

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
Of January 21, 2009**

RE: I.D. #13109 Zoning Map Amendment ID 3401-3404, Rezoning 6001 Milwaukee Street from Temp. A to R2T, R2Y, PUD-GDP, and Conservancy, and; I.D. #11310, Approval of the Preliminary Plat and Final Plat of Eastlawn

1. Requested Actions: Approval of a request to rezone approximately 34.9 acres located at 6001 Milwaukee Street from Temp. A (Agriculture District) to R2T (Single-Family Residence District), R2Y (Single-Family Residence District), PUD-GDP (Planned Unit Development, General Development Plan), and C (Conservancy); approval of a preliminary and final plat creating 105 residential lots and 6 outlots for stormwater management, park, and alleys.
2. Applicable Regulations: Section 28.12 (9) provides the process for zoning map amendments; Section 28.07 (6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments. The subdivision process is outlined in Section 16.23 (5)(b) of the Subdivision Regulations.
3. Report Prepared By: Heather Stouder, AICP and Timothy M. Parks, Planners.

GENERAL INFORMATION

1. Applicant & Property Owner: Andrew Homburg, Homburg Equipment, Inc.; 5590 Monona Drive; Monona

Design: Chris Landerud, Vandewalle and Associates, Inc.; 120 E. Lakeside St.; Madison.

Surveyor: Kevin Pape, D'Onofrio, Kottke, and Associates; 7530 Westward Way; Madison.
2. Development Schedule: The applicant wishes to begin construction of the first phase of the subdivision in Spring 2009, with additional phases to be implemented based on market demand.
3. Location: Approximately 35.9 acres of land located on the south side of Milwaukee Street, east of Interstate 39-90 and just north of the Grandview Commons Development, Aldermanic District 3; Madison Metropolitan School District.
4. Existing Conditions: The subject site is largely undeveloped and in agricultural use, with the exception of a large stormwater detention pond located in the central east portion of the site, which is zoned Temp. A (Agriculture District).

5. Proposed Land Use: 69 single-family lots, zoned R2T (Single-Family Residence District), 27 single-family lots zoned R2Y (Single-Family Residence District), 9 lots for two-family and four-family buildings, zoned PUD-GDP, 3 outlots as public alleys, and 3 outlots for stormwater management and park access, zoned C, Conservancy District.
6. Surrounding Land Use and Zoning:
 - North: Northeast of site, but still on the south side of Milwaukee Street, one single-family residence in the Town of Blooming Grove. Across Milwaukee Street, single-family residence, zoned R1 (Single-Family Residence District); a variety of small farm-related and commercial buildings and a small private golf course, zoned PCD-SIP (Planned Commercial Development-Specific Implementation Plan).
 - South: Single-family homes in Grandview Commons subdivision, zoned PUD-SIP.
 - East: Single-family homes in Nelson Addition to Rustic Acres subdivision zoned R2S; Duplexes and 4-unit residential buildings zoned PUD-SIP.
 - West: Currently unplatted agricultural land. Future plans include single-family homes zoned R2T, R2Z, and R2Y and multifamily buildings zoned PUD-GDP.
7. Adopted Land Use Plans: The Sprecher Neighborhood Development Plan, adopted in 1998 and most recently amended in 2001, identifies the majority of the site for low-density residential uses (fewer than 8 units per acre), a small northwestern portion of the site for low-medium density residential (8-11 units per acre), and the east central portion of the site for park, drainage and open space uses.
8. Environmental Corridor Status: Small southeastern portions of the site lie within a mapped environmental corridor for stormwater management purposes, and are proposed as outlots on the proposed plat.
9. Public Utilities & Services: The subject property is located within the Central Urban Service Area. The proposed development will eventually be served by a full range of urban services.

STANDARDS FOR REVIEW

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

PLAT REVIEW

The applicant is requesting approval of a zoning map amendment and preliminary and final plats to allow creation of 105 residential lots and 6 outlots from a 35.9-acre parcel located on the south side of Milwaukee Street, approximately a half-mile east of Interstate 39-90. The subject site is currently zoned Temp. A (Agriculture District).

