



Department of Planning & Community & Economic Development

Planning Division

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April 11, 2016

Brian Munson
Vandewalle & Associates
120 E. Lakeside Street
Madison, Wisconsin 53715

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

RE: Approval of a request to amend the Planned Development General Development Plan (GDP) to allow construction of 6 alley-loaded two-family twin residences instead of 2 six-unit townhouse units at 9301 Silicon Prairie Parkway; approval of a Specific Implementation Plan (SIP) to allow construction of those 6 twin homes as well as 2 twin homes previously approved for 301 and 302 Pine Lawn Parkway; and approval of a preliminary plat and final plat creating 16 residential lots to implement the PD zoning approvals (MREC VH Madison Investors, LLC/ Veridian Homes).

Gentlemen;

At its March 29, 2016 meeting, the Common Council **conditionally approved** the Amended PD(GDP-SIP) zoning, and preliminary plat and final plat for "Cardinal Glenn Replat No. 1" subject to the following conditions of approval to be addressed through the final approval and recording of the Amended PD and subdivision:

Please contact Tim Troester of the City Engineering Division at 267-1995 if you have questions regarding the following three (3) items:

1. These lots are subject to the Lower Badger Mill Creek impact fee districts (storm and sanitary). These fees shall be paid prior to issuance of a building permit for these lots.
2. All outstanding Madison Metropolitan Sewerage District (MMSD) 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.
3. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to City Engineering sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. This

property is subject to Sanitary Connection charges for the West Side Industrial SD, South Point Lift Station, South Point Gravity Sewer to Lift Station.

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 266-4097 if you have any questions regarding the following twelve (12) items:

4. This plat shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded plat image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data so that the permitting system can upload this data and permit issuance made available for this new land record.
5. Lot 120 needs to be released from the Declaration of Conditions and Covenants recorded as Document No. 4138032. Work with Tim Troester of Engineering to accomplish this prior to final sign off.
6. Add note 6 regarding alley lighting from the plat of Cardinal Glenn to the notes on this plat.
7. Correct Document No. 4137864 (currently noted as 413765) in note 1(B) on sheet 2. Also correct the plat volume number in the legal description under the surveyor's certificate.
8. Revise the Ingress/Egress Easement notes at both locations. The N/K/A statements need to be moved to after the lot that the easement crosses, not the benefitting lot.
9. Provide a tie bearing and distance between the two plat areas.
10. 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.
11. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject plat, one (1) digital CADD drawing and one (1) signed copy of the final plat to the Mapping/GIS Section of the Engineering Division either as hard copy or Adobe PDF format. The digital CADD file shall be submitted in the WisDOT County Coordinate System, Dane County Zone datum in either Auto CAD Version compatible with MicroStation Version V8i, MicroStation Version V8i or older or Universal DXF Formats. The digital CADD file(s) shall contain the minimum of the items stated below, each on a separate layer name/level number. All line work shall be void of gaps and overlaps that would cause any parcel, street or easement to not properly close. All line work orientation and geometrics shall match the dimensioning as labeled on the final recorded plat: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; 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).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes.

*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.

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following two (2) items:

12. The applicant shall submit one contiguous plan for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

13. All parking facility design shall conform to the standards in MGO Section 10.08(6).

Please contact Dennis Cawley of the Madison Water Utility at 261-9243 if you have any questions regarding the following two (2) items:

14. Each lot of record shall have a public water service lateral connected to a public water main.

15. 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.

Please contact Janet Schmidt of the Parks Division at 261-9688 if you have any questions regarding the following three (3) items:

16. The current zoning for existing Lot 120 provides for 12 multi-family units. The modified zoning and associated replat calls for 12 single-family/ two-family units. Park Development Impact fees for 12 single-family/ two-family units will be due. The replat of existing Lots 119 and 158 will not change the unit count for those lots. Park impact fees were paid for Lots 119 and 158 with City Engineering Contract 2153 (Cardinal Glenn Phase 3). Park impact fees for this project (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2)) will be required for all new residential development. The developer must select a method for payment of park impact fees prior to signoff of the final plat. This development is within the Elver impact fee district. Please reference ID# 07106.1 when contacting Parks Division staff about this project.

