

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
of August 20, 2007**

RE: ID#07229 Zoning Map Amendment L.D. 3281, rezoning 12003 Mineral Point Road from Temp A to R1 and R4 and ID# 07267, approval of the preliminary plat of "Tormey Ridge"

1. Requested Actions: Approval of a request to rezone 76.78 acres located at 12003 Mineral Point Road from Temporary Agriculture to R1 (Single-Family Residence District) and R4 (General Residence District); and approval of a preliminary plat creating 159 single-family lots, two (2) multi-family lots and five (5) outlots.
2. Applicable Regulations: Section 28.12 (9) provides the process for zoning map amendments; the subdivision process is outlined in Section 16.23 (5)(b) of the Subdivision Regulations.
3. Report Prepared By: Kevin Firchow, AICP, Planner

GENERAL INFORMATION

1. Applicant: Joseph Gallina, Mineral Point Road Holdings, LLC., 8500 Greenway Blvd. Suite 200, Middleton, WI 53562

Project Contact: Craig Enzenroth, Mineral Point Road Holdings, LLC., 8500 Greenway Blvd. Suite 200, Middleton, WI 53562

Surveyor: Michelle L. Burse, Burse Surveying and Engineering, Inc., 1400 E, Washington Avenue. Suite 158, Madison, WI 53703

2. Development Schedule: Development of this subdivision is planned to commence in Fall 2007 with an estimated completion of Fall 2011.
3. Parcel Location: The final plat area encompasses approximately 77 acres south of Mineral Point Road and adjacent to Silicon Prairie Business Park.
4. Existing Conditions: The site is currently vacant/undeveloped.
5. Proposed Land Uses: 159 single-family residential lots, two multi-family lots, and five outlots for detention and park purposes.
6. Surrounding Land Use and Zoning:

North: Several large rural residential lots, currently in the Town of Middleton, are located adjacent to the northeast corner of the subject property. Unplatted agricultural lands zoned A-1 by Dane County are zoned north of Mineral Point Road in the Town of Middleton.

South: Undeveloped agricultural land in the Town of Middleton, currently zoned A-1 by Dane County.

East: Silicon Prairie Business Park, currently under development. The property is zoned SM (Specific Manufacturing). The Plan Commission has recommended rezoning several lots nearest to Mineral Point Road to RPSM (Research Park Specialized Manufacturing). The Common Council is scheduled to act on this request on September 4, 2007.

West: Vacant land, currently zoned A-1 by Dane County, in the Town of Middleton.

7. Adopted Land Use Plan: The Pioneer Neighborhood Development Plan recommends a combination of low-density residential, low-medium density residential, and public park for this property. This Plan has been adopted as a portion of the City Comprehensive Plan.
8. Environmental Corridor Status: The site of this plat is not located in a mapped environmental corridor.
9. Public Utilities & Services: The property will be served by a full range of urban services, however, not all services are immediately available. This is detailed in the staff report from the City Engineer.

STANDARDS FOR REVIEW

This application is subject to the standards for zoning map amendments and the standards for preliminary and final plats.

REVIEW AND ANALYSIS

Site Analysis

The site is approximately 77 acres in size and is currently undeveloped. The southern portion of the site is primarily wooded and contains slopes in excess of 12%. This portion of the site contains not only the high point for the subject property, but also one of the three highest points identified for the entire planned Pioneer Neighborhood. The site is bounded on the north by Mineral Point Road and several rural residences. The area north of Mineral Point Road is within the City of Madison's planned Elderberry Neighborhood. The Silicon Prairie Business Park lies directly to the east of the subject property but most lots are still unimproved at this time. Undeveloped lands are found to the west and south of the property.

Development Requests

The applicant requests two approvals. The first request is a zoning map amendment to rezone the subject property from A (Temporary Agriculture District) to R1 (Single-Family Residence District) and R4 (General Residence District). The proposed amendment would create:

- 159 lots zoned "R1-Single Family District" (Lots #1-23, #25-160)
- 2 lots zoned "R4-General Residence District" (Lots #24 and 161)
- 5 outlots zoned "R1-Single Family District" (O.L. #1-5)

The applicant's second request is for approval of the Preliminary Plat of Tormey Ridge.

The Pioneer Neighborhood Development Plan

The Pioneer Neighborhood Development Plan was adopted in 2004 as a detailed component of the City's Comprehensive Plan. A majority of this property is recommended for "Low-Density Residential" development with a density under eight (8) units an acre. The high point of the site, is recommended for "Private Open Space". Most easterly areas adjacent to the Silicon Prairie Business Park are recommended for "Low-Medium Density Residential" with a density of 8-15 units per acre. Finally, the plan recommends that "public park" space be included on the southeast corner of this property.

Layout

The locations of the proposed land uses are generally consistent with those recommended in the neighborhood development plan.

A majority of the site is reserved for single-family residential development. Proposed lot sizes have some variation with most lots falling between 9,000 and 12,000 square feet.

The single-family residential areas along the property's high point are recommended in the plan as "private open space that is publicly accessible." This point is one of three high points in the entire Pioneer Neighborhood Planning area. The plan recommends that large home sites be considered along this ridge, provided that public access to the high point is maintained. This arrangement was recommended assuming the large lot development would take the form of "estate" (half-acre or greater) size lots.

From the preliminary plat submitted, the developer proposes to develop the ridge top with lots similar in size to other lots on the property and the ridge will be in private lot ownership. The proposed development pattern reflects a suburban lot size and development pattern. Due to existing vegetation, staff believe there will be minimal views from this highpoint. Additionally, public maintenance on top of the ridge is deemed by the Parks Division to be difficult. Therefore, staff do not believe that maintaining public open space on this site is necessary. If a larger lot pattern were to be considered on the ridge, planning staff would revisit the recommendation to maintain public access. Staff do recommend that the developer limit the number of lots on the ridge and in the steep sloped areas in order to preserve more trees in the area.

Two large multi-family lots are proposed as an apparent buffer between the Silicon Prairie Business Park and the single-family residences located on the remainder of the property. Multi-family lot 161 is 219,831 square feet and is located south of the intersection of "Tormey Ridge

Trail” and Silicon Prairie Parkway. The lot has nearly 1,200 feet of street frontage. Similarly, multi-family lot 24 has an area of 205,037 and is located north of the same intersection. This lot has 1,114 feet of street frontage.

Five outlots are depicted on the plat for park and stormwater detention purposes. Outlot 1, at the far north western corner of the plat, is identified as a greenway. This corner is identified in the neighborhood development plan as part of the regional stormwater drainage and detention system and this project appears to be consistent with that recommendation. This corridor is also noted as a location for an off-street pedestrian and bike facility. The plat includes a note identifying this area as the general location for an greenway underpass beneath Mineral Point Road to connect to areas to the north. Outlot 2 is adjacent to Outlot 1 and is proposed for stormwater detention.

Outlot 3, in the far southwestern corner of the plat, includes over 333,000 square feet for public park purposes. The neighborhood development plan identifies this general area as part of a larger community park that would include lands on adjacent properties. Residential development currently backs onto the park along the proposed Windwood Way. Under this plat, the park has only 299 feet of frontage along “Oak Knoll”. The neighborhood development plan shows larger areas of street access will be required on the adjacent Chang Property. Outlot 4 is located adjacent to Outlot 3 and proposed for detention purposes. Outlot 5 runs behind multi-family lot 161 at the southeast corner of the plat. It is also proposed for stormwater detention.

Access, and Circulation

Access to this site is provided at Mineral Point Road to the north and Silicon Prairie Parkway to the East. The proposed preliminary plat is similar to the layout recommended in the neighborhood development plan. However, Planning Division staff note that there are certain inconsistencies that will need to be addressed prior to any approvals.

The proposed plat identifies “Tormey Ridge Trail” as a minor north-south collector street. The alignment of the street is similar to the alignment recommended in the neighborhood development plan. The plan calls for this minor collector to generally run north-south, eventually connecting the Elderberry Neighborhood to the Mid-Town Neighborhood. The Plan specifically identifies this collector as a northern extension of Sugar Maple Lane. Sugar Maple Lane currently terminates at Valley View Road, over 3,000 feet southeast of the Tormey Property. The preliminary plat provides for a 70-foot right-of-way for this street, which is less than the 80-foot right-of-way recommended in the neighborhood development plan. The plan recommends that on-street bike lanes be accommodated on this minor collector. Additionally, portions of this collector, south of Silicon Parkway, are identified as potential future transit routes. No other collectors or arterials are recommended on the subject property.

There are limited direct east-west connections made across the property. This is primarily due to the steep ridge found at the middle of the site. This condition was anticipated in the neighborhood development plan that shows similar east-west connectivity. The streets currently proposed as “Hunters Gate”, “Trappers Trail”, and “Oak Knoll” will provide east-west connections to future development on the adjacent Chang Property to the west, consistent with

the neighborhood development plan. All local streets are proposed with a right-of-way width of 60 feet.

While the proposed off-street bicycle and pedestrian connections provide logical connections between residential areas and likely destinations such as the community park or Silicon Prairie Business Park, concerns over steep grades and limited accessibility will need to be resolved. Specific areas of concern include the proposed easement shown between Trappers Trail and Woodland Ridge and the easement between Silicon Prairie and Woodland Ridge. Traffic Engineering have also addressed pedestrian and bicycle access in their staff report. As part of their requirements, the applicant will be required to submit a site grading plan.

Block lengths are varied throughout the proposed plat. Steep topography on the southern portion of the property provides some limitations on block layout, resulting in several blocks with large perimeters. Blocks with relatively large perimeters are also found on the more level northern portion of the site including the blocks formed by Lots 56-70 and Lots 33-53. These blocks are generally suburban in character and somewhat larger than the block pattern depicted in the neighborhood development plan for this area.

Density & Rezoning

The applicant proposes R1 zoning on lots 1-23 and 25-160 as well as the outlots. The R1 district is the City's lowest-density residential zoning designation and would fit within the Plan's density recommendations.

The applicant proposes R4 zoning on lots 24 and 161. These lots are approximately 9.75 acres in area and adjacent to the Silicon Prairie Business Park. The proposed R4 properties generally match the locations recommended for "Low-Medium Density Residential" in the Neighborhood Development Plan. A density of 20 dwelling units per acre is requested. While the proposed density would be allowable within an R4 district, this density is not consistent with Plan recommendations which call for a density range of 8-15 units per acre. The applicant has not submitted detailed site plans or building elevations for staff to further evaluate this request.

