



Department of Planning & Development
Planning Unit

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February 23, 2005

John Brigham
Brigham Woods Corporation
P.O. Box 8685
Madison, WI 53708

SUBJECT: Interstate Commerce Park

Dear John:

This is to inform you that the Plan Commission, at its meeting of February 7, 2005, recommended approval of the preliminary plat/final plat of Interstate Commerce Park, and rezoning lands from Temporary A (Agriculture) to M1, City of Madison, Dane County, Wisconsin.

The Common Council conditionally approved the preliminary plat and rezoning on February 22, 2005.

The conditions of approval are:

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

1. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off.
2. The applicant shall contact the Department of Planning and Development to comply with MGO Sec. 16.23(3)(d) Highway Noise Land Use Provisions policies and ordinances.
3. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following twelve items:

4. Approval of this plat is subject to assessments for public improvements required to serve this plat.
5. Prior to approval, the developer shall comply with the review letter for the Preliminary Storm Water Management Plan, dated December 7, 2004 from the City Engineer.
6. 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.

7. 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.
8. 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.
9. 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.

10. 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.
11. 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.
12. 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.

13. 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.
14. The applicant shall submit to Eric Pederson, at the time of Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat/CSM to the Mapping/GIS Section of the Engineering Division. **The digital copies shall be submitted in both NAD 27 and WIDOT County Coordinate System, Dane County Zone datums and be consistent with previous formats delivered to the City by the applicant and contain the minimum of the following, each on a separate layer name/level number:**
- a. Right-of-Way lines (Public and private)
 - b. Lot lines
 - c. Lot numbers
 - d. Lot/Plat dimensions
 - e. Street names
 - f. Easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).

NOTE: 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.

15. 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 Pete Olson of the Planning Unit staff at 266-4635 if you have questions regarding the following item:

16. The applicant shall record their voluntary proposed deed restriction limiting the range of permitted and conditional uses within the M1 Limited Manufacturing zoning district prior to recording the final plat. The set of deed restrictions shall be amended to prohibit banks and restaurants on all lots, with the exception of those fronting on Hoepker Road.

Please contact the Madison Water Utility at 266-4651 if you have questions regarding the following two items:

17. All unused private wells shall be abandoned in accordance with Madison General Ordinance 13.21.
18. The Water Utility will not need to sign off on the final plans, but will need a copy of the approved plans.

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

19. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances.
20. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500-feet of at least TWO fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.

Please contact Rodney Knight of Dane County Regional Airport Administration regarding the following item:

21. An aviation easement to the benefit of Dane County shall be negotiated with the Dane County Regional Airport and recorded at the Dane County Register of Deeds prior to recording the final plat.

Please contact Jeff Ekola or Jerry Lund, Real Estate Section, at 266-4222 if you have questions regarding the following item:

22. The satisfaction and adherence to all requirements of the Real Estate Unit upon final review of the title report, please contact Jeff Ekola or Jerry Lund at 266-4222 regarding this matter.

() A copy of a plat showing required public utility easements is being sent to your surveyor.

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

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

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

Sincerely,

Peter Olson
Planner II

Enclosure

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