



Department of Planning & Development
Planning Unit

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July 6, 2005

Michael S. Marty
Burse Surveying & Engineering, Inc.
1400 E. Washington Avenue, Suite 158
Madison, Wisconsin 53703

RE: Approval of a final plat creating lots 32 single-family lots and two outlots for public stormwater detention.

Dear Mr. Marty:

At its July 5, 2005 meeting, the Common Council **approved** your client's final plat for the "First Addition to Nelson Addition to Rustic Acres" subdivision subject to the following conditions of approval from reviewing agencies:

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following eighteen (18) items:

1. Prior to plat approval, applicant shall pay Door Creek North Phase 2 Impact Fees for sanitary sewer conveyance, storm conveyance, and possibly storm pond outlet structures. Contact the City Engineer for further information.
2. Storm sewer management required includes detention, 80% sediment control and infiltration meeting the requirements per NR-151.
3. Outlots "Reserved for stormwater management purposes" must be clarified by adding "public" or "private" as applicable.
4. Provide proposed driveway locations to engineering mapping to allow accurate addressing.
5. The previous owner of these lands has denied access to complete the regional storm and sanitary sewer infrastructure to facilitate development of these lands. The City Engineer requests access to the site as soon as possible to allow completion of the infrastructure to serve this plat.
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. 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 feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.

8. The developer shall construct Madison Standard street improvements for all streets within the plat.
9. The Developer shall construct sidewalk and 14 feet of a future 32-foot Rustic Drive roadway, including curb and gutter on the west side of the roadway.
10. The developer shall make improvements to Rustic Drive to facilitate ingress and egress to the plat.
11. 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.
12. 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.
13. 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.

14. Prior to recording, this plat shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Please contact Greg Fries at 267-1199 to discuss these requirements.
15. 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.
16. NR-151 of the Wisconsin Administrative Code is effective as of October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37, MGO, the most significant additional requirement shall be that of infiltration. NR-151 requires that residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.
17. 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.
18. The Applicant shall submit to Eric Pederson, 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 & WIDOT County Coordinate System, Dane County Zone datums and be consistent with previous formats delivered to the City by the Applicant and contain the minimum of the following, each on a separate layer name/level number: 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 Bob Arseneau for design purposes.

*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 five items:

19. 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 future area traffic signals and associated intersection changes.
20. The internal streets may include special design or traffic calming treatments, at key locations. The developer shall execute some type of covenants and restrictions for the maintenance of such devices. The applicant shall modify the right-of-way at key locations to accommodate traffic calming treatments as determined by the City Traffic Engineer.
21. Utility easements shall be provided on the final plat as follows:

Between Lots	Between Lots	Between Lots
33 & 35	43 & 44	Along South line of O.L. 3 (6 ft. easement)
34 & 35	51 & 52	
37 & OL 2	55 & 56	
40 & 41	58 & 59	

22. The applicant shall show a detail drawing of the 12-foot utility easement dimensions and lot lines on the face of the plat.
23. 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 Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following item:

24. Some terracing may be needed on lots 61 and 64 to provide 800 square feet of usable open space that meets a minimum dimension of 10 feet, 200 square feet minimum in any given area and maximum grade slope of 10%. Note: The required front yard does not count as usable open space.

Please contact John Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following two items:

25. A temporary approved cul-de-sac, “tee” or “Y” will need to be installed on the end of Saturn Drive, as this street section is over 150 feet in length.
26. 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 Si Widstrand, Parks Division, at 266-4711 if you have questions about the following item:

27. Park dedication required for this project is 35,200 square feet based on 1100 square feet per lot. The required dedication shall be paid as a fee in lieu of land, based on the actual value of the acreage up to a maximum of \$1.65 per square foot. The value is determined by the Real Estate Unit and is based on the land value prior to development approval. The maximum fee would be \$58,080. Park Development Fees are \$24,944 (32 lots X \$779.50 per lot).

→ Total estimated park fees: \$83,024.00

Half the fees shall be paid prior to signoff on the final plat, with a letter of credit provided to cover the remainder. Fee payments may also be phased with plat construction phases.

Current plans do not indicate any recreational facilities or improvements that would qualify for IZ credits.

In the future, the City may install bicycle paths in the greenway along the north lines of Lots 33-37.

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.

Prior to recording the final plat, the applicant will be required to execute documents related to their approved Inclusionary Dwelling Unit Plan. Please contact Hickory Hurie or Barb Constans, Community Development Block Grant Office, at 267-0740 for more information.

A copy of the final plat showing utility easements as requested by SBC and Madison Gas and Electric is attached to this letter. The easements shall be shown on the copy of the final plat presented for final signoff.

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: Gary Dallman, City Engineering
John Leach, Traffic Engineering
Si Widstrand, Parks Division
John Lippitt, Madison Fire Department
Barb Constans, Community Development Block Grant Office
Kathy Voeck, Assistant Zoning Administrator
Jeff Ekola, Real Estate Unit
Norb Scribner, Dane County Land Records and Regulations