



PREPARED FOR THE PLAN COMMISSION

Project Address: 10024 Valley View Road
Application Type: Zoning Map Amendment, Preliminary Plat, and Demolition Permit
Legistar File ID # [54248](#), [54018](#) and [54456](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant: Chris Ehlers, Veridian Homes; 6801 South Towne Drive; Madison.

Property Owners: Mark and Jeri Reynolds; 4623 Signature Drive; Middleton; City of Madison; Veridian Homes.

Contact Person: Brian Munson; Vandewalle & Associates; 120 E. Lakeside Street; Madison.

Surveyor: Brett Stoffregan and Dan Day, D’Onofrio Kottke & Associates; 7530 Westward Way; Madison.

Requested Actions: Approval of a request to rezone land generally addressed as 10024 Valley View Road from A (Agricultural District), TR-C3 (Traditional Residential–Consistent 3 District) and TR-P (Traditional Residential–Planned District) to TR-P; approval of a demolition permit to demolish the single-family residence at 10024 Valley View Road; and approval of the preliminary plat of *Western Addition to 1000 Oaks*, creating 86 lots for single-family detached residences, four two-family dwelling twin-homes on eight fee simple lots (eight units), one lot for the future development of up to 110 multi-family units, one outlot to be dedicated to the public to expand Birchwood Point Park, two outlots to be dedicated for public alleys, two outlots to be dedicated to the public for stormwater management, and one outlot for future development.

Proposal Summary: The proposed *Western Addition to 1000 Oaks* subdivision will primarily subdivide the 21.7-acre Mark and Jeri Reynolds property that was attached to the City of Madison from the Town of Middleton effective November 5, 2018 following Common Council approval on October 30. As part of the subdivision of the Reynolds property, Sugar Maple Lane will be extended east-west across the property from its approved but unbuilt terminus in the adjacent 1000 Oaks subdivision. An existing single-family residence and barn/stable will be demolished in order to facilitate development of the subdivision.

The proposed *Western Addition to 1000 Oaks* will replat southern portions of the recently approved Southern Addition to Birchwood Point subdivision, including relocating platted but unbuilt “Old Timber Pass” further to the east, replatting 21 single-family lots, and expanding Birchwood Point Park and an adjacent large outlot for stormwater management dedicated with the Birchwood Point plat. The eastern edge of the proposed Western Addition development will also incorporate outlots for future development on the recently approved but unrecorded 1000 Oaks Replat No. 2.

The proposed Western Addition to 1000 Oaks subdivision will accommodate up to 204 total dwelling units on the 95 proposed lots, including the 110 units of multi-family housing proposed for Lot 363 along Valley View Road in the southeastern corner of the subject site. The future multi-family development will require subsequent conditional use approval prior to issuance of building permits for that lot.

Development of the subdivision will occur in phases beginning in 2019 following approval and recording of a final plat, with completion anticipated by 2024 based on market demand for units.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. Section 28.185 provides the process and standards for the approval of demolition and removal permits. 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 November 28, 2018. Therefore, the 90-day review period for this plat is scheduled to expire circa February 28, 2019.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00359, rezoning 10024 Valley View Road from A, TR-C3 and TR-P to TR-P, and the preliminary plat of the Western Addition to 1000 Oaks subdivision to the Common Council with recommendations of **approval**, and find the standards met and **approve** a demolition permit for the existing residence at 10024 Valley View Road, all subject to input at the public hearing and the conditions from reviewing agencies beginning on page 8 of this report.

Background Information

Parcel Location: Approximately 38.26 acres of land located on the north side of Valley View Road, approximately a half-mile west of South Point Road; Aldermanic District 9 (Skidmore); future Madison Metropolitan School Dist.

Existing Conditions and Land Use: The majority of the site is developed with a single-family residence, barn/stable, and agricultural land, zoned A (Agricultural District). The portions of the South Addition to Birchwood Point and 1000 Oaks subdivisions adjacent to the site are currently undeveloped.

Surrounding Land Use and Zoning:

North: Future single- and two-family residences in the Birchwood Point subdivisions, zoned TR-C3 (Traditional Residential–Consistent 3 District) and TR-P (Traditional Residential–Planned District); single-family residence on a large parcel in the Town of Middleton;

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

East: 1000 Oaks subdivision, including future single-family residences in TR-C3 zoning and Thousand Oaks Park; single-family residence on a large parcel, zoned A (Agricultural District);

West: Future single-family residences in the South Addition to Birchwood Point subdivision in the City; undeveloped agricultural land, Keleny Top Soil, and Olson-Toon Landscaping in the Town of Middleton.

Adopted Land Use Plan: The 2018 [Pioneer Neighborhood Development Plan](#) identifies most of the subject site for residential uses in Housing Mix (HM)1, HM2, and HM3 housing type districts. The portion of the site to be dedicated for stormwater management facility and neighborhood park are generally consistent with areas recommended in the neighborhood development plan for the same.

Environmental Corridor Status: The environmental corridor map shows the general location of stormwater management in the northwestern corner of the Reynolds property within mapped environmental corridor. The parkland and stormwater management dedicated to the City with the Southern Addition to Birchwood Point are also located in the mapped corridor.

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 two miles walking distance, and the units would be greater than three-quarters of a mile regulatory distance from all-day service for passengers who might be eligible for door-to-door paratransit service. The pedestrian access between this site and the scheduled bus service, located at S. Junction Road and Watts Road, includes approximately a mile travel along the unimproved shoulder of Valley View Road (posted 45 mph).

