



PREPARED FOR THE PLAN COMMISSION

Project Address: 2004-2116 and 2103-2315 Autumn Lake Parkway, 2031-2143 and 2124-2136 Waterfall Way, et al

Application Type: TR-P Master Plan Amendment, Preliminary Plat and Final Plat

Legistar File ID # [62873](#) and [62131](#)

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Chris Ehlers, VAL, LLC, dba Veridian Homes; 6801 South Towne Drive; Madison.

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

Requested Actions: Approval of an amendment to the TR-P (Traditional Residential–Planned District) Master Plan for the Village at Autumn Lake subdivision and approval of the preliminary plat and final plat of *Village at Autumn Lake Replat No. 5*, replatting 104 lots approved for 98 future single-family residences and three two-family dwellings on six lots into 86 single-family lots, 48 lots for 24 two-family twin home dwellings, and three outlots for private open space. [The parcels affected by this replat are listed on the attachment titled ‘TR-P Master Plan’ in legislative file ID 62873.]

Proposal Summary: The proposed “Village at Autumn Lake Replat No. 5” subdivision calls for Lots 785-795, 831-907, 916-931, and Outlots 56 and 58 of the Village at Autumn Lake Replat subdivision to be replatted as 86 single-family lots and 48 lots for 24 two-family twin-home dwellings. Three outlots for private open space are also proposed. Per the approved 2015 subdivision and TR-P master plan approvals, Lots 880-885 were to be developed with three (3) two-family twin homes. The remaining lots were to be developed with 49 street-accessed single-family detached residences (“Terrace,” “Manor,” and “Estate” home types) and 49 alley-accessed single-family detached residences (“Cottage” and “Village” home types). Development of the Village at Autumn Lake subdivision is ongoing, with completion of the subdivision anticipated based on market demand for units.

Applicable Regulations & Standards: The requirements and process for the TR-P zoning district are outlined in Section 28.053 of the Zoning Code. 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 application for preliminary plat and final plat approval was submitted to the City on September 2, 2020. Therefore, the 90-day review period for this plat was scheduled to expire circa December 2, 2020.

Summary Recommendation: The Planning Division recommends that the Plan Commission **approve** the TR-P Master Plan for the Village at Autumn Lake subdivision and forward the preliminary plat and final plat of *Village at Autumn Lake Replat No. 5* on land generally addressed as 2004-2116 and 2103-2315 Autumn Lake Parkway, 2031-2143 and 2124-2136 Waterfall Way, et al, 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 6 of this report.

Background Information

Parcel Location: Replat No. 5 comprises approximately 23 acres of land generally bounded by Autumn Lake Parkway on the west, Tranquility Trail on the south, and Felland Road on the east; Aldermanic District 17 (Baldeh); Sun Prairie Area School District.

Existing Conditions and Land Use: Undeveloped land zoned TR-P (Traditional Residential–Planned District).

Surrounding Land Uses and Zoning:

North: Undeveloped land (future phases and private open space for Village at Autumn Lake subdivision, and site for future Sun Prairie Area School District school), zoned TR-P (Traditional Residential–Planned District);

South: Single-family residences in the Village at Autumn Lake and public stormwater management, zoned TR-P;

West: Undeveloped land (future phases and private open space for Village at Autumn Lake), zoned TR-P;

East: Felland Road; private open space for Village at Autumn Lake subdivision across Felland, zoned TR-C3 (Traditional Residential–Consistent 3 District).

Adopted Land Use Plans: The 2002 Felland Neighborhood Development Plan recommends development of this portion of the Village at Autumn Lake subdivision with low- to medium-density residential uses at a density of 8 to 15 units per acre. In general, the neighborhood development plan contemplates a mix of housing types, lot sizes, and unit prices in the low- to medium-density, with an emphasis on traditional neighborhood development forms.

Environmental Corridor Status: The land subject to the proposed replat is not located in a mapped environmental corridor.

Public Utilities and Services: The subject site will be served by a full range of urban services as it develops. The nearest Metro Transit service is located one mile west of the subject site at Lien Road and N. Thompson Drive.

Zoning Summary: The proposed lots are zoned TR-P (Traditional Residential–Planned District).

