



PREPARED FOR THE PLAN COMMISSION

Project Address: 10202 Old Sauk Road
Application Type: Preliminary Plat and Final Plat
Legistar File ID # [54204](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Middleton-Cross Plains Area School District; 7106 South Avenue; Middleton.

Surveyor: Paul Knudson, Vierbicher; 999 Fourier Drive, Suite 201; Madison.

Requested Actions: Approval of the preliminary plat and final plat of *Pope Farms Estates*, creating one lot for future school construction, 16 single-family lots, one lot for open space, two outlots for public stormwater management, and one outlot to be dedicated for public parkland

Proposal Summary: The Middleton-Cross Plains Area School District is requesting subdivision approval for an approximately 34.4-acre property located on the western edge of the Blackhawk neighborhood adjacent to Pope Farms Park to allow creation of a 26.1-acre lot on which the district plans to eventually construct two school facilities. Primary access to the school site will be provided by the extension of Schewe Road between Old Sauk Road and Blackhawk Road. The "Pope Farms Estates" plat also proposes to create 16 single-family lots along the east side of extended Schewe Road, two outlots for stormwater management, and one lot and one outlot for open space in the northeastern corner of the site.

Recording of the final plat and will occur as soon as all regulatory approvals have been granted. Construction of subdivision improvements and an elementary school on the northerly half of Lot 1 are scheduled to commence on June 1, 2019, with both scheduled to be completed in August 2020 in time for the 2020-2021 school year. The school district will be required to obtain Urban Design Commission and Plan Commission approvals for the school subsequent to the approval of the subdivision and prior to the issuance of building permits for the school. Construction of the single-family homes opposite the school site will occur based on market demand. There is no timeline for construction of the second school facility, which is anticipated to be a middle school on the southern half of Lot 1.

Applicable Regulations & Standards: 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 preliminary plat and final plat application was submitted to the City on December 12, 2018. Therefore, the 90-day review period for this plat was scheduled to expire circa March 12, 2019.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward the preliminary plat and final plat of the *Pope Farms Estates* subdivision on land addressed as 10202 Old Sauk Road to the Common Council with a recommendation of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Parcel Location: The subject site is an unplatted 34.4-acre parcel located between the Blackhawk neighborhood and Pope Farms Park, with approximately 465 feet of frontage along Old Sauk Road and 66 feet of frontage along Blackhawk Road; Aldermanic District 9 (Skidmore); Middleton-Cross Plains Area School District.

Existing Conditions and Land Use: Undeveloped land, zoned SR-C1 (Suburban Residential–Consistent 1 District).

Surrounding Land Uses and Zoning:

North: Undeveloped land and single-family residences on large parcels along Blackhawk Road in the Town of Middleton;

South: Undeveloped land in the City of Madison west of Schewe Road, zoned A (Agricultural District);

West: Pope Farms Park and single-family residences on large parcels in the Town;

East: Single-family residences in the Blackhawk subdivision in the City, zoned SR-C1 (Suburban Residential–Consistent 1 District); single-family residences on large parcels in the Town.

Adopted Land Use Plans:

The [Blackhawk Neighborhood Development Plan](#) recommends that the subject site be developed with institutional uses for a school(s) on the west side of an extension of Schewe Road, with low-density residential and park and open space uses on the east side of the street abutting low-density residential uses in the Blackhawk subdivision.

The 2018 [Comprehensive Plan](#) includes the extension of Schewe Road through the subject site and recommends the land west of the extension for Special Institutional uses, with the remaining land to the east recommended for Low Residential uses.

Environmental Corridor Status: The property is located in the Central Urban Service Area; the stormwater management outlot in the southeast corner of the site is located in a mapped environmental 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 currently does not provide service west of Pleasant View Road. The proposed development is outside Metro Transit's paratransit service area. The closest bus stop with scheduled bus service is over 1.5 miles walking distance, and the parcels would be greater than the three-quarter-mile regulatory distance from all day scheduled service for passengers who might be eligible for door-to-door paratransit service.

