



Madison

Department of Public Works
City Engineering Division

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DATE: May 3, 2011, REVISED 8/26/2011

TO: Plan Commission

FROM: *RF* Robert F. Phillips, P.E., City Engineer

SUBJECT: 4325 Lien Road Conditional Use

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. Portions of the proposed volleyball courts do not appear to be on property owned by the applicant: My Buddies, LLC. Please provide recorded land ownership deeds or recorded land lease. If volleyball courts are not included in this review and approval then this condition is not required.
2. Existing recorded Declaration of Operation and Reciprocal Easement Document No. 2759228 as well as three different amendments (Document Nos. 2802993, 2803538 and 3092166) contain certain conditions and language defining the shared tenants and uses of the existing Planned Commercial Site. There may need to be modifications to these existing documents as well as application involvement by all other tenants affected by this proposal. If volleyball courts are not included in this review and approval then this condition is not required.
3. If necessary, the applicant shall further filter stormwater leaving the site by using silt sock downstream of the volleyball courts. If volleyball courts are not included in this review and approval then this condition is not required.
4. The final site plan shall include all existing property and right-of-way lines as well as reference to the recorded documents of any necessary instruments further amending the Declaration of Operation and Reciprocal Easement.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments: None