



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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April 19, 2006

Brian Munson  
Vandewalle & Associates  
120 East Lakeside Street  
Madison, WI 53715

Wayne Barsness  
D'Onofrio Kottke & Associates  
7530 Westward Way  
Madison, WI 53717

SUBJECT: Second Addition to Grandview Commons

Dear Brian & Wayne:

This is to inform you that the Plan Commission, at its meeting of April 3, 2006, recommended approval of the preliminary plat of Second Addition to Grandview Commons and rezoning this property from Temporary A (Agriculture) to C (Conservancy), R2T, R2Y, R2Z and PUD(GDP), City of Madison, Dane County, Wisconsin.

The Common Council conditionally approved the final plat on April 18, 2006.

The conditions of approval are:

**Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following six items:**

1. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
2. Utility easements shall be provided as follows:

Between Lots	Between Lots	Between Lots	Between Lots
P630 & OL 32	P701 & P702	P755 & OL 40	P833 & P834
P632 & P633	P719 & P720	P777 & P778	P844 & OL 51
P636 & P637	P722 & P723	P784 & OL 42	P849 & OL 55
P639 & P640	P724 & P725	P801 & P802	P851 & OL 54
P643 & P644	P729 & P730	P805 & OL 43	P855 & OL 56
P652 & P653	P732 & OL 37	P811 & OL 43	

P670 & P671	P733 & P734	P814 & P815	
P684 & P685	P737 & P738	P816 & P817	
P688 & P689	P743 & P744	P820 & :P821	
P695 & P696	P749 & P750	P823 & P824	
P698 & P699	P753 & P754	P827 & P828	

3. The applicant shall show a detail drawing of the 12-foot utility easement dimensions and lot lines on the face of the plat.
4. The developer will need to demonstrate/provide how private streetlights will be installed and maintained in the public alleys. The plat shall provide the following note on the face of the plat: "The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by private interests."
5. There will be access restrictions for this final plat and shall be noted on the face of the plat as follows:
  - a. No Access shall be granted along the southerly right-of-way line of Milwaukee Street.
6. 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 Janet Gebert, City Engineering, at 261-9688 if you have questions regarding the following forty-four items:**

**These items pertain to the preliminary plat:**

7. The applicant shall dedicate right-of-way along Milwaukee Street 54-feet from centerline for future 108-foot right-of-way.
8. All alleys shall be laid out so that they can be serviced with a single pass within the block. No tee intersections will be permitted.
9. Outlots 38 and 48 shall contain a permanent easement for street and utilities over the entire outlot.
10. Court E, Street E, and Outlot 46 together result in excessive maintenance for the City and shall be revised as required by the City Engineer.
11. "E" Street is an extension of Driscoll Drive. Outlot 41 needs a street name in order to assign addresses to P 755-P 764. Saturn Drive and Hercules Trail split is between P 714 and P 715.
12. The developer shall make improvements to existing Milwaukee Street adjacent to the plat as required by the City Engineer. Outside of the intersection area, the developer shall be responsible for 16-feet of pavement and sidewalk. In the area around the intersections, the developer shall be responsible for intersection improvements to facilitate ingress and egress to the plat. The work may be done by the developer or by the City as determined by the City Engineer after consultation with the developer.
13. Interim construction measures may be required to prevent direct discharge of runoff to unplatted lands.
14. A portion of the proposed development shall be subject to the Door Creek North Phase 2 Sanitary Sewer and Storm Water Utility Impact Fees.

15. A portion of the proposed development shall be subject to sanitary sewer fees (deferred assessment) for the Heritage Prairie Sewer Assessment District.
16. These lands are not presently within the Central Urban Service Area and must be brought in prior to final plat approval.
17. Bearing and coordinate datum reference shall be consistent with Grandview Commons.
18. Public water main and access easements created by recorded Document No. 3173520 and 3512375 must be released prior to plat recording. Submit to Engineering Division (Eric Pederson) a legal description and scale map exhibit prepared by a Registered Land Surveyor, for the release of these easements. Also submit a \$500 check payable to the City Treasurer to cover City Real Estate staff charges and recording costs to administer this release document.
19. 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 the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer.
20. Two weeks prior to recording the final plat, a soil boring report prepared by the Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9-feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
21. The applicant shall dedicate a 21-foot wide strip of right-of-way along Milwaukee Street (54-feet from centerline).
22. The developer shall construct Madison Standard street improvements for all streets within the plat/csm.
23. The developer shall show a 30-foot building setback line on the plat/csm adjacent to Milwaukee Street for all lots in the plat/csm adjacent to said roadway. No buffer strip shall be dedicated to the City as the City does not want the maintenance.
24. The developer shall note that City funds for park frontage are limited and will be determined at the sole discretion of the City.
25. Value of sidewalk installation over \$5000. The applicant shall construct sidewalk to a plan approved by the City Engineer along Milwaukee Street.
26. The developer shall make improvements to Milwaukee Street to facilitate ingress and egress to the plat/csm.
27. An erosion control plan and land disturbing activity permit shall be submitted to the Engineering Division for review and approval prior to recording the final plat/csm. 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.
28. The following notes shall be included on the final plat:
  - a. All lots within this plat are subject to a non-exclusive easement 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 easement shall be 12-feet in width on the perimeter of this plat. Easements shall not be required on property lines shared with greenways or public streets.