Existing Conditions

The site is undeveloped agricultural land with tree lines located along the southern boundary and bisecting the western and eastern half of the site. The City of Madison owns and maintains a stormwater drainage area in the east central portion of the site.

The subject site has a gentle downward slope from west to east. Drainage from the south and southwest portions of the site is oriented to the north toward the City of Madison stormwater detention pond, and nearly all drainage leaves the site heading east. There are two small hills in the northeastern portion of the parcel. Neither the environmental corridor maps nor neighborhood plan identify any wetlands present on the property. The City-owned parcel in the southeastern portion of the site is a designated environmental corridor serving stormwater management purposes. The property is largely devoid of any significantly vegetated areas with the exception of mature trees along the edges of the agricultural portions.

The area surrounding the site includes single-family residential and miscellaneous agricultural and commercial uses on the property located across Milwaukee Street to the north, and existing or planned residential subdivisions to the west, east, and south. One single-family home on a town lot lies directly east of the proposed plat along Milwaukee Street in the Town of Blooming Grove.

Plat Review

The proposal calls for a total of 128 residential units to be developed on 105 lots. The subdivision will include 69 lots occupying approximately 15.1 acres to be zoned R2T (Single-Family Residence District), 27 lots occupying approximately 4.5 acres in the south central portion of the plat to be zoned R2Y (Single-Family Residence District), and the remaining 9 lots occupying approximately 4.4 acres to be zoned PUD-GDP (Planned Unit Development-General Development Plan).

Primary access to the proposed subdivision will be provided by the northerly extension of North Star Drive from the Grandview Commons development to the south to Milwaukee Street. In

addition, Galileo Drive and Peterson Street will be extended north into this development. Driscoll Drive will serve as the primary east to west connector through the proposed development, linking residential development east of the subject site in the Rustic Acres area to future residential development planned to the west. In addition, Ragan Street and Stoney Oak Lane are proposed to link the site to the future development to the west, while Venus Way will connect the southeastern corner of the development to the east.

The 9 lots to be zoned PUD-GDP will be developed with a total of 32 units, including 12 duplexes (24 units) and 2 four-unit buildings (8 units). These lots will require a subsequent rezoning to PUD-SIP prior to construction. Of the 9 multi-family lots proposed, 6 will be located along the northern border of the plat with frontage on both Milwaukee Street and Driscoll Drive. The other 3 lots will be located in the western portion of the subdivision along North Star Drive south of Driscoll Drive. The two four-unit buildings will be located on Lots 5 and 6 in the northwestern corner of the subdivision, and conceptual plans show them facing North Star Drive with rear-loaded garages. Lot 5 as proposed will also be developed with a duplex, and Lots 1-4 will have two duplexes each. On Lots 1-5, the northern half of the proposed duplexes will be oriented to Milwaukee Street, while the southern half will face Driscoll Drive. The general development plan conceptually indicates that all of the duplex units will contain side-loaded garages and will be addressed and accessed from Driscoll Drive. Three additional duplexes are proposed on Lots 7, 8 and 9.

The zoning text for the PUD-GDP lists single-family, duplex, 4-unit, and zero lot line attached residential homes among permitted uses, and calls for a minimum lot size of 4,800 square feet per unit. Except on Milwaukee Street, front yard setback must be between 16 feet and 25 feet, with up to six feet of encroachment permitted for front porches and balconies. On the Milwaukee Street frontage, a 30-foot minimum setback with no encroachments is specified. Duplexes shall not exceed 35 feet in height, and street-facing garages shall not exceed 50% of the total structure width of the front facade for any building. The definition of family in this district is proposed to be comparable to that of the R4 zoning district. The Specific Implementation Plan will specify heights of 4-unit buildings, off street parking requirements, floor area and impervious surface ratios, open space requirements, and fire access details.

The 69 R2T lots proposed range in size from 6,521 to 18,736 square feet and would occupy most of the central portion of the subdivision south of Driscoll Drive. The largest lots are generally located in the east central part of the site facing Galileo Drive abutting the City-owned stormwater management area. A variety of lot sizes meeting the R2T regulations are proposed, and all lots would be accessed from the street.

