

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
August 15, 2005

**CONSIDERATION OF A REVISED PRELIMINARY/FINAL PLAT KNOWN AS
"SECOND ADDITION TO THE MEADOWLANDS" LOCATED AT 6654 MILWAUKEE
STREET:**

1. Requested Action: Approval of a revised preliminary/final plat known as "Second Addition to the Meadowlands" containing nine residential lots, one lot for commercial and mixed-use development and two outlots located at 6654 Milwaukee Street.
2. Applicable Regulations: Any subdivision within the City of Madison must comply with Section 16.23 Land Subdivision Regulations.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant (Subdivider): Don Esposito, Veridian Homes, 6801 South Towne Drive, Madison, WI 53713; and Wayne Barsness, D'Onofrio Kottke & Associates, 7530 Westward Way, Madison, WI 53717.
2. Status of Applicants: Property owner/subdivider and surveyor/site engineer.
3. Development Schedule: The applicant wishes to complete site engineering work and commence the installation of infrastructure in the fall of 2005. The applicant wishes to have property ready for development by spring 2006.
4. Parcel Location: North side of Milwaukee Street, extended, east of Sprecher Road and south of the I-94 corridor, Aldermanic District 3, Madison Metropolitan School District.
5. Parcel Size: The proposed subdivision contains approximately 46.8 acres.
6. Existing Zoning: The 10 developable lots contained within this subdivision are currently zoned PUD(GDP). The 9 proposed lots south of Advantage Drive have been designated for multi-family residential uses at an average net density of approximately 15 dwelling units per acre, yielding a total of 267 dwelling units for these lots. An office/commercial lot lies between Advantage Drive and the I-94 corridor and contains approximately 18.4 acres. Two outlots located at the easterly end of the proposed subdivision contain a total of 2.77 acres and are currently zoned C (Conservancy). These outlots will remain as permanent open space.
7. Existing Land Use: Vacant land and wetlands.
8. Proposed Use: Please see above item No. 6 regarding existing zoning.

9. Surrounding Land Use and Zoning (see map): Lands north of the Interstate Highway 94 corridor are predominantly in agricultural use or vacant and contain scattered single-family homes. These lands are zoned County A-1 in the Town of Burke and A (Agriculture) in the City of Madison. Lands to the east of the subject property are predominantly vacant and open space lands within the Door Creek Open Space Corridor and zoned County A-1 in the Town of Blooming Grove and A (Agriculture) and C (Conservancy) in the City of Madison. Lands to the south and west are currently undergoing development with single-family homes, multi-family residential and office and mixed-uses zoned PUD(GDP), PUD(SIP), R2T, R2Y, R2Z and A (Agriculture).
10. Adopted Land Use Plan: These lands have been designated for office/commercial use north of Advantage Drive, and medium density residential south of Advantage Drive in the adopted Sprecher Neighborhood Development Plan as amended through November 2001.
11. Environmental Corridor Status: Mapped permanent open space and field located wetlands are present on the east edge of the proposed subdivision. These corridors have been identified on the proposed subdivision as Outlots 15 and 16. The 10 developable lots are not located within mapped environmental corridors.

PUBLIC UTILITIES AND SERVICES:

A full range of urban services are being extended to this area as development continues.

ANALYSIS AND EVALUATION:

- **Background Information**

The subject property is located within the area covered by the Sprecher Neighborhood Development Plan adopted in December 1997 and amended in May 1999 and May 2001. The preliminary plat known as "The Meadowlands" contained the subject property and was approved by the Common Council in July 2003. At the time of the approval of the original preliminary plat, Planned Unit Development-General Development Plan zoning was also approved for lands contained within this revised preliminary and final plat (lands lying north of Milwaukee Street extended). At that time the general alignment of Advantage Drive was laid out, however, final lot configurations for the developable lands were not known. Outlots containing wetlands and a wetlands buffer zone were also generally identified. The proposed amended preliminary plat and final plat do comply with this previous preliminary plat approval.

The underlying General Development Plan established general land uses for the developable lands contained within the proposed subdivision and also two additional lots south of Milwaukee Street. General Development Plan District V (proposed lot 247), along the I-94 corridor, allows predominantly office uses. General Development Plan District IV (proposed lots 238–246), south of Advantage Drive, allows multiple family uses at a net average density of 15 dwelling units per acre. This will yield a total of 305 multi-family dwelling units for the proposed subdivision and the two previously platted lots (Lots 230 & 231) south of Milwaukee Street. The application which is the subject of this subdivision review also proposes to reallocate this previously approved 305 multi-family dwelling units. The Second Addition To The Meadowlands will accommodate 267 dwelling units and the two previously platted lots will accommodate 38 dwelling units. This proposed development is consistent with the adopted Sprecher Neighborhood Development Plan (as amended), the previous preliminary plat approval for “The Meadowlands”, and the land uses authorized by the underlying Planned Unit Development-General Development Plan zoning.