Zoning Summary: The following bulk requirements apply in TR-P (Traditional Residential-Planned District):

Requirements for:	Single-family Detached	Two-family-Twin Homes
Lot Area (sq. ft.)	3,500 sq. ft per lot	2,500 sq. ft. per unit
Lot Width	37'	25' per unit
Front yard setback	15'	15'
Maximum Front Yard Setback	No more than 20% greater than block average up to 30' max.	No more than 20% greater than block average up to 30' max.
Side yard setback	5'	5'
Reversed Corner Side Yard Setback	8' (10' for garage)	8' (10' for garage)
Rear yard	Street accessed: 20' Alley-accessed: 2'	Street accessed: 20' Alley-accessed: 2'
Maximum lot coverage	75%	75%
Maximum building height	3 stories/35'	3 stories/35'
Usable open space (sq. ft. per unit)	500 sq. ft.	500 sq. ft.
Other Critical Zoning Items		
Yes:	Utility Easements	
No:	Barrier Free, Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Dev., Adj. to Parkland	
<i>Prepared by: Tim Parks, Planning Division and Jenny Kirchgatter, Assistant Zoning Administrator</i>		

Previous Approvals

On April 10, 2018, the Common Council approved a request to rezone land generally addressed as 10202-10304 Valley View Road from SR-C1 (Suburban Residential–Consistent 1 District) and PR (Parks and Recreation District) to TR-P (Traditional Residential–Planned District) and approved the preliminary plat and final plat of *Southern Addition to Birchwood Point*, creating 130 lots single-family detached residences, 45 two-family twin-homes on 90 (fee simple) lots, two outlots for public parkland, three outlots to be dedicated to the public for stormwater management, five outlots for future development, and two outlots for private open space. The Plan Commission recommended approval of the rezoning and subdivision and approved demolition of a single-family residence at 10202 Valley View Road at its March 19, 2018 meeting. The final plat was recorded on September 5, 2018.

On January 14, 2019, the Plan Commission recommended approval of the preliminary and final plats of *1000 Oaks Replat No. 1* and *1000 Oaks Replat No. 2*, which collectively replatted sections of the adjacent 1000 Oaks subdivision to widen the right of way of Sugar Maple Lane to 80 feet, add a new east-west local street, and reconfigure various lots and outlots in anticipation of the Western Addition subdivision proposal for the Reynolds property. Common Council approval of the two replats is anticipated on January 29, 2019.

Project Description

The applicant, Veridian Homes, is requesting approval of a zoning map amendment, demolition permit, and preliminary plat of the “Western Addition to 1000 Oaks” subdivision. The subject site is a 38.26-acre parcel of land located on the north side of Valley View Road approximately a half-mile west of South Point Road.

Most of the subject development centers on the 21.7-acre parcel currently owned by Mark and Jeri Reynolds, which was attached to the City of Madison from the Town of Middleton in fall 2018. The site is developed with a one-story single-family residence with exposed lower level and a large barn/stable located in the southeastern quadrant of the property, which is characterized by approximately 60 feet of grade change from a high point along the eastern property line to the west and northwest. The house and barn are served by a long driveway from Valley View Road, which is shared with the Ronald May and Catherine Moore (hereinafter “May-Moore”) property to the north. The applicant is proposing to demolish the Reynolds residence and barn/stable to accommodate the proposed subdivision, citing the considerable grading required for the plat as basis for the demolition. Photos of the interior of the house and exterior of house and barn are included in the Plan Commission materials.

The proposed Western Addition to 1000 Oaks subdivision also proposes to replat the southern portions of the Southern Addition to Birchwood Point subdivision west of the Reynolds property, which was approved and recorded in 2018. As part of the subject proposals, the applicant proposes to relocate “Old Timber Pass” further to the east from its previously platted location to facilitate expansion of Birchwood Point Park and an adjacent outlot for stormwater management. The expanded public park and stormwater facility would serve both the Western Addition development on the Reynolds property as well as the southern portion of the Birchwood Point development. Twenty-one (21) single-family lots platted along Old Timber Pass will also be replatted with the subject proposals.

In addition to the relocation of Old Timber Pass to the east, access to the Western Addition to 1000 Oaks subdivision will be provided by the extension of Sugar Maple Lane and Sweet Willow Pass east-west across the plat from their approved but unbuilt termini in the adjacent 1000 Oaks subdivision east of the site, and by two new north-south local streets, including “A” Street, which will extend between Sugar Maple and Valley View Road one block east of Old Timber Pass.

In all, the proposed Western Addition development calls for approximately 204 dwelling units to be developed on 95 lots in TR-P zoning. The proposed lots include 86 lots for single-family detached residences, four two-family dwelling twin-homes on eight fee simple lots (8 units), and one 4.2-acre lot for the future development of up to 110 multi-family units. The proposed single-family lots incorporate six outlots for future development proposed with the pending 1000 Oaks Replat No. 2 adjacent to the eastern edge of the subject site.

The single-family lots will be comprised of 64 street-loaded lots and 22 alley-loaded lots of varying widths and areas. The four two-family twin homes will be alley-loaded buildings on proposed Lots 364-371 on the east side of “B” Street. All of the proposed single-family and two-family lots appear to meet or exceed the minimum bulk requirements of the TR-P zoning district. The future multi-family development on proposed Lot 363 will require subsequent conditional use approval prior to issuance of building permits for that lot.

