



Department of Planning & Development
Planning Unit

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July 20, 2006

Alexander & Helen Li
411 Orchard Drive
Madison, Wisconsin 53711

RE: Approval of a preliminary plat creating lots 16 industrial/ commercial lots at 3604 Agriculture Drive.

Dear Mr. & Mrs. Li:

At its July 18, 2006 meeting, the Common Council **approved** your preliminary plat for the "Genesis" subdivision, zoned M1 (Limited Manufacturing District), subject to the following conditions of approval from reviewing agencies:

Please contact Janet Gebert, City Engineering, at 266-4751 if you have questions regarding the following twenty-five (25) items:

1. Proposed Jadon Drive appears to intend to align with existing Tormey Lane to the south of the Humane Society lands. Coordinate the suggested name of Tormey Lane for this segment with City Planning, Engineering and Traffic Engineering.
2. It is unclear the intent of the 20-foot wide "Area Reserved for Future Sidewalk" as shown along existing Agriculture Drive. This area was retained by the Wisconsin Department of Transportation, in deed transfer from WisDOT to Alexander H. & Helen Li, as a Permanent Limited Easement for Grading Slopes and Maintenance per Document No. 3949956. City of Madison construction plans show that the public sidewalk was to be constructed entirely within the lands retained by WDOT for public right-of-way purposes for Agriculture Drive. Field survey the existing location of Agriculture Drive street improvements as they relate to the existing public right-of-way and proposed plat boundary.
3. There is an existing sliver of land, south of, and adjacent to this plat. Apparently the land was omitted from previous land transfers and remains in an estate name. This sliver currently has delinquent City of Madison real estate taxes and storm water utility bills. The owner/applicant may wish to contact Buddy W. Bethke, Personal Representative of the Frances M. Gausman Estate, to negotiate acquisition of these lands and inclusion in the proposed plat. Mr. Bethke has authorized City Engineering to release his contact information, which is: Buddy W. Bethke; S10896 Weidner Road; Spring Green, Wisconsin 53588; (608) 546-2345
4. "Agricultural Drive" as shown on the preliminary plat must be revised to "Agriculture Drive".
5. The developer/owner shall be aware that the City of Madison requires electronic CAD file submittals of recorded plats. If the Developer/Owner's Surveyor cannot provide these files, be aware that the City of Madison Engineering Division mapping staff will bill time, through the Development Contract/Agreement with the developer/owner, to generate the required CAD file formats.

6. The applicant shall widen Agriculture Drive to 48 feet in the vicinity of the proposed intersection with Tradewinds Parkway and relocate the sidewalk on both sides of Agriculture Drive to accommodate the widened pavement. All pavement patching on Agriculture Drive shall be in accordance with the City Engineer's policy on pavement patching. Other options to reconstructing Agriculture Drive may be available to the applicant such as relocating the intersection to the east provided that adequate intersection sight distance is achievable. The applicant shall not be required to widen Agriculture Drive as stated above if an alternative acceptable to the City Engineer and City Traffic Engineer is found.
7. A 75-foot greenway along the west side of Lots 10 and 11 is required and shall be dedicated to the public for stormwater management.
8. Revise plat to show all regulatory wetlands and required 75-foot buffers for each wetland.
9. Revise plat to show all regulatory floodplain. Plat approval dependent on allowable zoning and land uses based on this flood plain determination.
10. Soil borings required. Buildings within this proposed plat might not be able to have basements.
11. 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.
12. 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.
13. Tradewinds Parkway shall have a minimum centerline radius of 150-feet and Jadon Drive shall have a minimum centerline radius of 150-feet.
14. The developer shall construct Madison standard street improvements for all streets within the plat.
15. The developer shall make improvements to Agricultural Drive to facilitate ingress and egress to the plat.
16. All proposed street names shall be approved by the City Engineer. The applicant shall contact Lori Zenchenko (266-5952) with street name requests.
17. 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 Pre-construction 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.
18. 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.

- 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.

19. 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.

20. This plat could affect a floodplain, wetland or other sensitive areas. As such, the Commission on the Environment shall review it. Contact Mike Dailey at 266-4058 for further details. The proposed plat 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.
21. 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); provide infiltration in accordance with NR-151, and; provide substantial thermal control.
22. 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.
23. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat, the applicant shall contact Randy Whitehead (608-266-4099) 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).

24. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
25. 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 subdivision.

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

26. The following access restrictions shall be noted on the face on the final plat when it is submitted for review:
 - a.) No access shall be granted along the southerly right of way of US Highway 12 & 18;
 - b.) No access shall be granted along the westerly right of way of Agriculture Drive for Lots 15 & 16.
27. The applicant shall execute and return declaration of conditions and covenants for streetlights and traffic signals prior when the final plat is submitted for sign off.
28. The applicant shall contact the Department of Planning and Development to comply with MGO Section 16.23(3)(d) – Highway Noise Land Use Provisions policies and ordinances.
29. 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 John Lippitt, Madison Fire Department, at 261-9658 if you have questions about the following item:

30. Per MGO 34.19, 34.20 and IFC 503.2.5, a fire apparatus access road 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 the fire apparatus access road. This turnaround shall be constructed of concrete or asphalt only, and designed to support a minimum load of 80,000 lbs.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following item:

31. The final plat shall show any wetland and floodplain areas.

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

32. That the developer submit a final plat for approval in accordance with the Section 16.23 (5)(c) of the Subdivision Regulations.
33. That the applicant submit a revised preliminary plat at the time that the final plat is submitted that shows the location of the floodplain and any wetlands on the subject property, with a 75-foot setback identified adjacently to the wetland boundary. In addition, a 75-foot boundary shall be provided adjacent to the perennial stream.
34. That the final plat of this subdivision not be submitted until a Letter of Map Revision has been issued by the WDNR signifying that any remedial measures have been approved. A copy of said letter shall be included at the time the final plat is submitted.

35. That the applicant receive approval of an alteration to the environmental corridor map from the Dane County Community Analysis and Planning Division and Wisconsin Department of Natural Resources to reflect the delineated wetlands and floodplain and any proposed changes thereto resulting from any approved remediation.

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.

The site is located in Urban Design District 1, which requires that the Urban Design Commission approve all proposed developments within this subdivision prior to the issuance of building permits.

Please share a copy of this letter with your surveyor. 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 Gebert, City Engineering
John Leach, Traffic Engineering
John Lippitt, Madison Fire Department
Kathy Voeck, Assistant Zoning Administrator
Jeff Ekola, Real Estate Unit
Norb Scribner, Dane County Land Records and Regulations