- 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.

29. 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 this 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.

30. 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:
  - a. Detain the 2 & 10-year storm events.
  - b. Control 80% TSS (5 micron particle).
  - c. Provide infiltration in accordance with NR-151.
31. This site is greater than one (1) acre, and the Developer 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 (608) 275-3201 to discuss this requirement.
32. A minimum of two (2) working days prior to requesting City Engineering sign-off on the plat/csm, the applicant shall contact Randy Whitehead (608-266-4099) to obtain the final stormwater utility charges that are due and payable prior to subdivision of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division and subsequent obsolesces of the existing parcel.
33. All outstanding Madison Metropolitan Sewerage District (MMSD) sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
34. Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.

35. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's Office. The Developer's Surveyor 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 Surveyor shall identify monument types on all PLS corners included on the Plat or CSM. **Note: Land tie to two PLS corners required.**
36. 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 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 NAD 27 and WIDOT County Coordinate System, Dane County Zone datums and be consistent with previous formats delivered to the City by the applicant 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 and 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 Bob Arseneau 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.

37. In accordance with Section s. 236.34(1)(c) which says a plat/CSM shall be prepared in accordance with s. 236.20(3)(c) & (f), Wisconsin Statutes, the applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (site 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.

**These items pertain to the PUD(GDP) zoning:**

38. All conditions of the Second Addition to Grandview Commons Plat shall be satisfied.
39. Interim construction measures may be required to prevent direct discharge of runoff to unplatted lands.
40. The owner shall provide maintenance agreement and stormwater billing entity for all proposed private open space.
41. GDP documents must provide for private entity (homeowners association) to review and solve all private lot drainage problems.

42. Any shared private utility must be provided for by the GDP documents.
43. A portion of the proposed development shall be subject to the Door Creek North Phase 2 Sanitary Sewer and Storm Water Impact Fee.
44. These lands are not presently within the Central Urban Service Area and must be brought in prior to final plat approval.
45. 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.
46. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
  - a. Detain the 2 & 10-year storm events.
  - b. Control 80% TSS (20 micron particle).
  - c. Provide infiltration in accordance with NR-151.
47. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
48. The applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg), MicroStation(dgn) or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a. Building Footprints
- b. Internal Walkway Areas
- c. Internal Site Parking Areas
- d. Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e. Right-of-Way lines (public and private)
- f. Lot lines
- g. Lot numbers
- h. Lot/Plat dimensions
- i. Street names

Note: Email file transmissions preferred: [lzenchenko@cityofmadison.com](mailto:lzenchenko@cityofmadison.com)

49. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a. Building Footprints
- b. Internal walkway areas
- c. Internal site parking areas
- d. Lot lines and right-of-way lines.
- e. Street names
- f. Stormwater management facilities.
- g. Detail drawings associated with Stormwater Management Facilities (including if applicable, planting plans).

50. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
- a. SLAMM DAT files.
  - b. RECARGA files.
  - c. TR-55/HYDROCAD/Etc.
  - d. Sediment loading calculations.

If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided.

**Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following four items:**

51. 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."
52. Section 28.04(24) provides that Inclusionary Zoning requirements shall be complied with as part of the approval process. Submit, to CDBG, a copy of the approved plan for recording prior to Zoning sign-off of the plat.
53. Lot P739 proposed zoning R2T does not meet the 5,000 square foot minimum lot size.
54. Lot P827 proposed zoning R2Y does not meet the 40-foot lot width requirement. Provide a front yard "building setback line" on this lot that is 40-feet wide.