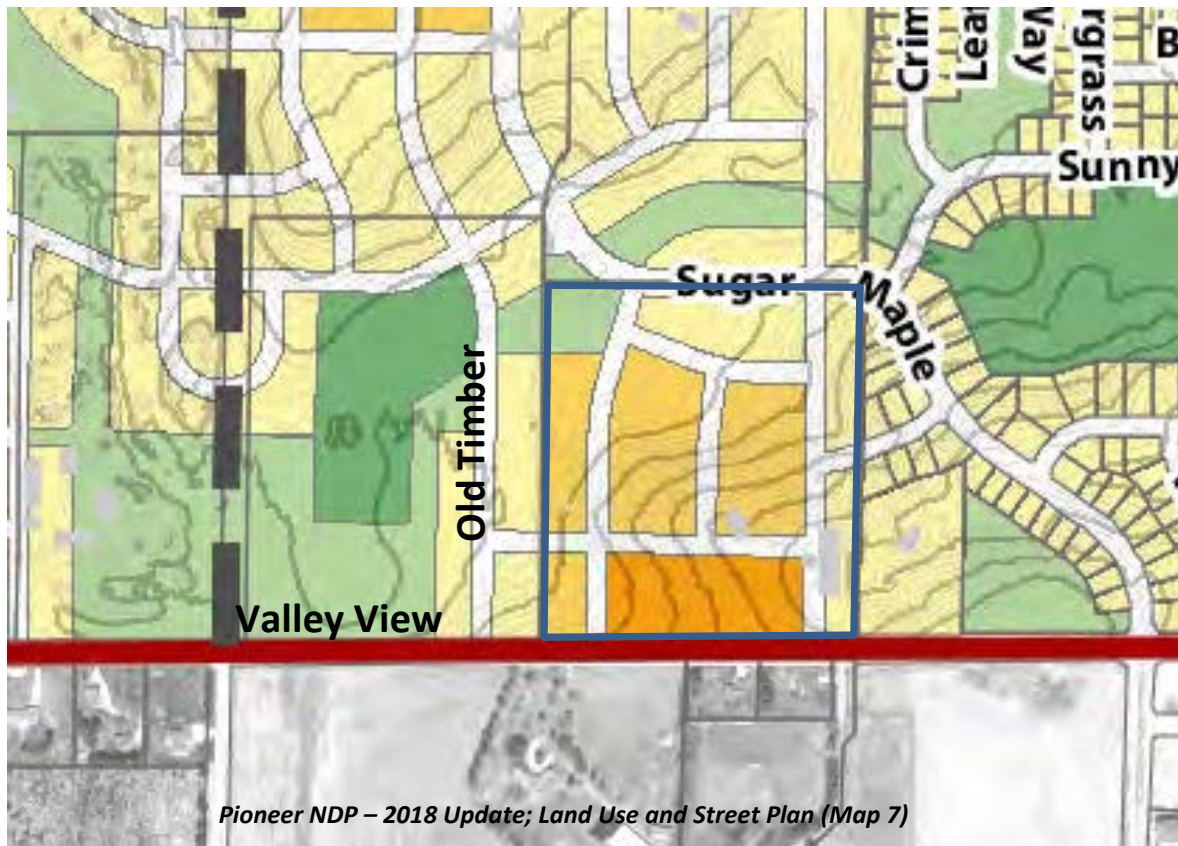
Supplemental Requirements

The requirements for the Traditional Residential-Planned (TR-P) District are included in Appendix A at the end of this report (page 21).

Analysis

Consistency with Pioneer Neighborhood Development Plan

Detailed land use and circulation recommendations for the subject site are included in the adopted 2018 update to the Pioneer Neighborhood Development Plan, which recommends that most of the subject site be developed with residential uses in the Residential Housing Mix (HM) 1, HM2, and HM3 housing type districts as shown on the following map excerpt from the plan (Reynolds property highlighted in blue):



Pioneer NDP – 2018 Update; Land Use and Street Plan (Map 7)

In summary, the three HM districts in the Pioneer Neighborhood Development Plan recommend:

- The predominant housing type in HM1 is recommended to be detached single-family housing on individual lots, although limited areas may be developed with other lower-density housing types such as duplexes or townhouses at appropriate locations. Individual developments should be less than eight (8) dwelling units per net acre, and buildings are recommended to be up to two stories in height.
- HM2 is also recommended to be a predominately single-family district, although homes should be on smaller lots. A greater share of other housing types compatible with single-family homes are also allowed in the district, including duplexes, four-units, townhouses and small-scale apartment buildings. Densities in HM2 are recommended to be 8-20 units per net acre. Buildings may be up to three stories tall. Dwelling unit types in the HM2 District should be varied, and large areas of one housing unit type should be avoided.
- HM3 is recommended to consist of a mix of townhouses and apartment buildings. The district is recommended to include duplexes, four units, townhouses, and apartment buildings in larger buildings than those in the HM2 district, with smaller side yards when buildings are located along standard streets. Buildings in HM3 are recommended to be two to four stories in height, with densities between 20-40 dwelling units per acre recommended for individual development. Apartment buildings in HM 3 may be larger and closer together than similar buildings in HM2. Single-family detached housing is not recommended in HM3 since the intent of the district is to encourage higher-density uses. Buildings in HM3 should be oriented to and front on adjacent streets and be designed to help define and enhance the public realm along the street edge. Parking should be provided behind or beneath the buildings, minimizing its visual impact on the neighborhood. Building heights in HM3 should generally be three stories, but heights may vary depending on the context, size, and scale of surrounding developments.

Planning staff believes that the proposed Western Addition to 1000 Oaks subdivision is generally consistent with these residential land use recommendations, including the overall density and mix of lot sizes in the single- and two-family areas of the plat. Additionally, the 110 future multi-family units envisioned for Lot 363 will result in a density of 26.2 units per acre on the 4.2-acre lot, which is consistent with the 20-40 unit density range for the HM3 district. Implementation of the design-related recommendations for new development in HM3 will be considered as part of the subsequent conditional use review required before construction may commence on Lot 363.

Staff also believes that the layout of the subdivision is largely consistent with the street layout included in the Pioneer Neighborhood Development Plan, although how Sugar Maple Lane will be implemented with this plat should be given careful consideration.

Since initial adoption in 2004, the Pioneer plan has recommended that Sugar Maple Lane extend from Valley View Road to Mineral Point Road approximately halfway between South Point Road and Pioneer Road as a north-south collector street to serve the mostly residential development planned for that portion of the planning area. In general, implementation of Sugar Maple Lane with the 1000 Oaks, Birchwood Point, and Southern Addition to Birchwood Point subdivisions has followed the 2004-planned alignment with modest deviation.

The 2018 update to the Pioneer Neighborhood Development Plan provides a more detailed alignment through the subject site, calling for Sugar Maple Lane to connect through the Reynolds property and adjacent May-Moore property along their common east-west property line (i.e. northern edge of subject site), with HM1 residential development on both sides of the street. However, the applicant proposes to shift the east-west segment and abutting lots south entirely onto the Reynolds property, which will leave an approximately 300-foot section of the collector street unbuilt until the connection can be made across the May-Moore property at some unknown time in the future.

Although staff from the Planning Division and City Engineering Division believe that the proposed alignment can be approved, staff feels that the planned north-south collector street be completed with the platting of the proposed subdivision, and are requiring that the remaining section of Sugar Maple Lane adjacent to the northwestern corner of the Reynolds property be acquired, dedicated and constructed as a condition of approval. Completing the collector street now will allow for a complete street network to serve this portion of the Pioneer neighborhood and will prevent local streets such as Old Timber Pass, which staff does not believe is intended to carry the volume of a collector street, from shouldering that load until Sugar Maple can be completed as planned.

The connection of Sugar Maple Lane is also important to provide the overall level of connectivity that the neighborhood plan recommended in this area, including an additional north-south local street that was planned to extend between Valley View Road and Watts Road through the Reynolds and May-Moore properties. That north-south street would have required a crossing of the significant greenway planned to drain east to west towards the large stormwater management facility planned for proposed Outlot 19 in the southwestern corner of the subject site. However, staff feels that the off-site completion of Sugar Maple Lane in conjunction with the east-west street connection added through the pending 1000 Oaks Replat No. 1 will accomplish the circulation and connectivity goals of the Pioneer Neighborhood Development Plan in lieu of the planned north-south street.

Conformance with the TR-P District Requirements

The mix of street-loaded and alley-loaded single-family detached lots, two-family-twin dwellings, and lot for future multi-family development meets the required mix of residential unit types in Section 28.053(3) of the Zoning Code for a TR-P district. Approximately 58 percent of the units to be developed in the TR-P district will be other than single-family residences, which exceeds the requirement that at least 10% of the units in the TR-P be in two-family, attached or multi-family residential dwelling types. In addition, all of the units in the project will generally be within a quarter-mile of a common open space (public or private) as required by the site design standards in subsection (5).

The master plan text indicates that buildings in the TR-P will reviewed by a neighborhood architectural control committee with the goal of creating diversity of architectural approaches while maintaining a cohesive massing and composition, building orientation onto adjoining streets, and appropriate durable materials.

In order to approve the master plan for the TR-P district, the Plan Commission and Common Council shall find that the proposed master plan for the TR-P district meets the standards in Section 28.053(6) of the Zoning Code. The Planning Division believes that the Western Addition to 1000 Oaks is consistent with the recommendations of the adopted Pioneer Neighborhood Development Plan consistent with standard #1, that the subdivision proposes a highly connective circulation pattern conducive to multiple forms of transportation consistent with standard #2,

and that the unit types in the master plan are sufficiently integrated consistent with standard #3, which stipulates that the master planned development include a variety of integrated residential dwelling unit types.

Demolition of Existing Residence

Staff also believes that the Plan Commission may find the demolition permit standards met to allow demolition of the residence at 10024 Valley View Road to allow implementation of the proposed subdivision. The Landmarks Commission reviewed the demolition of the existing residence on September 17, 2018, and recommended to the Plan Commission that it finds that the building “has no known historic value.”

Conclusion

The Planning Division believes that the proposed zoning map amendment, demolition permit and preliminary plat of Western Addition to 1000 Oaks are generally consistent with the land use, density, and street layout recommended for the site in the adopted 2018 update to the Pioneer Neighborhood Development Plan as well as the applicable standards for approval. Approval of the development should be conditioned on the conditions in the following section, including the acquisition, dedication, and construction of a short section of Sugar Maple Lane located off the subject site, which is a consequence of the proposed platting of the collector street through the proposed subdivision. Completion of Sugar Maple Lane with the proposed subdivision will complete the street network and provide the high degree of connectivity recommended in the neighborhood development plan.

Recommendation

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00359, rezoning 10024 Valley View Road from A, TR-C3 and TR-P to TR-P, and the preliminary plat of the Western Addition to 1000 Oaks subdivision to the Common Council with recommendations of **approval**, and find the standards met and **approve** a demolition permit for the existing residence at 10024 Valley View Road, all subject to input at the public hearing and the conditions that follow.

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

Planning Division

1. The applicant shall show a 20-foot platted side yard setback line on the final plat parallel to Valley View Road for Lots 337, 356, 357 and 364.
2. Note: Vehicular access to Lot 363 from Valley View Road will be determined at the time that specific plans for development of that lot are submitted for conditional use approval.
3. Prior to recording of the final plat, the Planning Division shall approve the final building design standards for the proposed development to be recorded in the covenants, conditions and restrictions for the subdivision. The final TR-P master plan and subdivision restrictions shall include the massing and composition of structures,

orientation of windows and entries; doors and other elements of the facade, and primary facade materials and colors as well as the process for the application of such building design standards, through an architectural review committee or similar review body.

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

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

4. Fees for the Pioneer Urban Service Area and for the Madison Metropolitan Sewerage District (MMSD) Annexation are due and payable prior to sign off of the plat.
5. Submit stormwater management that demonstrates safe passage of the 100-year event with the public way or public easements; demonstrate the safe passage of the 500-year event to show no structural flooding.
6. The applicant shall deed restrict any properties to minimum building opening elevations to mitigate flooding concerns, as determined by the City Engineer.
7. The developer shall construct street, curb and gutter, and sidewalk improvements on Sugar Maple Lane from the north edge of plat limits to Hazy Sky Parkway.
8. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
9. 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.
10. 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.
11. This development is subject to impact fees for the Lower Badger Mill Creek Sanitary Sewer and Stormwater Management Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall put on the face of the plans: "Lots/ buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."
12. 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.

