



Department of Planning & Community & Economic Development
Planning Division

Website: www.cityofmadison.com

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
TDD 608 266-4747
FAX 608 266-8739
PH 608 266-4635

January 11, 2008

Craig Enzenroth
The Gallina Companies
8500 Greenway Boulevard, Suite 200
Middleton, Wisconsin 53562

RE: Approval of a request to rezone approximately 90.6 acres located at 4131 Marsh Road from Temp. M1 (Limited Manufacturing District) to M1, A (Agriculture District) and W (Wetland District) and approval of a preliminary plat creating 22 industrial lots and 3 outlots.

Dear Mr. Enzenroth:

At its January 8, 2008 meeting, the Common Council **approved** your company's rezoning and preliminary plat for the "Tradesmen Industrial Park" subdivision subject to the following conditions of approval from reviewing agencies:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following fourteen items:

1. Engineering requires a new street name for the segment of proposed Kipp Street east of Marsh Road to the proposed Kuehling Drive street to the south. There cannot be duplicate Kipp Street and Marsh Road intersections and the Marsh Road Industrial Subdivision has already created such intersection name north of Voges Road.
2. Kuehling Drive, as proposed, requires a street name change to occur at the directional change of the street at the center of the curve adjacent to Lot 13.
3. An electronic copy of the wetland delineation shall be provided to City Engineering along with a DGN File showing the wetland boundary.
4. Provide information on proposed sanitary sewer service to Lot 22. If proposed service crosses existing gas main easements, provide verified elevations of said gas mains and minimum clearances required by gas companies.
5. The developer shall enter into a City/ Developer agreement for the installation of public improvements required to serve this plat. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat without the agreement executed by the developer.
6. The applicant shall dedicate a 7-foot wide strip of right of way to the City along Marsh Road.

7. The developer shall construct Madison standard street improvements for all streets within the plat.
8. The applicant shall construct sidewalk along Marsh Road to a plan approved by the City Engineer.
9. The following notes shall be included on the final plat:
 - a.) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

Note: In the event of a City Of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
 - b.) The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

Note: In addition to notes such as this, Wisconsin 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.
10. Prior to the issuance of building permits, the developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight-line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.

The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system – NAD 27.

The following note shall accompany the master storm water drainage plan:

"For purposes of this plan, it is assumed that grading shall be a straight line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows. "

No building permits shall be issued prior to City Engineering's approval of this plan.

11. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to detain the 2 & 10-year storm events; control 80% TSS (5 micron particle), and; provide infiltration in accordance with NR-151.
12. This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Please contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
13. A minimum of two working days prior to requesting City Engineering signoff on the plat the applicant shall contact Janet Dailey (261-9688) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
14. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following eight items:

15. The developer shall put the following note on the face of the plat: "All the lots within this subdivision are subject to impact fees that are due and payable within fourteen days of the issuance of building permit(s)." Note: The development may be delayed until the Council approves the transportation impacts fees.
16. 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.
17. All Bike/ Pedestrian Easements shall be modified to 20 feet in width to be consistent with current City policy.
18. The plat is subject to special assessments or impact fees for Midtown Road Area-wide Assessment and Impact Fee District for traffic signals and associated intersection improvements based on Council adopted resolutions. These shall be cleared prior to final plat approval.
19. The applicant shall provide grading plans for all Bike/ Pedestrian Easements for approval prior to final plat submittal to be approved by City Engineering and Traffic Engineering to accommodate the facilities. If the Bike/ Pedestrian Easements grading plans do not accommodate facilities, the applicant will need to modify the final plat to provide the Bike/ Pedestrian easements else where to be approved by City Engineering and Traffic Engineering prior to final plat submittal.
20. 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.
21. The applicant shall contact the Planning Division to comply with MGO 16.23(3)(d) – Highway Noise Land Use Provisions policies and ordinances.

22. 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 Dennis Cawley, Madison Water Utility, at 261-9243 if you have any questions regarding the following item:

23. All public water mains and water service laterals shall be installed by a standard City subdivision contract. There will be public water main assessments due for the Marsh Road frontage of this property. The Water Utility will not need to sign off on the final plans, but will need a copy of the approved plans.

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

24. That the applicant submit covenants, conditions and restrictions for the entire Tradesmen Industrial Park for consideration and approval with the first final plat of the project. The covenants, conditions and restrictions shall limit the uses within this plat generally to those that are permitted with the SM Specific Manufacturing District unless otherwise modified by the Plan Commission following a recommendation by the Planning Division. The covenants, conditions and restrictions approved with the first final plat shall also establish site design guidelines and an architectural review committee for the entire subdivision.
25. That the final plat(s) creating Lots 21 and 22 as shown on the preliminary plat include a note restricting building coverage on those lots to 30% of the lot area as required under shoreland zoning.
26. That the applicant provide the Planning Division with the proof of concurrence from regulating agencies on the wetland delineations shown on the preliminary plat as noted in Note 7 of the same as part of the first final plat of the development.
27. That further subdivision or development of Outlot 3 not occur until such time as that parcel has been added to the Madison Central Urban Service Area.

Please note that the City Real Estate Office is reviewing the report of title provided with this plat and may have comments. That office will send any comments to you by fax. If you have any questions, please contact Jeff Ekola at 267-8719 for more information.

Specific questions regarding comments or conditions should be directed to the commenting agency. Any appeal regarding the plat, including the conditions of approval, must be filed with the Circuit Court within thirty (30) days from the date of this letter. If I may be of any further assistance, do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks
Planner

cc: Janet Dailey, City Engineering
John Leach, Traffic Engineering
Dennis Cawley, Madison Water Utility
Jeff Ekola, Real Estate Unit
Norb Scribner, Dane County Land Records and Regulations