	Requirements – Single-Family Detached	Requirements – Two-Family Twin Unit	Proposed Lots
Lot Area	2,900 sq. ft. per lot	1,800 sq. ft. per dwelling unit	All lots exceed
Lot Width	30'	25' per dwelling unit	Will comply
Minimum Front Yard	15'	15'	To be determined at permitting
Maximum Front Yard Setback	30' or up to 20% greater than block average	30' or up to 20% greater than block average	
Side Yards	5'	5'	
Reverse Corner Side Yard Setback	8' (10' for garage)	8' (10' for garage)	

	Requirements – Single-Family Detached	Requirements – Two-Family Twin Unit	Proposed Lots
Rear Yard	Street-accessed: 20’ Alley-accessed: 2’	Street-accessed: 20’ Alley-accessed: 2’	To be determined at permitting
Maximum Lot Coverage	75%	75%	
Maximum Building Height	Three stories and 35’	Three stories and 35’	
Building Forms	Single-family detached	Two-family building, twin	
Other Critical Zoning Items			
Yes	Utility Easements		
No:	Barrier Free, Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development		
<i>Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator</i>			

Previous Approvals

On May 19, 2015, the Common Council approved a request to rezone numerous parcels in the Village at Autumn Lake subdivision generally addressed as 1710 Ariel Spring Trail from TR-C3 (Traditional Residential–Consistent 3 District), PD (Planned Development District), and CN (Conservancy District) to TR-P (Traditional Residential–Planned District) and TR-C3; and approved the preliminary plat and final plat of the *Village of Autumn Lake Replat*, creating lots for 542 single-family units; 22 two-family-twin units, 8 four-unit dwellings, 48 townhouses, and 332 multi-family units, including 36 in a mixed-use node; 16 outlots dedicated to the public; and 12 outlots to be private. The Plan Commission approved a demolition permit to allow a single-family residence at 5825 Sanctuary Lane and 2009 Expedition Trail to be razed as part of the proposed replat at its May 4, 2015 meeting.

On May 3, 2016, the Common Council approved the preliminary plat and final plat of *Village at Autumn Lake Replat No. 2* to create nine lots for single-family attached housing and one outlot for a private drive on land generally addressed as 5703 Summer Shine Drive.

On June 19, 2018, the Common Council approved a request to amend the TR-P (Traditional Residential–Planned District) master plan for the Village at Autumn Lake subdivision to allow construction of twelve (12) two-family twin homes; and the preliminary plat and final plat of *Village at Autumn Lake Replat No. 3* to create 24 lots for the future twin homes and one outlot for private open space and access from Lot 649 of the Village at Autumn Lake Replat, 5802 Lien Road. Lot 649 had previously been identified for the future construction of 24 townhouse units.

On February 4, 2020, the Common Council approved the preliminary plat and final plat of *Village at Autumn Lake Replat No. 4*, replatting six single-family lots and two lots to be developed with a two-family twin home (1802-1830 Twin Fawn Trail) into 10 single-family lots.

On October 20, 2020, the Common Council approved Ordinance 20-00096 (ID [61871](#)) to amend the dimensional requirements for single-family detached residences and two-family twin home units in the TR-P (Traditional Residential–Planned District), and to eliminate the usable open space requirement throughout the district.

Project Description

The applicant, Veridian Homes, is requesting approval of the preliminary plat and final plat of “Village at Autumn Lake Replat No. 5” to replat Lots 785-795, 831-907, 916-931, and Outlots 56 and 58 of the 2015 Village at Autumn Lake Replat subdivision as 86 single-family lots and 48 lots for 24 two-family twin-home dwellings. Three outlots for private open space are also proposed.

The proposed replat encompasses approximately 23 acres of land located along and east of Autumn Lake Parkway from platted Tranquility Trail north. Felland Road forms the boundary of most of the area to be replatted. The subject site includes 104 existing platted lots, on which the approved 2015 TR-P master plan calls for 49 street-accessed single-family detached residences (“Terrace,” “Manor,” and “Estate” home types) and 49 alley-accessed single-family detached residences (“Cottage” and “Village” home types). Existing Lots 880-885 were approved for three (3) two-family twin homes.