13. An erosion control plan and land disturbing activity permit shall be submitted to the Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with 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.
14. A minimum of two (2) working days prior to requesting City Engineering signoff on the final plat, 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).
15. The following notes shall be included on the final plat (MGO: 16.23(9)(d)2. (a. & b.): 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, without the approval of the City Engineer at the time of site plan review. Fences may be placed in the easement only if they do not impede the anticipated flow of water. NOTE: In the event of a City of Madison Plan Commission- and/or Common Council-approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision. B) The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved stormwater drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances. Information to Surveyor's: In addition to notes such as this, WI State Plat Review now enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.
16. The applicant shall verify the zoning setbacks and non-exclusive drainage easement widths coincide and adjust the required note on the plat accordingly.
17. 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 nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.

18. The applicant shall outline the limits of the existing septic system or verify it is not located on the parcel to be subdivided.
19. The applicant shall provide proof of septic system abandonment from Public Health—Madison and Dane County as a condition of plat approval.
20. The applicant shall install property boundary markers along the back lines of Lots 328-337 as required by the City Engineer.
21. 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 tstroester@cityofmadison.com (West). The digital copies shall be to scale, and shall have a scale bar on the plan set. The 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; and k) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).
22. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including: a) SLAMM .DAT files; b) RECARGA files; c) TR-55/HYDROCAD/Etc., and; d) 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 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. 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; reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls; provide infiltration in accordance with MGO Chapter 37; and provide substantial thermal control.
25. Provide any off plat grading easements to confine and direct off site drainage to the public system.
26. The applicant shall construct a 12-foot wide sanitary sewer access path for the sanitary sewer serving the development. Construct access path in conformance with *City of Madison Standard Specifications for Public Works Construction Standard Detail Drawing 5.1.3, 5.1.4 or 5.1.4A*. The access path is required where there is no hard surface above sanitary sewer (concrete, asphalt). Native ground is not considered a hard surface.
27. The developer shall construct Madison standard street and sidewalk improvements for all streets within the plat.

28. The developer shall make improvements to Valley View Road to facilitate ingress and egress to the plat, including the construction of acceleration and deceleration tapers. These improvements may require dedication of right of way outside of the limits of the plat.
29. The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat.
30. 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.
31. The developer shall construct four feet of pavement, curb and gutter, terrace, and sidewalk on Valley View Road from Lots 337-363 as required by the City Engineer.
32. The developer shall construct public multi-use path through Outlots 19, 18, 20 and 23 as required by the City Engineer.

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

33. The applicant shall acquire and dedicate an 80-foot wide strip of right of way along Sugar Maple Lane from north edge of plat limits to Hazy Sky Parkway.
34. It is anticipated that the improvements on Sugar Maple Lane required to facilitate ingress and egress to the plat will require additional right of way and/or grading easements located outside the plat boundary. The developer shall acquire the right of way and/or sloping easements as required by the City at the developer's expense. In the event that the developer is unable to acquire the right of way and/or sloping easements required, the City shall assist the developer in acquiring the property and the developer shall pay the City for all costs associated with the acquisition.
35. This replat requires the vacation and discontinuance of portions of platted public right-of-ways of Old Timber Pass and Sweet Willow Pass. The applicant's consultant shall provide the required map exhibits and descriptions of those areas. The public ways shall be discontinued by separate resolution by the City of Madison under s.66.1003 (4) of the Wisconsin Statutes. The discontinuances shall be introduced to the Common Council upon the receipt and approval of the required map exhibits and legal descriptions. The final recording and validation of the vacation shall be conditioned upon the conditions of approval for the development being met to the satisfaction of the City of Madison Engineer.
36. The public easements and utility easements that are required to be released shall be released by separate document prepared by City Office of Real Estate Services. The applicant shall prepare any necessary legal descriptions and scale map exhibits for the portions to be released and provide to and Coordinate with Engineering Land Records Coordinator Jeff Quamme for review. Upon approval of the exhibits, 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. The applicant is responsible to obtain

releases of the easements by the other Utility companies serving the area. The releases shall be required to be completed prior to final sign off and recording of the final plat. Acknowledgement of the release and document number shall be noted on the face of the plat.

37. Outlots 25 and 29 of the plat of Southern Addition to Birchwood Point were dedicated to the public for Stormwater Management Purposes and Outlot 28 for Public Park Purposes. These outlots are proposed to be reconfigured by the proposed plat. The City of Madison accepted dedication for these special purposes. To accomplish releasing the restriction under s. 66.1025(1) of the Wisconsin Statutes, the City of Madison, after resolution by the Common Council, shall grant the land back the dedicator or the heirs of the dedicator to permit the replatting of the outlots with the replat. Coordinate this with Jeff Quamme of Engineering-Mapping, 266- 4097 or jrquamme@cityofmadison.com. The outlots are not a road, street, slip, pier, lane or paved alley and therefore cannot be vacated and discontinued under 66.1003 Wisconsin Statutes. The blanket easements over these outlots shall be released as well as new easements will be granted by this new proposed plat.
38. The portion of the No Vehicular Access restriction along Valley View Road per Southern Addition to Birchwood Point and the portion that remains along Valley View Road per CSM No 6411 shall be released. Also the building setback lines on lots 407 and 450 of Southern Addition to Birchwood point shall be released. The releases shall be accomplished by separate document prepared by the City Office of Real Estate Services. The applicant must 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 along with the \$500 administrative fee (266-4097) (jrquamme@cityofmadison.com).
39. No vehicular access restrictions and 20-foot building setbacks for Lots 337, 356, 357, 364, 363 and Outlot 21 along Valley View Road shall be added to the plat.
40. The 20-foot wide landscaping easement over Lot 450 of Southern Addition to Birchwood Point shall be released by the homeowners association.
41. Old Timber Pass, Outlot 20 and some of the proposed lots are encumbered by a Declaration of Driveway Easement per Document No. 5448151 serving the single-family lands north of this subdivision. The easement shall be released within areas dedicated to the public prior to recording the plat. If the driveway access remains necessary within dedicated lands pending actual construction of street improvements, the owner of those lands shall enter into an encroachment agreement and or lease with the City of Madison for the duration of the private driveway access need.
42. The existing 12-foot wide Public Utility Easement along the southern side of Outlot 29 and 450 of Southern Addition to Birchwood Point shall be shown on new Outlot 19 of this proposed plat. Connect the Public Utility Easement to the new Easements that will be set forth on the face of the new plat.
43. 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.
44. Provide a 25-foot wide public sanitary sewer easement over the westerly 25 feet of proposed Outlot 19 adjacent to Lots 328-337 and extending northerly to intersect Old Timber Pass where existing sanitary sewer