17. 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."

18. 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.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following item:

19. The Madison Fire Department recommends the installation of a fire sprinkler system complying with NFPA 13D and SPS 382.40(3)(e).

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have any questions regarding the following item:

20. Show that proposed Lots 164 through 171 meet the minimum lot width of 30 feet for a zero lot line lot at the minimum front yard setback line. Lot width is the horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required structure setback line.

Please contact my office if you have any questions about the following two (2) items:

21. That a revised zoning text be approved by the Planning Division prior to recording of the PD(SIP) that includes a section requiring that the final architectural and landscaping details for the individual two-family twin residences be approved by staff of the Secretary of the Urban Design Commission prior to issuance of permits. Submittal for approval of individual buildings shall include a detailed site plan, building materials palette, and the size and species of landscaping materials to be planted. Any appeal of a staff decision shall be made to the Urban Design Commission for consideration.
22. Prior to final approval of the plat for recording, the applicant shall submit a joint cross access and maintenance agreement to the Zoning Administrator and Planning Division staff for review. It is recommended that the same agreement be applied to all 8 buildings and 16 lots.

Please contact Heidi Radlinger of the Office of Real Estate Services at 266-6558 if you have any questions regarding the following three (3) items:

23. As of February 16, 2016, the 2015 real estate taxes have not been paid in full for the subject property. Under 236.21(3) Wis. Stats. and Sec. 16.23(5)(g)(1) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to Plat recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. Receipts are to be provided on or before sign-off and checks are payable to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, WI 53701. There are currently no special assessments owed for the subject property. Prior to circulating the proposed plat for final sign off and recording, the owner shall pay all special assessments levied against the subject property located within the City limits and present the appropriate paid receipts from the City Treasurer to the City's Real Estate Section when sign off by the Real Estate Section is requested; pursuant to MGO Section 16.23(5)(e)1 and Wis. Stats. 236.21(3).

24. Please coordinate with Tim Troester (267-1995) or Brenda Stanley (261-9127) in the City Engineering Division to obtain any outstanding storm water management fees from the City of Madison Water Utility. Receipts for the payment of the prorated fee shall be presented prior to plat approval sign-off.
25. The following revisions shall be made to the final plat prior to final approval and recording: Note 1C: The first recorded document number should be 4137864.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

As soon as the comments and conditions have been satisfied for the final plat as verified with a completed affidavit form (attached), the original along with the revised final plat, with all signatures and approvals from the reviewing agencies, shall be brought to this office for final signoff. You or your client may then record the final plat at the Dane County Register of Deeds. For information on recording procedures and fees, contact the Register of Deeds at 266-4141.

Any appeal regarding the plat, including the conditions of approval related thereto, must be filed with the Circuit Court within thirty (30) days from the date of this letter. The approval of this final plat shall be null and void if not recorded in twelve (12) months from the date of this letter. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Prior to City Engineering final sign-off by the main office of the plat, the final plat shall be submitted to the 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 signoff. E-mail submittal of the final plat in PDF form is preferred. Transmit to jrquamme@cityofmadison.com.

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 (January 2, 2016) and the date when sign-off approval is requested. The surveyor shall update the plat with the most recent information available in the title report update.

The owner shall email the document number of the recorded plat to Heidi Radlinger at the Office of Real Estate Services hradlinger@cityofmadison.com as soon as it is available.

After the planned development has been revised per the above conditions, please file **ten (10) sets** of complete, fully dimensioned, and to-scale plans, the appropriate site plan review application and fee pursuant to Section 28.206 of the Zoning Code, and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. **This submittal shall all also include one (1) complete digital plan set in PDF format.** The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.181(5), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Tim Troester, City Engineering Division
Eric Halvorson, Traffic Engineering Division
Janet Schmidt, Parks Division
Jenny Kirchgatter, Assistant Zoning Administrator
Bill Sullivan, Madison Fire Department
Dennis Cawley, Madison Water Utility
Heidi Radlinger, Office of Real Estate Services

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: