

ADDENDUM

PLANNING DIVISION REPORT DEPARTMENT OF PLANNING AND COMMUNITY AND ECONOMIC DEVELOPMENT November 14, 2008

RE: ID#12568, Approval of a Revised Preliminary Plat and Final Plat of McAllen 120 Business Park

1. Requested Actions: Approval of a revised preliminary and final plat for the creation of 6 industrial lots and 4 outlots in an area zoned M1 (Limited Manufacturing District) and W (Wetland District).
2. Applicable Regulations: The subdivision process is outlined in Section 16.23 (5)(b) of the Subdivision Regulations.
3. Report Prepared By: Heather Stouder, AICP, Planner

PREVIOUS APPROVALS

On July 15, 2008, the Common Council approved the rezoning of 78 acres located at 3102 Meier Road, 6403 Femrite Drive, and 6504 Femrite Drive from A (Agriculture District) to M1 (Limited Manufacturing District) and W (Wetlands District), and approved a preliminary plat of McAllen 120 Business Park. This approval created 5 lots for industrial development, 2 outlots for public stormwater detention and conservancy, and 1 outlot to be dedicated to the City for public right-of-way purposes and for the installation and maintenance of public sanitary & storm sewer, water and other utilities.

On September 2, 2008, the Common Council approved the final plat for the "McAllen 120 Business Park" subdivision. The approved plat was not recorded, and has been revised for reconsideration by the Plan Commission.

ANALYSIS AND CONCLUSION

The applicant has provided a slightly revised plat with 6 industrial lots and 4 outlots. Revisions are related to Option B in a condition of September 2, 2008 Common Council approval, which reads,

"With regard to the artificial wetland on Lot 5, the applicant must accomplish one of three alternatives prior to recording the final plat:

- a) *Obtain all necessary approvals from the Wisconsin Department of Natural Resources to fill the wetland;*
- b) *Include on the final plat a 75-foot buffer around the wetland, necessitating a relocation of the proposed McAllen Drive, or;*
- c) *Obtain approval from the staff of the Capital Area Regional Plan Commission to locate a public right-of-way within 75 feet of an existing wetland."*

The applicant was unable to obtain approval from the Wisconsin Department of Natural Resources to fill the wetland on Lot 5, and made adjustments to proposed McAllen's Way to allow for the necessary 75-foot buffer surrounding the wetland. The southern shift of McAllen's Way allowed for the creation of an additional industrial lot, Lot 6, located at the southwest corner of Femrite Drive and Meier Road. The applicant intends to develop Lot 6 first, with the hope of completing the necessary infrastructure and the building for occupancy in early 2009 by a known tenant.

Wetlands and Tax Increment Financing

As discussed in the August 15, 2008 staff report, no developable lots with wetlands may be included in a tax increment-financing district (TID). This area is not within an existing TID, and is not likely to be included in a near future TID. However, staff and the applicant have made efforts to completely include wetlands within outlots, in order to simplify procedures if this area were to be included in a future TID. A condition of September 2, 2008 approval reads:

"So that all developable lots may be included in any future tax increment financing district, the applicant shall submit a revised final plat incorporating all wetlands into outlots dedicated to the City of Madison Storm Water Utility for conservancy and management. Specifically, this will require the expansion of Outlot 2 to the eastern edge of the wetlands it includes, as well as the creation of an additional outlot encompassing the wetlands in the southeastern corner of proposed Lot 4."

Outlots 2 and 3 have been reconfigured to fully encompass the wetlands within their boundaries. However, a small sliver of wetland on Lot 1 and the wetland on Lot 5 (labeled on the proposed plat as an "artificial wetland") are not contained in outlots, which would preclude the inclusion of Lot 1 and Lot 5 in a future TID. While staff has recommended that the applicant include all wetlands in outlots, the applicant intends to continue working with the Wisconsin Department of Natural Resources to obtain approval to fill the wetland on Lot 5 and develop it at some point in the future. The applicant has not indicated any specific reason not to include the small sliver of wetland in Lot 1 as an outlot. Since the plat was approved in September 2008, it has become apparent that this area is no longer a high priority for tax increment financing. Therefore, staff believes that it is unnecessary to require as a condition of approval the inclusion of these wetlands in outlots.

Conclusion

The revisions to the McAllen 120 Preliminary and Final Plat are relatively minor with regard to the Plan Commission standards for review. Planning Division Staff believe that the conditions of approval outlined in the August 15, 2008 report should be maintained, except for those that focused on the wetland in Lot 5 and the inclusion of all other wetlands into outlots (both italicized and discussed above).