Inclusionary Zoning

The applicant has submitted an Inclusionary Dwelling Unit Plan (IDUP) indicating his intent to comply with the Inclusionary Zoning provisions of the Zoning Ordinance. The IDUP indicates that 24 of the 159 single-family units will be constructed to meet the affordability criteria, with 16 units to be provided to families earning 80 percent of the area median income (AMI) and 8 to be provided to families earning 70 percent of the AMI. The number of bedrooms in the single-family units is listed as being "to be determined".

The 24 affordable single-family units proposed satisfies the requirement that at least 15 percent of the single-family dwelling units are affordable under the Zoning Ordinance provisions. The lots are relatively well dispersed.

The applicant requests a density bonus, parkland development fee reduction, and an offset review. The Zoning Ordinance stipulates that the midpoint of the density range of a neighborhood development plan must be used to determine the density bonus a project will receive if no permanent zoning already exists. The neighborhood development plan recommends the site for low-density and low-medium residential development. Low-density residential development in this case has a density of 0-8 units per acre, which results in a midpoint of four units per acre. This would allow 156 units in these areas. Regarding the density bonus requested, planning staff has determined the density of the single-family component of the project to be 4.07 units per acre based on all 159 lots occupying 39.05 acres of land. A three lot bonus is provided.

The total number of multi-family units has not been provided. The applicant has not indicated whether the units would be owner or renter occupied. Low-medium density residential development has a density range of 8-15 with a midpoint of 11.5. Based on estimated land area, 112 units would be allowed in these areas, under this base density calculation. The applicant has requested 20 units per acre in these areas. Staff recommends that a maximum of 13 units per acre be allowed in these areas. This would provide a density bonus above the 11.5 units per acre of 14 units.

The CDBG office is currently reviewing the IZ request.

CONCLUSION

The proposed rezoning and preliminary plat are generally consistent with the development concepts recommended in the neighborhood development plan. The proposed mix of uses and layout generally conform to these recommendations. However, there are some inconsistencies with both the rezoning and plat that should be resolved prior to approval.

Planning Division staff believe that the areas proposed for R1 rezoning are generally consistent with the neighborhood development plan although a range of lot sizes that included some smaller-sized lots would be more consistent with recommendations regarding housing variety. The two lots proposed for R4 zoning, however, exceed the Plan's recommended density. Specifically, the proposed density of 20 units per acre on lots 24 and 161 is inconsistent with the recommended density range of 8-15 dwelling units per acre. Staff recommend that the applicant utilize a density point of 13 dwelling units per acre to calculate the density for these lots. If more dwelling units are desired as part of this development, staff recommend interlacing more smaller-lot single-family homes or even some duplexes or townhouse units into the development rather than increasing densities in the multifamily areas concentrated next to the business park. Staff do not want to see the multi-family area developed with very large buildings and the remainder of the area all developed with single-family homes on the same size lots.

The Planning Division believes that the proposed preliminary plat is in general conformance with the adopted neighborhood development plan and that the proposed street locations, park locations, and general layout is consistent with applicable recommendations. The applicant will be asked to submit additional materials to address the concerns and issues raised above.

RECOMMENDATION

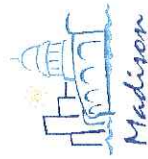
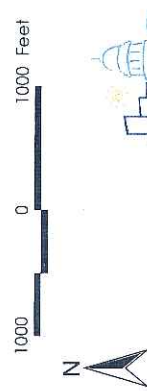
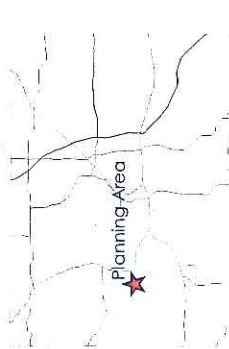
The Planning Division recommends that the Plan Commission forward Zoning Map Amendment I.D. 3281, rezoning 12003 Mineral Point Road from A (Agriculture) to R1 (Single-Family Residence District) and R4 (General Residence District) to the Common Council with a recommendation of **approval**. The Planning Division also recommends that the Plan Commission forward the preliminary plat of Tormey Ridge to the Common Council with a recommendation of **approval**. Both approvals are recommended subject to input at the public hearing and the conditions listed below. In the alternative, the Plan Commission could refer the application to allow the following changes to be made:

1. Comments from reviewing agencies.
2. That the applicant include a notation on the preliminary plat that Lot 161 and Lot 24 will have a density not exceeding 13 units per acre.
3. That the applicant prepare a tree preservation plan for wooded areas of the plat prior to submittal of the first final plat, per the requirements of the Parks Division.
4. That the applicant increase the lot size and reduce the number of lots along the ridge and steeped sloped areas along the streets currently labeled "Tormey Ridge Trail" and "Windwood Way". Such reduction should be done to implement tree preservation efforts submitted in the tree preservation plan.
5. That the applicant provide a right-of-way width of 80 feet on the street currently labeled "Tormey Ridge Trail" per the recommendations in the neighborhood development plan.
6. That the applicant resolves the street naming concerns and conflicts identified by the City Engineer. Further, the applicant shall rename Tormey Ridge Trail to Sugar Maple Lane to bring it in compliance with the neighborhood development plan.
7. That the applicant submit a site grading plan, per the recommendation of the City Engineering Division.
8. That the applicant clarify specific dedication and ownership, public vs. private, for all Greenways, Detention and Park parcels created by this plat. The applicant shall also note that O.L. 1 will be dedicated for greenway and pedestrian/bicycle access. Further the applicant should clarify the underpass is also for pedestrian/bicycle access.
9. That a final Inclusionary Development Plan be approved by CDBG office and a Land Use Restriction Agreement be executed against the entire plat and each individual lot containing residential dwelling units as part of the recording of the final plat of Tormey Ridge as required by the Community Development Block Grant Office.

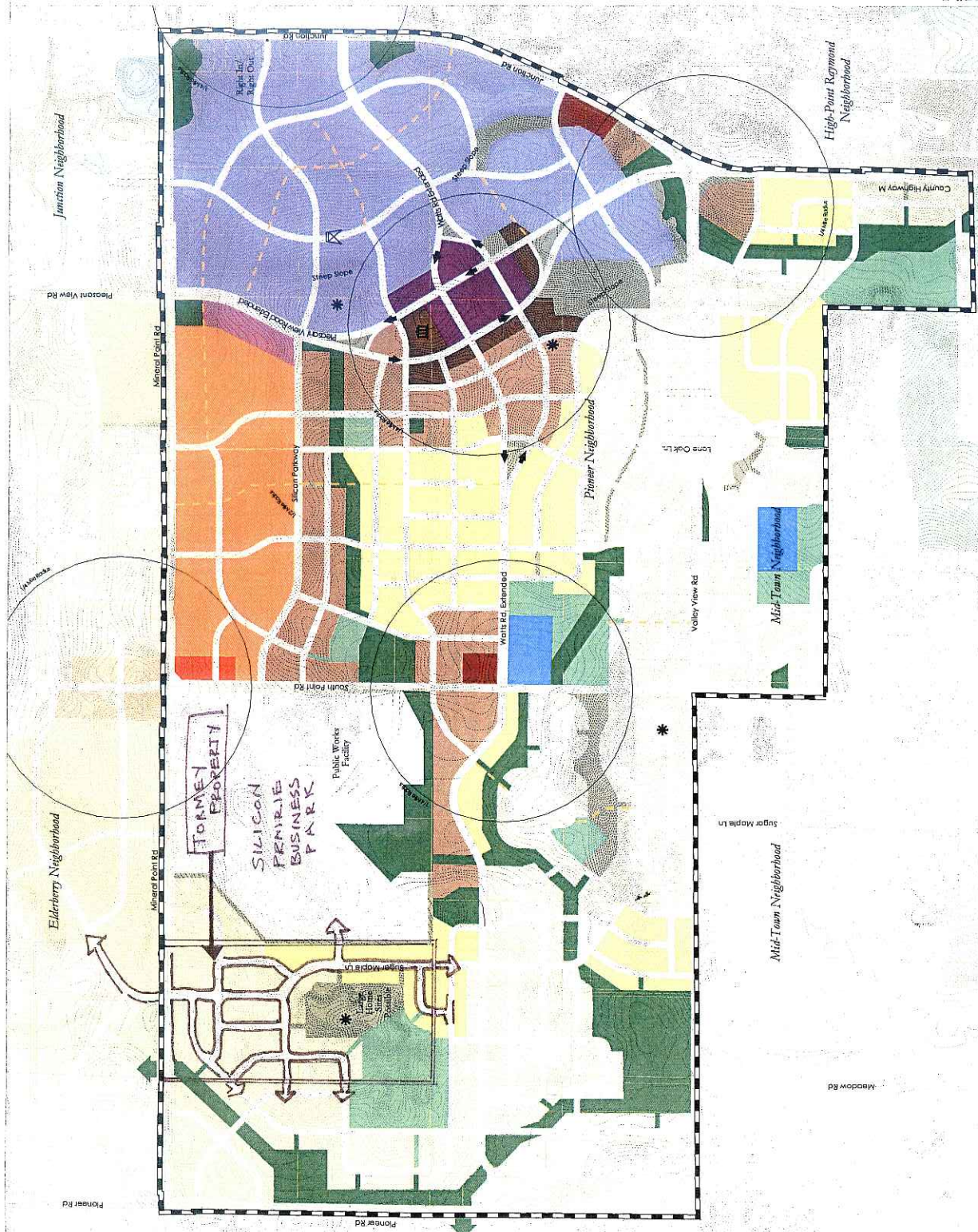
City of Madison Pioneer Neighborhood Development Plan

Map 6 Planned Land Use

- Neighborhood Planning Area Boundaries
 - Existing Parcels
 - Surface Contours (2 Foot Interval)
 - Location of UW Tower
 - Mixed Use Appropriate Following Development of Other Mixed Use Areas
 - High Points (Preserve as Private Open Space That is Publicly Accessible)
- Planned Land Use**
- Low Density Residential
 - Low-Medium Density Residential
 - Medium Density Residential
 - Medium High or High Density Residential
 - Research & Development Center
 - Urban Mix
 - Residential/Commercial Mix
 - Commercial/Employment Mix
 - Neighborhood Commercial
 - Neighborhood
 - Employment
 - Light Industrial
 - Institutional
 - Public Park
 - Private Open Space
 - Drainage (Stormwater Management)
 - Office - Research & Development
 - Technology Manufacturing
- Existing & Planned Street Rights-of-Way
Possible Long-Term Roads
Key Mid Block Pedestrian Ways



Final: April 2004
 Municipal Boundaries - Date County I/O 2001
 Parcel Boundaries - Date County I/O 2001
 Other Information - V&A Site Inventory 2002





Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
1 866 704 2315 Textnet

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

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

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

DATE: August 6, 2007
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: Tormey Ridge Plat and Rezoning

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

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

1. Submit revised street names for the following (as the base or complete name has already been used): Tormey Ridge Trail (City already has a Tormey Lane and Ridge and Trail are suffixes and cannot be permitted as part of a street name). Trappers Trail exists elsewhere. Glacier Way (City has a Glacier Drive), Windwood Way (City has a Windwood Circle and also a similar Wynnwood Way). Woodland Ridge (City has a Woodland Cir, Woodland Tr & a Woodland Way). Oak Knoll (Oak Knoll Lane is used in the Town of Pleasant Springs). Hidden Hills Drive (City has a Hidden Hill Drive).
2. Fairwinds and Hunters Gate require suffixes as part of the street name.
3. Submit a street name for the segment of street between Glaciers Way and Tormey Ridge Trail as required for street directional changes such as this.
4. Clarify specific dedication and ownership, public vs. private, for all Greenways, Detention and Park parcels created by this plat. Also coordinate public dedication of Detention and Greenway parcels and designate appropriate agencies, Parks or Engineering.
5. All public bike / pedestrian easement alignments shall be coordinated and approved by the City Engineering and Traffic Engineering Divisions. There is a proposed bike / pedestrian underpass near the Northwest corner of this plat at Mineral Point Road. Additionally, the Owner/Developer shall attempt to negotiate the acquisition off-plat public bike / pedestrian easement rights on neighboring property adjacent to proposed Lots 20-24 to allow for a better bike / pedestrian path alignment along the East line of this plat with the Silicon Prairie Business Park plat.
6. The Developer will be responsible for payment of the Lower Badger Mill Sanitary Sewer and Stormwater Management Impact Fee District. The Developer shall sign a waiver of assessments prior to plat recordation.
7. The City does not currently have sanitary sewer capacity to serve this development and will not until the Lower Badger Mill Sanitary Swer is built.

5-6



8. Portions of the plat may be served by sewer to the South Point Lift Station. However, no immediate connections are available. This option for partial sewer service would require up to one year to extend sewer and would require payment of South Point Lift Station fees.
9. The Developer shall coordinate bike path easements with City Engineering and Traffic Engineering to provide ADA compliant designs.
10. The Developer shall provide a grading plan for the entire site prior to approval.

GENERAL OR STANDARD REVIEW COMMENTS

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

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

Name: Tormey Ridge Plat and Rezoning

General

- 1.1 The Developer shall enter into a City / Developer agreement for the installation of public improvements required to serve this plat/csm. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat/csm without the agreement executed by the developer.
- 1.2 Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9' below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
- 1.3 The Developer is required to pay Impact Fees for the _____ Impact Fee District for Lot(s) _____ of the _____ Plat/CSM. The current rate is \$ _____/1000SF for a total of \$ _____. The Developer shall select one of the following two options for payment of these fees:
 - 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
 - 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off;
 - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..
 - b) All information shall transmitted to Janet Dailey by e-mail at jdailey@cityofmadison.com, or on a CD to:

Janet Dailey
City of Madison Engineering Division
210 Martin Luther King Jr. Blvd
Room 115
Madison, WI 53703
 - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

The Developer shall put the following note on the face of the plat:

ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping 15-feet wide along Mineral Point Road.

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

Are the following requirements met?

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

2.5 _____

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

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

2.8 The right of way width on _____ shall be _____ feet, on _____ shall be _____ feet and on _____ shall be _____ feet.

2.9 Trappers Trail shall have a minimum centerline radius of 150-feet and Fairwinds shall have a minimum centerline radius of 150-feet and Hunters Gate shall have a minimum centerline radius of 150-feet.

2.10 The cul-de-sac on _____ shall have a minimum radius of _____ feet with a minimum reverse curve radius of _____ feet.

2.11 The plat/csm shall show a temporary limited easement for a temporary cul-de-sac on _____ having a radius of _____ feet and a reverse curve radius of _____ feet. The easement(s) shall expire when the streets are extended.

2.12 The developer shall show on the plat/csm a 40 foot utility easement adjacent to [roadway name] _____. The easement wording shall be approved by the City Engineer. The intent of the easement is to allow for the relocation of a major transmission line. The actual poles would remain on the right of way however major transmission lines require an easement beyond the space occupied by the poles for safety.

2.13 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.

