



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4635
www.cityofmadison.com

****BY E-MAIL ONLY****

November 28, 2023

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

RE: Approval of the preliminary plat and final plat of *Village at Autumn Lake Replat No. 8*, replatting 130 single-family lots and three outlots into 154 single-family lots, three outlots to be dedicated to the public for stormwater management and open space use, and two outlots to be used for private open space (Matt Brink, D&R Investments, LLC/VAL, LLC, dba Veridian Homes). [ID 79969; LNDSP-2023-00009]

Dear Brett and Dan;

At its November 21, 2023 meeting, the Common Council **approved** the preliminary plat and final plat of *Village at Autumn Lake Replat No. 8* subject to the conditions of approval in the following sections, which shall be addressed prior to final approval and recording of the final plat.

Please contact Brenda Stanley of the City Engineering Division at (608) 261-9127 if you have questions regarding the following ten (10) items:

1. Off-site sanitary sewer improvements are required for this development by the developer for lots south of the intersection of proposed August Moon Drive and Firefly Drive. The sewer that will need to be extended outside of the platted streets will be located on Felland Road north of proposed Woodbine Drive.
2. The stormwater management plan will need to be revised to show that the measures currently provided are able to accept and accommodate the runoff from the new higher density development.
3. Enter into a City / Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
4. The developer shall construct Madison standard street, multi-purpose path, and sidewalk improvements for all streets within the plat.
5. The developer shall construct sidewalk/path, terrace, curb and gutter, and up to 14 feet of pavement along Felland Road to a plan approved by City Engineer.

6. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat
7. This development is subject to impact fees for the Felland Road Neighborhood Sanitary Sewer Improvement 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."
8. Madison Metropolitan Sewerage District (MMSD) 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 ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
9. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
10. Confirm that adequate sight distance exists where public streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make the mitigating improvements as required by the City. Caution - The improvements indicated may require right of way outside of the plat.

Please contact Julius Smith of the City Engineering Division–Mapping Section at (608) 264-9276 if you have any questions regarding the following nineteen (19) items:

11. Any portion(s) of a public easement that is intended to be released shall be released by separate document prepared by City Office of Real Estate Services. Contact Jeff Quamme of Engineering-Mapping (jrquamme@cityofmadison.com, 608-266-4097) to coordinate the Real Estate project, and associated information and fees required. If any release is required prior to recording of the plat, acknowledgement of the release and document number shall be noted on the face of the plat. There are numerous areas of utility easements which include public interest that will need to be released by the City along with any required portions of the roof drain restriction on Lot 1007 that will require release. Release the 60-foot Radius Temporary Turnaround easement at the end of Expedition Drive.
12. The applicant shall dedicate in kind those connecting segments or replacements for those right of way along Breezewood Road, Meadowlark Drive, Expedition Drive, Wood Sorrel Street, Wood Sorrel Court, Firefly Drive and all of Clover Basin Lane that have been proposed to be discontinued. The final size and locations of the dedications shall be approved by City Engineering and Traffic Engineering.
13. The developer shall have the City petition for the street discontinuance and vacation of portions of Breezewood Road, Meadowlark Drive, Expedition Drive, Wood Sorrel Street, Wood Sorrel Court, Firefly Drive, and all of Clover Basin Lane. Provide a legal description and sketch of the rights of way

to be vacated and other required materials after first consulting with Engineering Mapping Staff. Contact Jule Smith (JSmith4@cityofmadison.com) of City Engineering, Land Information.

14. List the easements in both the preliminary plat and the final plat list the easements over Outlots 62 and 63 for stormwater and drainage per Village at Autumn Lake Replat and cite its document number. Additionally, show the 5-foot easement along the outside Lot 1430 if it is not being released.
15. Shown on both the preliminary plat and final plat a temporary limited easement for a temporary turn around on Expedition Drive to be replaced in kind with the size and location to be approved by the City Engineering and Traffic Engineering Divisions. Include the following language on the plat: "Temporary Limited Easement benefitting the City of Madison for temporary turnaround improvement purposes. Said Easement shall terminate upon the extension of Expedition Drive east of this plat along with the removal of the public temporary turnaround improvements within the easement area."
16. 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.
17. Insert standard language pre MGO Section 16.23(9)(d)2.a. verbatim. When done, all of the previous non-exclusive easements for drainage easements are released and new drainage easements defined by the current proposed final plat.
18. As required by Ordinance, provide private Easements or private Outlots to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). Coordinate the locations of the CBUs with the USPS Development Coordinator, City Engineering and City Traffic Engineering Staff and in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works. CBUs serving this land division will not be permitted within any publicly owned or dedicated lands.

If the Developer is not able to determine the final locations of the CBUs prior to recording the final plat, the final placement of CBUs for each phase of development within this land division shall be determined prior to construction. The locations for each phase shall as required by Ordinance, in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works and in compliance with United States Postal Service requirements.

The required CBU documents shall be recorded prior to the start of construction of the public improvements serving any Lot or Outlot. In the instance of land divisions that do not require the construction of public improvements or a contract with the developer, the required approved CBU documents shall be recorded simultaneously with the final approved land division.

Construct the CBUs in accordance with the specifications approved by the Board of Public Works.

19. Remove existing Outlot 65 from the limits of the plat and shorten proposed Outlot 79 in both the final plat and preliminary plat accordingly and adjust the legal descriptions to accommodate. This area has been dedicated prior and will remain dedicated as it is with the bike path easement remaining over it.