Zoning Summary: The proposed lots are zoned SR-C1 (Suburban Residential–Consistent 1 District):

	Required–Single-Family Dwelling Detached	Required–Non-Residential	Proposed	
Lot Area (sq. ft.)	8,000 sq. ft. per lot	8,000 sq. ft. per lot	All lots will exceed	
Lot Width	60'	60'	All lots will exceed	
Front yard setback	30'	30'	To be determined at permitting or as part of conditional use review	
Side yard setback	6' One-story 7' Two-story	6'		
Reversed corner side setback	15'	30'		
Rear yard	Lesser of 30% of area or 35'	Equal to bldg. height or 35'		
Maximum lot coverage	50%	60%		
Maximum building coverage	N/A	50%		
Maximum building height.	2 stories/35'	35'		
Usable open space	1,300 sq. ft. per lot	N/A		
Other Critical Zoning Items				
Yes:	Utility Easements			
No:	Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development, Adjacent to Parkland			
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator and Tim Parks, Planning Division</i>				

Previous Approval

On June 2, 2009, the Common Council approved a request by the Middleton-Cross Plains Area School District to rezone land generally addressed as 10202 Old Sauk Road from Temp. A (Agriculture District) to R1 (Single-Family Residence District) [1966 Zoning Code], and conditionally approved the preliminary plat of *Pope Farms Estates*, creating 12 single-family lots, two lots for future school facilities, one lot for open space to be maintained by the district, and outlots for stormwater management. A referendum to fund construction of a school on the site failed during the zoning and preliminary plat approval process, and the school district never pursued final plat approval for the approved preliminary plat, which is long since null and void.

The approved R1 zoning of the property was designated SR-C1 (Suburban Residential–Consistent 1 District) upon adoption of the 2013 Zoning Code.

Project Description and Analysis

The Middleton-Cross Plains School District is requesting approval of a preliminary plat and final plat of the “Pope Farms Estates” subdivision to primarily subdivide an undeveloped 34.4-acre parcel on the western edge of the Blackhawk neighborhood into a 26.1-acre lot to facilitate new school construction. The plat also proposes 16 single-family lots and parcels for open space and stormwater management.

The subject site is located adjacent to the Pope Farms Park land conservancy in the Town of Middleton and is characterized by a significant grade that slopes from the western property line abutting the conservancy to the east and south. Most of the site is landlocked between the park and single-family residences located to the east

in the Blackhawk subdivision. The 34.4-acre property contains approximately 465 feet of frontage along Old Sauk Road, with a 66-foot wide extension of the property north to Blackhawk Road located between a handful of residential properties in the Town of Middleton, which front onto Blackhawk Road. The site is largely devoid of vegetation with the exception of partial tree lines along the northern and eastern boundaries.

Access to the proposed Pope Farms Estates plat will be primarily provided by the extension of Schewe Road north through the site from its current terminus at Old Sauk Road. The street, which will be designed as a minor collector with a 70-foot right of way, will parallel the eastern edge of the site before exiting to Blackhawk Road using the 66-foot wide panhandle on the northern portion of the property. Two local streets in the Blackhawk subdivision, River Birch Road and Shadow Ridge Trail, will be extended from their current terminuses at the eastern edge of the site to intersect extended Schewe Road.

The proposed intersection of the extended Schewe Road and Old Sauk Road creates an approximately 80-foot offset from where Schewe current intersects Old Sauk from the south. A 30-foot area was reserved on the residential parcel at 7414 Old Sauk Road in the Town of Middleton when that lot was created in 2000 to facilitate a future northward extension of Schewe Road, which may be acquired to shift the alignment further to the east. Otherwise, the school district will be required as a condition of this plat to acquire, dedicate and construct a realignment of Schewe Road south of Old Sauk Road to create an intersection with little or no offset or deflection.