The replat will maintain most of the existing platted street network with the exception of Kayak Lane, an unbuilt one-block long local street located in the northern half of the subject area, which will be vacated/discontinued with the replat. Moving from west to east, the replat will reconfigure 11 street-accessed single-family lots on the west side of Autumn Lake Parkway into 12 street-accessed lots. In the block bounded by Autumn Lake Parkway, Tori Frost Drive and Tranquility Trail, ten alley-accessed single-family lots and six two-family lots will be replatted as 22 alley-accessed lots to be improved with 11 two-family twin homes. Lots 1253-1262 will front onto a private open space on proposed Outlot 73 at the corner of Autumn Lake Parkway and Tranquility Trail, which will replace a similar private open space platted with the 2015 subdivision.

In the area bounded by Tranquility, Tori Frost, Sanctuary Drive, and Waterfall Way, the applicant proposes to replat 37 alley-accessed single-family lots into 45 alley-accessed single-family lots. The block formed by Autumn Lake, Waterfall, and Sanctuary, which includes Kayak Lane, 22 street-accessed single-family lots will be replatted into 17 alley-accessed single-family lots that will front onto the east side of Autumn Lake Parkway. Across the public alley that will serve those lots, the applicant proposes 18 alley-accessed lots to be improved with nine two-family twin homes that will overlook a 1.3-acre private park (outlot 70) that will occupy the remainder of the block, fronting onto Waterfall Way. The requirements for lots not fronting onto a public street are enumerated in Section 28.135(2) of the Zoning Code, which are attached as Appendix A at the end of this report.

Between Waterfall Way and Felland Road, the applicant proposes to replat 16 street-accessed single-family lots into eight alley-accessed lots to be improved with four two-family twin homes, which will front onto the south side of Autumn Lake Parkway, and 12 street-accessed single-family lots that will front onto Waterfall Way and back onto Felland Road. The eastern, rear lot line of the lots backing onto Felland Road will include the existing platted rear yard planting strip and 30-foot setback line, which was established with the original final plat. A small private open space outlot (68) is also proposed between Lot 1136 of the replat and Felland Road.

In all, the proposed replat will include 134 lots/units, consisting of 86 single-family lots and 48 lots for 24 two-family twin-home dwellings. The applicant indicates that the replat is intended to “integrate additional housing affordability and diversity within the neighborhood through the creation of new single-family lot types and attached housing options” according to the letter of intent submitted with the request.

Analysis

The requirements for TR-P districts in Section 28.053 of the Zoning Code are included as Appendix B at the end of this report. Each subdivision zoned TR-P is accompanied by a master plan approved as part of the zoning map amendment to the TR-P district, which specifies the building design features, the lot uses (single-, two-, and multi-family), lot dispersion, and provision of open spaces in and around the district.

The proposed replat will utilize a recently adopted amendment to the Zoning Code to reduce the dimensional minimums for single-family detached residences and two-family twin homes (side-by-side duplexes). Ordinance 20-00096, passed October 20, 2020, reduced the minimum lot area for the single-family lots from 3,500 square feet to 2,900 square feet, and the minimum lot width from 37 feet to 29 feet. For two-family twin homes, the requirements were reduced from 2,500 square feet to 1,800 square feet.

During the discussions that preceded the recent text amendment, the applicant indicated that the single-family residences built on the smaller lots would be about 20 feet wide, include three to four bedrooms, two or more bathrooms, and a two-car attached garage. The two-family twin homes would have a similar size, and could have a tuck-under style garage accessed from an alley, resulting in less lot depth required, and by extension, less lot area. The text amendment also eliminated the usable open space requirement for all residential development in the TR-P district, which further reduces the lot area required for each unit. Lot coverage maximums still apply in the TR-P district, and no changes to that requirement, or to the required minimum front, side, or rear yards were made. Staff supported the changes to the TR-P district, including the elimination of the usable open space requirement in part due to the requirement in TR-P zoning that all units be within a quarter-mile of existing or planned public or common open space.

All of the lots in the proposed replat will meet the dimensional requirements of the TR-P zoning district as recently amended. However, Section 16.23(8)(d)3 of the Subdivision Regulations requires that new lots have a minimum average depth of 100 feet, except for lots in the TR-C3 and TR-P zoning districts, which are allowed a minimum average depth of 80 feet, or lots in an approved planned multi-use site or Planned Development zoning district, where no depth is specified. Lots 1147-1164 of the proposed replat, which will be developed with the nine two-family twin homes fronting onto Outlot 70, are proposed to be 75 feet deep as measured from the public alley to the western edge of the private open space.

However, Section 16.23 (10) of the Subdivision Regulations, entitled "Variances," states the following:

"When in the judgment of the Plan Commission it would be inappropriate to apply literally provisions of Subsection (8) of this ordinance...because extraordinary hardship would result, it may waive or vary such provisions so that substantial justice may be done and the public interest secured."

In reviewing the proposed subdivision, staff recommends that a variance be granted for the 18 lots that do not meet the 80-foot minimum lot depth in Section 16.23(8)(d)3. While it is conceivable that five additional feet could be secured for the 18 lots from the proposed open space outlot adjacent or by reconfiguring the surrounding block, staff feels that it would not be in the public interest to reduce the size of the open space due to the importance that common open spaces play in TR-P master planned subdivisions, particularly considering the recent change to the Zoning Code to eliminate usable open space on individual lots. The lots in question will be platted with additional lot width and area to offset the shallower depth proposed. The 18 lots will also be subject

to a 15-foot setback adjacent to the property line formed by the park outlot and to the 75% maximum lot coverage requirement in TR-P zoning.

Conclusion

Staff believes that the Plan Commission may find the standards for subdivision approval met with the proposed replat. All of the proposed lots appear to meet the minimum lot width and area requirements in the TR-P district, and staff believes that the proposal is consistent with the low- to medium-density residential recommendations for the site in the Felland Neighborhood Development Plan, which calls for the development of a mix of housing types and lot sizes at a density between 8-15 units per acre. The proposed change in unit types increases the mix of housing types and lot sizes available throughout the larger subdivision through the increase in the number of smaller single-family lots and two-family twin homes being offered, which the applicant suggests could improve the affordability in the development. The proposed revisions to the Village at Autumn Lake TR-P master plan should also have no discernable impact on the development of existing developed properties within the subdivision.

Finally, staff recommends that the Plan Commission find the lot depth variance to be in the public interest to allow Lots 1147-1164 to be 75 feet deep instead of the minimum of 80 feet required by the Subdivision Regulations for lots in TR-P zoning.

Recommendation

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

The Planning Division recommends that the Plan Commission **approve** the TR-P Master Plan for the Village at Autumn Lake subdivision and forward the preliminary plat and final plat of *Village at Autumn Lake Replat No. 5* on land generally addressed as 2004-2116 and 2103-2315 Autumn Lake Parkway, 2031-2143 and 2124-2136 Waterfall Way, et al, 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. The screening plan previously approved for the 30-foot rear setback for the Felland Road frontage shall be revised to reflect the replat. The note regarding the planting and maintenance of the buffer strip from the current plat shall be added to the proposed final plat. The 30-foot area shall be maintained by the owners of those lots or the homeowner's association. The plantings on the approved buffer plan shall be shown on the site plans submitted with building permit applications submitted for each lot.
2. That the final plat be revised to include a building setback line on Lots 1147-1164 measured 15 feet from the common lot line of those lots with proposed Outlot 70.
3. Any revisions to TR-P master plan and related restrictive covenants address the single-family dwelling and two-family twin home types being introduced with the proposed TR-P master plan amendment shall be approved by the Planning Division prior to recording of the final plat.

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

City Engineering Division (Contact Brenda Stanley, 261-9127)

4. Each lot shall have a separate sanitary sewer lateral.
5. Proposed Lots 1147-1164 shall either be provided sewer service through proposed Outlot 71 alley or through the private park on Outlot 70. If the private park is to be utilized, the applicant shall dedicate a 15-foot wide sanitary sewer easement as a condition of plat approval.
6. This replat increases the density and runoff that can be expected from this portion of the development. The applicant shall provide calculations to show that the existing facilities can accept the additional flow and/or provide new designs/measures to show the previously required standards are met.
7. Enter into a City / Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
8. The developer shall construct Madison Standard street, multi-purpose, and sidewalk improvements for all streets fronting the plat.
9. Make improvements to Felland Road to consist of four feet of pavement, curb and gutter, terrace, and multi-use path/sidewalk as required by the City Engineer.
10. Make improvements to Felland Road in order to facilitate ingress and egress to the development. The improvements may include entrance/exit tapers and/or a left-turn lane as required by City Traffic Engineer.
11. This development is subject to impact fees for the Felland Road Neighborhood Sanitary Sewer Improvement Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall put on the face of the plat: "Lots/ buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."
12. Madison Metropolitan Sewerage District (MMSD) 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.
13. 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).
14. An Erosion Control Permit is required for this project.

15. 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. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or the Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
16. Submit proposed lot corner grades with the stormwater management plan as these two items must be reviewed together to properly determine stormwater overflow conditions. Prior to the issuance of building permits, submit a master stormwater drainage plan with final as-built lot corner grades. These grades may be modified from the originally proposed grades provided they continue to meet design tolerances. No building permits shall be issued prior to City Engineering's final approval of this plan.
17. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
18. Demonstrate compliance with MGO Section 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
19. This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Madison-Dane County Public Health, and/or City Engineering Division approvals may be required prior to the issuance of the required Erosion Control Permit.
20. 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.

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

21. The public sanitary sewer and water main easement over Outlot 58 and the Public Utility Easements that are required to be released for this replat shall be released by separate document prepared by the City's Office of Real Estate Services (ORES). 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 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 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.
22. The portions of the access restriction, building setback restriction and temporary limited easement (TLE) for Grading necessary for the new intersection of Sanctuary Drive with Felland Road being further south shall be

released by separate document prepared by the 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 ORES project. ORES staff will then administer the release document(s) and record with the Dane County Register of Deeds. The releases shall 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. Also dimension the location of the existing easements and restrictions and the newly granted locations of the restrictions and easements on the plat.

23. This replat requires the vacation and discontinuance of platted public right- of-ways of Kayak Lane, Sanctuary Drive and the public alley being Outlot 56 of the Village at Autumn Lake Replat. 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 of said right of ways shall be conditioned within the Resolution upon the conditions of approval for the final plat of Village at Autumn Lake Replat No. 5 being met to the satisfaction of the City of Madison Engineer.
24. 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.
25. Provide private Easements or Outlots to accommodate the current United States Postal Service (USPS) required centralized delivery of mail using Cluster Box Units (CBUs). Applicant shall coordinate with the USPS Development Coordinator, City Engineering and Traffic Staff the required locations for the CBUs. CBUs serving this plat will not be permitted within any publicly owned or dedicated lands. 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. If the Developer is not able to determine the final locations prior to recording the final plat, the final placement of the CBUs shall be determined and all documents recorded for the placement of the CBUs (after City review and approval) prior to construction of each phase.
26. 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. Note: Land tie to two PLS corners required.
27. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject plat one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the final recorded plat: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

*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 and electronic data for any changes to the plat which occur subsequent to any submittal of data.

28. 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.
29. Add notes 8, 10 and 15 from the Village at Autumn Lake Replat to this plat.
30. The public sidewalk easement labels on the map shall be updated to match the title for the Public Sidewalk and Bike Path Easement text on sheet 3.

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

31. 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. Easements are needed between Lots 1055-1056, 1080-1079, 1021-1020, 1066-1065, 1068-1069, 1041-1040, 1015-1014, 1031-1030, 1009-1007, 958-957, 953-954, 1005-1006, 994-993, 989-990, 975-974, 973-971, 937-938, 909-908, 910-911, 1206-1210, 1202-1203, 1143-1142, 1132-1133, 772-771, 768-767, 764-OL 34, 240-OL 16, 238-237-234-OL 16, 754-753, 750-749, 747-OL 52, 744-743, 740-739, 816-815, 737-736, 797-798, 802-803, 810-811, 686-685, 1193-OL 55, 698-OL 47, 691-692, 1246-1247, 1215-1214, 1210-1209, 1202-1203, 1190-1189, 1170-1169, 784-OL 55, 1176-1175, 782-783, and 1132-1133. Easements needed on the corner of Lots 1057, 1071, 1038, Outlot 64, 1016, 1026, 1002, 1004, 960, 971, Outlot 46, 696, 1206, 1146, 1147, 1181, Outlot 34, 757, Outlot 52, 818, 799, Outlot 47, 684, 1165, and 1194.
32. The applicant shall add a note to the 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.

