



PREPARED FOR THE PLAN COMMISSION

Project Address: 10202-10304 Valley View Road
Application Type: Zoning Map Amendment and Preliminary Plat
Legistar File ID # [40132](#) and [39831](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant: Tony Heinrichs, Heinrichs Development Group; 702 N. High Point Road; Suite 100; Madison.

Property Owner: Doug & Patricia Malmquist; 10202 Valley View Road; Madison.

Surveyor: Ron Klaas, D’Onofrio, Kottke & Associates, Inc.; 7530 Westward Way; Madison.

Requested Action: Approval of a request to rezone 10202 and 10304 Valley View Road from Temp. A (Agricultural District) to SR-C1 (Suburban Residential-Consistent 1 District) and PR (Parks and Recreation District) and approval of a preliminary plat for the future creation of 139 single-family lots, 4 outlots for public park and stormwater management purposes, 3 outlots to be dedicated to the City for a mid-block pedestrian/ bike path, and 6 private outlots for future development.

Proposal Summary: The applicant is requesting approval of the preliminary plat of “Bridlewood”, which will consist of 139 street-loaded single-family lots and 6 outlots for future development on the edges of the site, all zoned SR-C1. The subdivision also includes a series of outlots to be dedicated to the public, including a 12.78-acre parcel that will be dedicated for regional stormwater management and a neighborhood park (Outlot 13), a 0.72-acre addition to Acer Park in the Birchwood Point subdivision (Outlot 1, in the northwestern corner of the plat), 2 smaller tracts for stormwater management (Outlots 2 and 12), and 3 outlots for a mid-block pedestrian-bike path (Outlots 9-11). Implementation of the subdivision will begin in 2016 following approval and recording of a final plat, with completion of subdivision improvements based on market demand for the proposed residential lots.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The subdivision process is outlined in Section 16.23(5)(b) of the Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Review Schedule: The State’s subdivision statute, Wis. Stats. 236, requires that a preliminary plat be approved, conditionally approved, or rejected (with stated reasons) within 90 days of submittal unless the time is extended by agreement with the applicant. If no action is taken within 90 days and no extension granted, the plat is deemed approved. The proposed preliminary plat application was submitted to the City on August 19, 2015. Therefore, the 90-day review period for this plat will end circa November 19, 2015.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00193 and 28.022–00194, rezoning 10202-10304 Valley View Road from Temp. A to SR-C1 and PR, and the preliminary plat of Bridlewood to the Common Council with recommendations of **approval** subject to input at the public hearing, the addition of the subject property to the Central Urban Service Area, and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: An approximately 66.33-acre parcel located on the north side of Valley View Road, approximately 0.65 miles west of South Point Road; Aldermanic District 9 (Skidmore); future Madison Metropolitan School District.

Existing Conditions and Land Use: Single-family residence, pool, stable and detached garage and agricultural land, zoned Temp. A (Agricultural District).

Surrounding Land Use and Zoning:

North: Existing and future single-family residences in the Birchwood Point subdivision and Acer Park, zoned TR-C3 (Traditional Residential–Consistent 3 District); future industrial/ employment development in the Silicon Prairie Business Park development, zoned IL (Industrial–Limited District);

South: Undeveloped agricultural land and single-family residences on large parcels in the Town of Middleton;

East: Future residential development in the 1000 Oaks subdivision; zoned SR-V2 (Suburban Residential-Varied 2 District), TR-P (Traditional Residential–Planned District), and TR-C3;

West: Undeveloped agricultural land, Keleny Top Soil and Olson-Toon Landscaping in the Town of Middleton.

Adopted Land Use Plan: The [Pioneer Neighborhood Development Plan](#) identifies most of the subject site for low-density residential uses up to 8 units an acre with the exception of areas at the eastern edge of the site, which are recommended for low- to medium-density residential development at a density of 8-15 units an acre. The portion of the site to be dedicated for a regional stormwater management facility and neighborhood park as well as the 2 smaller areas proposed for stormwater management are consistent with areas recommended in the neighborhood development plan for drainage.