The subdivision calls for the creation of a 26.1-acre Lot 1 to extend along the west side of Schewe Road and adjacent to the eastern edge of Pope Farms Park north from Old Sauk Road to the rear of residential properties fronting onto Blackhawk Road. The school district proposes to eventually construct two school facilities near the center of Lot 1, including an elementary school scheduled to begin construction in June 2019 and a middle school to be constructed in a future phase. Schools are conditional uses in the SR-C1 zoning district. Prior to issuance of building permits for the schools, the district will be required to obtain conditional use approval from the Plan Commission and approval by the Urban Design Commission, which reviews most public buildings constructed in the City per MGO Section 33.24.

As noted on the proposed plat, the subject property is restricted by private covenants and restrictions established when the former Pope family-owned parcels were acquired for public use by the Town of Middleton (for the park) and school district (the "Residential Parcel"). The covenants establish a 150-foot minimum building setback on proposed Lot 1 parallel to the eastern edge of the park, and a 400-foot setback from most of the northern boundary of the site. A separate triangular open space area was also established across the southern portion of the property by the same covenants and restrictions. The purpose of the open space and building setback restrictions is to preserve views from the conservancy, particularly of Lake Mendota to the northeast. While some of the restricted portions of Lot 1 may be used for athletic fields and parking for the schools, the future buildings will be located within the envelope created by the covenants and restrictions.

The 16 single-family lots proposed will extend along the east side of Schewe Road from River Birch Road south to the northern edge of residential lots in the Town of Middleton that front onto the north side of Old Sauk Road (the private covenants and restrictions prohibit residential structures north of extended River Birch). The single-family lots, Lots 3-18, will be mostly between 85 and 90 feet wide, 130 feet deep, and a minimum of 11,000 square

feet in area, and are similar in size to the lots to the east in the Blackhawk subdivision. All of the proposed lots will exceed the 60-foot minimum width and 8,000 square-foot area required for new lots in the SR-C1 zoning district.

Stormwater management for most of the subdivision will be provided in Outlots 2 and 3 on either side of Shadow Ridge Trail behind Lots 13-18. Additionally, the plat proposes Lot 2 and Outlot 1 north of River Birch Road for open space uses, with the latter proposed to be dedicated to the City for parkland. However, the Parks Division has reviewed the plat and declined to accept dedication of Outlot 1 due to its size and limited usefulness as a neighborhood park (see Parks Division comments and conditions in the 'Recommendations' section of this report). Instead, staff recommends that the 1.9 acres of land that comprise Outlot 1 and Lot 2 be combined into one *outlot* to be maintained by the school district as open space. A long narrow Outlot 4 is also proposed along the east side of extended Schewe Road just north of Old Sauk Road, which staff instead recommends be incorporated into the right of way. No use of the strip is identified, and staff feels that the additional land would be more useful in right of way than left as a potential barrier to the development of the town parcel adjacent, which staff believes could be further subdivided into smaller residential lots in the City similar to the ones proposed with this subdivision.

Conclusion

Staff believes that the Plan Commission may find the standards for subdivision approval met with the proposed Pope Farms Estates plat. All of the proposed lots appear to meet the minimum lot width and area requirements in the existing SR-C1 zoning of the property, and the land use and street pattern proposed is consistent with the Blackhawk Neighborhood Development Plan. The schools that will eventually be constructed on the site following separate City approvals will serve residents in the Blackhawk and Elderberry neighborhoods in Madison as well as residents elsewhere in the Middleton-Cross Plains Area School District. Staff looks forward to working with the school district on the successful implementation of the subdivision and subsequent school facilities, which will serve as an important "bookend" to the Blackhawk neighborhood.

Recommendation

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

The Planning Division recommends that the Plan Commission forward the preliminary plat and final plat of the *Pope Farms Estates* subdivision on land addressed as 10202 Old Sauk Road to the Common Council with a recommendation of **approval** 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. Outlot 1 and Lot 2 shall be combined into one outlot to be maintained by the school district as open space. The final plat shall contain a note approved by the Planning Division, which specifies the use and maintenance responsibilities for this outlot prior to final approval and recording.