2.14 The Developer shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.

2.15 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____. The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

2.16 Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
- b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway

5-6

- c. purposes shall be permitted.) Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

- 2.17 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
 - b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

- 2.18 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
 - b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

- 2.19 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
 - b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

Streets and Sidewalks

- 3.1 The Developer shall construct Madison Standard street improvements for all streets within the plat/csm.
- 3.2 The developer shall show a ~~30~~ 40 (Strike one, 30 collector, 40 Arterial) foot building setback line on the plat/csm adjacent to Mineral Point Road for all lots in the plat/csm adjacent to said roadway.
- Note: No buffer strip shall be dedicated to the City as the City does not want the maintenance.
- 3.3 Extensive grading may be required due to steep roadway grades.
- 3.4 The developer shall note that City funds for park frontage are limited and will be determined at the sole discretion of the City.

5-6

- 3.5 The developer shall construct sidewalk and record a waiver of their right to notice and hearings for the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO. Said sidewalk constructed in front of and waiver recorded to Lot(s) _____.
- 3.6 The Developer shall make improvement to Mineral Point Road and Tormey Ridge Trail to facilitate ingress & egress to the plat.
- 3.7 The Developer shall construct sidewalk to a plan approved by the City Engineer and complete ditching as required by the City Engineer along [Roadway Name] _____.
- 3.8 The Developer shall grade the right of way line to a grade established by the City Engineer and complete ditching along the roadway as specified by the city engineer along [Roadway Name] _____.
- 3.9 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____. (Also require the City / Developer agreement line 1.1)
- 3.10 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.11 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] __ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and section 4.09 of the MGO.
- 3.12 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.13 Developer shall make improvements to [Roadway Name] _____ considered temporary to facilitate ingress and egress to the plat/csm until such time as the ultimate improvement of the roadway is undertaken by the city.
- 3.14 The Developer shall make improvements to [Roadway Name] _____ to facilitate ingress and egress to the plat/csm.

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

- The above improvement will consist of acceleration and deceleration tapers.
- The above improvement consists of rights turn lanes.
- The above improvement will consist of passing lanes.
- The above improvement will consist of median openings.
- Caution – The improvements indicated above may require right of way outside of the plat/csm. See comment 2.3 to require additional right of way for this purpose.*
- 3.15 The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat/csm.
- 3.16 The developer shall confirm that adequate sight distance exists on _____ where public streets intersect. If adequate sight distance does not exist, the developer shall change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City.
- 3.17 All proposed street names shall be approved by the City Engineer. Applicant shall contact Lori Zenchenko (608-266-5952) with street name requests.
- 3.18 Installation of "Private" street signage in accordance with 10.34 MGO is required.
- 3.19 Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko lzenchenko@cityofmadison.com or (608) 266-5952

Storm Water Management

- 4.1 An erosion control plan and land disturbing activity permit shall be submitted to the Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.2 The following notes shall be included on the final plat:

5-6

- 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.

NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION 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.

- 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.

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.

- 4.3 Arrows shall be added to the certified survey map indicating the direction of drainage for each property line not fronting on a public street. In addition, the certified survey map shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the certified survey map.
 - a. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
 - b. All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION 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.

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

The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system – NAD 27.

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

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

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

- 4.5 If the lots within this certified survey map are inter-dependent upon one another for storm water runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the certified survey map and recorded at the Dane Co Register of Deeds.

- 4.6 The following note shall be added to the certified survey map. "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop."
- 4.7 This plat/csm could affect a flood plain, wetland or other sensitive areas. As such, it shall be reviewed by the Commission on the Environment. Contact Mike Dailey at 266-4058 for further details. The proposed plat/csm may be considered a major change to the environmental corridor and be subject to a public hearing and approval of the Dane County Regional Plan Commission.
- 4.8 A portion of this plat/csm may come under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources for wetland or flood plain issues or navigable waterway. A permit for those matters may be required prior to construction on any of the lots currently within the plat/csm. Contact the WDNR & USACOE for a jurisdictional determination.
- 4.9 Prior to recording the plat/csm, the applicant shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 4.11 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

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

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

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

- 4.12 A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the applicant shall contact Janet Dailey (608-261-9688) 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).

Sanitary Sewer

- 5.1 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 5.2 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 5.3 This land division contains or is adjacent to facilities of MMSD. Prior to approval, applicant shall provide evidence that MMSD has reviewed and approved the proposed land division.

Mapping / Land Records

- 6.1 Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. **Note: Land tie to two PLS corners required.**
- 6.2 In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS

5-6

Dane Zone, 1997 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established WCCS, Dane Zone Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division web address http://gis.ci.madison.wi.us/Madison_PLSS/PLSS_TieSheets.html for current tie sheets and control data. If a surveyor encounters an area without a published WCCS Dane Zone 1997 value, contact Engineering Division for this information.

