

CITY OF MADISON
INTER-DEPARTMENTAL
CORRESPONDENCE

DATE: September 12, 2007

TO: Plan Commission

FROM: Timothy M. Parks, Planner, Planning Division

SUBJECT: **Revised Certified Survey Map for Meriter Property, 8001 Raymond Road**

On July 9, 2007, the Plan Commission approved a two-lot Certified Survey Map dividing a 63-acre property owned by Meriter Hospital, Inc. and located at 8001 Raymond Road. The Common Council approved the resolution related to this land division on July 17, 2007. The July version of the Certified Survey Map called for a 5.45-acre lot to be created in the southwestern corner of the site adjacent to McKee Road (CTH PD) to allow a future medical office/ clinic to be built in O1 (Limited Office-Residence District) zoning. A public street right of way was extended north from McKee Road along the western edge of the clinic lot to provide access to the clinic site as well as other potential future development on the remaining property. The remaining lands, including an adolescent psychiatric facility located near the center of the overall site, would comprise the second lot.

The applicant is requesting approval of a revised Certified Survey Map that relocates the proposed public street accessing the site from McKee Road from the western edge of the clinic lot to the eastern edge. The purpose for the relocated street right of way, Meriter Way, is to allow the applicant to comply with the conditions of approval of the overall project, which call for an acceleration lane to be built for traffic turning westbound onto McKee Road from the Meriter site. Construction of a left-turn lane from eastbound McKee onto Meriter Way also needed to be accommodated. The previous location of the street along the western edge of the property required that the applicants obtain easements and/ or right of way from adjacent property owners, which the applicants indicate would have significantly impacted their project schedule.

In response to the conditions of approval from the rezoning of the clinic site to O1 and the first Certified Survey Map of the site, the applicants have revised the Certified Survey Map to show the environmental corridors that affect the site. The revised CSM also proposes two future public roadway easements, the first of which will allow for the potential future extension of Meriter Way to connect with Stratton Way in the Ice Age Falls residential subdivision east of the Meriter property as generally recommended in the High Point-Raymond Neighborhood Development Plan. The second public roadway easement calls for a connection to the undeveloped Qureshi property, which abuts the Meriter site to the west. The connection to the Qureshi property proposed partially offsets the loss of the connection to that property that the Meriter Way connection along the western edge of Lot 2 previously was to provide. The revised CSM also includes a note that allows for a 20-foot easement for a future bike/ pedestrian path connection to be granted to the City within 200 feet of the eastern edge of Lot 1 following Meriter's forthcoming master planning process for the site and the City's design of the future path.

The Planning Division has no objection to the revised Certified Survey Map to locate Meriter Way to the east side of the future Meriter medical office/ clinic complex on Lot 2 and recommends that the Plan Commission **approve** the modification subject to all of the conditions contained in the July 24, 2007 letter of approval (attached) unless otherwise modified in this memo or any memos from other reviewing agencies:

1. That the September 5, 2007 Certified Survey Map be revised per Planning Division approval as follows:
 - a.) the environmental corridor shall be shown as 150 feet in depth parallel to McKee Road on proposed Lot 2 following the approval of the Capital Area Regional Planning Commission staff and the City of Verona of an alteration to the environmental corridor map for the reduced depth of the frontage landscaped buffer zone along McKee Road;
 - b.) Note 1 on Page 1 shall be revised to add the following: "However, the final location will be determined by the Traffic Engineering Division and the easement shall be provided to the City of Madison for acceptance by November 1, 2008."
 - c.) Note 3 on Page 1 shall be revised to indicate that the sidewalk easement between Ice Age Falls and Lot 2 will be granted to the City of Madison as required by the City Engineer's Office;
 - d.) the word "future" shall be removed from the public road easements;
 - e.) the right of way of Meriter Way and public road easements shall be dimensioned.



