



Department of Planning & Development
Planning Unit

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January 5, 2007

Wayne Barsness
D'Onofrio Kottke & Associates
7530 Westward Way
Madison, Wisconsin 53717

RE: Approval of a preliminary and final plat creating nine residential lots, one lot for commercial and mixed-use development and one outlot (Veridian).

Dear Mr. Barsness:

At its January 2, 2007 meeting, the Common Council **approved** your client's preliminary and final plat for the "Second Addition to the Meadowlands," zoned PUD-GDP, 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 nineteen (19) items:

1. The proposed location for Milwaukee Street appears to reflect the alignment, which has been proposed by City Engineering, however, the alignment must be verified. The developer shall make slight modifications to the proposed right-of-way if required by the City Engineer.
2. Off-plat storm sewer easements are required in order to drain Milwaukee Street at the north end of the street where it intersects the Interstate. The developer shall dedicate the easements as required by the City Engineer.
3. The developer shall dedicate a permanent limited highway easement at the northeast corner of Lot 247 to facilitate the installation of the Interstate bridge in a size and location approved by the City Engineer and/or Wisconsin Department of Transportation.
4. Approval of this plat constitutes a major change to the Environmental Corridor with a reduced wetland buffer setback for proposed Milwaukee Street. Plan Commission and Common Council shall acknowledge City approval of this change. Final plat cannot be recorded unless Wisconsin Department of Natural Resources also grants this change.
5. Revise Meadowlands "Drive" to "Lane" as the street is only one block long and "Drive" does not conform to City of Madison street name policy.
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 9 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 show a 30-foot building setback line on the plat for all lots adjacent to Milwaukee Street.
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.

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.
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. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to detain the 2 & 10-year storm events; control 80% TSS (5 micron particle); provide infiltration in accordance with NR-151, and; provide oil & grease control from the first 1/2" of runoff from parking areas.
13. 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.
14. 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).
15. 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.
16. 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.
17. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison NAD 1927 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established NAD 1927 Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division web address site for current tie sheets and control data. If a surveyor encounters an area without a published NAD 1927 value, contact Engineering Division for this information.
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 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.

19. 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:

20. The right of way for Advantage Drive shall be 80 feet wide to provide for parking and marked bike lanes on both sides of the street.
21. The applicant shall execute and return declaration of conditions and covenants for streetlights and traffic signals prior when the final plat is submitted for sign off.
22. The applicant shall contact the Department of Planning and Development to comply with MGO Section 16.23(3)(d) – Highway Noise Land Use Provisions policies and ordinances.
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 Scott Strassburg, Madison Fire Department, at 261-9643 if you have questions about the following two items:

24. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least two fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.
25. The commercial lot will need to provide fire access per Comm. 62.0509 and MGO 34.19.

Please contact Dennis Cawley, Madison Water Utility, at 266-4651 if you have questions about the following two items:

26. All public water mains and water service laterals shall be installed by standard City of Madison Subdivision Contract.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following item:

27. Note: Site statistics to be reviewed at the specific implementation plan stage.

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

28. That the applicant submit a revised multi-family unit breakdown plan (with conceptual layout of the Lot 247 office development) that reflects the revised alignment of Milwaukee Street for Planning Unit approval as part of a minor alteration to the recorded PUD-GDP.
29. That the applicant submit a map showing the existing zoning boundary between the PUD-GDP and Conservancy districts in relation to the proposed subdivision and agree to make any minor modifications to that boundary as determined by the Planning Unit and Zoning Administrator.

30. All other conditions of approval applicable to the proposed subdivision from the July 15, 2003 approval of the underlying approved preliminary plat and PUD-GDP shall still apply unless otherwise modified with this approval.
31. Madison Gas & Electric requests a 10-foot wide utility easement be dedicated adjacent to and on both sides of all the public street rights of way being dedicated with this final plat (Milwaukee, Meadowlands, Wind Stone, Advantage, and Golden Maple).

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
Scott Strassburg, Madison Fire Department
Dennis Cawley, Madison Water Utility
Kathy Voeck, Assistant Zoning Administrator
Jeff Ekola, Real Estate Unit
Norb Scribner, Dane County Land Records and Regulations