exists. Also, provide an easement connection to the end of the existing easement per Document No. 5224627 where it was released by Document No 5438239.

45. The preliminary plat shall have a complete legal description of the lands and shall properly reference all previously platted lots and proposed vacated right of ways that are included within the plat. Proposed 1000 Oaks Replat No. 2 will need to be recorded prior to this plat.
46. All existing and proposed easements shall be fully dimensioned on the final plat.
47. The existing 10-foot wide easement to Mid Plains Telephone bisects several of the proposed lots. The easement shall be released upon movement of the facilities. If this cannot be completed prior to final plat recording, the final plat shall show the easement and note it is to be released by a separate instrument.
48. Add text to the 20-foot wide public sanitary sewer easement per Document No. 4496595 was partially released by Document No. 5224625.
49. Provide private Easements or Outlots to accommodate the now USPS required centralized delivery of mail using Cluster Box Units (CBU's). The applicant shall coordinate with the USPS Development Coordinator and City Engineering and Traffic staff the required locations for the CBU's. CBU's serving this plat will not be permitted within any publicly owned or dedicated lands. If the Developer is not able to determine the final locations prior to recording the final plat, the final placement of the CBU's shall be determined and all documents recorded for the placement of the CBU's (after City review and approval) prior to construction of each phase. A recorded CBU owner's agreement shall be required prior to execution of the development agreement and prior to final sign-off of the plat.
50. Provide two street name suggestions for Street "A" and Street "B" to Lori Zenchenko (LZenchenko@cityofmadison.com) for review and approval.
51. 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 monument condition reports for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com). 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 and shall be attached to a signed and sealed monument condition report. The applicant shall identify monument types on all PLS corners included on the plat.
52. 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. The Developer/Surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any original submittal of data and prior to final sign off.

53. The existing Sanitary Sewer Easement per Document No 5224627 shall remain within Outlot 26. It shall be shown within the Outlot on the final plat.
54. Add text to the outlots subject to easements that the easements are over the entirety of the outlot.
55. Show the areas outside of the plat to be dedicated to the public for public right of way and note that the dedication shall be by separate instrument.
56. Specify that there are No Buildings Permitted within the wetland setback areas shown on the plat.
57. Submit suggested street names to Lori Zenchenko (LZenchenko@cityofmadison.com) for review and approval.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

58. MGO 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). 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. A demolition or removal permit is valid for one (1) year from the date of the Plan Commission.
59. Submit the Master Plan document for final approval by Zoning and Planning staff, including the building design standards for the multi-family lot.
60. Include an exhibit in the Master Plan with a list of the lot numbers and lot type.

Traffic Engineering Division (Contact Sean Malloy, 266-5987)

61. Prior to final sign-off, the applicant shall work with to record the necessary easements for streetlights the Traffic Engineering Division Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12-foot wide easement between lots and 6-foot easements on corner lots where streetlights are needed. Easements needed on Lots: Outlot 20, 382, 383, 400-401, 388-389, 411-412, 393, 343-344, 347, 353-354, 364, 348, 358-359, 337, and Outlot 25.
62. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights and traffic signals prior to sign off of the final plat.

63. The applicant shall add a note to the final plat stating no driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six (6) inches in width shall be constructed between all pedestrian ramps and driveway entrances. This is especially important at 'T' intersections where lot and building layout become critical; to prevent interference with the pedestrian ramp, lots intersecting or adjacent 'T' intersection may require a shared driveway and access.

Fire Department (Contact Bill Sullivan, 261-9658)

64. A fire apparatus access road that is longer than 300 feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45-degree wye, 90-degree tee) at the end of the fire apparatus access road. This turnaround shall be constructed of concrete or asphalt only, and designed to support a minimum load of 85,000 lbs. Temporary dead-ends greater than 300 feet will be acceptable if all homes beyond 300 feet include a fire sprinkler system.

65. The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. Additional information is available at the Home Fire Sprinkler Coalition website: <https://homefiresprinkler.org/building-residential-fire-sprinklers>. 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.

Water Utility (Contact Adam Wiederhoeft, 261-9121)

66. Prior to commencing with demolition of any structures on this property, the existing private well must be properly abandoned according to the requirements of the Wisconsin Administrative Code, Chapter NR-812, which includes proper filling and sealing of the well. All wells located in the City of Madison or on premises served by the Madison Water Utility shall be abandoned by the owner of the property if there is no valid well operation permit issued by the Madison Water Utility (MGO Section 13.21 (4)). The purpose of the ordinance is to prevent unused and improperly abandoned wells from contaminating Madison's drinking water aquifer.