Department of Planning & Community & Economic Development
Planning Division

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Madison, Wisconsin 53701-2985
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July 24, 2007

Melissa Huggins, AICP
Meriter Hospital – Planning Dept.
202 S. Park Street
Madison, Wisconsin 53715

RE: Approval of a request to rezone 5.45 acres of the property addressed 8001 Raymond Road from Temporary A (Agriculture District) to O1 (Limited Office-Residence District) and approval of a Certified Survey Map creating two lots.

Dear Ms. Huggins:

At its July 17, 2007 meeting, the Common Council **approved** your request to rezone 5.45 acres at 8001 Raymond Road from Temp. A to O1 and a two-lot Certified Survey Map of the same, subject to the following conditions of approval from reviewing agencies. In order for the Certified Survey Map to be recorded and construction to begin on proposed Lot 2, the following conditions shall be addressed:

Please contact Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following thirty-six (36) items on the rezoning and CSM:

1. **Engineering conditions of approval for Certified Survey Map (CSM) application must be satisfied and CSM recorded prior to issuance of building permits.**
2. Existing conditions shown on the Marshall Erdman & Associates Preliminary Clinic Site Plan/ Zoning Plan appear to be incomplete. Buildings and parking areas are not shown. Add these existing conditions to the site plan and provide information if these features are to be removed with this plan.
3. The applicant shall satisfy all the requirements of the certified survey map for this parcel.
4. Dane County Highways must approve access to McKee Road/ CTH PD.
5. Approval of this conditional use does not include approval of any work within the right of way. The applicant will be required to submit a detailed plan showing any and all work within the right of way.
6. This site is subject to the fees required by the Upper Badger Mill Creek Impact Fee District. Fees shall be paid prior to plan sign off.
7. Site for development appears to be low relative to the elevation of the available sanitary sewer. If existing private sewer serving Lot 1 is to be utilized, a recorded ownership/maintenance agreement will need to be in place prior to plan approval. The MMSD has a sewer on Raymond Road available to be connected to but this will require deep sewer and a recorded easement access to Lot 1.

8. The legal description headers located on all pages of this proposed Certified Survey Map appear to erroneously include portions of the NE ¼ of Section 3 and states that these lands are in the Town of Verona, when they are in fact in the City of Madison.
9. Include Register of Deeds Document Nos. 3882924 and 4292845 for existing water main easement shown on CSM sheet 4 of 4. Engineering requests the following note of clarification added to both existing easements cited were intended for public water purposes only on the "Easements" CSM sheet 4 of 4:

"Document Nos. 3882924 & 4292845 are easements granted to the City of Madison intended for public water main purposes only, contrary to recorded text. Public sanitary sewer easement purposes were removed from the easement at the request of Meriter Hospital Inc. and agreed to by the City of Madison Engineering Division, yet public sanitary sewer text mistakenly remained in both recorded documents. By approval and recording of this Certified Survey Map, the public sanitary easement usage language contained in both previously recorded documents, is hereby , removed, rescinded and released and replaced by intended public water main usage only." **Note:** If this is not an agreeable solution with the owner and the City, then a City Real Estate project will be required to record a correction or amended easement document and the applicable Real Estate fee of \$500 must be paid by the owner.

10. Remove the public sanitary sewer easement note on CSM sheet 4 of 4. This is private sanitary sewer.
11. Transposed bearing on CSM sheet 1 of 4: S00°05'11"E should read S00°05'11"W and the bearing reference on CSM sheet 2 of 4 contains errors in the section, town and range calls and requires some corrections.
12. The developer shall dedicate a 20-foot wide easement for a bike and pedestrian path in the 50-foot "proposed conservancy zone and a portion of the 300-foot proposed environmental buffer" between CTH PD (McKee Road) and Raymond Road. The developer shall grade the easement and place crushed stone. The City shall pave the path at some point in the future probably when the path is extended north to CTH M. The City Engineer shall determine the exact location of the path after consulting with the developer and considering topography and existing trees. The general location of the path is anticipated to be near the east property line.
13. The developer shall dedicate an easement for an 8-foot wide sidewalk along CTH PD. This is consistent with the sidewalk constructed in the Ice Age Falls Plat directly to the east. The developer shall construct the 8-foot wide sidewalk adjacent to CTH PD.
14. The developer shall dedicate a Permanent Limited Easement for grading and sloping along CTH PD as required by the City Engineer.
15. The developer shall dedicate a Permanent Limited Easement 15 feet wide for grading, sloping, drainage and sidewalk along Raymond Road. The construction of the sidewalk will be deferred until further development occurs or the need arises.
16. Each lot of this CSM is individually responsible for compliance with the stormwater management requirements of Chapter 37 of the Madison General Ordinances. A note to this affect shall be added to this CSM.
17. Recorded sanitary sewer easements may be required on Lot 2 to serve Lot 1.
18. The developer shall enter into a City/ Developer agreement for the installation of public improvements required to serve this 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 CSM without the agreement executed by the developer.