2. Outlot 4 shall be dedicated to the City as right of way for Schewe Road and the “no vehicular access” restriction shall be removed from the final plat.

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

3. The developer shall realign Schewe Road south of Old Sauk Road as required by City Engineer to permit safe ingress/egress to the plat.
4. It is anticipated that the improvements on Schewe Road 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.
5. The developer will need to revise sewer layout to install sanitary sewer north up to the sanitary sewer easement next to the school driveway.
6. As a condition of the developer agreement, the developer shall install sanitary sewer along Old Sauk Road from the east plat limit to the west plat limit. Developments are required to provide sanitary sewer to plat limits to allow for future development. In this case, to the west of the proposed plat development.
7. The developer shall be responsible for acquiring Temporary Limited Easements for Grading and Construction purposes along Schewe Road at 7413 and 7397 Blackhawk Road and 7414 Old Sauk Road to facilitate construction of the public road and adjoining sidewalks and paths.
8. Any lands draining to the Lower Badger Mill Creek watershed shall be responsible for payment of stormwater impact fees associated with this watershed.
9. Upon final receipt of the Stormwater management plan the City will determine if any mitigation or improvements will be required downstream in the Lower Badger Mill Creek watershed. There is existing infrastructure downstream of the plat that was sized for the existing drainage area and if accepting water from this development there may be capacity issues between this plat and the outlet of Autumn Ridge. The applicant shall demonstrate how to safely convey capacity under the as-built condition or shall design and construct modifications to existing infrastructure to safely pass design storms.
10. The applicant will be required to install storm sewer on Old Sauk Road to serve this development.
11. Capital Area Regional Planning Commission (CARPC) fees and Madison Metropolitan Sewerage District (MMSD) annexation fees shall be due as part of the final platting for this development.
12. Note: There are wetland indicators shown for this property. Provide a wetland delineation.

13. Note 1 on the plat needs to be modified to state that Lot 1 is individually responsible for compliance with stormwater requirements in MGO Chapter 37. The other single-family lots will be served with the public stormwater management improvements with Outlots 2 and 3.
14. The applicant shall demonstrate how the enclosed depression at 7397 Blackhawk Road shall be allowed to drain with the proposed street design.
15. The stormwater management plan is required to demonstrate how to safely pass 100-year storm event in public right of way and easements and safely pass a 500-year storm event without damage to any buildings or structures.
16. The applicant will be required to record a deed restriction against lots that are identified to have critical elevations. The deed restriction will restrict the minimum building opening elevation to help mitigate against potential flooding.
17. Size the proposed drainage ditch behind the property lines of Lots 3-13 to allow for conveyance of the 100-year storm event. All runoff from the 100-year storm will need to be contained to the easement and the easement width shall be adjusted accordingly.
18. The storm easement behind Lots 3-12 may need to be adjusted and shifted if the intent is to save any trees along the eastern, rear property line.
19. Boundary markers will be installed on all public stormwater management properties to clearly define the property line between public and private property. The applicant will be responsible for the installation of the boundary markers.
20. If Old Sauk Road is improved to have curb, gutter and sidewalk and the ditch is removed, the runoff and water from Old Sauk Road will need to be treated to meet the requirements of NR-151 at a minimum.
21. The applicant shall demonstrate how the runoff for Schewe Road at the northern portion of the roadway will be treated to meet NR-151 requirements at a minimum.
22. The applicant shall connect new storm sewer to the existing 36-inch stub on Shadow Ridge Trail instead of the inlet at 802 Blue Aster Trail.
23. The stormwater management feature at the corner of Old Sauk Road and Schewe Road is shown on private property. Because this is treating public water, the lands will need to be dedicated as an outlot for stormwater management purposes or have an easement dedicated to allow for this use. A separate easement that has specific rights and maintenance requirements shall be drafted and recorded at the Register of Deeds.
24. The applicant shall enter into a maintenance agreement for the proposed island at Old Sauk Road and Schewe Road.

