



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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April 4, 2017

Mike Calkins
Snyder & Associates
5010 Voges Road
Madison, Wisconsin 53718

RE: Approval of a revised request to rezone 1302-1430 Reiner Road from A (Agricultural District) to TR-C3 (Traditional Residential–Consistent 3 District) and TR-U1 (Traditional Residential–Urban 1 District); approval of the (revised) preliminary plat and final plat of Woods Farm, creating 100 single-family lots, 11 lots for attached dwellings (two-family twin homes), one lot for multi-family development, and four outlots to be dedicated to the public for park and stormwater management; and approval of a demolition permit to allow single-family residences at 1318 and 1402 Reiner Road to be razed as part of the proposed subdivision (NorthPointe Construction, Inc.). [ID 45541, 45250 and 45533; LNDSP-2016-00008]

Dear Mr. Calkins;

At its March 21, 2017 meeting, the Common Council **approved** the zoning map amendment, preliminary plat, and final plat for “Woods Farm” subject to the conditions of approval in the following sections, which shall be addressed prior to final approval and recording of the subdivision. The Plan Commission **approved** related demolition permits for 1318 and 1402 Reiner Road on March 6, 2017.

The following ten (10) conditions were jointly required by the Planning Division, City Engineering Division and Traffic Engineering Division and shall be reflected on the final plat when submitted for approval prior to recording:

1. As required by the Planning Division, City Engineering Division and Traffic Engineering Division, the applicant shall dedicate 60 feet of right of way as measured from the centerline of Reiner Road from “F” Street south to the southern plat limits.
2. As required by the Planning Division, City Engineering Division and Traffic Engineering Division, the applicant shall dedicate 66 feet of right of way as measured from the centerline of Reiner Road from “F” Street north to the northern plat limits.
3. The applicant shall dedicate/identify a 20-foot wide easement to the public for a multi-purpose path from the intersection of “A” Street and “I” Street west through proposed Outlots 3 and 4 per an alignment approved prior to final approval and recording of the plat. The applicant shall construct the path according to plans approved by the City Engineer and Parks Division.

4. The final plat shall be revised to show a 40-foot building setback line for Lots 2, 12, 13, 24, and 25 parallel to Reiner Road. A note shall be placed on the final plat that states as follows: "No principal or accessory buildings or structures (pools, gazebos, etc.) shall be permitted between the right of way and setback line."
5. The final right of way dedication for the future roundabout at the intersection of "B" Street and Reiner Road shall be approved by the City Engineer and City Traffic Engineer prior to recording of the plat. The developer shall construct with the street improvements for that phase of the subdivision a median/divider in "B" Street from Reiner Road a distance of approximately 150 feet, which will be incorporated into the design of the roundabout when it is constructed subsequently.
6. Driveways from "B" Street for Lots 12 and 13 shall only be permitted on the westernmost 30 feet of those lots.
7. That there be no vehicular access to Reiner Road for Lots 2, 12, 13, 24, and 25 of the revised plat. The access restriction shall be shown graphically on the face of the final plat and include a note acknowledging that no vehicular access shall be granted for those lots. In order to provide flexibility for the future multi-family development on Lot 1, no access restriction is recommended at this time. The Traffic Engineering Division would prefer to address site access issues as the proposals come in, not on plats, as this allows Traffic Engineering the flexibility to address the specific needs of the plan. In the case of Reiner Road, the plan is to create a median which would mean any access to the multi-family site would be right-in/right-out, which is typically a design the Traffic Engineering Division encourages.
8. The applicant shall submit the wetland delineation for the area contained in proposed Outlot 1 review prior to final approval of the plat for recording. A minimum 75-foot setback from the wetland shall be noted accordingly on the final plat prior to recording.
9. In accordance with Capital Area Regional Planning Commission Resolution 2010-1 approving the Central Urban Service Area amendment to serve the Northeast Neighborhoods area, the applicant shall prepare a wetland protection/restoration plan and implementation approach for the wetlands in the project area. The plan shall include areas of hydric soils adjacent to existing wetlands in the wetland restoration area.
10. The developer shall work with City Engineering to explore possible distributed infiltration practices as part of the means to meet the infiltration requirements identified under Chapter 37, MGO, Northeast Neighborhood Development Plan, and those referred to in the CARPC approving resolution. These methods could include but would not be limited to: rain gardens installed to serve a "block of lots", pervious pavement, depressed terraces, rain barrels and/or other methods. These distributed practices would be used in coordination with regional plat-level practices.