19. The developer is required to pay impact fees for the Upper Badger Mill Creek Impact Fee District for Lots 1 & 2 of the 8001 Raymond Road CSM. The current rate is \$ 60.0037/1,000SF for a total of \$162,716.29. The developer shall select one of the following two options for payment of these fees:
 - 1) Impact fees shall be paid in full prior to Engineering sign-off of the 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 have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. 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 CSM, 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 CSM sign-off.
 - d) 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)."
20. The developer shall construct Madison Standard street improvements for all streets within the CSM.
21. The applicant shall construct sidewalk to a plan approved by the City Engineer along McKee Road/ CTH PD.
22. The developer shall make improvements to McKee Road/CTH PD to facilitate ingress and egress to the CSM.
23. 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.

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.

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.

24. 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 County Register of Deeds.
25. 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.
26. The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the Wisconsin Department of Natural Resources is required.
27. 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, & 100-year storm events, control 80% TSS (5 micron particle), provide infiltration in accordance with NR-151; provide substantial thermal control, and; provide oil & grease control from the first 1/2" of runoff from parking areas.
28. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right of way. It may be necessary to provide information off the site to fully meet this requirement.
29. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division (Lori Zenchenko). The digital copies shall be drawn to scale and represent final construction, including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, other miscellaneous impervious areas.
30. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).

31. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc. and; sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
32. A minimum of two working days prior to requesting City Engineering signoff on the CSM, 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).
33. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior 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 (2) working days prior to requesting City Engineering signoff.
34. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.
35. 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 that are being conveyed by the CSM. Identify the owner and/or benefiting interest of all easements.
36. Prior to Engineering final sign-off by main office for final plats, the plat 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. E-mail submittal of the final plat in PDF form is preferred. Transmit to epederson@cityofmadison.com.

Please contact John Leach, Traffic Engineering, at 267-8755 if you have questions about the following fourteen (14) items on the rezoning, site plan and CSM:

37. The applicant shall show on the CSM with 66-foot street right of way along the westerly property line of Lot 2. In addition, the applicant shall show 66 feet reserved for future public roadway from Stratton Way over lot 1 to the westerly property line of Lot 2 according to the High Point-Raymond Neighborhood Plan. The 66 feet of street right-of-way could accommodate vehicle and bike lanes on the street.
38. The applicant shall note on the face of the CSM "Access to Raymond Road shall be removed at the time Raymond Road is vacated."
39. The applicant shall be responsible to secure all proper permits and approvals from any municipality or government unit having jurisdiction at the proposed street approach on McKee Road or CTH PD. In this case, Dane County Highway Department has access control on CTH PD. The applicant shall provide copies of all approved permits from Dane County Highway Department to Traffic Engineering prior to approval.
40. The developer shall enter into a subdivision contract and make improvements to the public streets considered temporary until such time as the ultimate improvements are undertaken. The improvements on McKee Road shall be reviewed by Dane County and the City Traffic Engineer prior to submittal of site plans.

41. The applicant has completed a sight distance study on McKee Road to locate the driveway approach / public street location. Lot 1 & 2 shall only have shared access to McKee Road by public street access. The access point shall show on the site CSM as approved by the City Traffic Engineer. There will be access restriction for this CSM and shall be noted on the face as follows: "No Access shall be granted along the northerly right-of-way line of McKee Road."
42. The applicant shall note on the face of the CSM a bike and pedestrian facilities/path easements along the easterly side of Lot 2 from McKee Road to Raymond Road as determined by the City Traffic Engineer.
43. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
44. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
45. A "Stop" sign shall be installed at a height of seven feet at all driveway approaches. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
46. The intersection shall be so designed so as not to violate the City's sight-triangle preservation requirement which states that on a corner lot no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.
47. The applicant shall design the surface parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall. The applicant will need to show the dimensions for proposed degree parking stalls' items A, B, C, E, F, H and degree angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2.
48. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
49. 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.
50. 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 Scott Strassburg, Madison Fire Department, at 261-9643 if you have questions about the following two items:

51. 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.

52. Provide fire apparatus access as required by Comm 62.0509 and MGO 34.19, as follows (*commercial structures only*):
- a.) The site plans shall clearly identify the location of all fire lanes.
 - b.) Provide an aerial apparatus access fire lane that is at least 26 feet wide, with the near edge of the fire lane within 30 feet of the structure, and parallel to one entire side of the structure.
 - c.) Provide a fire lane that extends to within 150-feet of all exterior portions of the structure, or it can be extended to within 250-feet if the building is fully sprinklered.
 - d.) A dead-end fire lane that is longer than 150-feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45 degree wye, 90 degree tee) at the end of a fire lane that is more than 150-feet in length.
 - e.) Provide a minimum unobstructed width of 26-feet for at least 20-feet on each side of the fire hydrant.

Please contact Dennis Cawley, Madison Water Utility, at 266-4651 if you have any questions regarding the following item:

53. There is no existing water main adjacent to Lot 2. Additional public water main easement shall be dedicated across Lot 1 to serve Lot 2. Water mains and water service laterals shall be installed by standard City of Madison Subdivision Contract. The Water Utility will not need to sign off on the final plans, but will need a copy of the approved plans.

Please contact Matt Tucker, Zoning Administrator, at 266-4551 if you have questions regarding the following item:

54. Obtain site plan approval of the Lot 2 project prior to development.

Please contact Si Widstrand, Parks Division, at 266-4711 if you have questions about the following two items:

55. The applicant shall also work with City staff to identify a potential bike trail corridor along the eastern side of their property that meets AASHTO standards. Generally, a corridor at the grade and alignment of the Meriter driveway from Raymond meets those criteria, and similar grades exist south to McKee Road.
56. The applicant shall also agree to provide some form of permanent protection for the lands shown on the neighborhood plan and environmental corridor plan as protected open space, including a 50-foot buffer to the Ice Age Trail along the eastern edge, the woods along McKee and a large glacial kettle along Raymond Road.

Please contact my office at 261-9632 if you have questions about the following nine items, including two Plan Commission conditions of approval:

57. That the applicant revise the Certified Survey Map to provide an easement for the future extension of the proposed Meriter Way right of way north and east from the northerly line of Lot 2 across the property to connect to platted Stratton Way in the Ice Age Falls subdivision. The width, alignment and schedule of improvement of the easement for the future right of way shall be subject to the approval of the Common Council following a recommendation from the City Traffic Engineer and Planning Director.
58. That the applicant revise the Certified Survey Map to show the environmental corridor along the eastern edge of Lot 1 and the environmental corridors along McKee Road and Raymond Road as an area reserved as open space where no construction or building is allowed other than underground utilities, bike paths, trails and

roads to serve the remainder of the property. This area included the woodlands, steep slopes, McKee Road/ CTH PD buffer and the Ice Age Trail corridor area. This reservation will allow the maintenance of the current driveway serving the adolescent psychiatric facility from Raymond Road until such time as an alternative access to the hospital acceptable to the City is constructed. It is anticipated that the Parks Division will request dedication of a corridor for a bike path along the eastern edge of the property.