RECOMMENDATION

The Planning Division recommends the Plan Commission recommend **approval** of the revised preliminary and final plat to the Common Council for consideration on December 2, 2008, subject to input at the public hearing, comments from other agencies, and the following conditions:

1. Comments from reviewing agencies.
2. That the revised final plat of the site designates the approximately 2-acre strip extending south from the proposed McAllen Drive to the US 12 & 18 frontage road (the southern portion of which was attached June 17, 2008) as a private outlot. The applicant shall dedicate easements for the installation and maintenance of public sanitary & storm sewer, water, other utilities, and bicycle and pedestrian facilities. A note shall be placed on the plat stating that this Outlot shall be dedicated as right-of-way at such time as requested by the City Engineer to accomplish the extension of Meier Road.
3. That the Subdivision Improvement Contract for this subdivision include a provision requiring the developer to work cooperatively with the City to petition the Wisconsin Department of Transportation and the Wisconsin Department of Natural Resources for approval of the Meier Road extension from the proposed McAllen Drive to the US 12 & 18 frontage road.
4. That the applicant submits for Planning Division Staff approval revised covenants, conditions and restrictions for the McAllen 120 Business Park.
 - a) Section A.6 shall be revised as follows:
 - note that the use of EIFS on any elevation shall be limited so as not to come into contact with the ground;
 - note that the use of EIFS shall be in a fashion that is integrated into the overall design of the building and complimentary with other materials forming a particular facade
 - b) Section A.7.a.i. shall be revised as follows: “i) There shall be at least one tree of not less than 2.5” diameter for every 50’ of road frontage. At least twenty five percent of these trees shall be evergreen.”
 - c) Section A.7.c. shall be revised as follows: “At the time of planting, evergreens shall be at least 6’ in height and shrubs shall be 18”-24” in diameter.”
5. Any changes to the Covenants and Restrictions are subject to prior written approval by the Director of the Department of Planning and Community and Economic Development or his/her designee.
6. That future development of buildings and facilities within the subdivision meets all requirements related to wetland and shoreland zoning.

PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
August 15, 2008

RE: ID#11601, Approval of the Final Plat of McAllen 120 Business Park

1. Requested Actions: Approval of a final plat for the future creation of 5 industrial lots and 3 outlots in an area zoned M1 (Limited Manufacturing District) and W (Wetland District).
2. Applicable Regulations: The subdivision process is outlined in Section 16.23 (5)(b) of the Subdivision Regulations.
3. Report Prepared By: Heather Stouder, AICP, Planner

GENERAL INFORMATION

1. Applicant and Project Contact: Carl T. Chenoweth, PE, McAllen 120, LLC; 4605 Dovetail Dr.; Madison

Surveyor: Wayne D. Barsness, RLS, D'Onofrio Kottke and Associates; 7530 Westward Way; Madison
2. Development Schedule: Development of this subdivision is planned to commence after all approvals are granted, with an estimated completion of December 2012.
3. Parcel Location: The area to be platted encompasses four parcels totaling approximately 78 acres situated north and south of Femrite Drive east of Ohmeda Drive; Aldermanic District 16; McFarland School District, except the northernmost parcel, which lies within Madison Metropolitan School District.
4. Existing Conditions: The site is currently undeveloped and includes over 5 acres of delineated wetlands in the southern portion.
5. Proposed Land Uses: The subdivision will include five lots for future industrial development and three outlots for storm water management, detention, utility and transportation easements, and wetlands conservancy.
6. Surrounding Land Use and Zoning:

North: Undeveloped agricultural land, scattered rural residential, Blatterman Homes warehouse and offices, and a commercial composting facility in the Town of Blooming Grove;

South: America's Best Value Inn in the Town of Blooming Grove; Dane County – Rodefild Landfill in the City of Madison, zoned PUD-SIP;

East: Immediately to the East is an undeveloped area including wetlands, previously proposed for inclusion in the preliminary plat. East of that is T&B Leasing Company, self-storage, a dog kennel, motorbike sales, and agricultural land in the Town of Blooming Grove

- West: On northeastern corner of Femrite Drive and Ohmeda Drive, single family residence in Town of Blooming Grove; west of Ohmeda Drive, GE Healthcare and Datex-Ohmeda Manufacturing facility in the City of Madison, zoned M1 (Limited Manufacturing District); south of Femrite Drive, auto repair shop and various light industrial uses in the Town of Blooming Grove.
7. Adopted Land Use Plan: The Comprehensive Plan recommends a combination of employment uses and conservancy for this property, with conservancy recommended for wetlands in the southern portion. There is currently no neighborhood development plan for the parcels in question.
 8. Environmental Corridor Status: Southern portions of the site lie within a mapped environmental corridor corresponding to a portion of a pond located in the southwestern corner of the site and wetlands present along the southern property line.
 9. Public Utilities & Services: The site is partially served by City of Madison utilities but will be served by a full range of urban services as development in this area progresses. A City of Madison water main enters the site from Femrite Drive to the west, and turns south just east of the southern 40-acre parcel to primarily serve development located south of US 12 & 18. Sanitary sewer service to serve this development will likely be extended from the south of the site in the near future, subject to a subdivision improvement contract. The nearest Madison Metro Bus stop (Route 39) is on Agriculture Drive, well over a mile to the northwest, and there are no plans to extend bus service in this direction in the near term.

STANDARDS FOR REVIEW

This application is subject to the standards for final plats.