20. Dedicate the truncated Outlot 79 for a single purpose, for Sidewalk and Bike Path purposes and grant an easement for stormwater purposes as needed for the remainder. Update the as needed on both the final plat and the preliminary plat.
21. The 20-foot wide bike path easement along the easterly line of the plat shall remain in place for the full length of the plat limits. The developer may dedicate this area to the City without removing the easement even for similar use.
22. The 6-foot wide bike path easement along the North line of Lot 1007 shall remain in place. The developer may dedicate over this area to the City without removing the easement even for similar use.
23. 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.
24. Prior to City Engineering Division final sign-off by main office for the plat, the final plat must be submitted to the Engineering Division Surveyor/ Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two (2) working days prior to final Engineering Division sign-off. Electronic mail submittal of the FINAL plat in PDF form is preferred. Transmit to jrquamme@cityofmadison.com.
25. Per MGO Section 16.23(7) the location, right-of-way width, and names of any adjacent existing streets, alleys or other public ways, easements and railroad and utility rights-of-way, the existing underlying streets and easements to be released are not shown on the preliminary plat. These shall be shown.
26. Properly show the right of way widths of Tranquility Drive as 70 feet and the northerly portion of August Moon Drive as 66 feet for both the preliminary plat and the final plat.
27. Clearly label Meadowlark Drive as "Dedicated to the Public" for the portion South of Expedition Drive.
28. List the Datum and Adjust for the Coordinates used Example - NAD 83(97).
29. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject plat one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the final recorded plat: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

*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 and electronic data for any changes to the plat which occur subsequent to any submittal of data.

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following two (2) items:

30. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12-foot easement between lots and 6-foot easements on corner lots where streetlights are needed. Easements are required between lots: 1055-1056, 1453-1452, 1041-1040, 1424-1423, 1459-1460, 1412-1411, 1431-1430, 1405-1404, 1394-1395, 1339-1340, 1336-1335, 1327-1326, 1388-1387, 1383-1384, 1320-1319, 1370-1369, 1360-1361, 1363-1364, 1384-1383. Easements are required on the corner of lots: Outlot 65, 1057, 1038, Outlot 64, 1434, 1414, 1415, 1403, 1402, 1334, Outlot 74, 1393, 1358, 1359
31. The applicant shall add a note to the 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 Matt Hamilton of the Madison Fire Department at (608) 266-4457 if you have any questions regarding the following two (2) items:

32. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500 feet of at least one fire hydrant. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO Section 34.507 for additional information.
33. The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. 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 Jeff Belshaw of the Madison Water Utility at (608) 261-9835 if you have any questions regarding the following three (3) items:

34. Note that records indicate deferred water main assessments exist against this parcel. Improvements, which substantially change the use of the property, may require any outstanding deferred assessments to be paid in full prior to proceeding with the proposed improvements (MGO 4.081(4)). Please contact Danah Enright of the City of Madison Finance Department to review the status of the deferred water main assessment associated with this property at: (608) 266-4008 or denright@cityofmadison.com.
35. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO Section 16.23.

36. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City Developer agreement. The applicant shall contact City Engineering Division to schedule the development of plans and the agreement.

Please contact Kathleen Kane of the Parks Division at (608) 261-9671 if you have any questions regarding the following two (2) items:

37. 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(6)(f) and 20.08(6) will be required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. Please reference ID #12118.7 when contacting Parks Division staff about this project.

38. 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." The Parks Division shall be required to sign off on this subdivision prior to recording.

Please contact Jenny Frese of the Office of Real Estate Services at (608) 267-8719 if you have any questions regarding the following nine (9) items:

39. Prior to approval sign-off by the Office of Real Estate Services ("ORES"), all parties having an interest in the property, pursuant to Wis. Stats 236.21(2)(a), shall execute the Owner's Certificate on the plat. 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. When possible, the executed original hard stock recordable plat shall be presented at the time of ORES approval sign-off. If not possible, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the plat containing electronic signatures shall be provided to ORES prior to obtaining approval sign-off.

40. 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. If the plat is signed electronically, a PDF of the plat containing electronic signatures shall be provided to ORES to obtain approval sign-off.

41. If a mortgage or other financial instrument is reported in record title, but has been satisfied or no longer encumbers the lands or ownership within the plat boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to plat approval sign-off.

42. A Consent of Lessee certificate shall be included on the plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off.

43. If any portion of the lands within the plat boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and executed prior to approval sign-off.

44. The property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to plat recording. Receipts are to be provided on or before sign-off and checks are payable to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, Wisconsin 53701

45. All special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to plat approval sign off. Receipts for payment shall be provided to ORES in advance of final plat approval sign-off.
46. The owner shall furnish to Andy Miller in the City's Office of Real Estate Services as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report 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.
47. The Office of Real Estate Services is still reviewing the final plat and title report and may have additional comments to be addressed by the applicant prior to final approval and recording of the plat.

Please contact my office at 261-9632 if you have questions about the following two (2) items:

48. The applicant shall submit to the Planning Division two copies of private subdivision covenants, conditions and restrictions, and easements that will 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 replat. 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.
49. If applicable, the applicant shall demonstrate compliance with the requirements in Section 16.23(8)(f)8 of the Subdivision Regulations for the privately-owned and maintained open space on proposed Outlot 74, including the execution of land use restrictions and open space easements in a form acceptable to the Parks Division, Planning Division, and City Attorney's Office. 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.

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

Timothy M. Parks
Planner

cc: Brenda Stanley, City Engineering Division
Julius Smith, City Engineering Division – Mapping Section
Sean Malloy, Traffic Engineering Division

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Jenny Kirchgatter, Assistant Zoning Administrator
Matt Hamilton, Madison Fire Department
Jeff Belshaw, Madison Water Utility
Kathleen Kane, Parks Division
Jenny Frese, Office of Real Estate Services