59. That the applicant submit a management plan for the environmental corridors along the northern, southern and eastern edges of the property detailed in Condition #3 above that describes the practices the property owner will use to maintain those corridors in the future. The plan shall describe proposed woodlands management techniques to be used and any grading that might be proposed with the management zone(s) and shall be subject to approval by the Parks Division and Planning Director.
60. That the applicant submit detailed building and site development plans for administrative approval by the City of Madison Planning Division and City of Verona prior to receiving permits for the construction of any buildings on Lot 2 of the proposed CSM. Such plans shall include but not be limited to a detailed site plan, contextual site information, building elevations with materials and colors, a final grading plan, the signage package for the property, and the size and species of landscaping materials to be planted. Any appeal of a City of Madison staff decision may be made to the Urban Design Commission for consideration. The building material and color palette shall be reviewed against the recommendations in the High Point-Raymond Neighborhood Development Plan for properties within the Aesthetic Management Zone adjacent to the Ice Age Trail corridor. This requirement shall be noted on the face of the Certified Survey Map.
61. That the applicant submit for Planning Division approval a final landscaping, grading and buffering plan for any future development on Lot 2 of the proposed CSM visually screening the development from both McKee Road and the proposed Ice Age Trail connection proposed along the eastern edge of the Meriter property. To satisfy this condition, the applicant may be required to submit perspective drawings and any other information needed to demonstrate that any future development on Lot 2 will be sufficiently screened from view from both McKee Road and the proposed Ice Age Trail connection proposed for the eastern edge of the Meriter property.
62. That the applicant receive approval from the Capital Area Regional Planning Commission staff and City of Verona for an alteration to the environmental corridor map for the reduced depth of the frontage landscaped buffer zone along McKee Road.
63. That any proposed building on Lot 2 of the proposed CSM, including any canopies, be a minimum of 300 feet away from the right of way of McKee Road (CTH PD) as requested by the City of Verona in the letter dated May 10, 2007.
64. That the applicant work with staff to ensure the continued viability of the Ice Age Trail.
65. That the applicant develop a master plan for the entire property within one year, and that the Plan Commission review the completed master plan.

Please note that the City Real Estate Office is reviewing the report of title provided with this survey 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.

The conditions of approval for the Certified Survey Map application shall be satisfied and the CSM recorded, and site plans for the clinic project approved through the site plan review process administered

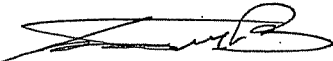
by the Zoning Administrator prior to issuance of building permits for Lot 2. The plans submitted for Lot 2 shall, at a minimum, include the information required in Condition # 60.

As soon as the comments and conditions have been satisfied as verified with a completed affidavit form (enclosed), the original along with the revised Certified Survey Map, with all signatures and approvals from the reviewing agencies, shall be brought to this office for final signoff. You or your client may then record the certified survey at the Dane County Register of Deeds. For information on recording procedures and fees, contact the Register of Deeds at 266-4141.

Upon acceptance and recording of the certified survey map by the Dane County Register of Deeds, please transfer the recorded volume, document number, and page numbers to the copies and forward a copy to this office for our records. The original survey map with the recording information is permanently kept on file in the Dane County Register of Deeds Office. A copy of the recorded document can be obtained from the Register of Deeds Office, Room 110, City-County Building or the Real Estate Office in the Madison Department of Planning and Development.

Any appeal from this action, including the conditions of approval, must be filed with the Circuit Court within thirty (30) days from the date of this letter. The approval of this CSM shall be null and void if not recorded in **six (6) months** from the date of the approving resolution. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 261-9632.

Sincerely,



Timothy M. Parks
Planner

cc: Frank Thousand, Arnold & O'Sheridan, Inc.; 1111 Deming Way; Madison, Wisconsin 53717

Janet Dailey, City Engineering
John Leach, Traffic Engineering
Si Widstrand, Parks Division
Scott Strassburg, Madison Fire Department
Matt Tucker, Zoning Administrator
Dennis Cawley, Madison Water Utility
Jeff Ekola, Real Estate Unit
Norb Scribner, Dane County Land Records and Regulations

For Official Use Only, Re: Site Plan Routing for Lot 2			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input type="checkbox"/>	CDBG
<input checked="" type="checkbox"/>	Zoning Administrator	<input checked="" type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Comm. Staff
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coordinator (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other:



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
1 866 704 2315 Textnet

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
Gregory T. Fries, P.E.