Please contact Brenda Stanley of the City Engineering Division at 261-9127 if you have questions regarding the following twenty-eight (28) items:

11. The applicant shall provide proof of septic system abandonment from Public Health-Madison and Dane County as a condition of plan approval.
12. The west half of the proposed plat does not drain toward Reiner Road. The applicant shall plan to

re-grade land to drain towards Reiner Road, plan to install a temporary lift station, or plan to hold off on improving the lots on the west part of the plat until sewer is available.

13. A portion of this plat drains to the west toward the Starkweather Creek watershed. It crosses multiple private properties before arriving at Starkweather Creek proper as identified by the WDNR. The City has no easement agreements with these property owners. As a result this portion of the development is subject to additional stormwater treatment including no increase in volumetric discharge over existing conditions in all events up to and including the 10-year event.
14. The proposed sanitary sewer reaches depths greater than 20 feet, which are not acceptable. The applicant shall revise plans to make sewer depths less than 20-foot depths throughout the development.
15. The applicant shall construct a multi-purpose path in proposed Outlots 3 and 4. In addition, the applicant shall include the following reference to proposed Outlot 4: "Dedicated to the public for stormwater management purposes and public multi-purpose path."
16. The applicant shall install native prairie grasses on Outlot 4 according to the specifications of the City Engineering Division.
17. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
18. 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 two (2) working days prior to requesting City Engineering signoff.
19. All outstanding 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. This property is subject to Sanitary Connection charges for the Northeast Neighborhood Sanitary Sewer Improvement Impact Fee District.
20. The construction of this project will require that the applicant shall enter into a City/ Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Note: Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum.
21. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL Zone. The project will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR in order to comply with TMDL limits.
22. 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).

23. This site appears to disturb over one (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 review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.
24. A minimum of 2 working days prior to requesting City Engineering Division signoff on the CSM, the applicant shall contact either Tim Troester at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley at 261-9127 (bstanley@cityofmadison.com) 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).
25. 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 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.

26. 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.”

27. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to: reduce TSS by 80% (control the 5 micron particle) off of newly developed areas compared to no controls; detain the 2-, 10-, and 100-year storm events, matching post development rates to predevelopment rates; provide infiltration in accordance with MGO Chapter 37; 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 of Madison General Ordinances.
28. The applicant shall demonstrate compliance with Sections 37.07 and 37.08 of 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 5.0 tons per acre per year.
29. 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.
30. The developer shall construct Madison Standard street, bike path and sidewalk improvements for all streets within the plat.
31. The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat.
32. The developer shall confirm that adequate sight distance exists 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.
33. The developer shall construct sidewalk and four feet of future roadway, including curb and gutter or equivalent, on the west side of Reiner Road along the plat limits.

34. The developer shall make improvements to Reiner Road to facilitate ingress and egress to the plat. The improvements indicated above may require right of way outside of the plat.
35. This development is subject to impact fees for the Northeast Neighborhood Impact Fee District/ Northeast Neighborhood Sanitary Sewer Improvement Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall put 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."
36. The plat is subject to the Northeast Neighborhood Impact Fee District. The applicant shall provide the City with a spreadsheet of the lots and associated lot areas and respective unit counts for the plat in order for the City to create the impact fee schedule.
37. A Phase 1 environmental site assessment (Phase 1 ESA), compliant with ASTM E1527-13, is required for the project area. The applicant shall provide one (1) digital copy and a paper copy only if specifically requested. Staff review of this Phase 1 ESA will determine if a Phase 2 ESA is also required. Please submit report(s) to Brynn Bemis (608-267-1986, bbemis@cityofmadison.com) for review.
38. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information: a) Building Footprints; b) Internal Walkway Areas; c) Internal Site Parking Areas; d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.); e) Right-of-Way lines (public and private); f) Lot lines or parcel lines if unplatted; g) Lot numbers or the words unplatted; h) Lot/Plat dimensions; i) Street names; j) Stormwater Management Facilities; k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at 266-4097 if you have any questions regarding the following twenty-two (22) items:

39. The 40-foot and 10-foot Utility Easements per Document No. 2754753 shall be released by separate document prepared by City Office of Real Estate Services prior to final plat sign-off. The applicant shall prepare metes and bounds legal descriptions and scale map exhibits for the portions to be released and provide 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, 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. Applicant shall also provide recorded copies of the easement release from the other utilities serving this area. The preliminary plat shall denote this easement "to be released".
40. The applicant shall release the 50-foot wide Ingress-Egress Easement per Document No. 3261794, the 66-foot wide Common Driveway Easement per Document No. 2754753 and the Access Easement per Document No. 1605053 prior to final plat sign off. The preliminary plat shall note these easements "to be released".

41. The applicant shall coordinate and provide a copy of the release of the right-of-way to MG&E per Document No. 2424529 prior to final plat sign off. The preliminary plat shall note this easement "to be released".
42. The drainage arrow note shall be removed from the preliminary and final plats. The arrows shall be removed from the final plat. The standard drainage easement language provides the required public drainage easements and also requires a storm water management plan to be placed on file with the City Engineer and Zoning Administrator that defines the required drainage patterns.
43. Modify the Standard Note and label for Public Utility Easements on the preliminary and final plat to include the following: Public Utility Easements as herein set forth are for the use by Public Bodies and Private Public Utilities having to right to serve the area. The word "Public" shall be added to all references on the plat to the Utility Easements.
44. The word "Public" shall be added in front of all references on the plat to the Utility Easements.
45. The applicant shall be required to obtain any required temporary construction/grading easement over the adjacent property to the north for the construction of Street "I".
46. The applicant shall submit potential street names to Lori Zenchenko for approval prior to preparing and submitting the final plat. E-mail lzenchenko@cityofmadison.com.
47. For any Public Storm Sewer, Sanitary Sewer, Water Main or Bike Pedestrian Path easements to be granted on the face of the final plat the surveyor shall contact the City Engineering Division (Jeff Quamme-jrquamme@cityofmadison.com) to receive the appropriate easement terms/conditions language for inclusion on this plat.
48. All of the "recorded as" data shall be provided on the exterior boundary of the preliminary and final plat. This includes deeds of record, CSMs and adjacent record data.
49. Identify the owner and/or benefiting interest of all easements. Include any and all language required to properly and legally create any easement by the plat, including language setting forth rights and responsibilities for the use of the easement. This includes the building setback line along the west right of way of Reiner Road.
50. 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.
51. 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.

52. This pending final plat application 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 is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in the parcel database so that the permitting system can upload this data and permit issuance made available for this new land record.
53. The standard language per MGO 16.23(9)(d)2.a. shall be provided on the preliminary and future final plat. By doing this, all of the previous non-exclusive easements for drainage easements by previously approved land divisions are released and new drainage easements will be defined by the current proposed final plat.
54. Ownership per title information provided shows Wood Madison Corp. as the owner. Either correct the Owner's Certificate or provide updated title information confirming conveyance of the property to Northpointe Construction Inc. prior to final plat sign-off.
55. The required wetland buffers shall be shown and dimensioned on the preliminary and final plats. The buffer limits shall be dimensioned by bearing and distances tied to a Lot/Outlot corner on the final plat.
56. The new areas of dedication for Reiner Road shall be labeled as "Reiner Road." All of the street dedication labels shall have "for public street purposes" added.
57. Outlot 4 shall have a note added: "Outlot 4 is subject to a Public Pedestrian and Multi-Purpose Path Easement over its entirety."
58. The measured coordinates on the Public Land Corners shall specify which adjustment those coordinates are based upon.
59. Add a statement under the legend of the preliminary plat for the existing structures: "To Be Removed."

