



Department of Planning & Community & Economic Development
Planning Division

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September 5, 2007

Mike Marty
Calkins Engineering, LLC
5010 Voges Road
Madison, Wisconsin 53718

RE: Approval of a final plat creating eight single-family lots and two outlots from eight previously platted lots in the First Addition to Hawk's Creek subdivision.

Dear Mr. Marty:

At its September 4, 2007 meeting, the Common Council **approved** your client's final plat of the "Red Granite Addition to Hawk's Creek" subdivision 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 six items:

1. All infrastructure improvements shall be done under the subdivision contract for First Addition to Hawks Creek, City Project Number 53B2131. Public storm and sanitary sewer plans for Engineering Project No. 53B2131 may require revisions.
2. Upon review and approval by the Engineering Division of the proposed private retaining wall plans along the north line of proposed Lots 1 and 8, the City shall release the First Addition to Hawks Creek platted 25 feet wide public sanitary & storm sewer easement and temporary emergency access easement. The proposed replat of these lots, Red Granite Addition to Hawks Creek, shall then create a public 25 feet wide "exclusive" permanent public storm and sanitary sewer easement, not encumbered by the private wall in any way and not a combined use easement as was identified on the final plat submitted. The replat will need to perpetuate and include the similar temporary emergency access easement language that was used on the First Addition to Hawks Creek plat, including automatic release language which would occur when Trevor Way is dedicated and built to the north of this replat, providing alternative street connectivity. Incidentally, the City will also be releasing portions of utility easements as applicant's surveyor provided recorded utility release documents. The final City release will be recorded prior to the recording of the Red Granite Addition to Hawks Creek plat and made reference thereto. Refer to City Real Estate Project No 8821 for releases.
3. An erosion control plan and land disturbing activity permit shall be submitted to the Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the 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 7.5-tons per acre per year.
4. The following notes shall be included on the final plat:

- a.) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

Note: In the event of a City Of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

- b.) The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

Note: In addition to notes such as this, Wisconsin State Plat Review now enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.

5. Prior to the issuance of building permits, the developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight-line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.

The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system – NAD 27.

The following note shall accompany the master storm water 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 City Engineering's approval of this plan.

6. 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. Please contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

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

7. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
8. 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 Scott Strassburg, Madison Fire Department, at 261-9643 if you have questions about the following comment:

9. All portions of the exterior wall of newly constructed one and two-family dwellings shall be within 500 feet of at least one fire hydrant. Distances measured along the path traveled by the fire truck as the hose lay off the truck. See Section 34.20 of the Madison General Ordinances for more information.

Please contact Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following item:

10. Provide a grading plan of the plat to show that usable open space requirements can be met on the lots in the amount of 800 square feet per R2T lot. Usable open space shall be in a compact area of not less than 200 square feet, having no dimensions less than 10 feet and having a slope no greater than 10 percent. The required front yard and required street side yards do not count toward usable open space.

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 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Dailey, City Engineering
John Leach, Traffic Engineering
Si Widstrand, Parks Division
Scott Strassburg, Madison Fire Department
Matt Tucker, Zoning Administrator
Jeff Ekola, Real Estate Unit
Norb Scribner, Dane County Land Records and Regulations