**Please contact Peter Olson of the Planning Unit staff at 266-4635 if you have questions regarding the following five items:**

55. The applicant shall finalize the inclusionary dwelling unit plan and record the Land Use Restriction Agreement prior to or concurrent with recording the final plat.
56. The subject property is not currently within the Central Urban Service Area. The applicant shall verify that the application to include the subject property in the Central Urban Service Area has been approved prior to submitting a final plat for any portion of the subject property to the City of Madison for review and approval.
57. The phasing of infrastructure improvements in the subdivision improvement contract shall be negotiated with the City Engineer and timed to enable services to be extended to each phase as this development progresses.

58. The applicant shall provide notification within recorded subdivision documents which require acknowledgement from all initial and future lot and unit purchasers within this subdivision that the quarry operation is a pre-existing condition.
59. The applicant shall provide notification within the recorded subdivision documents which require acknowledgement from all initial and future lot and unit purchasers of the existing highway corridors and highway noise generation.

**The Plan Commission added the following condition:**

60. Approval recommended utilizing the second (revised) inclusionary zoning and phasing plan. The Plan Commission requested that the Parks Commission investigate an east-west pedestrian/bicycle connection through the proposed public park.

**Please contact the Madison Water Utility at 266-4651 if you have questions regarding the following three items:**

61. The developer shall relocate the existing water main and shall construct a driveway across Outlot 33 prior to releasing the existing public water main and access easement.
62. All public water mains and water service laterals shall be installed by standard City of Madison Subdivision Contract.
63. The Water Utility will not need to sign off on the final plans, but will need a copy of the approved plans.

**Please contact Si Widstrand, City Parks Division, at 266-4711 if you have questions regarding the following five items:**

64. Park dedication of 3.9 acres is acceptable for the expansion of Grandview Commons Park.
65. Total park fees due are estimated at \$344,310.

Required dedication = (229 square feet @ 1,100 square feet) plus (123 multi-family @ 700 square feet) = 338,000 square feet. 170,305 square feet will be accepted as dedication. A credit of 69,005 square feet will be given for the private park, estimated fee credit is \$120,068.70. The remaining 98,690 square feet will be taken as a fee in lieu of dedication, or dedication of equivalent land at another park site.

Fees in lieu of dedication are based on the actual value of the acreage otherwise required for dedication, with a maximum value of \$1.74/square foot, adjusted January 1 of each year. The value is determined by the Planning Real Estate Unit and is based on the land value prior to development approval. The estimated fee is \$171,720.60.

The Park Development Fee is  $(229 @ \$815.36) + (123 @ \$524.16) = \$251,189.12$ . Credit is available for developing the private park up to a maximum of \$52,000. Credit is available for grading and seeding the public park up to a maximum of \$26,600. Remaining Park Development Fee = \$172,589.12

TOTAL PARK FEES ARE ESTIMATED AT \$344,310, if maximum park fee credits of \$198,069 are used.



Half of the fees due shall be paid prior to sign-off on the final plat, with a letter of credit provided to cover the other half. Or fee payments may be phased with plat construction phases.

- 66. Total park fee credits (land and improvements) of \$198,069 are available and have been deducted from the estimate above.
- 67. Utility easements shall not be allowed across parkland without prior approval of the Parks Division (to avoid conflicts with future expansion, grading and facility plans).
- 68. Private park space and trail access corridors shall be provided across the private open spaces either as an easement for public use, or as a provision in the covenants that clearly allows public use.

**Please contact Jeff Ekola or Jerry Lund, Real Estate Section, at 267-8719 if you have questions regarding the following item:**

- 69. The satisfaction and adherence to all requirements of the Real Estate Unit upon final review of the title report, please contact Jeff Ekola or Jerry Lund at 266-4222 regarding this matter.

**Please contact Rodney Knight of Dane County Regional Airport Administration regarding the following item:**

- 70. An aviation easement to the benefit of Dane County shall be negotiated with the Dane County Regional Airport and recorded at the Dane County Register of Deeds prior to recording the final plat.

( ) A copy of a plat showing required public utility easements is being sent to your surveyor.

The plat shall be approved by the State Department of Development.

The plat covenants and restrictions for this subdivision will be submitted to the Planning Unit staff for review and approval.

Any appeal from the action, including the conditions of approval, must be filed with the Circuit Court within thirty days from the date of this letter. Upon receipt of this letter, please contact Planning Unit staff at 266-4635 about the steps that should be taken to meet these conditions and receive sign-off from the agencies that must review the plat. These agencies are highlighted on the attached form.

Sincerely,

Peter Olson  
Planner II

Enclosure

- cc: City Engineering
- Traffic Engineering
- Zoning Administrator
- Real Estate – Jeff Ekola
- Surveyor:

City Engineer
Traffic Engineer
Zoning
Planning
Parks
CDBG
Real Estate