Zoning Summary: The following bulk requirements apply in SR-C1 (Suburban Residential-Consistent 1 District):

	Required	Proposed
Lot Area (sq. ft.)	8,000 sq. ft per lot	All proposed lots will exceed
Lot Width	60'	All proposed lots will exceed
Front yard setback	30'	TBD at permitting
Side yard setback	One story: 6' / two story: 7'	TBD at permitting
Rear yard	Lesser of 30% lot depth or 35'	TBD at permitting
Maximum lot coverage	50%	TBD at permitting
Maximum building height	2 stories/35'	TBD at permitting
Usable open space (sq. ft. per unit)	1,300	TBD at permitting; See Zoning Condition
Other Critical Zoning Items		
Yes:	Utility Easements (to be established with final plat)	
No:	Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development, Adjacent to Parkland	
<i>Prepared by: Planning & Zoning staff</i>		

Environmental Corridor Status: The subject site is currently not located in the Central Urban Service Area and is not therefore located within a mapped environmental corridor. However, Map A9 identifies areas of steep slope (greater than 12%) and woodlands with greater than 80% canopy present in the northeasternmost corner of the property. A request to amend the boundary of the CUSA to add the westernmost portions of the Pioneer and

Midtown neighborhoods, including the subject site, is pending before the Capital Area Regional Planning Commission, with a decision expected later this fall.

Public Utilities and Services: The site will be served by a full range of urban services as it develops with the exception of Metro Transit, which does not currently provide service west of Junction Road. The proposed development is outside Metro Transit's paratransit service area. The closest bus stop with scheduled bus service is over 2 miles walking distance, and the units would be greater than the three-quarters of a mile regulatory distance from all-day service for passengers who might be eligible for door-to-door paratransit service.

Project Description

The applicant is requesting approval of a zoning map amendment and preliminary plat for an approximately 66.33-acre parcel located on the north side of Valley View Road, approximately two-thirds of a mile west of South Point Road in the western half of the Pioneer neighborhood. The proposed subdivision calls for 139 future single-family lots to be developed in the SR-C1 residential zoning district. The subdivision also includes a series of outlots to be dedicated to the public, including a 12.78-acre parcel in the southern third of the plat that will be dedicated for regional stormwater management and a neighborhood park, a 0.72-acre park outlot in the northwestern corner of the plat that will be an addition to Acer Park in the Birchwood Point development, 2 smaller tracts for stormwater management, and 3 outlots for an east-west mid-block pedestrian-bike path in the northern half of the subdivision. The regional stormwater management facility and neighborhood park outlot will be zoned PR. Six outlots are also proposed for future development at the edges of the proposed subdivision once adjacent properties are developed. A single-family residence, pool, stable and detached garage will likely be demolished as implementation of the subdivision proceeds, although no formal request for demolition is pending at this time. The subject property was attached to the City from the Town of Middleton earlier this year.

Most of the L-shaped site is characterized by rolling terrain that generally falls from north to south along a ridge located through the center of the property towards the location of the proposed regional stormwater management facility proposed along the southern edge of the property adjacent to Valley View Road. The site is mostly devoid of mature vegetation with the exception of an area of woodlands that extends through the northeasternmost corner of the property where it abuts the Silicon Prairie Business Park and 1000 Oaks subdivisions. An area of wetlands is present along a portion of the property line shared with 1000 Oaks, which is not delineated on the preliminary plat. The residence and accessory structures are located along the eastern edge of the subject site approximately 1,800 feet north of Valley View Road. Access to the buildings is provided by a private driveway that also serves residences still located in the Town of Middleton at 7414 and 7416 Valley View Road. The driveway is located in a 66-foot wide private ingress-egress easement that straddles the eastern line of the subject site (the western 33 feet of the easement are on the subject parcel).

The subject site is located within the boundaries of the 2004 [Pioneer Neighborhood Development Plan](#), which recommends that most of the subject site be developed with low-density residential uses up to 8 units an acre, with the exception of portions of the eastern edge of the site, which are recommended for low- to medium-density residential development at 8-15 units per acre. The areas of the site proposed to be dedicated for stormwater management, including the regional stormwater management facility, are recommended for drainage in the neighborhood development plan.

At present, the subject site is not located within the Central Urban Service Area (CUSA). A request to amend the CUSA to add portions of the western Pioneer and Midtown neighborhoods, including the subject site, has been submitted to Capital Area Regional Planning Commission (CARPC) and Wisconsin Department of Natural

Resources (WDNR) for approval concurrent with the Plan Commission and Common Council review of the proposed rezoning and preliminary plat. A condition of approval of the preliminary plat will restrict final approval and recording of the final plat of the proposed subdivision until such time as the amendment including the site in the CUSA has been approved by the CARPC and WDNR.

Access to the subdivision will be provided initially by the dedication and construction of "Bridlewood Drive" north from Valley View Road north through most of the proposed plat before intersecting a section of Watts Road that will extend across the northern tier of the L-shaped property. Watts Road is planned to extend east-west across the entire Pioneer neighborhood approximately midway between Valley View on the south and Mineral Point Road on the north. East of the site and South Point Road, Watts is proposed as an arterial roadway, while west of South Point, it is proposed as a collector roadway, including through the subject site. An 80-foot wide right of way for Watts Road is proposed across the plat to align with a dedicated but unconstructed section located east of the site in the 1000 Oaks subdivision. Access will also be provided from the north by the extension of Sugar Maple Lane south from the Birchwood Point residential subdivision. Like Watts Road, Sugar Maple Lane is planned as a collector roadway in the Pioneer Neighborhood Development Plan. The alignment shown on the preliminary plat generally follows the alignment in the neighborhood plan. Completion of Sugar Maple south and east of the subject site will occur as the 1000 Oaks subdivision and adjacent Town parcel are developed. As part of the recommended conditions of approval for the Bridlewood subdivision, City staff is requesting that right of way be dedicated for a roundabout at the Sugar Maple Lane-Watts Road intersection.

Analysis & Conclusion

The Planning Division generally believes that the preliminary plat creating 139 single-family lots conforms to the applicable lot design standards in the proposed SR-C1 zoning district and in the Subdivision Regulations, with all of the lots appearing to provide the minimum 60 feet of lot frontage and 8,000 square feet of lot area required. The proposed Bridlewood subdivision is also generally consistent with the land uses and street pattern recommended for the site in the Pioneer Neighborhood Development Plan, and with the development pattern emerging in the portion of the neighborhood west of South Point Road, which includes the 1000 Oaks and Birchwood Point developments. The density of the proposed development appears to be well within the recommendations in the neighborhood plan, which recommends that most of the property be developed with low-density residential development not exceed 8 units an acre.

However, staff from the Planning Division, City Engineering Division, Traffic Engineering Division, and Parks Division has identified revisions to the layout of the Bridlewood subdivision that it feels will make the development more consistent with the Pioneer Neighborhood Development Plan as well as easier to implement.

First, staff recommends that "Augie Street" be extended to the east line of the plat. Currently, the preliminary plat proposes that "Malmquist Road" extend east-west across the south section of the plat. Although staff supports an east-west collector street through this portion of the subdivision, it is concerned that this alignment, including the intersection of Malmquist Road and Sugar Maple Lane, cannot be implemented without the acquisition of land offsite from property still located in the Town of Middleton. By shifting the east-west street one block to the north along the proposed alignment of Augie Street, the east-west connection through the southern portion of the plat can be implemented without need for off-site right of way acquisition. Also, staff recommends that Augie Street be renamed "Fallen Oak Drive," as it is planned to eventually align with an existing section of Fallen Oak Drive located to the west of the Bridlewood subdivision at Pioneer Road.

Staff also recommends that the mid-block pedestrian-bike path proposed in Outlots 9-11 be revised to 56-foot wide local street that extends from Bridlewood Drive west to the west line of the subdivision. The proposed path was included as a means of reducing the block length between Watts Road and Augie Street, which is currently 1,000 feet in length. However, the proposed path does not align with any planned bike paths through this portion of the Pioneer neighborhood, and short path sections such as the one proposed are less conducive to the City's path maintenance regime for mowing and snow removal. Staff feels that the recommended east-west street will reduce the length of the subject blocks while having greater utility for the future development of the adjacent property than the path. Staff does not believe that it is necessary for this additional street to extend to Sugar Maple Lane, however, as Watts Road and Augie Street will provide adequate access to Sugar Maple Lane, and the block of Sugar Maple between extended Augie Street and proposed "May Street" will be an acceptable 600 feet in length.