The 27 R2Y lots are proposed in the south central part of the site south of proposed Ragan Street, and range in size from 5,100 to 7,900 square feet. Nine of these lots have frontage on proposed Misty Bridge Road; 14 have frontage on Stoney Oak Lane; 1 has frontage on North Star Drive; 2 have frontage on Peterson Street; and 1 has frontage on Galileo Drive. The R2Y lots will have rear access from two private alleys (Outlots 1, 2, and 3) running east and west between North Star Drive and Galileo Drive.

Finally, the developer is proposing to zone three outlots totaling 0.73 acres to Conservancy. Outlots 4 and 6 will each be 15-foot wide and are both proposed to provide access to the City-owned stormwater management greenway. Separately from the approval of this plat, plans call for a bike path to be constructed across the greenway in the future to connect Venus Way to Galileo Drive, although the exact location of that bike path has not been determined. It is possible that the location and width of these Outlots 4 and 6 may be adjusted prior to recording once a decision has been made about the location of the path. Outlot 5 of the plat is proposed as an approximately 0.63 acre natural area dedicated for storm water management in addition to the adjacent City-owned stormwater management parcel.

Consistency with Adopted Plans

The Sprecher Neighborhood Development Plan identifies the majority of the subject site for low-density residential uses up to 8 units an acre. A small northwestern portion of the site (equivalent to the proposed Lot 1) is specified for low-medium density residential (8-11 units per acre). The residential densities proposed in the plat closely follow the recommendations of the neighborhood plan, with a net density of 5.35 units per acre overall. The portion of the plat recommended for low-density residential in the Sprecher NDP will have a collective net density of 5.17 units per acre. The area recommended for low-medium density residential, which consists primarily of Lot 6, has a proposed density of 9.75 units per acre. The proposal is also generally consistent with the recommended street layout contained in the neighborhood plan.

Inclusionary Zoning

The Inclusionary Zoning provisions in the Zoning Ordinance sunset on January 2, 2009. The City Attorney's Office has issued a memo indicating that any project approved after that date is not subject to Inclusionary Zoning.

ANALYSIS & CONCLUSION

The Planning Division finds both the proposed rezoning and subdivision to be in keeping with the recommendations of the Sprecher Neighborhood Development Plan, which primarily

identifies the subject site for low-density residential uses up to 8 units an acre, with a very small portion in the northwestern corner identified for low-medium density residential uses between 8-11 units per acre. The proposed development will follow these land use recommendations, with an overall net density of 5.35 units per acre. The proposed subdivision will also integrate well with the established development pattern to the south in Grandview Commons and to the east in the Nelson infill subdivisions in Rustic Acres. In reviewing the design of the subdivision, the Planning Division feels that the lots proposed will satisfy the lot design standards in the Zoning Ordinance and Subdivision Regulations.

Staff believes that the project somewhat segregates the single-family attached dwelling types proposed from the detached single-family dwelling types that comprise most of the development. However, staff feels that the use of planned unit development zoning for the attached single-family portions of the project will provide an opportunity at the specific implementation plan stage to ensure that the 32 units constructed on the 9 PUD-zoned lots are designed to maximize their physical relationship with the detached single-family housing south of Driscoll Drive. Staff is also very supportive of the units proposed to face Milwaukee Street in part, which will provide a "front door" for the development and continue a development pattern initiated with the townhouses just to the east in the Nelson Addition to Rustic Acres project.

The Urban Design Commission reviewed the general development plan for the 9 proposed PUD lots on June 4, 2008 and recommended final approval (see attached report).

RECOMMENDATIONS

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 3401-3404, rezoning 6001 Milwaukee Street from Temp. A (Agriculture District) to R2T (Single-Family Residence District), R2Y (Single-Family Residence District), C (Conservancy) and PUD-GDP (Planned Unit Development, General Development Plan), and the preliminary and final plats of Eastlawn to the Common Council with recommendations of **approval**, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the PUD-GDP be revised per Planning Division approval prior to recording as follows:
 - a.) that the reference on Page 12 of 25 regarding one duplex and one 4-unit building per lot be omitted;
 - b.) that the conceptual site plan for Lots 1-6 be expanded to provide a conceptual layout for the duplex buildings proposed on Lots 7-9;

- c.) in the zoning text, that references to lot width and corner lot width be removed;
 - d.) remove the second sentence in the "Off-Street Parking" section of the zoning text so that off-street parking overall is a consideration at the specific implementation plan stage;
 - e.) remove the following sections from the zoning text: Architectural Review Committee, Street Lighting, Sidewalks, Street Trees, Fencing Guidelines and Traffic Measures, as those sections are either extemporaneous, covered under separate documents and/or unenforceable as part of a zoning document.
3. That any references to Outlot 7 be removed from the final plat and zoning document.
 4. That the final location and dimensions of the outlots for pedestrian access shown as Outlots 4 and 6 be approved by the Parks Division, Traffic Engineering Division and City Engineering Division prior to final approval and recording of the final plat.

AGENDA # 8

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: June 4, 2008
TITLE: 6001 Milwaukee Street – PUD-GDP for 26 Duplex Units and 8 4-Unit Homes – 34 Total Units. 3 rd Ald. Dist. (10697)	REFERRED: REREFERRED: REPORTED BACK:
AUTHOR: Alan J. Martin, Secretary	ADOPTED: POF:
DATED: June 4, 2008	ID NUMBER:

Members present were: Lou Host-Jablonski, Jay Ferm, Marsha Rummel, Bruce Woods, Todd Barnett, Richard Slayton and Richard Wagner.

SUMMARY:

At its meeting of June 4, 2008, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-GDP located at 6001 Milwaukee Street. Appearing on behalf of the project was Chris Landerud, representing Homburg Equipment, Inc. Consideration of a PUD zoning designation with the subdivision called East Lawn Neighborhood provides for its development to 26 duplex units, eight 4-unit homes within a subdivision; the remaining residential development will be provided under proposed R2T, R2Y, and Conservancy zoning. Landerud presented details of the proposed subdivision emphasizing those properties to be developed under the proposed PUD-GDP zoning. Landerud noted that further development of the proposed PUD-GDP lots would require the approval by the Commission on specific PUD-SIP proposals for their development.

ACTION:

On a motion by Wagner, seconded by Slayton, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0).

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 6, 6, 7 and 7.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 6001 Milwaukee Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	7	-	-	-	-	6	7
	6	-	-	-	-	-	-	-
	-	-	-	-	-	6	5	6
	7	-	-	-	-	-	4.5	6
	-	-	-	-	-	-	-	6
	7	-	-	-	-	-	7	7

General Comments:

- Nice site plan.
- This plan concept is fine. However, the plat shows a glaring flaw, namely that this is a huge residential region with little or no easy access to daily retail. Translation: you need to own a car to live here. This is not quality planning for Madison.
- Good solution.



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 Manager
Kathleen M. Cryan

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

Financial Officer
Steven B. Danner-Rivers

DATE: January 9, 2009

TO: Plan Commission

FROM: Larry D. Nelson, P.E., City Engineer

SUBJECT: 6001 Milwaukee Street 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. Additional Driscoll Drive public right-of-way is necessary from Lot 2, CSM 814, (Homburg Equipment Inc. owned property which remains in the Town of Blooming Grove) for public improvements and also highly probable that additional public rights will be necessary adjacent to Milwaukee Street. Rather than dedication to the City by Homburg by separate document, which must be administered by the City Real Estate Unit, involving fees and time, it may benefit the owner to petition annexation of this property to the City of Madison and include in this Subdivision Plat.
2. The Developer shall modify the boundary lines of Lot 103 so that the existing manhole located at the southwest corner of the lot is located on public lands dedicated as greenway as required by the City Engineer. The Developer shall modify the boundary lines of Lot 99 at the north rear corner and the south rear corner so that the existing manholes are located on lands dedicated as greenway as required by the City Engineer.
3. The City and the developer shall share in the cost of the greenway crossing between Galileo Drive and Venus Way. The Developer shall construct the path and the bridge abutments. The City shall provide and install the bridge. The engineering costs shall be shared 50% City and 50% developer. This provision shall be included in the Developer Agreement.
4. The developer shall construct sidewalk, curb and gutter, and asphaltic pavement on the south side of Milwaukee Street adjacent to the plat with necessary tapers to match into the existing roadways.
5. Property will be subject to the Door Creek North Phase 2 Impact Fee District (storm and sanitary).
6. The Developer shall provide an easement on the south lot line of Lot 103 to allow enough space to access our sanitary sewer facilities. City requires a minimum of 15-foot centered on our existing sanitary sewer main. The proposed easement will likely be a width of 5-10 feet.
7. Revise proposed OL 6 to include dedication of an area in the northwest corner of Lot 99 sufficient to encompass the existing sanitary sewer structure.