60. All necessary Easements for Storm Sewer, Sanitary Sewer and Water Main not within dedicated streets shall be determined prior to final plat sign off. The co-location of these easements longitudinally with general Public Utility Easements shall be avoided.

Please contact Eric Halvorson of the Traffic Engineering Division at 266-6527 if you have any questions regarding the following three (3) items:

61. The applicant shall provide a deposit of \$8,000.00 for the installation of traffic calming and pedestrian improvements.

62. Utility easements shall be provided on the final plat according to a detailed plan provided 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.

63. The developer applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs. If the DCC is not executed, the applicant shall pay a \$30.00 fee which is payable to the City of Madison Treasurer to be delivered or mailed to: Eric Halvorson, Traffic Engineering Division; P.O. Box 2986; Madison, Wisconsin 53701-2986.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at 266-4429 if you have any questions regarding the following three (3) items:

64. Section 28.185(7)(a)5 requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Bryan Johnson (608-266-4682). Section 28.185(10) requires that every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a)5 shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.

65. Approval of the demolition permit will require the removal of all structures including the principal buildings, accessory buildings, driveways and aprons. The driveway aprons shall be removed and replaced with curb and gutter as per City of Madison Engineering and Traffic Engineering requirements. During demolition and prior to curb and gutter, barriers shall be installed across the driveways to prevent the parking of vehicles. Disturbed areas shall be graded and seeded or sod planted to minimize erosion.

66. Identify qualifying usable open space areas as required in the requested TR-C3 and TR-U1 zoning districts to be reviewed prior to obtaining zoning approval for each building permit. Usable open space shall be at ground level in a compact area of not less than two hundred (200) square feet, with no dimension less than eight (8) feet and no slope grade greater than ten percent (10%). Usable open space shall be outside of a required front or corner side yard, as extended to the rear lot line. Usable open space shall not include areas occupied by buildings, driveways, drive aisles, off-street parking, paving and sidewalks, except that paved paths no wider than five (5) feet, and pervious pavement may be included as usable open space.

Please contact Adam Wiederhoeft of the Madison Water Utility at 266-9121 if you have any questions regarding the following two (2) items:

67. There are private well(s) currently serving existing parcels included in this application. As required in the associated demolition request application (LNDUSE-2016-00135), all existing private wells must be properly abandoned according to Wisconsin Administrative Code NR 812 and Madison General Ordinance Section 13.21 prior to proceeding with demolitions or development of the property. Please contact Water Utility staff at 266- 4654 for additional information regarding well abandonment procedures and potential well abandonment reimbursement programs.
68. All public water mains and water service laterals shall be installed by a standard City of Madison Subdivision Contract. The applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Please contact Bill Sullivan of the Madison Fire Department at 261-9658 if you have any questions regarding the following three (3) items:

69. 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)."
70. An upgrade to include a fire sprinkler system with a cost estimate shall be made available for all initial single- or two-family home sales.
71. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact Division Chief Tracy Burrus of the MFD Training Division at tburrus@cityofmadison.com or (608)213- 4176 to discuss possibilities.

Please contact Janet Schmidt of the Parks Division at 261-9688 if you have any questions regarding the following twelve (12) items:

72. The applicant shall work with the Parks Division prior to final approval and recording of the plat to inventory non-invasive trees on Outlots 3 and preserve those trees as part of the grading of the park.
73. The proposed preliminary and final plat contemplates 100 single family residences, eleven (11) duplex residential buildings comprising 22 single family/duplex units, and one (1) larger 4.5-acre multifamily lot. Depending on final unit counts, it is anticipated that the required park land dedication will be met, based on the land dedication requirements of 1,081 square feet per single-family unit/ duplex, 734 square feet per multi-family unit, and 1,424 square feet per large multi-family unit, per MGO Sec. 16.23(8)(f)(4).
74. Park Impact Fees (comprised of the Park-Infrastructure Impact Fee, per MGO Sec. 20.08(2)), will be required for all new residential development associated with this project. This development is within the East Park- Infrastructure Impact Fee district. Please reference ID# 17101 when contacting Parks Division staff about this project.

75. On the preliminary and final plats of Woods Farm dated February 17, 2017, the developer proposes to dedicate approximately 4.75 acres of parkland to the City, identified as Outlot 3 located in the northwest quadrant of the subdivision. The proposed park location is consistent with the location identified in the Northeast Neighborhoods Development Plan.
76. Madison General Ordinances, Section 20.16(5), allows for credit against the Park-Infrastructure Impact Fee for any developer-constructed and funded improvements to public parklands, based on the typical costs anticipated for such improvements if the City were to build their standard park improvements. The developer may be eligible to offset Park-Infrastructure Impact Fees by construction of park improvements. These improvements would include grading the park and installing topsoil, seed and mulch to a plan approved by the Parks Superintendent. This work will need to be included in a developer's agreement and would require 3 years of maintenance and warranty.
77. The applicant shall coordinate with the City Engineering, Traffic Engineering and Parks divisions on the location of the proposed path that will be located within the stormwater management parcel (Outlot 4) and the park parcel (Outlot 3).
78. No underground utility easements shall be located anywhere along a proposed park perimeter, unless approved by the Parks Division.
79. 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 along the westerly [side] line of Lot 107 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, and as determined by the Parks Superintendent.
80. The park should meet the following guidelines for park development:
 - 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.) The applicant shall provide proposed grading plans prior to approval of the area for dedicated public park lands.
81. No farming or use of lands to be dedicated to the public for Park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered through the City of Madison Office of Real Estate Services. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.
82. City Forestry will evaluate the terrace for new street tree plantings upon completion of the project. If there is space for new trees, City Forestry will schedule planting and assess the cost of the initial planting to the property owner.

83. 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. The applicant shall be responsible for all recording fees.

Please contact my office at 261-9632 if you have any questions regarding the following three (3) items, including the condition modified by the Plan Commission on March 6, 2017 (#84) and related comment (in brackets):

84. To reduce the uniformity of proposed single-family lots and increase lot size variety as recommended by the Northeast Neighborhoods Development Plan, the applicant shall incorporate lots with smaller widths and areas into the final design of the plat prior to recording. Not fewer than twenty (20) of the lots on the final plat shall be greater than 100 percent larger in width or area than the 30-foot minimum lot width and 3,000 square-foot minimum lot area of the TR-C3 zoning district (ergo, 20 lots that shall not exceed 60 feet in width and approximately 6,000 square feet in area). [Members of the Plan Commission encouraged the applicant to work with Planning staff to better integrate the smaller lots into the subdivision prior to recording and to work diligently to save as many of the "good" trees as possible on the site.]

85. That prior to final approval and recording of the final plat, the applicant shall work with the Planning Division and Capital Area Regional Planning Commission to revise the environmental corridor map to reflect the approved subdivision, including modifications to the map to reflect disposition of the public park shown on the neighborhood development plan and the field-located wetland in Outlot 1.

86. Note: The applicant is encouraged to consider combining or reconfiguring Lots 2-12 prior to or following recording of the plat (by subsequent Certified Survey Map) to create parcels that can incorporate different residential building sizes and types to diversify the mix of non-single-family housing types in the subdivision.

Please contact Jenny Frese of the Office of Real Estate Services at 267-8719 if you have any questions regarding the following fourteen (14) items:

87. At the time of final plat approval, the Owner's Certificate shall be executed by all parties having an interest in the property, pursuant to Wis. Stats. 236.21(2)(a). Certificates shall be 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. The executed original hard stock recordable plat shall be presented at the time of approval sign-off.

88. At time of final plat approval, a certificate of consent for all mortgagees/vendors shall be executed. If mortgages of record are paid off prior to plat approval, a copy of the recorded satisfaction for said mortgage shall be provided prior to sign-off.