Staff is also recommending that the layout of two other proposed streets be adjusted as the Bridlewood plat proceeds. "Copper Leaf Lane" is recommended to extend one additional block south to Malmquist Road from its current proposed terminus at Augie Street concurrent with the addition of a 20-foot wide extension of Outlot 13 north to Malmquist Road, which staff feels will enhance the connectivity in the western half of the development and allow for a direct connection between the two public parks that will bookend the plat.

Staff also recommends that the alignment of "Saddle Street" on the far eastern side of the development be shifted approximately 80 feet to the east, which it feels will create a more conducive layout for the future subdivision of the property to the south. The shifted alignment will likely result in the reconfiguration of Lots 14-24 of the preliminary plat, though staff does not believe that the shift of Saddle Street/ Court or any of the other recommended street alignment changes will cause a reduction in the number of lots proposed overall.

Further regarding Saddle Court, staff believes that the Plan Commission can find the proposed cul-de-sac to be the most logical layout for this portion of the Bridlewood development. Section 16.23(8)(a)1 states that "Cul-de-sacs shall not be used in any street layout, unless the topography or other unique physical feature of a development makes cul-de-sacs the only, or most logical, street layout. Where cul-de-sacs are determined to be necessary, a sidewalk, connecting path or multi-use path shall be provided to connect to another public right of way unless topography or other unique physical features make this connection impossible." Sec. 16.23(8)(a)2 further states that "Proposed streets shall extend to the boundary lines of the subdivision unless prevented by topography or other physical conditions; or unless in the opinion of the Plan Commission such extension is not necessary or desirable for the coordination of the layout of the subdivision and for the advantageous development of the adjacent lands." The extension of a public street along the western edge of Silicon Prairie Business Park into the easternmost section of the subject site was not envisioned at the time the adjacent plat was approved in 2001. Staff further does not believe that a public path or sidewalk from the northern end of Saddle Court north into the southwestern corner of Silicon Prairie are warranted due to a pedestrian-bike path planned to extend north-south just to the east of the site in the adjacent 1000 Oaks plat. The planned north-south path will use existing City-owned land and easements to connect the various subdivisions. The planned path will be approximately 500 feet east of Saddle Street/ Court and less than 100 feet from the east plat line.

Finally, the applicants have not submitted a demolition permit for the existing single-family residence, and no specific authority to demolish or remove the house is granted with the approval of this preliminary plat. The house generally occupies the area where Lots 28, 29, 47 and 48 and Sugar Maple Lane are proposed. Per Section 16.23(5)(c)4 of the Subdivision Regulations, approval or conditional approval of a preliminary plat does not constitute approval of the final plat, but is rather an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the final plat, which will be subject to further consideration by the Plan Commission. Staff believes that the proposed preliminary plat may be approved subject to a demolition

permit application being submitted for consideration by the Plan Commission concurrent with its consideration of the final plat of Bridlewood. The applicant and property owner indicate that they are awaiting approval of the pending CUSA amendment and the preliminary plat before proceeding with a demolition permit request for the residence, which appears unlikely to be relocated elsewhere due to its magnitude.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment 28.022–00193 and 28.022–00194, rezoning 10202-10304 Valley View Road from Temp. A to SR-C1 and PR, and the preliminary plat of Bridlewood to the Common Council with recommendations of **approval** subject to input at the public hearing, the addition of the subject property to the Central Urban Service Area, and the following conditions:

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Conditions 1 – 11 are jointly recommended by the City Engineering Division, Traffic Engineering Division and Planning Division, and shall be satisfied as part of the submittal of a revised preliminary plat and final plat of the Bridlewood subdivision:

1. The applicant shall show Augie Street extended to the east line of the plat. This will allow for the section of Malmquist Road between Bridlewood Drive and the east plat line to be eliminated and with it the need for the developer to acquire off-site lands for street dedication to complete the intersection of Malmquist Road and Sugar Maple Lane. Also, Augie Street shall be renamed to Fallen Oak Drive and widened to a 60-foot right of way. This street shall eventually align with Fallen Oak Drive to the west (at Pioneer Road).
2. The applicant shall modify the angle at which Saddle Street/ Saddle Court intersects Watts Road to place the centerline of Saddle Street approximately 450 feet west of the eastern plat line (currently 530 feet west), which will allow for a more typical subdivision pattern at such time as 7416 Valley View Road is developed.
3. The final alignment of Augie Street/ Fallen Oak Drive and Saddle Street/ Saddle Court shall be approved by the Traffic Engineering Division, City Engineering Division and Planning Division as part of the approval of the revised preliminary plat and final plat of this subdivision and may require the applicant to provide a plan for how the extended streets will traverse properties west and east of the site in a manner that facilitates their development in general accordance with the land use and street pattern shown on the neighborhood development plan.
4. Outlots 10 and 11 shall be replaced by a 56-foot wide east-west public street to connect between the west line of the plat and Bridlewood Drive. As a result of the block length that will result from proposed May Street and the required extension of Augie Street/ Fallen Oak Drive, the Outlot 9 public path shall be removed, as the City does not wish to maintain this path.
5. Copper Kettle Lane shall be extended south to intersect with Malmquist Road and a 20-foot wide section of Outlot 13 shall be extended between Lots 116 and 117 opposite extended Copper Kettle Lane to create a pedestrian connection from Malmquist Road into the proposed open space.
6. Sugar Maple Lane shall be widened to an 80-foot right of way for its entire length through the plat.

7. Bridlewood Drive may be narrowed to a 60-foot right of way north of Augie Street/ Fallen Oak Drive but shall remain a 66-foot wide right of way from that intersection south to Valley View Road as shown.
8. Following the required extension of Augie Street/ Fallen Oak Drive, Malmquist Road shall be narrowed to a 56-foot wide right of way.
9. The applicant shall dedicate sufficient right of way for the installation of roundabouts to be designed by the Traffic Engineering Division at the intersections of Sugar Maple Lane and Watts Road and Sugar Maple Lane and extended Augie Street/ Fallen Oak Drive. Sugar Maple Lane and Watts Road are expected to convey substantial collector traffic, and the neighborhood roundabout will help to slow traffic on these roadways.
10. The applicant shall dedicate an easement on the final plat for a public pedestrian-bike path [east-west] through the subdivision as a continuation of the 1000 Oaks bike path.

Planning Division

11. The approval of this preliminary plat grants no specific authority to demolish or remove the single-family residence at 10202 Valley View Road. Concurrent with the review of the final plat of Bridlewood, the applicant shall receive approval of a demolition permit pursuant to Section 28.185 of the Zoning Code. The future application to demolish the residence shall include photographs of the interior and exterior of the building. [Note: Plan Commission approval is not required to demolish or remove any *accessory* structures on the site, including the stable and garage. However, the Building Inspection Division requires that raze permits be issued for these structures prior to work commencing.]
12. The final plat shall be revised to include a note approved by the Planning Division in consultation with the Traffic Engineering Division that notifies future property owners and residents of the Bridlewood subdivision of the planned future extension of Sugar Maple Lane south and east of the plat and Watts Road east and west of the plat per the adopted Pioneer Neighborhood Development Plan.
13. The developer shall establish a 20-foot side yard building setback line on the final plat for Lots 134 and 135 adjacent to Valley View Road.

The following conditions of approval have been submitted by reviewing agencies:

City Engineering Division (Contact Tim Troester, 267-1995)

14. Outlot 2 shall be removed from the plat as the City of Madison does not require this area to be dedicated to the public. Extend Lots 17, 18 and 21 to encompass all portions of Outlot 2. Show the delineated wetland boundary and required wetland buffer (30-foot minimum) around the perimeter of the wetland. Also add the following note to those lots containing any of the wetland area: "Owners of Lots 17, 18 and 21 that share ownership of the wetland area are notified of restricted uses of this land in accordance with State and Federal Law. Owners shall limit their use of the land to maintenance (mowing, trimming trees, weeding, etc) and passive recreation (trails may be maintained around the wetland but not through it); no dumping of any material is allowed; filling of the wetland area is prohibited; and hunting is not allowed in this area."