- 6.3. The Applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the **final plat/CSM** to the Mapping/GIS Section of the Engineering Division. **The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums in either Auto CAD Version 2001 or older, MicroStation Version J or older or Universal DXF Formats and contain the minimum of the following, each on a separate layer name/level number:**
- a. Right-of-Way lines (public and private)
 - b. Lot lines
 - c. Lot numbers
 - d. Lot/Plat dimensions
 - e. Street names
 - f. Easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except **local service** for Cable TV, gas, electric and fiber optics).
- NOTE: This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes.
- NOTE: New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.
- 6.4 In accordance with Section s.236.34(1) (c) which says a CSM shall be prepared in accordance with s.236.20(2) (c) & (f), Wisconsin Statutes, the Applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (cite Register of Deeds recording data) and easements which are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements.
- 6.5 Prior to Engineering final sign-off by main office for Certified Survey Maps (CSM), final CSM must be submitted to Engineering Division Surveyor / Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off. Electronic mail submittal of the FINAL CSM in PDF form is preferred. Transmit to epederson@cityofmadison.com



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

August 13, 2007

TO: Plan Commission

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

SUBJECT: **12003 Mineral Point Road – Preliminary Plat– Tormey Ridge /Town of Middleton Sec. 29**

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

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

1. The Developer shall put the following note on the face of the plat: "ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT (S)."
Note: The development may be delayed until the transportation impacts fees are approved by the Council.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. Prior to approval, the applicant shall prepare and provide a master ped-bike plan for the plat that is consistent with the City's areawide plans and the plat's specific provisions, to be reviewed and approved by the Traffic Engineer.
3. The applicant shall show location of the 20 ft Public Bike and Pedestrian Easement to Future Underpass over O.L. 1. and/or O.L. 2 to be determined and approved by the City Traffic Engineer.
4. The applicant shall modify the width proposed Public Bike / Pedestrian Easement over Lot 24 to accommodate standard design radiuses from the existing 20 ft Silicon Prairie Business Park Bike Easement. The bike / pedestrian easement over Lot 24 shall be determined and approved by City Traffic Engineer.
5. All Bike / Pedestrian Easements shall be modified to 20 ft in width as current City Policy.
6. The applicant shall widen Trapper Trail to 66 ft to accommodate on-street bike lanes from Tormey Ridge westerly.

- 7. The applicant shall provide grading plans for all Bike / Pedestrian Easements for approval prior to Final Plat submittal to be approved by City Engineering and Traffic Engineering to accommodate the facilities. If the Bike / Pedestrian Easements grading plans do not accommodate facilities, the applicant will need to modify the Final Plat to provide the Bike / Pedestrian easements else where to be approved by City Engineering and Traffic Engineering prior to Final Plat submittal.
- 8. The applicant shall in the Developer's Agreement include building the "Public Bike / Pedestrian facilities at the same time of other improvements.

GENERAL OR STANDARD REVIEW COMMENTS

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

- 9. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

10. Utility easements shall be provided as follows:

Between Lots	Between Lots	Between Lots
2 & 3	65 & 66	122 & 123
4 & 5	68 & 69	131 & 132
7 & 8	56 & 70	137 & 138
12' along N. Line of lot 12	85 & 134	142 & 143
15 & 16	86 & 87	147 & 148
12' along E. Line of lot 20	89 & 90	151 & 152
23 & 24	93 & 94	12 along S. Line of lot 106
25 & 26	97 & 98	
29 & 30	100 & 101	
35 & 36	103 & 104	
41 & 42	106 & 107	
45 & 46	109 & 110	
48 & 49	113 & 114	
51 & 52	115 & 116	

- 11. The applicant shall show a detail drawing of the 12 ft. utility easement dimensions and lot lines on the face of the plat.
- 12. There will be access restrictions for this final plat and shall be noted on the face of the plat as follows: No Access shall be granted along the southerly right-of-way line of Mineral Point Road. (The applicant shall include O.L. 1 & 2. for no access.)
- 13. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

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

Contact Person: Michelle L. Burse
 Fax: 608-250-9266
 Email: burse@chorus.net

DCD:DJM:dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: August 9, 2007

To: Plan Commission

From: Matt Tucker, Zoning Administrator

Subject: Tormey Ridge Plat (Preliminary), Mineral Point Road, Rezoning

Present Zoning District: Temp Agriculture District

Proposed Use: 159 single family lots, 2 multi-family lots, 5 outlots

Requested Zoning District: R1, R4

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Due to apparent topographic change across the property, it is not clear that all lots will be able to provide required useable open space once developed. Provide a grading plan of the plat to show that usable open space requirements can be met on the R1 lots in the amount of 1,300 square feet per each lot. Usable open space shall be in a compact area of not less than 200 square feet, having no dimensions less than 10 feet and having a slope no greater than 10 percent. The required front yard and required street side yards do not count toward usable open space.
2. The face of the plat shall include the following statement. "This subdivision is subject to the Inclusionary Zoning sections of Chapter 28 of the Madison General Ordinances. This requirement shall be satisfied by a separate recorded restriction."
3. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit, to CDBG and Zoning, a copy of the approved plan for recording prior to zoning sign off of the plat.

