



Department of Planning & Community & Economic Development  
**Planning Division**

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November 21, 2007

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

RE: Approval of a request to rezone 5.45 acres of the property at 651 S. Sprecher Road from A (Agriculture District), R2 (Single-Family Residence District), R3 (Single and Two-Family Residence District) and R4 (General Residence District) to R2 and the final plat of "Sprecher Road 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 November 20, 2007 meeting, the Common Council **approved** your client's rezoning and final plat of "Sprecher Road 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 nine items:**

1. The developer shall grant temporary grading easements necessary for the installation of Herndon Drive improvements. The developer shall provide Temporary Limited easements for Grading Purposes for the entire plat (Lots 1-11).
2. The developer shall review the street right of way needs at Wyalusing Drive with the City Engineer and City Traffic Engineer and shall make any adjustments to the right of way lines as required by the City Engineer.
3. The developer shall execute a Waiver of Hearing and Notice for the assessments that will be constructed by the City of Madison including but not limited to the street, sanitary sewer, storm sewer and drainage, water, lighting and other infrastructure improvements.
4. 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.
5. The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk and roadway along Herndon Drive in accordance with Section 66.0703(7)(b) Wisconsin Statutes and section 4.09 of the MGO.
6. 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.

7. A minimum of two 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).
8. 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.
9. 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:**

10. The developer shall put the following note on the face of the plat: “All the lots within this subdivision are subject to impact fees that are due and payable within fourteen days of the issuance of building permit(s).”  
Note: The final sign-off may be delayed until the transportation impact fees are negotiated or approved by the Council.

11. 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.
12. The final right of way for the intersection of Wyalusing Drive and Herndon Drive shall be reviewed and approved by the Traffic Engineer.
13. The applicant shall graphically show the "No Access Restriction" on the face of the plat map. In addition, the applicant shall modify Note 4. "Lots 1 to 8 inclusive shall have no access onto Sprecher Road."
14. 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.
15. 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.
16. 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 three items:**

17. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be four inches in height, numbers shall be in contrast to the background and visible from the street.
18. 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.
19. 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 my office at 261-9632 if you have questions about the following two items:**

20. That a 25-foot building line be provided adjacent to S. Sprecher Road for Lot 8.
21. That the applicant submit a landscaping and screening plan for Planning Division approval prior to recording of the final plat that provides screening and landscaping for the 40-foot buffer strip adjacent to S. Sprecher Road for the rear yard of Lots 2-7 and the 25-foot side yard of Lot 8. The applicant shall subject these lots to a restrictive covenant requiring the installation of the screening and landscaping on the approved plan to occur at the time buildings on those lots are completed and prior to the issuance of a Certificate of Occupancy. The restrictive covenant shall be submitted to the City Attorney's Office and Planning Division for approval prior to recording of the final plat.

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