PREVIOUS APPROVAL

On July 15, 2008, the Common Council approved the rezoning of 78 acres located at 3102 Meier Road, 6403 Femrite Drive, and 6504 Femrite Drive from A (Agriculture District) to M1 (Limited Manufacturing District) and W (Wetlands District), and approved a preliminary plat of McAllen 120 Business Park. This approval created 5 lots for industrial development, 2 outlots for public stormwater detention and conservancy, and 1 outlot to be dedicated to the City for public right-of-way purposes and for the installation and maintenance of public sanitary & storm sewer, water and other utilities.

PLAT REVIEW

The applicants are requesting approval for a final plat to allow the creation of five industrial lots and three outlots on 78 acres of land generally located at the intersection of Femrite Drive and Meier Road zoned M1 (Limited Manufacturing District) and W (Wetlands District). A majority of the land in the proposed subdivision was attached to the City from the Town of Blooming Grove in February 2008, with the exception of the 3102 Meier Road parcel, which was attached in the 1960s. The applicants also own a second narrow, 66-foot wide, 1.5-acre strip extending

south from the subject site to the US 12 & 18 frontage, which was attached on June 17, 2008. This parcel will be added to the development as an outlet, and will be part of a subsequent application to provide the subdivision with access to sanitary sewer service in the immediate future, as well as a possible roadway connection from this plat to the frontage road, pending Wisconsin Department of Natural Resources approval.

Plat Layout

The applicant proposes to extend Meier Road south from Femrite Drive to provide access to the developable portions of the property south of Femrite Drive. The applicant also owns the strip of land south of the subject site that extends south to the US 12 & 18 frontage road adjacent to the hotel and landfill and is exploring a possible future extension of Meier Road further south if regulatory approvals can be obtained to allow the road to cross the wetlands present south of the property.

Three of the six lots proposed, Lots 3-5, will be located west of extended Meier Road. A new public street, shown as McAllen Drive, will extend between Femrite Drive and Meier Road to provide primary access to these three lots, which the applicant indicates will comprise the likely first phase of the development. The remaining two industrial lots proposed, Lots 1 and 2, will be located north of Femrite Drive and will be the largest lots in the plat. These lots will likely develop as a later phase.

Outlot 1 of the proposed subdivision will be located in the northernmost portion of the site and contains wetlands, wooded areas, and a portion of an existing access driveway off of Meier Road. Outlot 2 is proposed to occupy the southwest corner of the plat and contains wetlands and a proposed 2.5-acre regional stormwater management facility. As proposed, these two outlots would be dedicated to the City for stormwater management and conservancy. The applicant has expressed a desire to designate the 66-foot strip connecting the proposed McAllen Drive south to the US 12 & 18 frontage road as Outlot 3, with easements for sanitary sewer and other utilities. The applicant intends to pursue the extension of Meier Road as a public street through this parcel in the near future, but has also indicated interest in developing a private access road, should the width between wetlands prove to be inadequate for obtaining necessary approvals for a public street.

The applicant has provided a conceptual development plan for portions of the proposed subdivision that includes five large-format, multi-tenant industrial buildings on Lots 3 and 5, each with surface parking on one side and loading docks generally located interior to the site. It is the intent of the applicant to develop a portion of Lot 5 for a known tenant as soon as all necessary approvals are in place. Conceptual plans for Lots 1, 2 and 4 have not been provided, though the letter of intent indicates that those lots may be preserved for a future single owner/occupant for larger-scale development. It is also possible that the lots within the subdivision may be further subdivided to suit the needs of future tenants within the development.

The applicant has shown a dedicated 50-foot landscaped buffer on Lot 2, adjacent to a single-family residential lot on the corner of Femrite Drive and Ohmeda Drive. In conjunction with the development of Lot 2, this area will be substantially landscaped in order to adequately screen the residential property.

ANALYSIS & CONCLUSION

In reviewing the design of the subdivision, the Planning Division feels that the lots proposed will satisfy the lot design standards in the Zoning Ordinance and Subdivision Regulations. The applicant is currently working with City Engineering Staff on a detailed subdivision improvement contract to outline the timing and responsibilities for the development of streets and utilities prior to development of the site. Staff is generally supportive of the plat as proposed, but feels that the following four issues should be clarified for consideration by the Plan Commission prior to approval of the Final Plat.

First, the applicant should submit a revised final plat excluding all wetlands from developable lots, in order to insure their adequate protection and to simplify future inclusion in a tax increment financing district (TID). The applicant has indicated an interest in utilizing tax increment financing at a later date, especially to assist with improvements to Femrite Drive. While the area is not currently included in an existing TID, it may be part of a new TID in years to come. State laws prohibit the inclusion of developable lots containing wetlands, such as proposed Lot 4, within a TID. In order to ensure the eligibility of this area for tax increment financing, all wetlands in the plat should be incorporated into outlots and dedicated to the City of Madison Storm Water Utility for conservancy and management.

Second, the applicant is currently pursuing approval from the Wisconsin Department of Natural Resources to fill an artificial wetland on Lot 5. In the meantime, however, staff suggests that the proposed final plat should include a 75-foot buffer around the wetland, which could necessitate the slight relocation of the McAllen Drive right-of-way. Another alternative, barring WDNR approval, would be approval from the Capital Area Regional Plan Commission to locate a public right-of-way within 75 feet of an existing wetland.

Third, staff believes that the development covenants, conditions and restrictions submitted for the subdivision may benefit from more specific language with regard to the list of possible building materials, the landscaping requirements, and the composition of the Architectural Control Committee. As mentioned prior to approval of the rezoning and preliminary plat, future development on this site, while for industrial uses, should adhere to the aesthetics recommended in the Comprehensive Plan for Employment districts. In support of approval of the rezoning, staff stressed that well-designed buildings and landscaping could allow industrial uses to compliment other employment uses as the area develops. Building facades should include only a minimum amount of EIFS and other less durable building materials, and should be oriented and designed to maximize aesthetics while not hindering their intended use. Landscaping on the site, especially along Femrite Drive, should be carefully designed to adequately screen surface parking lots and loading docks from view. The Business Park Architectural Control Committee as proposed consists of the Owner's representative, an engineer or architect, and a landscape architect. Several other industrial subdivisions plats in the southeast side have included a member of City staff on their architectural review boards. Staff suggests that the developer consider adding to the committee an additional member designated by the Planning Division Director.

Fourth, the ownership and intentions for the strip of land running south from the plat to the US

12 & 18 frontage road should be clarified in this approval and a subsequent subdivision contract. While this 66-foot wide strip has wetlands within and on both sides of it, there is a possibility that construction of a public street will be feasible in the future. Since this would be an important connection, approval of the preliminary plat specified that the strip was to be dedicated to the City as a public right-of-way. Since the July 15, 2008 approval of the preliminary plat, the applicant has indicated a preference to maintain this strip (Outlot 3) as a private outlot rather than dedicating it to the City, and extending it north to the proposed McAllen Drive. The applicant intends to dedicate easements on Outlot 3 for the provision of public utilities from the south, and to pursue with applicable regulatory agencies its development as a roadway in the near future. If a roadway of appropriate dimensions for a public street is feasible, the applicant plans to construct it and dedicate it to the City as public right-of-way. An alternative would be the construction of a narrower private access road. Staff does not object to this alternative if a public street is not feasible. However, staff suggests that a public easement sufficient for a bicycle and pedestrian path, as well as public utilities, be provided on Outlot 3 to ensure a north to south connection from the US 12 & 18 frontage road north to Femrite Drive and beyond.

RECOMMENDATIONS

The Planning Division recommends that the Plan Commission approve the Final Plat of McAllen 120 Business Park subject to input at the public hearing, comments from other agencies, and the following conditions:

1. Comments from reviewing agencies.
2. So that all developable lots may be included in any future tax increment financing district, the applicant shall submit a revised final plat incorporating all wetlands into outlots dedicated to the City of Madison Storm Water Utility for conservancy and management. Specifically, this will require the expansion of Outlot 2 to the eastern edge of the wetlands it includes, as well as the creation of an additional outlot encompassing the wetlands in the southeastern corner of proposed Lot 4.
3. With regard to the artificial wetland on Lot 5, the applicant must accomplish one of three alternatives prior to recording the final plat:
 - a) Obtain all necessary approvals from the Wisconsin Department of Natural Resources to fill the wetland;
 - b) Include on the final plat a 75-foot buffer around the wetland, necessitating a relocation of the proposed McAllen Drive, **or**;
 - c) Obtain approval from the staff of the Capital Area Regional Plan Commission to locate a public right-of-way within 75 feet of an existing wetland.
4. That the revised final plat of the site designates the approximately 2-acre strip extending south from the proposed McAllen Drive to the US 12 & 18 frontage road (the southern portion of which was attached June 17, 2008) as a private outlot. The applicant shall dedicate easements for the installation and maintenance of public sanitary & storm sewer, water, other utilities, and bicycle and pedestrian facilities. A note shall be placed on the

plat stating that this Outlot shall be dedicated as right-of-way at such time as requested by the City Engineer to accomplish the extension of Meier Road.

5. That the Subdivision Improvement Contract for this subdivision include a provision requiring the developer to work cooperatively with the City to petition the Wisconsin Department of Transportation and the Wisconsin Department of Natural Resources for approval of the Meier Road extension from the proposed McAllen Drive to the US 12 & 18 frontage road.
6. That the applicant submits for Planning Division Staff approval revised covenants, conditions and restrictions for the McAllen 120 Business Park.
 - a) Section A.6 shall be revised as follows:
 - note that the use of EIFS on any elevation shall be limited so as not to come into contact with the ground;
 - note that the use of EIFS shall be in a fashion that is integrated into the overall design of the building and complimentary with other materials forming a particular facade
 - b) Section A.7.a.i. shall be revised as follows: “i) There shall be at least one tree of not less than 2.5” diameter for every 50’ of road frontage. At least twenty five percent of these trees shall be evergreen.”
 - c) Section A.7.c. shall be revised as follows: “At the time of planting, evergreens shall be at least 6’ in height and shrubs shall be 18”-24” in diameter.”
7. Any changes to the Covenants and Restrictions are subject to prior written approval by the Director of the Department of Planning and Community and Economic Development or his/her designee.
8. That future development of buildings and facilities within the subdivision meets all requirements related to wetland and shoreland zoning.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

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210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
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Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dalley, P.E.
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Gregory T. Fries, P.E.

Facilities & Sustainability
Jeanne E. Hoffman, Manager
James C. Whitney, A.I.A.

Operations Manager
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

Financial Officer
Steven B. Danner-Rivers

DATE: November 3, 2008

TO: Plan Commission

FROM: Larry D. Nelson, P.E., City Engineer

SUBJECT: 6403-6504 Femrite Drive and 3102 Meier Road Plat

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Private Subdivision Contract No. 2209 will include language providing the City of Madison temporary limited easement rights over all lots contained within this subdivision plat. The temporary easement rights shall allow the City of Madison and their Contractors, Subcontractors and agents to enter upon the property with equipment used for constructing adjacent roadways and utilities and shall allow for the grading of the properties adjacent to the right of ways to match the grade of the proposed streets.
2. Outlots 1, 2, & 3 shall be dedicated for "Stormwater Management".
3. City Engineering provided the Developer the alignments of proposed public sanitary sewer that are to be constructed outside of public street right of ways and require the subdivision plat create 20 feet wide public sanitary sewer easements. The location of the required public sanitary sewer easement and a combined 25' wide public sanitary sewer and water main easement based on preliminary design work are as follows:
 - ~ The north 20 feet of Outlot 2 from McAllen Way to the west plat line.
 - ~ 25 feet wide public sanitary sewer and water main easement with a location based on 20 feet wide centered on the proposed sanitary sewer facility with additional 5 feet of width added to the south across proposed Lot 4 of the submitted final plan from McAllen Way to Outlot 4.Also preliminary City Engineering design requires a 25 feet wide public storm sewer and drainage easement along the west line of Lot 3 from Femrite Drive to public Outlot 2
4. Clearly label and identify the purpose of the dashed line along the north line of Lot 1 adjacent to Outlot 1. It appears to be a 75' Wetlands Buffer similar to line shown just to the southwest.
5. Confirm with city staff and clarify on the plat whom the dedication of Outlot 3 will be to, either the Parks or Engineering Divisions.



6. Confirm with city staff and clarify on the plat the public or private ownership intent of Outlot 4 and the need for the plat to create all public street easement purposes at the time of plat recording if the ownership is to remain private at that time.
7. Revise the plat to identify the approved street name, which is McAllen Way. The use of an apostrophe in a street name is not allowed under 10.34 Madison General Ordinances.
8. Provide better information and/or definition of the derivative basis of bearings and the actual coordinate values of all Public Land Survey section corners contained on this Subdivision Plat.
9. The plat shall contain a note requiring the dedication of Outlot 4 for public street purposes, upon the adoption of a resolution by the Common Council requesting the dedication.
10. The Developer has requested that the City lower Femrite Drive an amount greater than what is required for intersection site distance. The developer shall pay for all costs associated with the additional lowering.
11. A 25-foot storm sewer easement along the west plat line of Lot P-3 shall be dedicated to the public.
12. The 4' x 6' and 2 x 2 box culvert to the west of Old Meier Road shall be removed or abandoned with this plat construction.
13. Dedicate to the public, a drainage greenway in the northeast corner of P-7 from the existing culvert to the east property line, 100-foot minimum width.
14. Dedicate public sanitary sewer easements as required by City Engineer.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Plats (Pre-Preliminary, Preliminary, Final) and Certified Survey Maps

Name: 6403-6504 Femrite Drive and 3102 Meier Road Plat

General

- 1.1 The Developer shall enter into a City / Developer agreement for the installation of public improvements required to serve this plat/csm. 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/csm without the agreement executed by the developer.
- 1.2 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' below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
- 1.3 The Developer is required to pay Impact Fees for this development. The Developer shall indicate the method of payment as provided below:
 - 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
 - 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall receive the invoices to pay the outstanding impact fees at the time of permit issuance. The following shall be required prior to plat sign off;
 - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..

b) All information shall be transmitted to Janet Dailey by e-mail at Jdailey@cityofmadison.com, or on a CD to:

Janet Dailey
City of Madison Engineering Division
210 Martin Luther King Jr. Blvd
Room 115
Madison, WI 53703

c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

The Developer shall put the following note on the face of the plat:

LOTS / BUILDINGS WITHIN THIS SUBDIVISION / DEVELOPMENT ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping 10-feet wide along Outlot 4.
- 2.3 It is anticipated that the improvements on [roadway name] _____ required to facilitate ingress and egress to the plat/csm will require additional right of way and/or grading easements located outside the plat/csm boundary. The developer shall acquire the right of way and/or sloping easements as required by the City at the developer's expense. In the event that the developer is unable to acquire the right of way and/or sloping easements required, the City shall assist the developer in acquiring the property and the developer shall pay the City for all costs associated with the acquisition.
- 2.4 The Developer shall petition for the street vacation of (roadway name) _____ and provide a legal description and sketch of the right of way to be vacated after consultation with the City Engineer.

Are the following requirements met?

- * Streets intersect at right angles.
- * A 15 foot minimum tangent at intersections from PC of curve to property line.
- * Arterial intersection spacing generally greater than 1200 feet.
- * Jogs are avoided at intersections. Arterial streets shall be adjusted to align if spacing less than 300 feet.
- * Spacing of intersections on local streets shall be greater than 300 feet.
- * Cul-de-sacs shall be less than 1000 feet long.
- * 100 foot tangents between curves.

- 2.5 _____

- 2.6 Property lines at intersections shall be rounded with a 15 foot radius on _____

- 2.7 Property lines at intersections shall be rounded with a 25 foot radius on _____

- 2.8 The right of way width on _____ shall be _____ feet, on _____ shall be _____ feet and on _____ shall be _____ feet.
- 2.9 _____ shall have a minimum centerline radius of _____ feet and _____ shall have a minimum centerline radius of _____ feet.
- 2.10 The cul-de-sac on _____ shall have a minimum radius of _____ feet with a minimum reverse curve radius of _____ feet.
- 2.11 The plat/csm shall show a temporary limited easement for a temporary cul-de-sac on _____ having a radius of _____ feet and a reverse curve radius of _____ feet. The easement(s) shall expire when the streets are extended.
- 2.12 The developer shall show on the plat/csm a 40 foot utility easement adjacent to [roadway name] _____ The easement wording shall be approved by the City Engineer. The intent of the easement is to allow for the

relocation of a major transmission line. The actual poles would remain on the right of way however major transmission lines require an easement beyond the space occupied by the poles for safety.

- 2.13 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.14 The Developer shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.15 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____. The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.
- 2.16 Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
 - b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.17 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
 - b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.18 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
 - b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.19 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
 - b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner.

- (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

Streets and Sidewalks

- 3.1 The Developer shall construct Madison Standard street improvements for all streets within the plat/csm.
- 3.2 The developer shall show a 30 40 (*Strike one, 30 collector, 40 Arterial*) foot building setback line on the plat/csm adjacent to [Roadway Name] _____ for all lots in the plat/csm adjacent to said roadway.
- Note: No buffer strip shall be dedicated to the City as the City does not want the maintenance.*
- 3.3 Extensive grading may be required due to steep roadway grades.
- 3.4 The developer shall note that City funds for park frontage are limited and will be determined at the sole discretion of the City.
- 3.5 The developer shall construct sidewalk and record a waiver of their right to notice and hearings for the assessments for the improvement of Femrite Drive in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO. Said sidewalk constructed in front of and waiver recorded Lot(s) _____.
- 3.6 The Developer shall make the following improvement to [Roadway Name] _____. The Developer shall construct sidewalk and _____ feet of a future _____ foot roadway including curb and gutter on the _____ side of the roadway.
- 3.7 The Developer shall construct sidewalk to a plan approved by the City Engineer and complete ditching as required by the City Engineer along [Roadway Name] _____.
- 3.8 The Developer shall grade the right of way line to a grade established by the City Engineer and complete ditching along the roadway as specified by the city engineer along [Roadway Name] _____.
- 3.9 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____. (*Also require the City / Developer agreement line 1.1*)
- 3.10 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.11 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] __ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and section 4.09 of the MGO.
- 3.12 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.13 Developer shall make improvements to [Roadway Name] _____ considered temporary to facilitate ingress and egress to the plat/csm until such time as the ultimate improvement of the roadway is undertaken by the city.
- 3.14 The Developer shall make improvements to [Roadway Name] _____ to facilitate ingress and egress to the plat/csm.

[Select one of the below comments for either of the above or leave general]

- The above improvement will consist of acceleration and deceleration tapers.
- The above improvement consists of rights turn lanes.
- The above improvement will consist of passing lanes.
- The above improvement will consist of median openings.
- Caution – The improvements indicated above may require right of way outside of the plat/csm. See comment 2.3 to require additional right of way for this purpose.**

- 3.15 The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat/csm.
- 3.16 The developer shall confirm that adequate sight distance exists on _____ where public streets intersect. If adequate sight distance does not exist, the developer shall change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City.
- 3.17 All proposed street names shall be approved by the City Engineer. Applicant shall contact Lori Zenchenko (608-266-5952) with street name requests.
- 3.18 Installation of "Private" street signage in accordance with 10.34 MGO is required.
- 3.19 Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko lzenchenko@cityofmadison.com or (608) 266-5952

Storm Water Management

- 4.1 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.
- 4.2 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 REDIVISION 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.