15. In order to provide sanitary sewer service to this development, the sanitary sewer interceptor will need to be extended by the City along Valley View Rd, Outlot 12, Outlot 13 and Bridlewood Drive. The applicant shall provide a right of entry to the City or 15-foot wide temporary construction easements along the corridor on both sides of the of the proposed sewer in addition to providing permanent sanitary sewer easements in Outlot 12 and Outlot 13 if required by the City Engineer.
16. This development is subject to the Lower Badger Mill Creek Storm and Sanitary Sewer Impact Fee District Charges. Contact Tim Troester (267-1995, ttroester@cityofmadison.com) for more information.
17. A condition shall be added to the plat that all lots that share a property line with Outlot 13 shall install and maintain privately owned fences along these shared property lines with Outlot 13.
18. 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 without the agreement executed by the developer. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.
19. 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 feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
20. The applicant shall be responsible for improvements of Valley View Road including 4 feet of pavement, concrete curb and gutter, concrete sidewalk along the plat limits, and tapers beyond plat limits.
21. The developer shall make improvements to Valley View Road to facilitate ingress and egress to the plat.
22. The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat.
23. The developer shall construct Madison standard street and sidewalk improvements for all streets within the plat.
24. The developer shall confirm that adequate sight distance exists on Valley View Road 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.
25. The applicant shall dedicate a 15-foot wide sanitary sewer easements in Outlot 13 along Valley View Road, along the west side of Lots 135 to 139 and along north side of Lot 139 as a condition of approval.
26. The applicant shall dedicate a 15-foot wide sanitary sewer easement across Outlot 12 as a condition of approval.

27. The applicant shall provide proof of septic system abandonment from Public Health-Madison and Dane County as a condition of plan approval.

28. 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.
- 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.

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.

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.

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 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. Note: It is required that this plan shall be stamped by and Registered Land Surveyor.

The following note shall accompany the master stormwater 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 the City Engineering Division's approval of this plan."

30. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to: detain the 2-, 10- and 100-year storm events, matching post development rates to predevelopment rates; control 80% TSS (5 micron particle) off of newly developed areas compared to no controls; provide infiltration in accordance with Chapter 37 of Madison General Ordinances; provide substantial thermal control, and; complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 MGO.
31. This site appears to disturb over 1 acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to continue to review projects for compliance with NR-216 and NR-151 but a separate permit submittal is now required to the WDNR for this work as well. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their Notice of Intent Permit (NOI) or Water Resources Application for Project Permits (WRAPP) permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.
32. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including SLAMM DAT files, RECARGA files, TR-55/HYDROCAD/Etc., and 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).
33. A minimum of 2 working days prior to requesting City Engineering signoff on the plat, the applicant shall contact Tim Troester (267-1995) 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).
34. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
35. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder (261-9250) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.
36. City of Madison Environmental Projects staff have reviewed the subject site and determined that a Phase I ESA **will** be required of the applicant. The applicant shall provide 1 digital and 2 hard copies of an ASTM Phase I ESA prepared by an environmental professional. Staff review of this Phase I ESA will determine if a further investigative Phase II ESA is also required. Please submit any relevant Phase I and Phase II ESAs to Brynn Bemis (267-1986, bbemis@cityofmadison.com) for further review.

City Engineering Division—Mapping Section (Contact Jeff Quamme, 266-4097)

37. The No Vehicular Access restriction per CSM 6411 shall be released by separate document prepared by City's Office of Real Estate Services. The applicant shall prepare metes and bounds legal descriptions and scale map exhibits for the portions to be released and provide them to Engineering Land Records Coordinator Jeff Quamme for review (266-4097, jrquamme@cityofmadison.com). Upon approval of the

exhibits and payment of the required \$500 administration fee (check payable to “City of Madison Treasurer”) to cover staff time and recording costs, City Engineering will create the necessary Office of Real Estate Services (ORES) Project. ORES staff will then administer the release document(s) and record with the Dane County Register of Deeds. Any new vehicular access restrictions required for this preliminary plat along Valley View Road shall be added to the plat.