R1 (excluding outlots)

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	8,240 – 18,880 sq. ft.
Lot width	65' (30' frontage minimum)	65+' at front setback line
Usable open space	1,300 sq. ft.	(1)
Front yard	30'	
Side yards	6' for 1-story; 7' for 2-story	
Reverse corner side yard	15'	
Rear yard	40'	
Building height	2 stories/35'	

Site Design	Required	Proposed
Number parking stalls	1	

R-4**

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	2,000 sq. ft. per 2 bdrm unit Min. lot size 6,000 sq. ft.	205,037 sq. ft. (lot 24) 219,831 sq. ft. (lot 161)
Lot width	50'	Adequate
Usable open space	500 per unit	
Front yard	25'	
Side yards	Based on number of units & building dimensions	
Rear yard	35'	
Building height	2 stories/35'; PRD 3 stories	
Site Design	Required	Proposed
Number parking stalls	Based upon #bdrms in unit	

Other Critical Zoning Items	
Floodplain	No
Shoreland Zoning	No
Utility easements	Yes
Barrier free (ILHR 69)	Yes, Multi-family lots 24, 161
UDC	Yes, Multi-family lots 24, 161 will be PRD
Inclusionary Zoning	Yes (2, 3)

With the above conditions, the proposed project **does** comply with all of the above requirements.

**To be reviewed at Plan Commission Submittal for Conditional Use/Planned Residential Development (PRD)



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

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

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

DATE: August 8, 2007
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **12003 Mineral Point Rd.**

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

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

None.

GENERAL OR STANDARD REVIEW COMMENTS

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

1. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows: **(commercial structures only)**
2. Per MGO 34.19, 34.20 and IFC 503.2.5: **(For single family/ plats)**
 - a. A fire apparatus access road that is longer than 150-feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45 degree wye, 90 degree tee) at the end of the fire apparatus access road. This turnaround shall be constructed of concrete or asphalt only, and designed to support a minimum load of 80,000 lbs.
 - b. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck**. See MGO 34.20 for additional information.
3. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck**. See MGO 34.20 for additional information.
4. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck**. See MGO 34.20 for additional information.

Please contact Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan



Department of Public Works
Parks Division

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

August 15, 2007

TO: Plan Commission

FROM: Simon Widstrand, Parks Development Manager

S.W.

SUBJECT: Tormey Ridge Preliminary Plat

1. The location of the park dedication is acceptable, but may require fine-tuning based on specific tree locations.
2. The developer shall provide a tree inventory and survey of the trees along the rear 50 feet of lots 149-160 (adjacent to the park), and on or within 50 feet of outlot 4, prior to submittal of the first final plat.
3. The developer shall prepare a tree preservation plan and a grading plan for other wooded areas of the plat, prior to submittal of the first final plat. Tree preservation may be difficult with the small lots and steep grades, but it should be considered.
4. The proposed stormwater basin at the southwest corner of the property (outlot 4) may have to be reconfigured to preserve oak trees.
5. The proposed park access between lots 154-155 should be eliminated due to the steep slope in the park. A new 20-foot bike/pedestrian easement shall be provided along the south edge of outlot 5, and lots 160-161, to connect the park to lands to the east.
6. To protect trees, no underground utility easements shall be located along the south edge of the plat, or anywhere along the park perimeter unless approved by the Parks Division.
7. The developer shall pay approximately \$240,000 for park development fees. The developer must select a method for payment of park fees before signoff on the final plat.

Park development fees = (194 mf units @ \$540.93) + (159 sf lots @ \$841.45) = \$238,730.97

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.

Please contact Simon Widstrand at 266-4714 or swidstrand@cityofmadison.com if you have questions regarding the above items.

Standard Park Fees and Payments:

Parkland Dedication Requirement is 1100 square feet per single family or duplex unit, 700 square feet per multifamily unit, 350 square feet per elderly unit or single room occupancy.

Fee in Lieu of Dedication is required when City does not take all actual land dedication. The fee is based on current property values up to a **maximum of \$1.82/square foot** for 2007.

Max fee in lieu per unit: SF = 1100 sq.ft. @ \$1.82 = \$2002.
MF = 700 sq.ft. @ \$1.82 = \$1274.
E-SRO = 350 sq.ft. @ \$1.82 = \$ 637.

The Park Development Impact Fees for 2007 are:

SF single family or duplex unit **\$841.45**
MF multifamily unit **\$540.93**
E-SRO elderly or rooming house unit **\$270.47**

Total combined fees: SF = \$2,843.45
MF = \$1,814.93
E-SRO = \$907.47

Payments: Parkland impact fees and park development impact fees shall be paid for this project. Payment checks shall be payable to the City of Madison Treasurer. All questions, payments and deliveries shall be made to the office of the Madison Parks Division. Prior to City signoff on this project, the developer shall select one of the following options for paying these fees:

1. Payment of all fees in a lump sum prior to City signoff on the project.
2. When fees exceed \$20,000, the developer may pay half the fees and provide a two-year letter of credit at no interest for the remaining half of the fees, both prior to City signoff.
3. When fees exceed \$50,000 for plats being built with phased subdivision improvement contracts, the developer may pay the fees due for the number of units in each contract phase, paid at the time of contract execution, and at the fee rates then in effect. Under this option, the fees shall be calculated and prorated to each lot on the development, and the developer shall record a notice of the outstanding impact fees for each lot prior to receiving City signoff for the project.
4. The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off:
 - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a Cadd file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision.
 - b) All information shall transmitted to Janet Dailey by e-mail at Jdailey@cityofmadison.com, or on a CD to:
Janet Dailey
City of Madison Engineering Division
210 Martin Luther King Jr. Blvd
Room 115
Madison, WI 53703
 - c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.
 - d) The Developer shall put the following note on the face of the plat:
ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).