



Department of Planning & Development
Planning Unit

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April 19, 2006

Roger D. Schneeberger
Mead & Hunt, Inc.
6501 Watts Road, Suite 101
Madison, Wisconsin 53703

RE: Approval of a preliminary and final plat "First Addition to Ice Age Falls" subdivision, creating nine single-family lots (Veridian).

Dear Mr. Schneeberger:

At its April 18, 2006 meeting, the Common Council **approved** your client's preliminary and final plat for the "First Addition to Ice Age Falls" subdivision subject to the following conditions of approval from reviewing agencies:

Please contact Janet Gebert, City Engineering, at 266-4751 if you have questions regarding the following fifteen items:

1. Show the street name as Oak View Drive.
2. Reference vacated Oak View Drive street vacation recorded as Document No. 3849965 in legal description header.
3. Reference the existing 30-foot MMSD easement as created and/or shown on Ice Age Falls Plat.
4. Include City of Madison in owner's certificate and create an outlot for vacated Oak View Drive adjacent to and east of Lot 241 to S. High Point Road. Dedicate the outlot to City of Madison Parks.
5. Reference underlying Ice Age Falls subdivision lots and the relationship of existing monuments to the new lot lines/corners.
6. The developer shall enter into a City/ Developer agreement for the installation of public improvements required to serve this plat. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat without the agreement executed by the developer.
7. The developer shall construct Madison Standard street improvements for all streets within the plat.
8. The applicant shall construct sidewalk along Raymond Road to a plan approved by the City Engineer.

9. 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 Pre-construction 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.
10. 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.
 - 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.
11. 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.
12. 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.
13. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.

14. 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.
15. In accordance with Section s.236.34(1) (c) which says a plat shall be prepared in accordance with s.236.20(2) (c) & (f), Wisconsin Statutes, the Applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (site Register of Deeds recording data) and easements that are being conveyed by the plat. Identify the owner and/or benefiting interest of all easements.

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

16. 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.
17. A utility easement shall be provided on the final plat between Lots 236 and 237. The applicant shall show a detail drawing of the 12-foot utility easement dimensions and lot lines on the face of the final plat.
18. A note stating that there shall be no access granted along the southerly right-of-way line of Raymond Road shall be noted on the face of the final plat.
19. 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 John Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following item:

20. 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 Alan Larson, Madison Water Utility, at 266-4653 if you have any questions regarding the following item:

21. All public water mains and water service laterals shall be installed by a standard City subdivision contract. The Water Utility will not need to sign off on the final plans, but will need a copy of the approved plans.

Please contact my office at 261-9632 if you have questions about the following three items:

22. That the final plat be revised per Planning Unit approval as follows:
 - a.) include a note prohibiting direct access from Lot 233 to Raymond Road;
 - b.) show a 40-foot landscape buffer along the rear property lines of all nine lots and include generally the same note from the original Ice Age Falls plat regarding restrictions and responsibility for the 40-foot landscape buffer strip;
 - c.) include the same note from the original Ice Age Falls plat regarding exterior building colors on this plat.

23. That the applicant submit a detailed planting plan for the 40-foot landscape buffer/ aesthetic management zone for Lots 233-241 to the Planning Unit for approval prior to recording of the final plat and that the developer agrees to plant in accordance with said plan. Proof of planting in accordance with the approved plan shall be provided to the Inspection and Planning units as part of their request for building permits for these nine lots.
24. That the exterior of any buildings on Lots 233-241 of this plat be constructed of materials commensurate with the exterior materials palette approved by the Planning Unit on November 4, 2003 and that those materials be detailed on any building permit submittals for these lots.

Please contact Si Widstrand, Parks Division, at 266-4711 to discuss any additional park fees beyond those paid in the Ice Age Falls subdivision that may be due as a result of this plat.

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 Gebert, City Engineering
John Leach, Traffic Engineering
Si Widstrand, Parks Division
John Lippitt, Madison Fire Department
Kathy Voeck, Assistant Zoning Administrator
Alan Larson, Madison Water Utility
Jeff Ekola, Real Estate Unit
Norb Scribner, Dane County Land Records and Regulations