As specified in the ordinance, your responsibilities include:

- Contact a licensed well driller or pump installer and schedule the well abandonment.
- Contact the Water Utility, at least 48 hours prior to the abandonment, and provide the scheduled date and time of the abandonment. The contact number is (608) 266-4654.
- Pay for the cost of the abandonment.
- Ensure that a completed copy of the Wisconsin DNR Abandonment Form is provided to the Madison Water Utility within ten (10) days of the completion of the well abandonment. This form will be completed by the well driller or pump installer who performs the abandonment.

The responsibilities of the Water Utility include:

- Witness the abandonment to ensure that the private well is properly filled and sealed.

Contact Madison Water Utility once you confirm date of the abandonment and the licensed well driller or pump installer performing the work. If you have any questions, contact the Madison Water Utility Water Quality Department at 266-4654.

67. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO 16.23(9)(d)(3).
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.
69. The Madison Water Utility will be required to sign off as part of the approval review associated with this Land Use Application/Site Plan Review prior to the issuance of building permits for the proposed development.

Metro Transit (Contact Tim Sobota, 261-4289)

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

Parks Division (Contact Sarah Lerner, 261-4281)

70. The preliminary plat, as currently proposed includes 86 single-family units, four two-family dwellings and one lot for multi-family development with up to 110 units. The parkland dedication requirement for a single-family and duplex is 1,081 square feet per MGO Sec. 16.23(8)(f) and 20.08(2). The total dedication requirement as proposed is approximately 4.19 acres.
71. Credits will be given to this plat for the units that were originally platted as part of Birchwood Point South, for the existing single-family home (credit will be applied to Lot 362), and for the additional acreage added to former Outlot 28 (now Outlot 18).
72. Since the stormwater management and parkland dedications are shown adjacent to each other, a final determination of the parkland area that will be proposed for parkland dedication cannot be calculated until after the final stormwater master plan is completed.
73. The applicant shall provide information regarding the storm overflow in the adjacent greenway and street to ensure the overflow is not on the park property.
74. The applicant shall meet all the condition of the previously submitted Birchwood Point South plat, including installation of a path between lots 432 and 433 of Birchwood Point South.
75. Park-Infrastructure Impact Fee, per MGO Sec. 20.08(2), will be required for all new residential development associated with this subdivision. The applicant may enter into a development agreement for the park infrastructure improvements in lieu of paying Park impact fees. The developer must select a method for payment of park impact fees prior to signoff of the final plat. Please reference ID# 19006 when contacting Parks Division staff about this project.
76. 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.

77. 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–Infrastructure Impact 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 parklands.
78. 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.
79. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.
80. The applicant shall provide soil borings for the expanded outlot dedicated for park purposes.
81. The applicant shall complete a tree inventory and health assessment for the trees located on the proposed expanded outlot dedicated for park purposes. The tree inventory and health assessment should be completed by an arborist and provided to the Parks Division with the final plat application.
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. The following note should be included on the subdivision: “Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.”
84. The developer shall provide soil borings within any lands to be dedicated as parkland.
85. 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. 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 where fields are proposed.
 - b.) No side slopes within the park dedication area shall exceed 4:1.
 - c.) Large or excessive retaining walls shall not be allowed on public parklands to meet the grading requirements.
 - d.) The Applicant shall provide a proposed bike path grading plan to show any potential impacts to the trees within the proposed park.
 - e.) No proposed utilities will be allowed on public parkland without prior approval by the Parks Superintendent or his designee.

- f.) Provide for graded walking path to be constructed around the stormwater management property within Outlot 18 (previously Outlot 28 of Birchwood Point).

Office of Real Estate Services (Lance Vest, 245-5794)

86. Prior to final plat approval sign-off, the Owner's Certificate(s) on the Final Plat 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 plat approval sign-off.
87. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to final plat sign-off. 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.
88. 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.
89. 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..."
90. An Environmental Site Assessment is required for the lands to be dedicated by the final plat, to be reviewed by Brynn Bemis in City Engineering (bbemis@cityofmadison.com).
91. The final plat shall include all of the necessary certificates and signature blocks for the Common Council, Dane County Register of Deeds, City Treasurer, and Dane County Treasurer.
92. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes and special assessments that are accrued or delinquent for all parcels within the plat boundary prior to 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; checks are payable to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, WI 53701.
93. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to Lance Vest (lvest@cityofmadison.com) in 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 (October 18, 2018) 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.
94. The following revisions shall be made on the final plat prior to final approval and recording:
- a.) Accurately reflect the contents of the title report in the proposed plat.

- b.) Depict, name, and identify by document number on the proposed plat all existing easements cited in record title, including but not limited to: Document Nos. 487893, 517425, 2398423, 4474725, 4496595 and 5448151.
- c.) Include on the proposed plat 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.
- d.) 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.
- e.) For properties not connected to municipal utility services, consider whether or not well abandonment ref. NR-141 needs to be addressed.
- f.) Create and record, or show as being dedicated in the proposed plat, easements for utility and drainage rights of way when the utility or drainage physically exists, but no document for it exists in record title.
- g.) Initiate requests to all applicable utilities to record releases of their interests in utility easements in underlying plats or CSM's, if this proposed plat is a re-division of existing plats or CSMs with utility easements that will no longer be applicable; and, prior to requesting sign-off, place a note in the proposed plat citing the recording data for the City's recorded release of same.
- h.) If the lands within the Plat boundary are farmed agricultural lands, 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. Said leases are authorized by Resolution 13-00247 (ID 29183), adopted April 16, 2013.
- i.) Include the following sentence with the dedicated utility easements depiction in the Legend: 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.

Appendix A: Tradition Residential–Planned District Requirements

The following excerpts summarize the requirements for residential development in the Traditional Residential-Planned (TR-P) District (Section 28.053) of the Zoning Code:

(1) Statement of Purpose.