Information to Surveyor's: In addition to notes such as this, WI 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.

- 4.3 Arrows shall be added to the certified survey map indicating the direction of drainage for each property line not fronting on a public street. In addition, the certified survey map shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the certified survey map.
 - a. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
 - b. All lots within this certified survey 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 certified survey. 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 certified survey. 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.

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Information to Surveyor's: In addition to notes such as this, WI 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.

- 4.4 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:

- 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.

- 4.5 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 Co Register of Deeds.
- 4.6 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 management at the time they develop."
- 4.7 This plat/csm could affect a flood plain, wetland or other sensitive areas. As such, it shall be reviewed by the Commission on the Environment. Contact Mike Dailey at 266-4058 for further details. The proposed plat/csm may be considered a major change to the environmental corridor and be subject to a public hearing and approval of the Dane County Regional Plan Commission.
- 4.8 A portion of this plat/csm may come under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources for wetland or flood plain issues or navigable waterway. A permit for those matters may be required prior to construction on any of the lots currently within the plat/csm. Contact the WDNR & USACOE for a jurisdictional determination.
- 4.9 Prior to recording the plat/csm, the applicant 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.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 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. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 4.11 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) 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 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 dedicate 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.

- 4.12 A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the applicant shall contact Janet Dailey

(608-261-9688) 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).

Sanitary Sewer

- 5.1 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 (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 5.2 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 5.3 This land division contains or is adjacent to facilities of MMSD. Prior to approval, applicant shall provide evidence that MMSD has reviewed and approved the proposed land division.

Mapping / Land Records

- 6.1 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.**
- 6.2 In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference **City of Madison WCCS Dane Zone, 1997 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 WCCS, Dane Zone Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division web address http://gis.ci.madison.wi.us/Madison_PLSS/PLSS_TieSheets.html for current tie sheets and control data. If a surveyor encounters an area without a published WCCS Dane Zone 1997 value, contact Engineering Division for this information.
- 6.3. 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/CSM** 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:**
 - 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 Engineering Streets Section 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.
- 6.4 In accordance with Section s.236.34(1) (c) which says a CSM 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 (cite 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.
- 6.5 Prior to Engineering final sign-off by main office for Certified Survey Maps (CSM), final CSM must be submitted to Engineering Division Surveyor / Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off. Electronic mail submittal of the FINAL CSM in PDF form is preferred. Transmit to epederson@cityofmadison.com



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

August 7, 2008

Rev: November 6, 2008

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager

SUBJECT: **6403 to 6703 Femrite Road – Preliminary and Final Plat – McAllen 120 Business Park - Town of Blooming Grove Sec. 24**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. 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 AT 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.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. Prior to approval, the applicant shall prepare and provide a master ped-bike plan for the plat that is consistent with the City's area wide plans and the plat's specific provisions, to be reviewed and approved by the Traffic Engineer. The applicant may need to modify the right-of-way to accommodate the ped-bike plan.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

3. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
4. 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 Dan J. McCormick, P.E., City Traffic Engineering at 266-4761 if you have questions regarding the above items.



Traffic Engineering and Parking Divisions

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Traffic Engineer for which the developer shall be financially responsible.

Please contact Dan J. McCormick, P.E., City Traffic Engineering at 266-4761 if you have questions regarding the above items.

Contact Person: Wayne D. Barsness
Fax: 608-833-1089
Email: wbarsness@donofrio.cc

DCD:DJM:dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: November 17, 2008

To: Plan Commission

From: Patrick Anderson, Assistant Zoning Administrator

Subject: McAllen 120 Business Park

Present Zoning District: R-2 & Temp. Agri.

Proposed Use: Create 6 Industrial lots with 4 outlots.

Requested Zoning District: M-1/ w wetlands

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE**

GENERAL OR STANDARD REVIEW COMMENTS.

1. Lots shall be not less than 100 feet in width at the building setback line and have an area of not less than 15,000 square feet. No building together with its accessory buildings shall occupy in excess of 30 percent (30%) of the area of an interior lot or 35 percent (35%) of the area of a corner lot.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	15,000 sq. ft.	274,000 sq. ft. +
Lot width	100'	400' +
Usable open space	n/a	n/a
Front yard	0'	TBD
Side yards	0'	TBD
Rear yard	10' 1story, 30' 2 story	TBD
Floor area ratio	2.0	TBD
Building height	--	TBD

McAllen 120 Business Park

November 17, 2008

Page 2

Site Design	Required	Proposed
Number parking stalls	depends on use	
Accessible stalls	depends on use & # pkg stalls	
Loading	dep. on use & bldg. size	
Number bike parking stalls	dep. on use & # pkg stalls	
Landscaping	dep. on # pkg stalls	
Lighting	dep. on use	

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	Yes
Utility easements	No
Water front development	Yes
Adjacent to park	No
Barrier free (ILHR 69)	depends on use

With the above conditions, the proposed project **does** comply with all of the above requirements.