- **Proposed Preliminary/Final Plat**

The applicant proposes to create 9 multiple family lots south of Advantage Drive, and one lot for office/commercial use between Advantage Drive and the Interstate 94 corridor. The alignment of Advantage Drive (identified in the Sprecher Neighborhood Development Plan) and the local streets Wild Stone Drive, Meadowlands Drive and Golden Maple Road are all consistent with the adopted neighborhood development plan, the previously approved preliminary plat, and provide linkages to local streets constructed south of the Milwaukee Street corridor. The proposed 9 multiple family lots will provide flexibility in size and layout for future multiple family developments following the approval of individual Specific Implementation Plans. The applicant has submitted a conceptual layout plan as a supplement to the underlying General Development Plan showing proposed multiple family building location and massing. The 305 total multiple family units (some located south of existing Milwaukee Street and not part of the proposed preliminary/final plat) are consistent with the previously approved preliminary plat and underlying General Development Plan zoning. Thirty-eight of the 305 previously authorized multiple family units are located on previously approved lots. The remaining 267 multiple family dwelling units will be contained on Lots 238-246 as identified within the proposed Second

Addition to the Meadowlands preliminary and final plats. Individual applications for Specific Implementation Plan zoning will be reviewed by staff, the Plan Commission and the Common Council prior to development of any of these proposed lots.

The office/commercial lot (proposed Lot 247) will also require review and approval of a Specific Implementation Plan prior to development. The applicant expects this lot to be developed primarily with office buildings and commercial development in compliance with the recommendations contained within the adopted Sprecher Neighborhood Development Plan. Planning Unit staff have no objections to these minor amendments and refinements to the underlying General Development Plan and recommend Plan Commission and Common Council approval.

The proposed subdivision also contains two outlots and an extension of the Milwaukee Street right-of-way east and north along the southerly and easterly portions of the proposed subdivision. Outlot 15 will be nominally 75-feet in width and provide a wetlands buffer, in addition to a storm water management facility. Outlot 16 contains field located wetlands and permanent open space. These outlots are also consistent with the underlying Conservancy zoning and the neighborhood development plan. Staff concludes that the physical layout, including the local street patterns and the dedication of lands to the public for permanent open space, wetlands protection and storm water management are consistent with the recommendations contained within the adopted Sprecher Neighborhood Development Plan (as amended), the underlying preliminary plat approval and the underlying General Development Plan zoning.

- **Dwelling Unit Allocation Within the Existing General Development Plan**

The underlying General Development Plan contains the entire developable portion of this proposed Second Addition to the Meadowlands subdivision and also includes two lots previously platted in the original Meadowlands Subdivision located south of Milwaukee Street, east of Wind Stone Drive. The General Development Plan allocates a total of 305 residential multiple family units to the lands within this Second Addition to the Meadowlands subdivision and also to the two previously platted lots (Lots 230 and 231). In conjunction with this preliminary and final plat review, the applicant wishes to clarify the distribution of the 305 dwelling units to the lots

contained within the Second Addition to the Meadowlands subdivision and also the previously platted lots. A lot breakdown chart is included in this packet to clarify these allocations. Sixteen units will be allocated to Lot 230; and 22 lots to Lot 231. The remaining 267 multiple family dwelling units will be allocated to the lots contained within the proposed Second Addition to the Meadowlands subdivision (see attached chart). Planning Unit staff have reviewed the proposed dwelling unit allocations and have no objections to this minor alteration to the underlying General Development Plan zoning. All further development of the lots contained within this proposed preliminary/final plat (and including existing Lots 230 and 231) will require final Plan Commission and Common Council review and approval as individual Specific Implementation Plan applications.

- **Urban Design Commission Review**

The Urban Design Commission reviewed and approved the underlying General Development Plan in mid-2003 as part of the previous Meadowlands preliminary plat and General Development Plan zoning approval. The Urban Design Commission has not reviewed the minor changes to the dwelling unit allocations on the individual lots contained within the proposed subdivision. However, the physical layout of the proposed lots and street patterns contained within the Second Addition to the Meadowlands subdivision are nearly identical to the original preliminary plat approval, as previously discussed, and are consistent with the provisions of the underlying General Development Plan zoning. Individual lot development will return to the Urban Design Commission for their review and recommendation in conjunction with the individual Specific Implementation Plan applications for all the lots contained within this subdivision.

- **Inclusionary Dwelling Unit Requirements**

The underlying preliminary plat and General Development Plan zoning were approved in July 2003, prior to the establishment of the Inclusionary Dwelling Unit Ordinance. This proposed development, which allocates 267 multiple family dwelling units to this Second Addition to the Meadowlands Subdivision of the originally approved 305 dwelling units authorized by the underlying General Development Plan is consistent with a previously approved preliminary plat

of the Meadowlands and is also consistent with the provisions and recommendations of the underlying General Development Plan zoning. The provision of inclusionary dwelling units within this subdivision, therefore, is not required.

- **Milwaukee Street Alignment**

The office of the City Engineer has notified the applicant that the alignment of the easterly extension of Milwaukee Street will require modification. The right-of-way as proposed will encroach upon two small wetlands. The presence of these wetlands and the possible realignment of Milwaukee Street were identified at the time of the original preliminary plat review.

