



Department of Planning & Development
Planning Unit

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March 7, 2005

REVISED LETTER

Daniel Frick
Mayo Corporation
600 Grand Canyon Drive
Madison, WI 53719

SUBJECT: "Tancho Business Park"

Dear Mr. Frick:

This is to inform you that the Plan Commission, at its meeting of February 21, 2005, recommended approval of the preliminary and final plat known as "Tancho Business Park" City of Madison, Dane County, Wisconsin.

The Common Council conditionally approved the final plat on March 1, 2005.

The conditions of approval are:

Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following three items:

1. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off.
2. The applicant shall modify the legend to note on the face of the plat as follows: No Access shall be granted along the westerly right-of-way line of Interstate Highway 39, 90 and 94.
3. 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 Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following nineteen items:

4. Change Transport Circle to Transport Court per City of Madison street name policy for cul-de-sacs.
5. Individual lots in this plat are responsible for infiltration and oil and grease control in accordance with Chapter 37 of the Madison General Ordinances.
6. The applicant shall confirm existing sanitary sewer main in Manufacturers Drive is deep enough to provide sanitary sewer service to Lots 1 and 5. Lot 1 and 5 may be required to pump if the elevation of the sewer main is too high under the current utility layout plan.

7. Sanitary sewer service will be provided to Lot 2 when the City contract extending sanitary sewer northwesterly in easements adjacent to I-39-90-94 is complete. Developer is dependent on the City's schedule.
8. The Developer shall enter into a City/Developer agreement for the installation of public improvements required to serve this plat/csm. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer.
9. Two weeks prior to recording the final plat, a soil boring report prepared by the 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-foot below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
10. Property lines at intersections shall be rounded with a 15-foot radius on Transport Circle at Manufacturers Drive.
11. The Developer shall construct Madison Standard Street Improvements for all streets within the plat/csm.
12. 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 Preconstruction 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.
13. The following notes shall be included on the final plat:
 - a. All lots within this plat are subject to a non-exclusive easement 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 easement shall be 12-feet in width on the perimeter of this 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.
14. 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 this 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:

- a. 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.

15. If the lots within this certified survey map are inter-dependent upon one another for stormwater 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.
16. Prior to recording, this plat shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Contact Greg Fries at 267-1199 to discuss this requirement.
17. This site is greater than one (1) acre, and the Developer is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at (608) 275-3201 to discuss this requirement.
18. NR-151 of the Wisconsin Administrative Code will be effective on 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) from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter 111. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

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.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

19. All outstanding Madison Metropolitan Sewerage District (MMSD) sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.

20. 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 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 Surveyor shall identify monument types on all PLS corners included on the Plat or CSM. **Note: Land tie to two PLS corners required.**
21. In accordance with Section S. 236.18(8) Wisconsin Statutes, the Developer's Surveyor 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. If a surveyor encounters an area without a published NAD 1927 value, contact Engineering Division for this information.
22. The applicant shall submit to Eric Pederson, at the time of Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat/CSM to the Mapping/GIS Section of the Engineering Division. **The digital copies shall be submitted in both NAD 27 and 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:**
- a. Right-of-Way lines (Public and private)
 - b. Lot lines
 - c. Lot numbers
 - d. Lot/Plat dimensions
 - e. Street names
 - f. 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).

NOTE: This transmittal is a separate requirement than the required submittals to Bob Arseneau for design purposes.

NOTE: 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.

23. In accordance with Section s. 236.34(1)(c) which says a CSM shall be prepared in accordance with s. 236.20(3)(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 which are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements.

Please contact Bill Roberts of the Planning Unit staff at 266-4635 if you have questions regarding the following three items:

24. A note referencing the recorded deed restriction shall be added to the second sheet of the final plat, and referenced on each lot.

Mr. D. Frick

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25. The 42-foot highway setback required by the State of Wisconsin along I-39-90-94, as shown on the recorded certified survey map, shall also be shown on the final plat. The landscape plans for the buffer area shall be reviewed and approved prior to recording the plat. The subdivision contract shall include its implementation. This landscaped area can overlap the 20-foot pedestrian bike path and sanitary sewer easement.
26. A 30-foot landscaped buffer area shall be provided within the 42-feet and shown on the plat.

Please contact Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following two items:

27. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.
28. 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.

Correction-Revised:

The Plan Commission did not add any conditions of approval at the request of “The Friends of Starkweather Creek”.

() A copy of a plat showing required public utility easements is enclosed.

The plat shall be approved by the State Department of Development.

The plat covenants and restrictions for this subdivision will be submitted to the Planning Unit staff for review and approval.

Any appeal from the action, including the conditions of approval, must be filed with the Circuit Court within thirty days from the date of this letter. Upon receipt of this letter, please contact Planning Unit staff at 266-4635 about the steps that should be taken to meet and receive sign-off from the agencies that must review the plat. These agencies are highlighted on the attached form.

Sincerely,

Bill Roberts
Planner IV

Enclosure

cc: City Engineering
Traffic Engineering
Zoning Administrator
Real Estate – Jeff Ekola
Surveyor: