



Department of Planning & Development
Planning Unit

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September 27, 2005

Fred Miller
Miller Construction
2318 Vondron Road
Madison, WI 53718

SUBJECT: 4601-4613 East Buckeye Road – “Buckeye Meadows”

Dear Mr. Miller:

This is to inform you that the Plan Commission, at its meeting of September 19, 2005, recommended approval of the preliminary plat, final plat, zoning map amendment and building demolition for the site located at 4601-4613 East Buckeye Road – “Buckeye Meadows” Plat.

The Common Council will consider this matter at their October 11, 2005 meeting. The zoning map amendment and plat approvals are contingent on Common Council approval.

The Plan Commission determined that the ordinance standards were met for the demolition of the buildings on the site.

The conditions of approval are:

Please contact John Leach in the Office of the City Traffic Engineer if you have questions regarding the following five items:

1. 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.
2. The applicant shall contact the Department of Planning and Development to comply with MGO Section 16.23(3)(d) – Highway Noise Land Use Provisions policies and ordinances.
3. Utility easements shall be provided as follows:

Between Lots	Between Lots
6 & 7	15 & 16
12 & 13	

4. The applicant shall show a detail drawing of the 12-foot utility easement dimensions and lot lines on the face of the plat.

5. 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 in the Office of the City Engineer if you have questions regarding the following sixteen items:

6. Stormwater requirements include infiltration, 80% TSS control and 2, 10-year detention.
7. Lot 1, CSM 4448, is included in this proposed subdivision, but not owned by Miller Construction.
8. Where is the demolition information that has to be included with this application?
9. The Developer shall enter into a City/Developer agreement for the improvements required for this development. 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 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.
10. 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-feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
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 recording the final plat/csm. 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. Easements shall not be required on property lines shared with greenways or public streets.
 - 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. 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.
16. 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.
17. All outstanding Madison Metropolitan Sewerage District (MMSD) sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
18. 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.
19. 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.
20. The applicant shall submit, 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: 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.

21. 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 Kathy Voeck, Assistant Zoning Administrator at 266-5978, if you have questions regarding the following item:

22. Provide a revised grading plan of the plat to show that usable open space requirements can be met on the lots in the amount of 1,500 square feet per lot (750 square feet per unit). Usable open space shall be in a compact area of not less than 200 square feet, having no dimensions less than 10 feet and having a slope no greater than 10 percent. The required front yard and required street side yards do not count toward usable open space. Driveways do not count toward open space. **Note: Grades may need to be altered to provide the minimum 1,500 square feet per duplex lot, including but not limited to Lots 1, 2, 3, 7, 8, 10, 11, 12, 14, 15, 16 and 17 per the site plan.**

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

23. Section 16.23 of the Subdivision Regulations requires that whenever a proposed subdivision is adjacent to a railroad right-of-way the subdivision shall provide in residential districts a buffer strip at least 30-feet in depth, in addition to the normal lot depth required adjacent to the railroad right-of-way. The following language required by the ordinance shall be placed on the face of the plat:

“This strip is reserved for the planting of trees and shrubbery by the owner, the building of buildings hereon is prohibited and the 30-foot strip shall not be counted as any required rear yard. Maintenance of the strip is the responsibility of the property owner.”

24. A condition imposed by the Common Council as part of the approval of the adjacent existing residential subdivision, Anderson Estates (Tarragon Drive area) in 1994 required that a mandatory notice shall be given by the developer to a lot or home owner/purchaser that the property is adjacent to a large industrial park area and subject to possible noise issues or other impacts from that industrial park area located south of the railroad right-of-way. A notice of the restriction should be placed on the plat as well.

The Plan Commission added the following specific conditions of approval.

- 25. The Inclusionary Dwelling Unit Plan shall be revised to provide units at two AMI levels as required by the Zoning Ordinance.
- 26. The “front-loaded” garages shall be “side-loaded” with shared driveways where possible.
- 27. The final plat shall be revised to include “and public access purposes” to the dedication note for Outlot 1.
- 28. The final inclusionary zoning unit plan shall be executed in accordance to the ordinance.

Please contact Si Widstrand, City Parks Division at 266-4711, if you have questions regarding the following item:

- 29. Pay total Park Fees for 32 added units = \$49,888.00

Dedication/Fee Calculations

Plat includes 32 duplex units. Dedication = (32 units @ 1100 square feet) = 35,200 square feet.

The developer shall pay a fee in lieu of dedication based on the land value of the square footage of parkland required (up to a maximum of \$1.65/square foot).

Estimated fee is		\$58,080.00
The Park Development Fee is	(32 @ \$779.50) =	\$24,944.00
TOTAL PARK FEES ARE ESTIMATED AT		\$49,888.00

Please contact John Lippitt, Madison Fire Department, if you have questions regarding the following item:

- 30. All portions of the exterior walls of newly constructed 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.

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.

Please follow the procedures listed below to receive your conditional use approval of the building demolition.

- 1. Please revise plans per the above conditions and submit five (5) sets of the final site plans to the Zoning Administrator.
- 2. This letter shall be signed by the applicant to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting cover sheet approval.
- 3. No alteration of this proposal shall be permitted unless approved by the City Plan Commission provided, however, the Zoning Administrator may issue permits for minor alterations. This approval shall become null and void one year after the date of Plan Commission approval unless the use is

commenced, construction is under way, or a valid building permit is issued and construction commenced within six months of the date of issuance of the building permit. See Section 28.12(11)(h)(3), Madison General Ordinances. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against this approved conditional use.

IF YOU HAVE ANY QUESTIONS REGARDING OBTAINING YOUR BUILDING PERMIT OR OCCUPANCY PERMIT, PLEASE CALL KATHY VOECK OF THE CITY ZONING STAFF AT 266-4551.

Sincerely,

I hereby acknowledge that I understand and will comply with the above conditions of approval for this conditional use.

Bill Roberts
Planning & Development

Applicant

cc: City Engineering
Traffic Engineering
Zoning Administrator
Parks Division
CDBG Office – Hickory Hurie
Planning

Zoning City Engineering Traffic Engineering Planning (BR) Parks CDBG (HH) Fire Department