38. Provide the intent in regard to the common driveway currently used by lands comprising this plat and the two parcels to the east. It is assumed that the common access will be removed. This will require the release of the 66-foot wide Private Ingress-Egress Easement per CSM 6411 and Document No. 2334874 by all parties of interest.
39. A portion of the PLE and TLE for Public Sanitary Sewer shall be released by separate document prepared by the Office of Real Estate Services. The applicant shall prepare metes and bounds legal descriptions and scale map exhibits for the portions to be released and provide them to Engineering Land Records Coordinator Jeff Quamme for review (266-4097, jrquamme@cityofmadison.com). Upon approval of the exhibits and payment of the required \$500 administration fee (check payable to City of Madison Treasurer) to cover staff time and recording costs, City Engineering will create the necessary Office of Real Estate Services (ORES) Project. ORES staff will then administer the release document(s) and record with the Dane County Register of Deeds. Coordinate the revision of the proposed sanitary sewer route with City of Madison Sewer Engineering Staff. Any new easements required as a result of this plat shall be granted by the plat or provided at no cost to the City of Madison.
40. A public pedestrian and bicycle path easement over the entirety of Outlot 12 and Outlot 13 shall be provided.
41. Continue coordination of all necessary replacement street names for the plat with City Engineering Program Specialist Lori Zenchenko at zenchenko@cityofmadison.com.
42. The applicant shall coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.
43. 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. Note: Land tie to two PLS corners required.
44. The underground electric easements per Document Nos. 2609646 and 2609647 adversely encumber many lots. If these facilities are to be moved, recorded releases of these easements will be required.
45. Provide topographic information in the northeast corner of the preliminary plat as required by ordinance.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

46. A declaration of conditions and covenant for streetlights and traffic signals shall be executed and returned prior to signoff of the final plat. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
47. Utility easements shall be provided on the final plat as required by the City Traffic Engineer. The applicant shall show a detail drawing of the 12-foot utility easement dimensions and lot lines on the face of the final plat.
48. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

This agency did not provide conditions of approval for this project.

Fire Department (Contact Bill Sullivan, 261-9658)

49. Provide the following information to the buyer of each individual lot: "The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e)."

Water Utility (Contact Dennis Cawley, 261-9243)

50. All public water mains and water service laterals shall be installed by a standard City of Madison Subdivision Contract. The Water Utility will not need to sign off the final plans, but will need a copy of the approved plans.
51. All operating private wells shall be identified and permitted by the Madison Water Utility and all unused private wells shall be abandoned in accordance with MGO Sec. 13.21.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide conditions of approval for this project.

Parks Division (Contact Janet Schmidt, 261-9688)

52. The Bridlewood Plat, as currently proposed, includes 139 single-family lots (one single-family lot currently exists). The parkland dedication requirement for a single-family lot is 1100 square feet per MGO Sec. 16.23(8)(f) and 20.08(6); the total dedication requirement for the 138 new single-family lots is 151,800 square feet. The dedication as proposed in Outlot 1 is acceptable for parkland dedication. The dedication as proposed in Outlot 2 is inconsistent with the neighborhood plan and is insufficient in size to meet the standards for dedication of useable park space; Outlot 2 lands will not be accepted as public parkland dedication. The dedication as proposed in Outlot 13 has not yet been defined but may be considered for public park dedication. Public parkland dedication shall be provided by a dedicated separate parcel and not combined with the stormwater management parcel. It is unclear if the parkland dedication will be sufficient to meet the requirement for this plat. If necessary, the applicant shall work with Parks staff to expand any required parklands to fully meet parkland dedication requirements.