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)

33. The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D. 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)

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

Metro Transit (Contact Tim Sobota, 261-4289)

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

Parks Division (Contact Ann Freiwald, 243-2848)

34. 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(6) will be required for all new residential development associated with this project. This development is within the North Park-Infrastructure Impact Fee district. Please reference ID #12118.4 when contacting Parks Division staff about this project. The Parks Division will be required to sign off on this subdivision.

35. 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." The Parks Division shall be required to sign off on this subdivision prior to recording.

City Forestry Section (Brad Hofmann, 267-4908)

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

Office of Real Estate Services (Andy Miller, 261-9983)

36. Prior to approval sign-off by the Office of Real Estate Services ("ORES"), all parties having an interest in the property, pursuant to Wis. Stats 236.21(2)(a), shall execute the Owner's Certificate on the plat. 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. When possible, the executed original hard stock recordable plat shall be presented at the time of ORES approval sign-off. If not possible, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the plat containing electronic signatures shall be provided to ORES prior to obtaining approval sign-off.

37. A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to plat approval sign-off. If the plat is signed electronically, a PDF of the plat containing electronic signatures shall be provided to ORES to obtain approval sign-off.

38. If a mortgage or other financial instrument is reported in record title, but has been satisfied or no longer encumbers the lands or ownership within the plat boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to plat approval sign-off.

39. 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.

40. If any portion of the lands within the plat boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and executed prior to approval sign-off.

41. As of October 30, 2020, real estate taxes are paid for the subject property. Should taxes become due prior to plat recording, under 236.21(3) Wis. Stats. and MGO 16.23(5)(g)(1), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to plat recording. Receipts are to be provided on or before sign-off and checks are payable to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, Wisconsin 53701
42. As of October 30, 2020, there are no special assessments reported for the parcels within the plat boundary. Pursuant to Madison City Ordinance Section 16.23(5)(e)1 and Wis. Stats. 236.21(3), all special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to plat approval sign off. Receipts for payment shall be provided to ORES in advance of final plat approval sign-off.
43. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish to Andy Miller in the City's Office of Real Estate Services (acmilller@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 (July 17, 2020) 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.
44. The following revisions shall be made to the final plat prior to final approval and recording:
 - a) Depict, dimension, name, note and/or identify by document number all relevant easements, declarations, plans, conditions, agreements, and other documents cited in record title and the updated title report, and include relevant notes from plats or CSMs of record.
 - b) 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.
 - c) For properties not connected to municipal utility services, consider whether or not well abandonment ref. NR-141 needs to be addressed.
 - d) 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.
 - e) Record satisfactions or releases for all recorded instruments that encumber or benefit the subject lands, if all interested parties agree that the purpose for such instrument is no longer necessary or relevant for the purposes of the land division.
 - f) Initiate requests to all applicable utilities to record releases of their interests in utility easements in underlying plats or CSMs, 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.
 - g) Include the following sentence with the dedicated utility easements depiction in the plat 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: Requirements for Lots Not Fronting Onto a Public Street (Sec. 28.135(2))

(2) Access to Public Street.

Every zoning lot shall front on an improved public street, with a minimum of thirty (30) feet of street frontage, with the following exceptions:

- (a) Lots located in an approved planned multi-use site or planned development district;
- (b) Residential lots not fronting directly onto a public street may be permitted provided that the lots front onto a public or private park and are accessed from a dedicated public alley and meet the following conditions:
 - 1. The lots and park are shown on an approved subdivision plat or Certified Survey Map;
 - 2. The lots are addressed and have vehicular access from the public alley;
 - 3. The residences constructed on the lots abutting the parking should have entry doors facing the park;
 - 4. The park abutting the lots contains an improved walkway or path that provides pedestrian access for the public to the front of the residences abutting lots in the same fashion as a sidewalk adjacent to a street;
 - 5. The residences provide the minimum required front yard of the zoning district as measured from the lot line formed by the park; and
 - 6. The park abuts a public street.

Appendix B: 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 pages 2-3 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.