Conditions of approval contained in the Meadowlands preliminary plat approval letter dated July 16, 2003 noted these considerations (see attached letter, conditions No. 15, 19, 24, 25 & 42). Given these requirements, staff requests that the Plan Commission refer consideration of this preliminary/final plat application for resolution of this uissue.

CONCLUSION:

The Plan Commission and Common Council are being asked to approve a revised preliminary and final plat which includes an office/commercial lot, 9 multiple family residential lots and 2 outlots for conservancy purposes. The applicant is also providing a clarification to the underlying General Development Plan to allocate the previously approved 305 multiple family dwelling units amongst two existing lots and the 9 multiple family lots contained within the proposed subdivision.

In considering this application, the Plan Commission and Common Council are required to give due consideration to the City's adopted neighborhood development plan, along with the underlying zoning district classifications. As described above, the recommended land use for this area is office/commercial uses along the I-94 corridor, medium density multiple family uses along proposed Advantage Drive and the north side of Milwaukee Street extended, and permanent open space uses along the easterly edge of the proposed subdivision. The physical layout of the proposed subdivision and the land uses contained therein are consistent with the underlying Planned Unit Development-General Development Plan zoning and the

recommendations contained within the Sprecher Neighborhood Development Plan. Planning Unit staff also supports the proposed allocation for the multiple family dwelling units within the underlying General Development Plan zoning as proposed by the applicant.

The final alignment of the easterly extension of Milwaukee Street must be resolved. The applicant will be required to furnish documentation from the Department of Natural Resources and/or Army Corps of Engineers approving the alignment of Milwaukee Street as shown on the proposed plat or negotiate a revised alignment acceptable to the City.

RECOMMENDATION:

The Planning Unit recommends that the Plan Commission refer consideration of the revised preliminary/final plat known as "Second Addition to the Meadowlands" located at 6654 Milwaukee Street pending resolution of the Milwaukee Street alignment.

SECOND ADDITION

I-94

District V

District IV

5TH STREET

MILWAUKEE

District III

District II

District I

R2T

R2T

R4

Conservancy

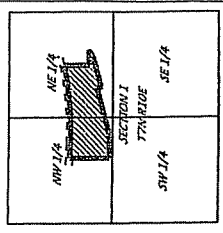
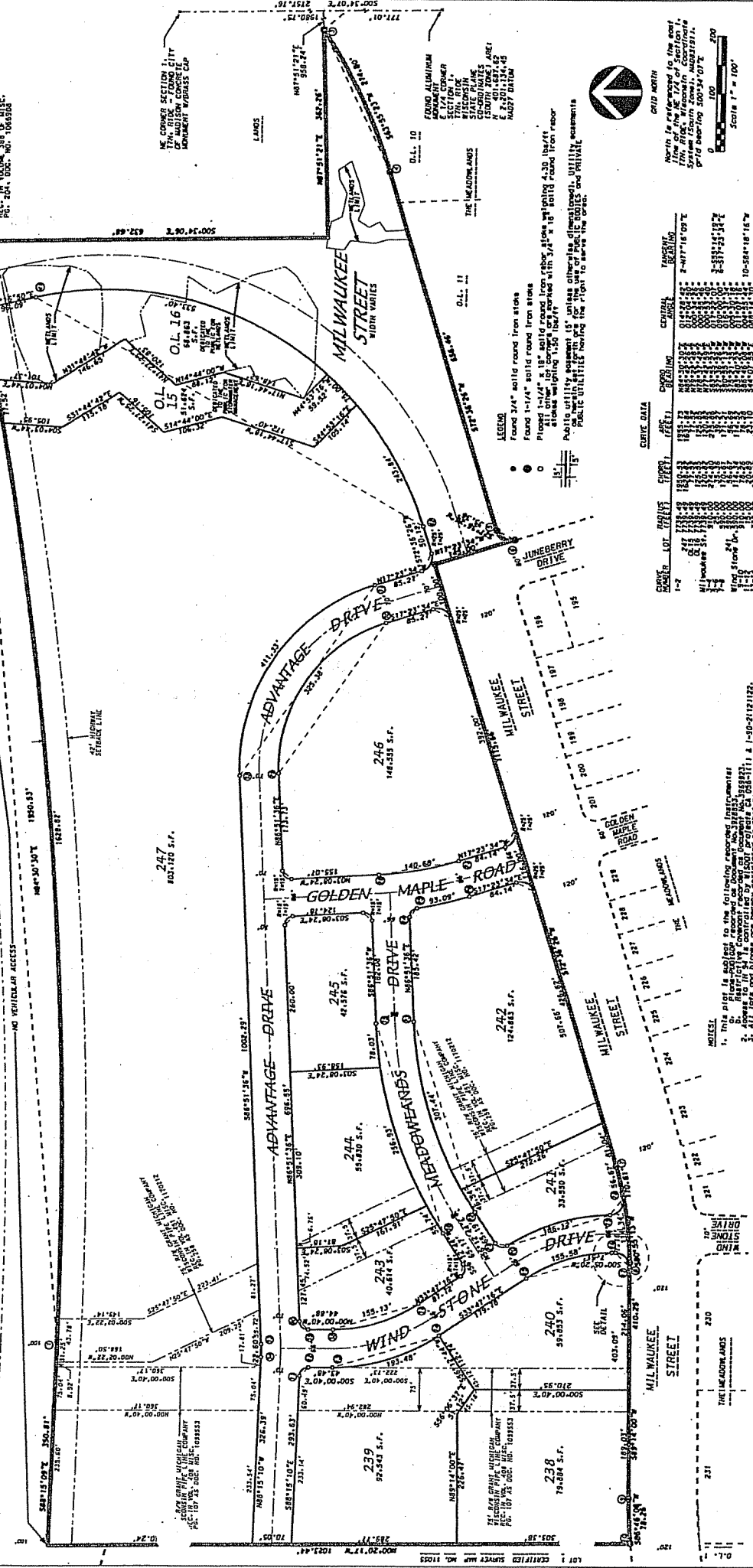
THE 'MEADOWLANDS' PLAT & GDP

FINAL PLAN SECOND ADDITION TO THE MEADOWLANDS

LOCATED IN THE SE 1/4 SW 1/4 AND NW 1/4 OF THE NE 1/4
SECTION 17 T12N R10E S10W OF THE NOKIJA OF
DANE COUNTY, WISCONSIN

INTERSTATE HIGHWAY 94
(WIDTH VARIET)

NO VERTICAL ACCESS
INTERSTATE HIGHWAY 94 REFERENCE LINE



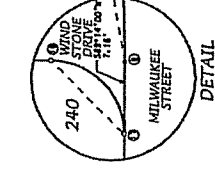
Scale 1" = 100'

North is referenced to the east
of the 1/4 section 17
T12N R10E S10W of the
Nokija of Dane County, Wis.
and bearing S00°34'07"E

CURVE	LOT	BEARING	LENGTH	AREA	PERCENT	CHORD	CHORD BEARING
1-2	247	S11°15'00"W	100.00	100.00	100.00	100.00	S11°15'00"W
1-2	246	S11°15'00"W	100.00	100.00	100.00	100.00	S11°15'00"W
1-2	245	S11°15'00"W	100.00	100.00	100.00	100.00	S11°15'00"W
1-2	244	S11°15'00"W	100.00	100.00	100.00	100.00	S11°15'00"W
1-2	243	S11°15'00"W	100.00	100.00	100.00	100.00	S11°15'00"W
1-2	242	S11°15'00"W	100.00	100.00	100.00	100.00	S11°15'00"W
1-2	241	S11°15'00"W	100.00	100.00	100.00	100.00	S11°15'00"W
1-2	240	S11°15'00"W	100.00	100.00	100.00	100.00	S11°15'00"W
1-2	239	S11°15'00"W	100.00	100.00	100.00	100.00	S11°15'00"W
1-2	238	S11°15'00"W	100.00	100.00	100.00	100.00	S11°15'00"W

LEGEND
 Found 3/4" solid road iron stakes
 Found 1-1/4" solid road iron stakes
 Piped 1-1/4" x 18" solid road iron stakes
 All other iron corners are marked with 1/4" x 1/4" x 1/4" steel iron corner
 stakes weighing 1.50 lbs/ft
 Public utility easement is unless otherwise designated, utility easements
 are 10' wide and shall be used for electric, gas, water, and sewer lines.
 Public utilities having the right to use the easement.

- NOTE:
1. This plan is subject to the following proposed instrument:
 2. Reference is made to the following proposed instrument:
 3. All lots and blocks are hereby partitioned as shown on this plan, and the same shall be taken as evidence of the true and correct partition of the same.
 4. All lots and blocks are hereby partitioned as shown on this plan, and the same shall be taken as evidence of the true and correct partition of the same.
 5. All lots and blocks are hereby partitioned as shown on this plan, and the same shall be taken as evidence of the true and correct partition of the same.



DEPARTMENT OF ADMINISTRATION

This instrument was drafted by D'Donofrio, Coffey & Associates, Inc.
P.O. Box 100



Department of Planning & Development
Planning Unit

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, WI 53701-2985
TDD (608) 266-4747
FAX (608) 267-8739
PH (608) 266-4635

July 16, 2003

Brian Munson
Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715

SUBJECT: "The Meadowlands" – 6800 Block Reston Heights Drive

Dear Mr. Munson:

The Common Council, at its July 15, 2003 meeting, conditionally approved your application for rezoning from Temporary Agriculture to R2T, R4, Conservancy and PUD-GDP, as well as the preliminary plat known as "The Meadowlands" for property located in the 6800 Block of Reston Heights Drive.

The conditions of approval are:

PLEASE CONTACT JOHN LEACH, CITY TRAFFIC ENGINEERING, AT 266-4761 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING TEN ITEMS:

1. Utility easements shall be provided as follows:

Between Lots	Between Lots	Between Lots
2 & 3	90 & 91	226 & Outlot 10
5 & 6	95 & 96	
11 & 12	98 & 99	
15 & 16	103 & 104	
17 & 1	108 & 109	
24 & 25	112 & 113	
27 & 28	122 & 123	
36 & 37	127 & 128	
43 & 44	132 & 133	
48 & 49	136 & 137	
51 & 52	164 & 165	
55 & 56	167 & 168	
57 & 58	170 & 171	
60 & 61	173 & 174	
63 & 41	177 & 178	
65 & 66	181 & 182	
74 & 75	190 & 191	

79 & 80	192 & 193	
84 & 85	199 & 200	
88 & 89	206 & Outlot 9	

2. The applicant shall show a detail drawing of the 12-foot utility easement dimensions and lot lines on the face of the plat.
3. The applicant shall execute a waiver of notice and hearing on special assessments for the future traffic signal and associated street improvements at the intersections the City plans to signalize. The traffic signal waiver shall also require a deposit for future area traffic signals and associated intersection changes.
4. The applicant shall execute and return the attached declaration of conditions and covenants for street lights and traffic signals prior to sign off.
5. In order to comply with MGO Sec. 16.23(3)(d)--Highway Noise Land Use Provisions --
Whereas, no land shall be designated or approved for construction or used as public or private exterior recreational area, if any exterior hourly traffic sound level, Leq(h), anywhere on the site of the proposed recreational area is projected to be equal to or in excess of 67 dBA upon completion of the construction on designation of the site or anytime thereafter. 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..
6. The applicant shall note on the face of the plat the following: *“All lots shall comply with MGO Sec. 16.23(3)(d) – Highway Noise Land Use Provision policies and ordinances.”*
7. The applicant shall note on the face of the plat as follows: A Note: Upon review and approval of each conditional use proposal for multi-family development on the R4 zoned lots, provisions for off-street parking are expected to exceed the minimum requirements of the Zoning Ordinance.
8. At the determination of the City Traffic Engineer, the plat may need to dedicate a twenty (20) foot wide public ped/bike easement in the development. This is needed for the orderly development of land and to provide transportation accommodations to serve this and other development. The exact requirements shall be reviewed and approved by the City Traffic Engineer.
9. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
10. The Traffic Engineer may have additional comments and/or requirements upon review of the final building plans and site plans. This proposed project shall comply with all applicable Madison General Ordinances and policies.

PLEASE CONTACT GARY DALLMANN, CITY ENGINEERING, AT 266-4751 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING TWENTY-TWO ITEMS:

11. The applicant shall enter into a City/Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer.

12. 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.
13. All street names are subject to approval of the City Engineer.
14. Milwaukee Street shall have a minimum centerline radius of 850-feet.
- * 15. The developer shall delineate the wetlands just south of the Interstate, east of the proposed plat in order to determine the best location of Milwaukee Street in that area.
16. The City will not be responsible for the maintenance of any green area created within "B" court.
17. The developer shall coordinate the locating of Milwaukee Street with the plat to the west.
18. The developer shall coordinate the location of "A" street with the plat to the west.
- * 19. The plat cannot be approved with a platted street through a wetland and/or wetland buffer.
20. The developer shall construct Madison Standard street improvements for all streets within the plat/csm.
21. The developer shall show a 30-foot building setback line on the plat/csm adjacent to Milwaukee Street for residential 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.*
22. 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.
23. 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.

- * 24. 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 Planning Commission.
- * 25. 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.
26. Prior to recording, this plat shall comply with Chapter 37 of the Madison General Ordinances regarding onsite detention. Contact Greg Fries at 267-1199 to discuss this requirement.
27. This site is greater than five (5) acres, 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) 266-7078 to discuss this requirement.
28. All outstanding Madison Metropolitan Sewerage District (MMSD) sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
29. 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.
30. The applicant shall submit, 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.

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.

31. 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 KATHY VOECK, THE ASSISTANT ZONING ADMINISTRATOR, AT 266-4551 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FOUR ITEMS:

32. In the zoning text, eliminate reference and information regarding the conventional zoning districts.
33. The City and the developer are working on new single-family lot zoning districts that incorporate alley development. After adoption of these zoning district requirements, the applicant shall rezone the single-family portion of the plat, that is being zoned PUD(GDP) with this amendment, to one of the new conventional single-family zoning districts.
34. Verify and delineate wetland area with the DNR and/or Corp of Engineers.
35. Meet any applicable noise abatement requirements.

