



Department of Planning & Community & Economic Development
Planning Division

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April 22, 2009

John Favorite
Ayres Associates
1802 Pankratz St.
Madison, WI 53704

RE: Approval of a revised preliminary and final plat to allow for the creation of two outlots and one lot for future development with an office building in the O-4 (Administrative Office and Research and Development) District.

Dear Mr. Favorite:

At its April 21, 2009 meeting, the Common Council **approved** the final subdivision plat for The American Center Plat, Eastpark First Addition subject to the following conditions of approval from reviewing agencies:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following eight (8) items:

1. The proposed boundary of proposed Outlot 12 does not fully encompass the existing stormwater pond. Revise the property lines to be consistent with a 30-foot set back line from the pond's highest designed water elevation mark.
2. Proposed Outlot 12 must have a stormwater retention easement conveyed/dedicated to the public across, over and through the entire resultant parcel boundary.
3. The Owner/Developer shall convey public sanitary and storm sewer easements for existing off-plat public facilities constructed with prior development phases. The Office of Real Estate Services Project Nos. 9132 (sanitary) and 9133 (storm) have been established to administer these easements. Original easement conveyance documents will be prepared by a city real estate agent and sent to the owner for signature. Final documents shall be signed and sent back to the Office of Real Estate Services for recording with the Dane County Register of Deeds prior to final conditional approval and sign off of this subdivision plat.
4. This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR (608-275-3201) to discuss this requirement. This permit application is available on line at: <http://dnr.wi.gov/runoff/stormwater/constrforms.htm>
5. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat the applicant shall contact Janet Dailey (608-261-9688) 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).
6. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.

7. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM.

NOTE: Land tie to two PLS corners required.

8. The Applicant shall submit to Eric Pederson (608-266-4056, epederson@cityofmadison.com), prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat to the Mapping/GIS Section of the Engineering Division. The digital copies shall be submitted in both NAD27 and WIDOT County Coordinate System, Dane County Zone datum in either Auto CAD Version 2001 or older, MicroStation Version J or older or Universal DXF Formats and contain the minimum of the following, each on a separate layer name/level number:
 - a. Right-of-Way lines (public and private)
 - b. Lot lines
 - c. Lot numbers
 - d. Lot/Plat dimensions
 - e. Street names
 - f. Easement lines ((i.e. street, sanitary, storm (including wetland and floodplain boundaries), water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for cable TV, gas, electric and fiberoptics)).

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

NOTE: New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following six items:

9. The Developer shall put the following note on the face of the plat: "ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE ISSUANCE OF BUILDING PERMITS."

NOTE: The final sign-off may be delayed until the transportation impact fees are negotiated or approved by the Council.
10. The applicant shall execute and return the declaration of conditions and covenants for streetlights & traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
11. The applicant shall contact the Department of Planning and Development to comply with MGO Sec. 16.23(3)(d)--Highway Noise Land Use Provisions policies and ordinances.
12. The applicant shall show a detail drawing of the 12 ft. utility easement dimensions and lot lines on the face of the plat.
13. There will be access restrictions for The American Center Plat Eastpark First Addition plat for development of this final plat and shall be noted on the face of the plat as follows:
 - a. No access shall be granted along the northerly right-of-way line of I-90/94
 - b. The applicant shall graphically show the "No Vehicular Access" restriction on the face of the plat.
14. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have any questions about the following two items:

15. This property is not in a wellhead protection zone.
16. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

Please note that the City Real Estate Office is reviewing the report of title provided with this plat and may have comments. That office will send any comments to you by fax. If you have any questions, please contact Jeff Ekola at 267-8719 for more information.

Specific questions regarding comments or conditions should be directed to the commenting agency. Any appeal regarding the plat, including the conditions of approval, must be filed with the Circuit Court within thirty (30) days from the date of this letter. If I may be of any further assistance, do not hesitate to contact me at 266-5974.

Sincerely,

Heather Stouder, AICP
Planner

cc: Richard Wilberg, American Family Insurance
Janet Dailey, City Engineering
John Leach, Traffic Engineering
Jeff Ekola, Office of Real Estate Services
Norb Scribner, Dane County Land Records and Regulations