89. A Consent of Lessee certificate shall be included on the plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off.

90. All consents and certifications for any holder of interests in the subject lands shall conform with Wis. Stats. 236.21(2) and 236.29, i.e., to include the language "...surveyed, divided, mapped and dedicated..."

91. For parcels located within the City of Madison, a Madison Common Council Certificate shall appear as follows:

Resolved that this plat known as _____ located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the ____ day of _____, 20____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this ____ day of _____, 20____

Maribeth L. Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

92. The following City of Madison Treasurer Certificate shall appear on the final plat:

I, _____, being the duly appointed, qualified and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20____ on any of the lands included in the plat of _____.

David Gawenda, City Treasurer
City of Madison, Dane County, Wisconsin

93. A certificate for the Dane County Treasurer similar to the City of Madison Treasurer Certificate above shall appear on the plat.
94. A certificate for the Dane County Register of Deeds to enter time, date and recording information shall appear on the plat.
95. An Environmental Site Assessment is required because of the public dedications.
96. Under 236.21(3) Wis. Stats. and 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.
97. Pursuant to Madison City Ordinance Section 16.23(5)(e)1 and Wis. Stats. 236.21(3), all special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to plat approval sign off. Receipts for payment shall be provided to the City's Office of Real Estate Services in advance of plat approval sign-off.

98. Please coordinate with Tim Troester (608-267-1995) or Brenda Stanley (608-261-9127) 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.
99. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to the City's Office of Real Estate Services (ORES), as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (August 19, 2016) and the date when sign-off approval is requested. A title commitment may be provided, but will only be considered as supplementary information to the title report update. The surveyor shall update the plat with the most recent information available in the title report update.
100. The final plat shall be revised prior to sign-off as follows:
- a.) Accurately reflect the contents of the updated title report when the final plat is submitted.
 - b.) Depict, name, and identify by document number all existing easements cited in record title.
 - c.) Correct the typo in the label near proposed Lots 140 and 141, in which the document number pertaining to the 10-foot utility easement should be Document No. 2424529.
 - d.) Carry over all applicable Notes and easements from prior CSMs 8175 and 9866.
 - e.) Correctly depict the limits of the 50-foot ingress/egress easement over proposed Outlot 4, as there appears to be a portion missing.
 - f.) If any easement of record is no longer required to serve the subject property, the owner shall coordinate with City Engineering and ORES for the recording of release documents for said items prior to final plat approval sign-off. This includes the recording of release documents for those public utility companies having rights to use and occupy said public utility easements set forth by the prior CSMs.
 - g.) Include Notes on the plat describing all agreements and covenants of record. If any of these documents are no longer applicable for the subject property, the owner shall provide copies of recorded release documents for said items prior to final plat approval sign-off.
 - h.) Depict and dimension all existing improvements including, but not limited to: buildings, drives, parking lots, encroachments, wells, septic systems, etc. associated with the lands described for the proposed plat. Label any improvements that will be demolished.
 - i.) For properties not connected to municipal utility services, consider whether or not well abandonment ref. NR 141 needs to be addressed.
 - j.) The plat review application states there are 5 outlots, but only 4 are labeled. Please clarify the number of outlots intended to be included in the plat and clearly label said outlots.
 - k.) If the lands within the plat boundary are farmed agricultural lands, with such use continued until development, the applicant shall enter into a lease with the City for those lands to be dedicated and/or conveyed to the City through Plat recording. Please contact Heidi Fischer at 264-9297 to discuss the potential lease terms.

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

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.

Sincerely,

Timothy M. Parks
Planner

cc: Brenda Stanley, City Engineering Division
John Sapp, City Engineering Division
Jeff Quamme, City Engineering Division – Mapping Section
Janet Schmidt, Parks Division
Eric Halvorson, Traffic Engineering Division
Jenny Kirchgatter, Zoning Administrator
Bill Sullivan, Madison Fire Department
Adam Wiederhoeft, Madison Water Utility
Jenny Frese, Office of Real Estate Services

[Accela ID: LNDSP-2016-00008]