PLEASE CONTACT MIKE WAIDELICH OR BILL ROBERTS OF THE PLANNING UNIT STAFF AT 266-4635 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING TWELVE ITEMS:

36. The Plan Commission accepted item no. 1 as outlined in a letter dated Monday, June 30, 2003 from Brian Munson to the Plan Commission regarding the Milwaukee Street location and radius. *Milwaukee Street shall have a minimum centerline radius of 850-feet.* Item No. 1 of that letter reads as follows: The design team requests that the plat be conditionally approved, pending the outcome of detailed discussions with the City staff and State Department of Transportation in regards to overall routing and intent for Milwaukee Street. This discussion, preliminarily scheduled for July 9, will help clarify requirements for Milwaukee Street and create a design that more closely reflect the intended use, radius, right-of-way width and location.
37. The Plan Commission referred items no. 2 and 4 within this letter for continued discussion between the applicant and City staff. *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. The letter points read as follows: The design team requests that the utility easement width be reduced to a minimum of 5-feet on each property with a minimum combined width of 10-feet. This approach is similar in overall width and approach to the adopted and constructed Grandview Commons Neighborhood and has been proved to supply ample space for necessary utility routing. The design team cannot agree or disagree with Traffic Engineering comments as we received a draft letter of comments at 3:30 this afternoon and cannot finalize review based upon the information supplied. We request that Traffic Engineering comments be forwarded to the final plat submittal for discussion and that the submittal be approved with the condition of finalizing discussions with Traffic Engineering as part of the final plat review.

38. The Plan Commission did not accept item no. 3 contained within the above stated letter, and instead accepted the Parks Division and Planning Unit recommendation regarding the parkland dedication requirements (removing Lots P-146 through P-150). *Revise the preliminary plat to remove Lots P-146 through P-150 in order to provide a more attractive open space edge along the western slope of the Door Creek Open Space Corridor.* Item No. 3 of the letter reads as follows: The development team requests that the project be approved with the condition that park dedication requirements and locations, specifically in regards to the removal of Lots P-146 to P-150, be finalized with Parks Department and Planning Department staff prior to the approval of a final plat. Due to on-going discussions, the team would like the ability to continue the dialog on this subject while developing additional development refinement to answer both amount of overall dedication requirements, grading and landscape treatments along the open space corridor, and a more detailed understanding of the town center components. The design team understands that this conditional approval does not remove Lots 146 through 150 from discussion as dedication; rather, these lots are identified as potential dedication areas to be discussed further with staff prior to approval of a final plat.
39. Revise the preliminary plat to remove Lots P-146 through P-150 in order to provide a more attractive open space edge along the western slope of the Door Creek Open Space Corridor.
40. Revise the preliminary plat to include a pedestrian walkway approximately mid-block connecting "C" Street with Littlemore Drive, at a location and dimension acceptable to the City Traffic Engineer.
41. The required 30-foot landscape buffer zone along the Interstate Highway 94 right-of-way shall be identified on the face of the preliminary plat, and also on the General Development Plan. This can be located within the 42-foot highway setback line already shown on the plat. Prior to recording the General Development Plan and prior to submitting applications for any additional approvals, including final plats and Specific Implementation Plans, a detailed grading and landscaping plan for the 30-foot landscape buffer zone shall be submitted for review and approval by City staff.
- * 42. Prior to recording the General Development Plan and prior to submitting applications for any additional approvals, including final plats and Specific Implementation Plans, documentation shall be submitted to the City verifying concurrence or final approval from the Wisconsin Department of Natural Resources and/or the Army Corps of Engineers on the wetland delineation and 75-foot protective buffer zones shown on the face of the preliminary plat.
43. A final plat shall not be approved for any portion of these lands until they are included within the Central Urban Service Area.
44. Prior to recording the General Development Plan and prior to submitting applications for any additional approvals, including final plats and Specific Implementation Plans, a noise abatement study which verifies the noise impacts on this plat and identifies the noise abatement measures necessary to mitigate noise impacts on this site shall be submitted for

review and approval by City staff. The final details of any proposed noise abatement improvements and other measures shall be approved by City Traffic Engineering, Zoning, Planning and Engineering staffs prior to final sign-off on the preliminary plat and GDP, including any additional notes that may need to be placed on the face of the plat. Note that mitigation measures may affect any and all land uses and lots as currently proposed and configured.

45. The first Specific Implementation Plan application submitted for any portion of the multi-family residential area identified in the General Development Plan as District IV shall include more-detailed building and development standards, including an allocation of the total allowed number of dwelling units to sub-areas within the district, and a contextual site plan covering the entire District. The contextual plan shall include proposed public and private streets and sufficient detail regarding existing or planned future developments on adjacent lands, both within and outside the Meadowlands plat, to permit evaluation of the relationship between developments.
46. The first Specific Implementation Plan application submitted for any portion of the commercial/ office area identified in the General Development Plan as District V, shall include more-detailed zoning text standards defining the proposed mix of office and retail/service uses, and more-detailed building and development standards, including maximum development densities for sub-areas within the District, a method for allocating the total square footage of development allowed within the District among specific successive development proposals, and a contextual site plan covering the entire District.
47. The applicant shall submit a request to rezone all PUD-GDP lots proposed for single-family detached housing to a conventional zoning district at such time as the City has adopted new small-lot single-family zoning districts to accommodate lots served by an alley, and prior to recording of the final plat.

PLEASE CONTACT THE MADISON WATER UTILITY AT 266-4651 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FOUR ITEMS:

48. All public water mains and water service laterals shall be installed by Private Contract.
49. All operating private wells shall be identified and permitted by the Water Utility in accordance with Madison General Ordinance 13.21.
50. All unused private wells shall be abandoned in accordance with Madison General Ordinance 13.21.
51. The Water Utility will not need to sign off on the final plans, but will need a copy of the approved plans.