25. The applicant shall be aware that while the City of Madison has directed that stormwater be shunted away from the watershed draining to the Blackhawk Subdivision pond - this needs to be approved through CARPC as part of the sanitary sewer submittal.
26. 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.
27. 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.
28. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
29. 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.
30. 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.
31. An erosion control plan and land disturbing activity permit shall be submitted to the City Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of 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.
32. The applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number: 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; and i) Street names. All other levels (contours, setbacks, elevations, etc) are not to be included with this file submittal. NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file.

33. The applicant shall submit, prior to plan sign-off but after all revisions have been completed, a digital CAD file (single file) to the Engineering Division with any private storm and sanitary sewer utilities. The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number: 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) Private on-site sanitary sewer utilities (including all connections to public sanitary); and k) Private on-site storm sewer utilities (including all connections to public storm). All other levels (contours, elevations, etc.) are not to be included with this file submittal. NOTE: Email CAD file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West). Include the site address in the subject line of this transmittal. Any changes or additions to the location of the building, sidewalks, parking/pavement, private on-site sanitary sewer utilities, or private on-site storm sewer utilities during construction will require a new CAD file.
34. 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. 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).
35. 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.
36. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5- x 14-inch size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City

Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at ttroester@cityofmadison.com, or Daniel Olivares at DAOlivares@cityofmadison.com final document and fee should be submitted to City.

37. The applicant shall demonstrate compliance with Section 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.
38. This development is subject to impact fees for the Lower Badger Mill Creek 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."
39. 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. (MGO 16.23(9)(D)) The master stormwater 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 Engineer's approval of this plan.

40. A minimum of two (2) working days prior to requesting City Engineering signoff on the 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).
41. 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.

42. 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.
43. A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or floodplain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional floodplain.
44. 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.
45. 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.
46. Prior to approval, this project shall comply with Chapter 37 of Madison General Ordinances regarding stormwater management. Specifically, this development is required to provide infiltration in accordance with Chapter 37 of MGO.
47. 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.
48. The developer shall construct Madison Standard street and sidewalk improvements for all streets within the plat.
49. The developer shall make improvements to Old Sauk Road and Blackhawk Road to facilitate ingress and egress to the plat as required by the City Engineer.
50. The developer shall construct a 10-foot wide multi use path from Old Sauk Road to Blackhawk Road generally along Schewe Road. This may be in lieu of sidewalk.
51. The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat.
52. 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.

53. The applicant will be required to construct sidewalk, terrace, curb and gutter, and four (4) feet of pavement along Old Sauk Road in accordance with the plans approved by the City Engineer.

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

54. Outlot 4 shall be removed from the plat as it inhibits future logical infill of lands. Vehicular access to Schewe Road shall be restricted along the east right of way as determined and required by Traffic Engineering.

55. It is anticipated that the public improvements required to serve this proposed plat will require additional right of way for Schewe Road south of Old Sauk Road to align the future required intersection improvements. Also, Temporary Limited Easements adjacent to the east and west right of way lines of Schewe Road over adjacent private parcels just south of Blackhawk Road are also required. Lastly, an easement may be required for sight distance on the parcel just east of the plat along Old Sauk Road. The developer shall acquire the right of way and 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 easements required, the City shall proceed to acquire the right of way and easements. The developer shall reimburse the City for all costs associated with the acquisition, including attorney's fees and any and all costs associated with court ordered awards. The developer shall provide a deposit at the time of contract execution to cover the estimated City staff expenses and right of way and easement costs for the acquisition. The developer shall note that separate, additional surety in an amount estimated to cover any potential court ordered awards shall be retained by the City until such time as appeal rights have expired. The additional surety shall be provided prior to the City making an offer for the easement.