5-6



8. Lots 99 through 103 shall have building permits withheld subject to City Engineer approval of a site plan for each lot. Said site plan must conform to easement requirements for the existing sanitary sewer.

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: 6001 Milwaukee Street 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 this development. The Developer shall indicate the method of payment as provided below:
 - 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 receive the invoices to pay the outstanding impact fees at the time of permit issuance. 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:

LOTS / BUILDINGS WITHIN THIS SUBDIVISION / DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.

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 _____ feet wide along _____.
- 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 _____ shall have a minimum centerline radius of _____ feet and _____ shall have a minimum centerline radius of _____ feet and _____ shall have a minimum centerline radius of _____ 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 purposes shall be permitted.)

- c. 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.
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 [Roadway Name] _____ 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.

- 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 the following improvement to [Roadway Name] _____. The Developer shall construct sidewalk and _____ feet of a future _____ foot roadway including curb and gutter on the _____ side of the roadway.
- 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 Milwaukee Street. (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 Milwaukee Street 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:
- 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.

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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 management 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.
- 5.4 Property shall either have two separate sanitary sewer laterals or an ownership/maintenance agreement (recorded) shall be in place prior to CSM approval.

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 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

July 10, 2008

Revised August 13, 2008

Revised January 15, 2009

TO: Plan Commission

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

SUBJECT: **6001 Milwaukee Street – Preliminary & Final Plat / Rezoning – Eastlawn -Town of Blooming Grove Sec. 2 / Temp A to R2T, R2Y, C & PUD (GDP) 102 Residential Lots & 5 Outlots**

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 AT THE ISSUANCE OF BUILDING PERMIT (S)." Note: The final sign-off may be delayed until the transportation impact fees are negotiated or approved by the Council.
2. The applicant shall contact Traffic Engineer staff to modify the right-of-way to accommodate the proposed round about.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

3. Prior to approval, the applicant shall prepare and provide a master ped-bike plan for the plat that is consistent with the City's area wide plans and the plat's specific provisions, to be reviewed and approved by the Traffic Engineer. The applicant may need to modify the right-of-way to accommodate the ped-bike plan.

GENERAL OR STANDARD REVIEW COMMENTS

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

4. 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.

5. Utility easements shall be provided as follows:

Between Lots	Between Lots	Between Lots
9 & 27	37 & 38	79 & O.L. 3
10 & 11	41 & 42	81 & O.L. 3
14 & 15	50 & O.L. 1	92 & 93
16 & 17	58 & O.L. 1	96 & 97
21 & 22	60 & 61	100 & 101
25 & 26	64 & 65	
28 & 43	72 & O.L. 2	

6. The applicant shall show a detail drawing of the 12 ft. utility easement dimensions and lot lines on the face of the plat.
7. The developer will need to demonstrate/provide how private streetlights will be installed and maintained in the public alleys. The plat and zoning text 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."
8. The applicant shall graphically show the "No Access Restriction" on the face of the plat map. The no access restriction 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.
9. 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: Kevin J. Pape
Fax: 608-833-1089
Email: kpape@donofrio.cc

DCD:DJM:dm

Date: June 2, 2008

To: The Plan Commission

From: Larry D. Nelson P.E., Interim General Manager

Subject: FINAL PLAT, PRELIMINARY PLAT, REZONING
Eastlawn, 6001 Milwaukee Street

The Madison Water Utility has reviewed this proposed final plat, preliminary plat, and rezoning, and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS

None

GENERAL OR STANDARD REVIEW COMMENTS

All public water mains and water service laterals within the plat shall be installed by standard City of Madison Subdivision Contract, except the water main on Milwaukee Street may be installed by standard assessment reimbursement agreement.