The TR-P District is established to encourage the development of new traditional neighborhoods in close-in or outlying parts of the City that incorporate the characteristics of existing traditional neighborhoods. Features include a variety of lot sizes and integrated housing types, detached or alley-loaded garages, traditional architectural features such as porches, an interconnected street system and the creation of a high-quality public realm.

A large-scale TR-P development will be designed through a master planning process. Where a TR-P District is developed in conjunction with or in proximity to an existing or planned mixed-use or higher-density district (for example, a Neighborhood Mixed-Use District, Traditional Shopping Street District, or Traditional Residential-Urban District) the TR-P District is also intended to meet the goals of traditional neighborhood development as established by the State of Wisconsin and Dane County. These goals include the following:

- a.) Reduce public costs by making more efficient use of infrastructure.
- b.) Protect the environment through reduced land consumption, preservation of on-site environmental features, and reduced automobile travel.
- c.) Increase public safety and welfare through street design that results in slower driver speeds and reduced accidents, injuries and fatalities.
- d.) Promote the reinvestment in existing developed areas.
- e.) Foster community through attractive streets and public spaces that create opportunities for encounters and gatherings.

(3) Required Mix of Residential Uses.

After the effective date of this ordinance, development sites or projects within the TR-P District that are 10 acres or more in size or that include 50 or more dwelling units shall meet the following standards:

- a.) A minimum of 3 residential building types from the following categories shall be included within the site:
 1. Single-family detached dwellings with street-accessed garages.
 2. Single-family detached dwellings with alley-accessed garages.
 3. Two-family and single-family attached buildings.
 4. Accessory dwelling units.
 5. Multi-family dwellings (3 units or more), including senior housing.
 6. Special-needs housing such as community living arrangements and assisted living facilities.
- b.) A minimum of ten percent (10%) of the units on the site shall be in two-family, attached or multi-family residential dwelling types.
- c.) For infill development, the required mix of residential uses may be satisfied by existing adjacent residential uses within a one-quarter mile radius.
- d.) All residential lots shall be located within one-quarter mile of existing or planned public or common open space.

(4) Dimensional Standards, Permitted and Conditional Uses. [See table on page 3 as it applies to this project.]

(5) Site Design Standards.

- a.) Open Space. Open space shall be available to the residents of the district for recreational purposes or similar benefit. Land reserved for stormwater management and other required site improvements shall not be applied to this requirement, unless designed as open space that will meet resident needs.
 - 1. Open space shall be designed to meet the needs of residents of the district and the surrounding neighborhoods to the extent practicable for parks, playgrounds, playing fields, and other recreational facilities.
 - 2. A diversity of open spaces shall be provided within the TR-P district, including but not limited to community parks, neighborhood squares and commons, and playgrounds.
 - 3. Open spaces included with the subdivision shall be dispersed throughout the development and walkable from most areas within the subdivision.
 - 4. Land donated for any public purpose, which is accepted by the City, may be credited towards the open space requirement at the discretion of the Common Council.
- b.) Street Layout. A TR-P site development plan shall maintain the existing street grid where present and restore the street grid where it has been disrupted. In newly developing areas, streets shall be designed to maximize connectivity, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at an environmentally sensitive area, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.
- c.) Street Design. Flexibility in street design may be allowed within a TR-P District in order to create a safe and pleasant environment for residents, emphasizing pedestrian and bicycle circulation.
- d.) Non-Residential Uses. Non-residential land uses, including but not limited to schools, places of worship and neighborhood-serving commercial uses located within a subdivision zoned TR-P, shall be designed in a compact fashion and reflect the design of other uses within the master-planned development. Parking for such uses shall be located in the side or rear yards and shall be well screened to preserve the continuity of the public realm.

(6) Submittal Requirements.

- a.) After the effective date of this ordinance, a Master Plan shall be required for all TR-P projects that are proposed to be 10 acres or larger in size or those that will include 50 dwelling units or more. All TR-P Master Plans shall include each of the following elements:
 - 1. A map of the proposed development that identifies all of the lots and outlots to be contained in the proposed development and which contains all of the information required for preliminary plats in Sec. 16.23(7)(a), MGO. The map shall identify each of the following items:
 - a. The use of each lot or outlot, including any spaces to be dedicated to the public.
 - b. The number of dwelling units to be provided on each lot.
 - c. The number of floors of all buildings to be constructed on a lot – minimum and maximum.
 - d. The orientation of buildings in relation to all streets.
 - e. The yards and building setbacks for each developable lot.
 - f. Stormwater management, including proposed treatments at the lot, block and subdivision level.

2. A phasing plan for the implementation of the master planned development.
3. Building design standards for the proposed development recorded in the covenants, conditions and restrictions for the subdivision, shall include:
 - a. Massing and composition of structures, orientation of windows and entries; doors and other elements of the facade, and primary facade materials and colors.
 - b. A process for the application of such building design standards, through an architectural review committee or similar review body.
4. A detailed letter of intent for the project that outlines the specific goals and objectives for the master planned development. Sec. 28.053(6)(b)

b.) Standards for Approval of Master Plans.

1. The proposed TR-P Master Plan shall be consistent with the recommendations of the Comprehensive Plan and any adopted neighborhood plan, including the objectives established for traditional neighborhood development in the Comprehensive Plan.
2. The proposed TR-P Master Plan shall contain a highly connective circulation pattern and shall be conducive to multiple forms of transportation.
3. The proposed master planned development shall include a variety of integrated residential dwelling unit types. Segregation of dwelling unit types shall be avoided.
4. The proposed TR-P Master Plan shall be consistent with the statement of purpose of this section.
5. The TR-P Master Plan shall also comply with all of the requirements for preliminary plats in Section 16.23(5)(c) Madison General Ordinances.

(7) Review Procedures. A Master Plan for a TR-P district will be reviewed as part of the zoning map amendment and subdivision plat.