11/06/2008



Department of Planning & Community & Economic Development
Planning/Neighborhood Preservation & Inspection/Economic & Community Development
Mark A. Olinger, Director

Bradley J. Murphy
Planning Division
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY PLAT
- FINAL PLAT
- LOT DIVISION/CSM
- CONDITIONAL USE
- DEMOLITION
- REZONING
- INCLUSIONARY ZONING
- OTHER

McAllen 120 Business Park : Section 26 - Town of Blooming Grove
6403 & 6504 Fernite Drive and 3102 Meier Road
6 Industrial Lots and 4 Outlots
Carl E. Ruedebusch - McAllen 120, LLC/Wayne Barsness - D'Onofrio Kottke & Associates

PLANNING DIVISION CONTACT: Heather Stouder

RETURN COMMENTS BY: 06 November 2008

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: wbarsness@donofrio.cc Fax: 833-1089
 Date Submitted: 15 October 2008 Plan Commission: 17 November 2008
 Date Circulated: 21 October 2008 Common Council: 02 December 2008

CIRCULATED TO:

- ZONING
- FIRE DEPARTMENT
- PARKS DIVISION
- TRAFFIC ENG.
- CITY ENG. - DAILEY
- CITY ENG. - PEDERSON
- WATER UTILITY
- CDBG - CONSTANS
- REAL ESTATE - EKOLA

- DISABILITY RIGHTS
- POLICE DEPT. - THURBER
- CITY ASSESSOR - M. RICHARDS
- MADISON METRO - SOBOTA
- MMSD BOARD, C/O SUPT.
- PUBLIC HEALTH - SCHLENKER
- NEIGHBORHOOD ORGANIZATION

- ALD. Compton DIST. 16
- MADISON GAS & ELECTRIC
- ALLIANT ENERGY
- A T & T
- T D S
- MT. VERNON TELE

- Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.
- One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.
- The above is located in your district. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.
- The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

RETURN COMMENTS TO: PLANNING DIVISION, DEPT. OF PLANNING & COMMUNITY & ECONOMIC DEVELOPMENT, ROOM LL100 MMB, 215 MARTIN LUTHER KING JR. BLVD.

NO COMMENTS / YOUR COMMENTS:

*Approved per staff comments -
 I know close attention has been paid
 to landscape & drainage issues*

Alfred J. ...



Department of Planning & Community & Economic Development
 Planning/Neighborhood Preservation & Inspection/Economic & Community Development
 Mark A. Olinger, Director

Bradley J. Murphy
 Planning Division
 215 Martin Luther King, Jr. Boulevard
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- OTHER

McAllen 120 Business Park : Section 26 - Town of Blooming Grove
 6403 & 6504 Femrite Drive and 3102 Meier Road
 6 Industrial Lots and 4 Outlots
 Carl E. Ruedebusch - McAllen 120, LLC/Wayne Barsness - D'Onofrio Kottke & Associates

PLANNING DIVISION CONTACT: Heather Stouder

RETURN COMMENTS BY: 06 November 2008

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: wbarsness@donofrio.cc Fax: 833-1089
 Date Submitted: 15 October 2008 Plan Commission: 17 November 2008
 Date Circulated: 21 October 2008 Common Council: 02 December 2008

CIRCULATED TO:

- | | | |
|---|--|---|
| <input type="checkbox"/> ZONING | <input type="checkbox"/> DISABILITY RIGHTS | <input type="checkbox"/> ALD. _____ DIST. _____ |
| <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> POLICE DEPT. - THURBER | <input type="checkbox"/> MADISON GAS & ELECTRIC |
| <input type="checkbox"/> PARKS DIVISION | <input type="checkbox"/> CITY ASSESSOR - M. RICHARDS | <input type="checkbox"/> ALLIANT ENERGY |
| <input type="checkbox"/> TRAFFIC ENG. | <input type="checkbox"/> MADISON METRO - SOBOTA | <input checked="" type="checkbox"/> A T & T |
| <input type="checkbox"/> CITY ENG. - DAILEY | <input type="checkbox"/> MMSD BOARD, C/O SUPT. | <input type="checkbox"/> T D S |
| <input type="checkbox"/> CITY ENG. - PEDERSON | <input type="checkbox"/> PUBLIC HEALTH - SCHLENKER | <input type="checkbox"/> MT. VERNON TELE |
| <input type="checkbox"/> WATER UTILITY | | |
| <input type="checkbox"/> CDBG - CONSTANS | <input type="checkbox"/> NEIGHBORHOOD ORGANIZATION | |
| <input type="checkbox"/> REAL ESTATE - EKOLA | | |

Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.

One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.

The above is located in your district. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

RETURN COMMENTS TO: PLANNING DIVISION, DEPT. OF PLANNING & COMMUNITY & ECONOMIC DEVELOPMENT, ROOM LL100 MMB, 215 MARTIN LUTHER KING JR. BLVD.

NO COMMENTS / YOUR COMMENTS:

OK as shown MGE M Jacopi 10/24/08
 OK ATT A mada 10/08/08