53. Park Development Impact Fees per MGO Sec. 20.08(2) will be required for all new residential development in this subdivision. The developer must select a method for payment of park impact fees prior to signoff of the rezoning and final plat. This development is within the Elver park impact fee district (SI31). Please reference ID# 15154 when contacting Parks Division staff about this project.
54. Since the stormwater management and parkland dedications are shown in same parcel, a final determination of the area that will be proposed for parkland dedication cannot be calculated until after the final stormwater master plan is completed.
55. The following note should be included on the plat: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued."
56. Lands that are dedicated for park purposes to fulfill the parkland dedication shall be suitable for park development. The Applicant shall provide proposed grading plans prior approval of the area of dedicated public parklands.
57. Prior to sign off on the final plat the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the park impact fees for this development. This document will be recorded at the Register of Deeds.
58. The applicant shall install a fence along the boundary of lands dedicated for public park purposes at the sole expense of the applicant. The fence shall be installed on private property to a design that is mutually agreeable to the applicant and Parks Division. The cost of the fence shall not be eligible for park development fee credits. The applicant shall execute a deed restriction that would require the fence to be perpetually maintained by the property owners for any lots that are adjacent to publicly dedicated park lands, including proposed Lots 1-3, 115-123, and potentially Lots 135-139.
59. The applicant shall modify Outlot 13 to provide for a 20-foot wide connection to Malmquist Road between Lot 116 and 117. The applicant shall construct 10ft wide asphalt path that extends from Malmquist Road to the south line of Lot 116 and Lot 117.
60. General guidelines for park development include:
- a.) Areas within a park to be used for open space for active and passive recreation shall be graded at 1-2% for the area of field proposed.
 - b.) No side slopes within the park dedication area shall exceed 4:1.
 - c.) Provide for grading and a crushed stone path that would allow for a walking path to be constructed around the stormwater management property within OL 13.

61. 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.

Office of Real Estate Services (Jenny Frese, 267-8719)

62. Owner's Certificates shall be included and prepared with the ownership interests consistent with the most recent title report. Signatories shall provide documentation that proves legal authority to sign the Owner's Certificate on the final plat.

63. If any mortgages are secured against the lands within the plat boundary, executed certificates of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) on the final plat.
64. All consents and certifications required for the owner and any holder of interests in the subject lands shall be included on the final plat in a manner that is in conformance with Wis. Stats. Section 236.21(2) and 236.29, i.e., include language "...surveyed, divided, mapped and dedicated..."
65. When submitted, the final plat shall include current Dane County Treasurer, Dane County Register of Deeds, City of Madison Common Council, City of Madison Treasurer certificates. A signature block for the City Plan Commission is not required but would be appreciated.
66. An Environmental Site Assessment is required for the areas dedicated to the public on the plat.
67. Per Chapter 236.21(3) of Wis. Stats. and MGO Section 16.23(5), the property owner shall pay all real estate taxes and special assessments that are accrued or delinquent for the subject properties prior to final approval of the final plat for recording.
68. Please coordinate with Tim Troester (267-1995) or Brenda Stanley (261-9127) in the City Engineering Division to obtain any outstanding stormwater management fees from the City of Madison Water Utility. Receipts for the payment of the prorated fee shall be presented prior to final plat approval sign-off.
69. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to the City's Office of Real Estate Services as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report and the date when sign-off of the final plat is requested. The surveyor shall update the plat with the most recent information available in the title report update. When preparing the title update, the title company shall also reference the new parcel numbers for the two existing tax parcels within the plat boundary.
70. The following revisions shall be made to the final plat prior to final approval and recording:
 - a.) Include a complete and accurate legal description of the lands that are to be included in the proposed plat. The legal description shall be reconciled with the legal description of said lands in record title.
 - b.) Note and identify by document number any existing agreements or declarations of record.
 - c.) Depict the access restriction along Valley View Road, as set forth by the prior CSM. Coordinate with City staff regarding the need for a partial release of said restriction, if Bridlewood Drive is approved in its proposed location.
 - d.) Include the word 'private' in the label for the 33-foot ingress-egress easement set forth by the prior CSM, if it is intended to remain. Record an easement release document for said easement if it is no longer necessary.
 - e.) Depict and dimension all existing improvements (buildings, drives, parking lots, etc.), encroachments, wells and septic systems associated with the lands described for the proposed plat. (Well abandonment: ref. NR 141).

- f.) Create and record, or show as being dedicated in the proposed plat, public utility and public drainage easements required to serve the new lots.

- g.) Record satisfactions or releases for all recorded instruments that encumber or benefit the subject lands, if all interested parties agree that the purpose for such instrument is no longer necessary or relevant for the purposes of the land division.

- h.) Include the following sentence with the dedicated utility easements depiction in the Legend: "Public Utility Easements as herein set forth are for the use of public bodies, as well as private utilities having the right to serve the area."