PLEASE CONTACT SI WIDSTRAND, CITY PARKS DIVISION, AT 266-4711 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING FOUR ITEMS:

52. The adopted neighborhood plan contained more parkland and less residential development on this property. The proposed plat closely follows the plat alignment for the expansion of Door Creek Community Park. Although it provides for less open space along the northeast edge of the plat, this is acceptable because it is not high quality natural area and the screening vegetation along the northeast edge of development is maintained. Lots 146-150 along the

southeast edge of the plat are similar to the neighborhood plan, but are not screened from the adjacent open space by existing vegetation.

53. The 247 units on the adopted neighborhood plan has increased to 537 units in this proposed plat, with a park dedication requirement of approximately 11 acres. The useable, developable upland provided as park dedication is 7.5 acres, 3.5 acres short of what is required. 8.0 acres is dedicated for stormwater management. 27 additional acres of undevelopable land are proposed to be dedicated, including 22 acres of wetland, 4 acres in the 75-foot wetland buffer and 1 acre of steep slopes. Developers are not generally given credit for dedication of lands that are required for other purposes or cannot be developed.
54. The Parks Division recommends that Lots 146-150 be required for park dedication (0.9 acres) to improve the appearance and manageability of this edge of the regional open space corridor. This roadway section overlooking the open space will provide outstanding viewing opportunities for the public from this vantage point. The developer will be given credit for the remaining 2.6 acres of required dedication for the usefulness of the buffer lands as a trail corridor.
55. Backyard planting strips (particularly evergreens) and some provision for fencing will be required on Lots 151-162 to protect the open space and improve the winter screening. Extra side yard setbacks should be considered on Lots 151, 155, 156 and 162 to eliminate a common encroachment problem into natural open space. Park development fees required for this plat will be approximately \$307,000.

PLEASE CONTACT AL MARTIN, URBAN DESIGN COMMISSION STAFF AT 266-4635 IF YOU HAVE QUESTIONS REGARDING THE FOLLOWING ITEM:

56. Final approval of the PUD element by the Urban Design Commission is required.

Please note that the City Community and Economic Development staff are in the process of reviewing the plat and title report and may have additional comments or conditions.

After the plans have been changed as per the above conditions, please file five (5) sets of the complete site plans, building elevation and floor plans with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

When these conditions have been satisfied, bring in the revised plan originals to obtain signatures on the cover sheet from the following reviewing departments: City Engineering, Traffic Engineering, Zoning and Planning. After this is accomplished, submit the final plans and documents for recording to the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void.

No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty (30) months of Common Council approval of the General Development Plan or within eighteen (18) months of the recording of the Specific Implementation Plan, whichever is less, the basis right of use for the areas, when in conformity with the approved Specific Implementation Plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building permit. If a new building permit is required pursuant to Sec. 28.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain Specific Implementation Plan approval.

IF YOU HAVE ANY QUESTIONS REGARDING RECORDING THIS PUD OR OBTAINING PERMITS, PLEASE CALL GEORGE CARRAN, ZONING ADMINISTRATOR, AT 266-4551.

Sincerely,



Bill Roberts
Planner IV

c: Zoning Administrator
City Engineering
Traffic Engineering
Land Plan, Inc., 2800 Royal Ave., Madison, WI 53713



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
608 267 8677 TDD

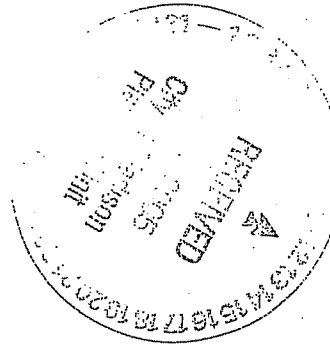
Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dalley, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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



Veridian Homes
Don Esposito
6801 South Towne Dr
Madison, WI 53713

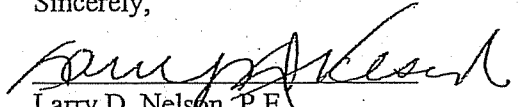
Dear Don,

The City of Madison Engineering Division has reviewed the proposed location for the extension of Milwaukee Street as proposed in the Second Addition to the Meadowlands Plat. The proposed alignment of Milwaukee Street encroaches into two wetland areas. Current Dane County Standards require a 75' setback for roads or other paved areas but a waiver could be sought. NR-151 would require a 30' setback. The proposed NR-115 would seem to indicate a 75' setback would be required.