All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

This property is not in a Wellhead Protection District.

The Water Utility will need to sign off the final plans, and will need a copy of the approved plans.

Larry D. Nelson, P.E.

CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE

DATE: January 20, 2009
TO: Plan Commission
FROM: Thomas J. Maglio, Landscape Architect IV, Parks Division
SUBJECT: **Eastlawn Plat**

1. **The proposed park shall not be accepted as a public park, but may be given credits if it is a privately developed and maintained park.**
2. **The developer shall dedicate 3.18 acres at an alternate location per adopted agreement.**
3. **The developer shall pay \$114,998.05 in park development fees and shall select a payment method for fees prior to plat signoff.**

Park dedication = (121 sf @ 1100 sq. ft. / unit) + (8 mf @ 700 sq. ft. / unit) = 138,700 square feet = 3.18 acres. Based on an adopted dedication agreement, the developer shall provide this dedication at an alternate location (a portion of the Glacial Drumlins State Bike Trail).

Park Development Fees = (121 sf @ \$911.65) + (8 mf @ \$586.05) = \$114,998.05

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 Thomas J. Maglio at 266-6518 or tmaglio@cityofmadison.com if you have questions regarding the above items.

PARK FEES

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, with fees due and payable at the time building permits are issued. 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 be 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:

LOTS / BUILDINGS WITHIN THIS SUBDIVISION / DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.



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: July 11, 2008
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **6001 Milwaukee St.**

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.)

1. None

GENERAL OR STANDARD REVIEW COMMENTS

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

2. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street.
3. 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



McClellan Park
Neighborhood Association

July 16, 2008

City of Madison Planning Division
215 Martin Luther King Jr. Boulevard
P. O. Box 2985
Madison, WI 53701-2985

Re: Homburg Eastlawn Development

This letter is to express the continued support of the McClellan Park Neighborhood Association (MPNA) for the plans by Homburg Inc. for the Eastlawn residential development of the land south of Milwaukee Street and west of Rustic Road. The affected property falls within the boundaries of the MPNA. We are sharing these comments, by copies of this letter, with Andrew Homburg of Homburg, Inc. and District 3 Alderperson Lauren Cnare.

The MPNA Board met with the Homburgs and their architect team for a second time on July 7, 2008 to review the development plans. We previously met with the Homburgs to review their initial plan in August 2007. The Homburg representatives shared information regarding the changes to the planned development and willingly answered the questions we had. The MPNA board is pleased with the Eastlawn development plan and supports approval by the City of Madison. The Eastlawn development will improve the mix of housing options available in the neighborhood and fits in well with the green space and development plans for adjacent properties. The Eastlawn development will also allow the extension of North Star Drive and Galileo Drive, which will improve traffic flow through the neighborhood and make Metro bus service more feasible.

We ask that the City of Madison, along with the Homburg developers, please take note of the following additional comments the MPNA Board has regarding the Eastlawn development. These comments are in addition to the comments in our original letter from September 2007.

- 1) Green space – We commend Homburg Inc. for designing the development to preserve as much green space as possible on the property and make the green space accessible to neighborhood residents. The plans call for a small park along Galileo Drive, to be privately maintained by the Eastlawn homeowners, which will be integrated with existing green space for storm water management.

The MPNA Board believes this green space corridor, which continues to the east across Sprecher Road to Door Creek, can be a valuable recreational resource in addition to its storm water function. We encourage the City to develop a recreational plan for the Sprecher green space corridor that includes a walking/bike path from the center of the McClellan Park neighborhood to Door Creek Park in the Sprecher East neighborhood. This corridor already has existing and planned boulevard streets that can be integrated with paved paths through green spaces to provide a scenic route for pedestrian and bike traffic through both neighborhoods.