56. Separating the "Blackhawk Road" dedication area at the north end of the plat is unnecessary. Just dedicate Schewe Road area to the plat limits.

57. 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 image 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.

58. Grant a Permanent Limited Easement for Public Sanitary Sewer Facilities. The easement shall be 20 feet wide over the northern 20 feet of proposed Lot 1. Please contact Jeff Quamme in Engineering Mapping (jrquamme@cityofmadison.com, 266-4097) for easement text.

59. The applicant shall verify that the six-foot wide general drainage easements on each lot line is not more restrictive than any minimum zoning side yard setbacks.

60. "Dedicated to the Public" text shall be placed under every location where a street name exists on the plat.

61. Provide an easement detail where the drainage easement and utility easement cross one another at the southeast corner of Lot 12 to avoid confusion.

62. 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.

63. 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.

64. Prior to City Engineering Division final sign-off by main office for the plat, the final plat must be submitted to the Engineering Division Surveyor/ Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two (2) working days prior to final Engineering Division sign-off. Electronic mail submittal of the FINAL plat in PDF form is preferred. Transmit to jrquamme@cityofmadison.com.

65. Schewe Road ends at Old Sauk Road. Submit an alternative proposed street name to Lori Zenchenko.

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

66. The developer shall realign extended Schewe Road with the section south of Old Sauk Road as required by City Engineer to permit safe ingress/egress to the plat.

67. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12-foot easement between lots and 6-foot easements on corner lots where streetlights are needed.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

This agency reviewed this request and has recommended no conditions of approval.

Fire Department (Contact Bill Sullivan, 261-9658)

This agency reviewed this request and has recommended no conditions of approval.

Water Utility (Contact Adam Wiederhoeft, 266-9121)

68. The school parcel shall receive water service off mains directly connected off Old Sauk Road to meet fire flow requirements. Note that existing mains located on Shadow Ridge Trail and Silver Birch Road are within a reduced-pressure zone, which are not intended to provide fire flow capacity beyond residential fire requirements.

69. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat

70. All public water mains and water service laterals shall be installed by a standard City subdivision contract/ City-Developer agreement. The applicant shall contact the City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

71. Any outstanding water main assessments or water main connection charges shall be paid by the Developer prior to connecting to the existing water distribution system – contact Adam Wiederhoeft of Madison Water Utility (awiederhoeft@madisonwater.org or 266-9121) to determine connection fee applicable to existing water main installed along Old Sauk Road.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency reviewed this request and has recommended no conditions of approval.

Parks Division (Contact Sarah Lerner, 261-4281)

72. Outlot 1 is not acceptable to meet public parkland dedication requirements as this outlot is undersized for a new neighborhood park. If the developer combines Lot 2 and Outlot 1 into a private park that is acceptable to the Parks Superintendent and meets the requirements of MGO 16.23(8)(f)(8) providing privately-owned open space for park and recreational purposes which will not be closed to the public, this may be credited towards the parkland dedication requirements for this plat.

73. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. The developer must select a method for payment of park impact fees prior to signoff of the final plat. Please reference ID# 19009 when contacting Parks Division about this project.

74. 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.
75. City Forestry may restrict street tree species and plantings on River Birch Road and the northern portion of Schewe Road based on road elevations so that no trees exceed elevation 1160.
76. 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."

Office of Real Estate Services (Heidi Radlinger, 266-6558)

77. Prior to 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.
78. As of this date, there are no special assessments reported for the parcel within the plat boundary. If special assessments are levied against the property prior to final sign-off, they shall be paid in full pursuant to MGO Section 16.23(5)(g)1.
79. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to Heidi Radlinger in the City's Office of Real Estate Services (hradlinger@cityofmadison.com), as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (September 5, 2018) and the date when sign-off of the final plat 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.
80. The owner shall email the document number of the recorded plat to Heidi Radlinger as soon as it is available.