



Department of Planning & Development
Planning Unit

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November 8, 2006

Mike Marty
Calkins Engineering, LLC
5010 Voges Road
Madison, Wisconsin 53718

RE: Approval of the final plat of "First Addition to Hawks Creek" creating 52 single-family lots. (Rick McKy).

Dear Mr. Marty:

At its November 7, 2006 meeting, the Common Council **approved** your client's final plat for the "First Addition to Hawks Creek" subdivision subject to the following conditions of approval from reviewing agencies:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following eighteen (18) items:

1. The developer shall make improvements to Jeffy Trail consisting of sidewalk and curb and gutter on the east side; a minimum of 22 feet asphalt pavement and a 3-foot asphalt shoulder on the west side. In addition, the developer shall construct pavement tapers to match into the existing street as required by the City Engineer. Ditching or other measures to insure drainage may be required on the west side.
2. Upper Badger Mill Creek Impact Fees are due and payable prior to approval of this plat.
3. Existing septic systems shall be properly abandoned per Dane County Department of Health (Sanitarium) requirements. If existing home is to remain, it will be required to be connected to City sewer.
4. Lots 41, 42, 43, 44, 45 and 46 appear to drain towards the north, which appears to be beyond the limits of the proposed plat. The developer will either need a sanitary sewer easement north of Lots 44 and 59 or delay development of these lots.
5. Gravity sewer cannot serve Lot 29 through 34 inclusive at this time. Development of these lots shall be delayed until sewer is available.
6. Off plat public storm water management easement directly south of and adjacent to this proposed plat must be recorded prior to the recording of this plat.
7. The correct spelling is "Jeffy Trail."
8. The developer shall enter into a City/ Developer agreement for the installation of public improvements required to serve this plat. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to

schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat without the agreement executed by the developer.

9. 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.
10. It is anticipated that the improvements on Jeffy Trail required to facilitate ingress and egress to the plat will require additional right of way and/or grading easements located outside the plat 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.
11. The developer shall construct Madison standard street improvements for all streets within the plat.
12. The following notes shall be included on the final plat:
 - a.) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

Note: In the event of a City Of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
 - 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.
13. 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:

“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.

14. 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. Please contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
15. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat, 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).
16. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
17. 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.
18. In accordance with Section s.236.34(1) (c) which says a plat 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 (site Register of Deeds recording data) and easements that are being conveyed by the plat. Identify the owner and/or benefiting interest of all easements.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following three items:

19. The plat is subject to special assessments or impact fees for Midtown Road Area-wide Assessment and Impact Fee District for traffic signals and associated intersection improvements based on Council adopted resolutions. These shall be cleared prior to final plat approval.
20. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off.
21. 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 Scott Strassburg, Madison Fire Department, at 261-9643 if you have questions about the following two items:

22. 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.

23. All portions of the exterior wall of newly constructed one and two-family dwellings shall be within 500 feet of at least one fire hydrant. Distances measured along the path traveled by the fire truck as the hose lay off the truck. See Section 34.20 of the Madison General Ordinances for more information.

Please contact Dennis Cawley, Madison Water Utility, at 266-4651 if you have any questions regarding the following two items:

24. All public water mains and water service laterals shall be installed by a standard City subdivision contract. The Water Utility will not need to sign off on the final plans, but will need a copy of the approved plans.
25. All operating private wells shall be identified and permitted and all unused private wells shall be abandoned by the Water Utility in accordance with Madison General Ordinance 13.21.

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

26. Note: The grading plan dated June 30, 2006 appears to provide adequate usable open space on the lots. Some of the lots have limited building envelope areas in order to meet the usable open space requirements. Some additional terracing may be needed on some sites.
27. 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."
28. 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.

Please contact Si Widstrand, Parks Division, at 266-4711 if you have questions about the following three items:

29. The park dedication along the Ice Age Trail corridor will meet the requirement for the entire preliminary plat but is not in the first final plat. The proposed park dedication is not owned by the developer, but is under contract to be purchased in 2007. The developer shall provide a legal promise to provide the dedication in the next final plat, secured by bond or letter of credit.
30. Park Development Fees will be \$815.36 per single-family lot, or \$42,398.72 for the 52 lots proposed.
31. The development shall meet the requirements for aesthetic management zones and backyard planting buffers as required by the High Point-Raymond Neighborhood Development Plan.

Please contact my office at 261-9632 if you have questions about the following five items:

32. That the applicant execute a Land Use Restriction Agreement (LURA) for this final plat as required by the Community Development Block Grant Office.
33. That Lot 31 as proposed be expanded in size to accommodate a 100-foot minimum lot width and a 15,000 square-foot minimum lot area so as to comply with shoreland zoning requirements under State law. The

Planning Unit will work with the developer to adjust the final plat to prevent the loss of any lots due to this required adjustment.

34. That the exterior of all buildings in this final plat be constructed of materials to match the exterior materials palette approved by the Planning Unit with the recording of the final plat of Hawk's Creek and that those materials be detailed on any building permit submittals for these lots.
35. That the applicant submits a final grading plan for this final plat for approval by the Planning Unit Director that shows no grading and limited land disturbance within the 40-foot tree preservation easement at the rears of Lots 32-43. The grading plan shall be made part of the subdivision improvement plans issued by the City Engineer prior to the recording of this plat. The Planning Unit reserves the right to require remunerative tree planting per staff approval to replace any trees located within the easement that are damaged or lost during construction.
36. That two three to four-inch caliper bur, white, swamp white or Schuettei oak trees be planted per lot within the Tree Preservation & Maintenance Easement shown at the rears of Lots 25-31 and 44-76 of this final plat. This requirement shall be noted on the face of the plat, in the subdivision covenants and restrictions to be approved by the Planning Unit prior to recording of the plat and shown on the building plans approved by the Planning and Inspection units prior to the issuance of building permits for said lots. The planting of these trees shall occur at the time that the final grade of each lot is set and grass is installed on the lot as is customary following construction and within one year of the issuance date of the building permit unless altered by the Planning Unit Director.

Please note that the City Real Estate Office is reviewing the report of title provided with this plat and may have comments. That office will send any comments to you by fax. If you have any questions, please contact Jeff Ekola at 267-8719 for more information.

Please contact Hickory Hurie or Barb Constans, Community Development Block Grant Office, at 267-0740 regarding the preparation of any materials necessary to comply with Inclusionary Zoning, including the Land Use Restriction Agreement that must be executed and recorded prior to final approval of the plat.

Specific questions regarding comments or conditions should be directed to the commenting agency. Any appeal regarding the plat, including the conditions of approval, 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, do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Dailey, City Engineering
John Leach, Traffic Engineering
Si Widstrand, Parks Division
Scott Strassburg, Madison Fire Department
Kathy Voeck, Assistant Zoning Administrator
Dennis Cawley, Madison Water Utility
Jeff Ekola, Real Estate Unit
Barb Constans, CDBG Office
Norb Scribner, Dane County Land Records and Regulations