a landscaped buffer adjacent to Valley View Road. The following note shall be included on the final plat: "The 30-foot landscaped buffer/planting shall be reserved for the planting of trees or shrubs by the owner; the building of buildings hereon is prohibited, and the rear 30-feet of the strip shall not be counted as any required yard. Maintenance of this strip is the responsibility of the lot owner or homeowner's association." The approved landscaping shall be installed as a condition of building permit approval for Lots 382-391.
67. The applicant shall submit a plan that shows how the southern portions of Lots 291-302 will be graded and fenced/screened (with cross-sections) adjacent to Outlot 19. The grading of these lots and Outlot 19 shall be approved by the Planning Division and City Engineer prior to final approval and recording of the plat.
68. The applicant shall submit a landscaping plan for Outlot 19 for approval by the Planning Division prior to final approval and recording of the plat. Maintenance of the future landscaping and sidewalk shall be provided by a homeowner's association.
69. Prior to recording of the final plat, the Planning Division shall approve the final building design standards for the proposed development to be recorded in the covenants, conditions and restrictions for the subdivision. The final TR-P master plan and subdivision restrictions shall include the massing and composition of structures, orientation of windows and entries; doors and other elements of the facade, and primary facade materials and colors as well as the process for the application of such building design standards, through an architectural review committee or similar review body. The final master plan and related restrictive covenants shall incorporate a reference to the building form standards in Sections 28.172(3)–(6) of the Zoning Code for two- and three-unit buildings, and multi-family buildings.
70. That prior to final approval and recording of the final plat, the applicant shall work with the Planning Division and Capital Area Regional Planning Commission to revise the environmental corridor map to reflect the approved subdivision, including modifications to the stormwater management greenways shown on the neighborhood development plan.
71. The applicant shall submit to the Planning Division two copies of the private subdivision covenants, conditions and restrictions that govern the organizational structure, use, maintenance and continued protection of the development and any common services, open areas or other facilities to serve the proposed subdivision. These documents shall be approved by the Planning Division in consultation with the City Attorney's Office prior to final approval of the plat for recording.

72. A note shall be included on the final plat regarding the width, extension and anticipated future volume of Watts Road and Redan Drive through the subdivision. The final wording of the note shall be approved by the Planning Division and City Engineer prior to recording, and is intended to serve as notice that those roads are a vital part of the City's street network, and will be extended off-site in the future as part of adjacent development approvals.
73. Note: The future developer of Lot 17 may be required to dedicate six feet of additional right of way for Feather Sound Drive and construct additional pavement for on-street parking and loading adjacent to Lot 17 as a condition of developing multi-family housing consistent with the requirements in Section 16.23(8)(a)8.a.v. of the Subdivision Regulations.
74. Revise the western edge of Sheet 3 of the final plat to show the additional right of way for South Point Road as dedicated to the public.
75. The correct subdivision/ homeowner's association name shall be noted for the 30-foot buffer strip/setback adjacent to Valley View Road on Sheet 8.
76. The demolition or removal of the single-family residence at 645 South Point Road shall require Plan Commission approval of a demolition permit prior to the issuance of wrecking or building permits.
77. Approval of the amended TR-P master plan confers no specific approvals for the future development of Lots 16 and 17. Building and parking layouts for those lots are for illustrative purposes. Future development of Lots 16, 17 and 312 (future MMSD property) shall require separate approvals by the Plan Commission prior to the issuance of building permits.

Please contact Lance Vest of the Office of Real Estate Services at 245-5794 if you have any questions regarding the following six (6) items:

78. Prior to approval sign-off, the Owner's Certificate on the PP shall be executed by all parties having an interest in the property, pursuant to 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 executed original hard stock recordable plat shall be presented at the time of sign-off.
79. Per the most recent title report dated June 20, 2017, there is no mortgage of record for the platted lands. If a title update provides new information, a certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to plat approval sign-off.
80. An Environmental Site Assessment is required because of the public dedications. Please provide this material to Brynn Bemis in City Engineering for review (bbemis@cityofmadison.com).
81. Under 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to plat recording. This includes property tax bills for the prior year that are distributed at the beginning of the year.
82. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to Lance Vest in the City's Office of Real Estate Services (lvest@cityofmadison.com), as well as the surveyor preparing the plat, an

updated title report covering the period between the date of the initial title report (June 20, 2017) and the date when sign-off approval is requested. A title commitment may be provided, but will only be considered as supplementary information to the title report update. The surveyor shall update the plat with the most recent information available in the title report update.

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

- a.) Depict and dimension all existing improvements including, but not limited to: buildings, drives, parking lots, encroachments, wells, septic systems, etc. associated with the lands described for the proposed plat. If existing improvements are to remain they must be depicted.
- b.) For properties not connected to municipal utility services, consider whether or not well abandonment ref. NR 141 needs to be addressed.
- c.) Record satisfactions or releases for all recorded instruments that encumber or benefit the subject lands, if all interested parties agree that the purpose for such instrument is no longer necessary or relevant for the purposes of the land division. In particular, the Restrictive Covenants recorded as document number 3657229, and the Memorandum of Option recorded as document 5192258.
- d.) Clearly indicate when lands dedicated to the public are dedicated for right-of-way purposes.

84. Confer with the United States Postal Service regarding centralized mail delivery installations.

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

Any appeal regarding the plat, including the conditions of approval related thereto, must be filed with the Circuit Court within thirty (30) days from the date of this letter. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Tim Torester, City Engineering Division
John Sapp, City Engineering Division
Jeff Quamme, City Engineering Division – Mapping Section
Sarah Lerner, Parks Division
Eric Halvorson, Traffic Engineering Division
Jenny Kirchgatter, Zoning Administrator
Bill Sullivan, Madison Fire Department
Adam Wiederhoeft, Madison Water Utility
Lance Vest, Office of Real Estate Services