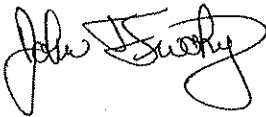
McClellan Park Neighborhood Association

The MPNA Board encourages the City to work with Homburg Inc. on how the Eastlawn park and green space property can become part of this path corridor. This would include integrating the planned park space along Galileo Drive with the existing storm water management area behind the park space as a combined green space. We encourage the City to reserve parks fees paid for the Eastlawn development for purposes of making improvements to the storm water areas, such as a walking/bike path to make the green space for accessible for recreational use. We also encourage the City to consider more frequent mowing for at least part of the green space area.

- 2) Alleys/Carriage Lanes – The MPNA Board supports the final Eastlawn design with the changes Homburg has made in the design of the carriage lanes. The final design features straight carriage lanes for the alley-loaded homes that will facilitate snow removal and eliminated the use of carriage lanes with sharp turn radius for the multi-unit housing along Milwaukee Street. Thus we recommend that the City provide snow removal for the carriage lanes. While it is our understanding that garbage collection will be available to the alley-loaded homes on the street, we support the idea of the City providing garbage collection along the carriage lanes.
- 3) Design of PUD zones within the development – The MPNA Board feels the design of the PUD zones for the multi-unit housing fits well with the neighborhood and provides an attractive transition into the neighborhood from Milwaukee Street.

Thank you for your consideration of our comments. Please feel free to contact me or Roger Anderson, MPNA Development Committee Chair, on any matters affecting development within the McClellan Park Neighborhood.

Sincerely,



John Tuohy,
President - McClellan Park Neighborhood Association
506 Traveler Lane
Madison, WI 53718
John2e-mpna@sbcglobal.net



Roger Anderson
MPNA Development Committee Chair
549 Galileo Dr.
Madison WI 53718
randersn@sbcglobal.net

cc: Alderperson Lauren Cnare, 3rd District
Andrew Homburg, Homburg Inc.
Roger Anderson, MPNA Development Committee
McClellan Park Neighborhood Association

Murphy, Brad

From: Cnare, Lauren
Sent: Wednesday, January 14, 2009 10:47 AM
To: lucyloudaisymae@charter.net
Cc: Murphy, Brad
Subject: RE: Contact Alder Form

Thanks for being so proactive, Mindi. I am forwarding this to the Planing Dept. who is responsible for crafting the package of documents for plan commission. New development can not affect water and runoff in existing developments, but it good to have this noted now. What did the city engineer tell or you or do for/with you about the existing problem?

Mr. Murphy: Will you please include this info. in the Plan Commission report on Eastlawn and advice on how we can can respond to this neighbor? The assigned planner may respond, instead.

Thanks!
LC

Lauren Cnare
Alder, District 3
226-0987 (office phone)
district3@cityofmadison.com (office e-mail)

-----Original Message-----

From: lucyloudaisymae@charter.net [mailto:lucyloudaisymae@charter.net]
Sent: Wed 1/14/2009 9:36 AM
To: Cnare, Lauren
Subject: Contact Alder Form

General Information

Name : Mindi Richardson
Address : 6301 Driscoll Drive
City : Madison
State : WI
ZIP : 53718
Phone : 608-333-6752
Work Phone :
Email : lucyloudaisymae@charter.net
Should we contact you?: Yes

Message :

Hello, My name is Mindi Richardson. I am inquiring today regarding the rezoning of the Homburg property off Milwaukee St. near Rustic Acres subdivison. We moved to 6301 Driscoll Drive last year in March and had some backyard flooding issues with the rain last year. Although the slope our yard is not ideal we have done some work to correct this, or at least lessen this most of the runoff buildup came from the undeveloped land to the west of our house, the land which is to be rezoned. I am writing today to ask if there is anything I can do to put this issue into the record so that when this land is to be developed, the runoff issue and impact to our yard is addressed. We did consult with a city of Madison Wastewater engineer last year so we already have consulted the city. Really there is nothing we can do since the property is undeveloped at this time. If you have any recommendations for us please let us know.

Thank you for your time,
Mindi Richardson

Alders:
district3@cityofmadison.com