



Department of Planning & Community & Economic Development
Planning Division

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July 24, 2007

Dave Jenkins
Jenkins Survey & Design, Inc.
161 Horizon Drive
Verona, Wisconsin 53593

RE: Approval of the preliminary plat of "MMSD Sprecher School Estates" creating nine single-family lots, one lot for a future City fire station and a lot for a future Madison Metropolitan School District school.

Dear Mr. Jenkins:

At its July 17, 2007 meeting, the Common Council **approved** your client's preliminary plat of the "MMSD Sprecher School Estates" 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 thirteen (13) items:

1. The applicant shall review the exact right of way requirements with the City Engineer and City Traffic Engineer, especially at the new intersections and shall dedicate additional right of way if required by the City Engineer.
2. The developer shall make improvements to Dominion Way and Wyalusing Drive to facilitate access to the plat and to close unused access locations.
3. Development of this plat shall require extension of public storm sewer beyond the plat limits and/or within easements (to be established) within proposed Lot 11.
4. Proposed north-south street name shall be coordinated with the City of Madison. It is anticipated to be Herndon Drive.
5. 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.
6. The developer shall construct Madison Standard street improvements for all streets within the plat.
7. 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.

8. If the lots within this certified survey map are inter-dependent upon one another for storm water runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the certified survey map and recorded at the Dane County Register of Deeds.
9. The following note shall be added to the certified survey map. "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop."
10. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat, the applicant shall contact Janet Dailey (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).
11. 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 (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.
12. 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.
13. 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

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: 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 Engineering Streets Section 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 seven items:

14. 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.
15. The applicant shall enter into a subdivision contract or developer's agreement to accommodate proposed street improvements.
16. The final right of way for the intersection of Wyalusing and Herndon Drive shall be reviewed and approved by the Traffic Engineer.
17. Prior to final plat approval, the applicant shall provide a school transportation and traffic safety plan to be reviewed and approved by the Traffic Engineer.
18. The applicant shall provide a deposit of \$55,000 for school flashers and signing and marking for the purposes of pedestrian crossings, safe routes to school and school safety zones.
19. There will be access restrictions for the plat for development of this final plat and shall be noted on the face of the plat as follows: "No Access shall be granted along the easterly right-of-way line of Sprecher Road."
20. 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:

21. 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:

22. Rezone portions of lots that the zoning boundary lines do not align with the lot lines of the plat. Lot 3 may need some re-grading to meet usable open space requirements. See Zoning staff for more information.

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

23. That the applicant submit a request to rezone the entire plat parcel from A, R2, R3 and R4 to R2 concurrent with the submittal of their final plat application.
24. That the final plat of this subdivision include a 10-foot wide utility easement along the north side of Wyalusing Drive, the south side of Dominion Drive, both sides of extended Herndon Drive and along the common lot lines of proposed Lots 7-10, as requested by Madison Gas & Electric and AT&T.

Please contact Si Widstrand, Parks Division, at 266-4711 about any park-related fees due prior to the recording of this preliminary 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 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