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

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

DATE: September 11, 2007
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: *for* 8001 Raymond Road Certified Survey Map

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. The Developer shall dedicate a 20-foot wide easement for a bike and pedestrian path in the 50-foot "proposed conservancy zone and a portion of the 300-foot proposed environmental buffer" between CTH PD (McKee Road) and Raymond Road. The developer shall grade the easement and place crushed stone. The City shall pave the path at some point in the future probably when the path is extended north to CTH M. The exact location of the path shall be determined by the City Engineer after consulting with the Developer and considering topography and existing trees. The general location of the path is anticipated to be near the east property line. Surety shall be required for the bike path and shall be carried until such time as the bike path is constructed. A \$500 Real Estate fee shall be required for the administration of this easement.
2. The Developer shall construct the 8-foot wide sidewalk adjacent to CTH PD. Surety shall be required for the sidewalk along CTH PD and shall be carried until such time as the sidewalk is constructed.
3. The Developer shall dedicate a Permanent Limited Easement 15-feet wide for grading, sloping, drainage and sidewalk along Raymond Road. The construction of the sidewalk will be deferred until further development occurs or the need arises.
4. Each lot of this CSM is individually responsible for compliance with the stormwater management requirements of Chapter 37 of the Madison General Ordinances. A note to this affect shall be added to this CSM.
5. Show proposed private sanitary sewer easement across Lot 1 in favor of Lot 2. Prior to approval, provide ownership and maintenance agreement for the shared private sanitary sewer.



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: 8001 Raymond Road Certified Survey Map

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 the Upper Badger Mill Creek Impact Fee District for Lot(s) 2 of the 8001 Raymond Road Plat/CSM. The Developer shall select one of the following two options for payment of these fees:
- 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 have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. 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 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:

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).

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 _____ feet wide along _____.
- 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.

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- * 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 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:

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- 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 [roadway] _____ 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 to 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.

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- 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 CTH PD. (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] CTH PD 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 izenchenko@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.

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.

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 detention 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 dedicated 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.

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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

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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

June 28, 2007

Rev: September 10, 2007

TO: Plan Commission

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

SUBJECT: **8001 Raymond Road - Town of Verona Sec. 3 - Certified Survey (Lot Division)**

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 applicant shall modify on the C.S.M. with 66 ft proposed Meriter Way right-of-way along the easterly property line of Lot 2 from McKee Road northerly to end at a "T" intersection at the future Stratton Way. The applicant shall modify Stratton Way 66 ft to run from the existing Stratton Way to the westerly property line to the proposed westerly street as shown on the High Point – Raymond Neighborhood Plan noted as lands over Lot 2. Stratton Way shall be shown as future Stratton Way running easterly to westerly to the undeveloped land. The 66 ft street right-of-way will be required to accommodate vehicle and bike facilities on the street.
2. The applicant shall be responsible to secure all proper permits and approvals from any municipality or government unit having jurisdiction at the proposed street approach on McKee Road or C.T.H. "PD." In this case, Dane County Highway Dept. has access control on C.T.H. "PD."
3. The developer shall enter into a subdivision contract and make improvements to the public streets considered temporary until such time as the ultimate improvements are undertaken. The improvements on McKee Road shall be reviewed by Dane County and the City Traffic Engineer prior to submittal of site plans.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

4. The applicant shall note on the face of the C.S.M a bike and pedestrian facilities/path easements along the easterly side of Lot 2 from McKee Road to Raymond Road as determined and approved by the City Traffic Engineer and City Engineer. "

GENERAL OR STANDARD REVIEW COMMENTS

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

5. 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.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

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Email: ftthousand@arnoldandosheridan.com

DCD:DJM:dm