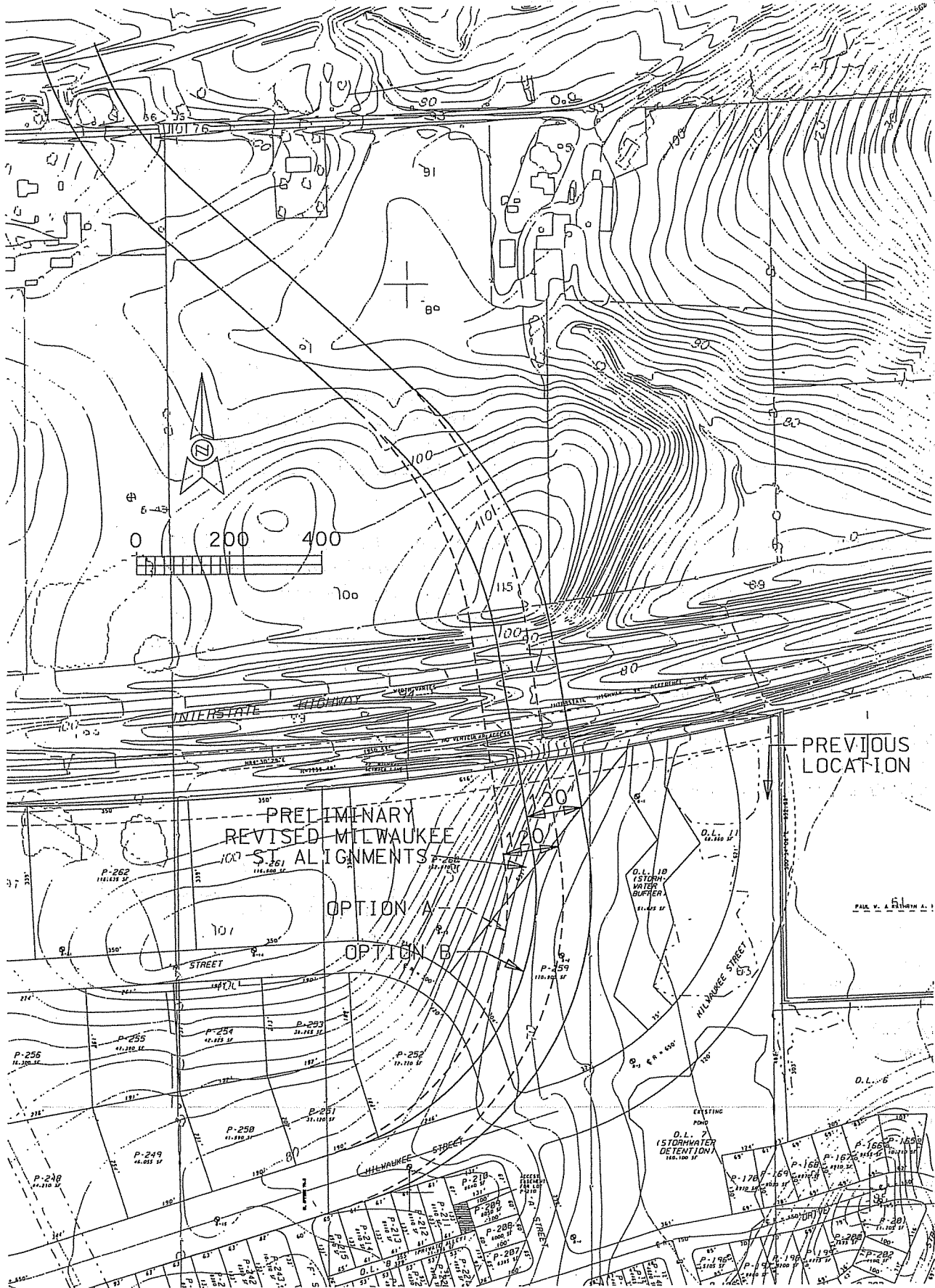
Given the unlikelihood of being able to construct Milwaukee Street through the wetlands City Engineering has drafted two preliminary alignments west of the previous location. Both of these alignments land on top of the knoll on the north side of the interstate. The intent would be to construct an overpass at this location in place of an underpass at the previous location. The State is currently reviewing the Interstate project and considering lowering the profile of the interstate. Please review the attached drawing with alignment options A and B shown. Both alignments utilize the same radii as shown on the submitted plat and maintain a 120' width.

City Engineering will route this letter and drawing to all interested City Agencies and the WISDOT for additional comments and concerns. Please contact Steve Gohde, of my staff, at 261-9689 with any questions or concerns.

Sincerely,


Larry D. Nelson, P.E.
City Engineer

LDN:SMG
enclosure: alignment options
cc:
Dan Day, DKA
Mike Rampetsreiter, WisDOT
John Vesperman, WisDOT
Ken Johnson, DNR
Bill Roth, Ayres Associates
Rob Phillips
Mike Waidelich
Mark Olinger
David Dryer
Jim Morgan



PREVIOUS LOCATION

PRELIMINARY REVISED MILWAUKEE ST ALIGNMENTS

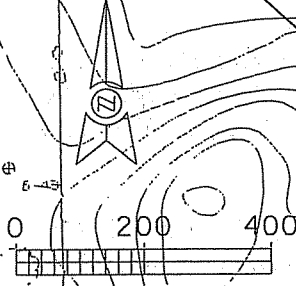
OPTION A

OPTION B

PAUL V. A. ELLIOTT A. S.

D.L. 7 (STORMWATER DETENTION)

D.L. 10 (STORMWATER BUFFER)





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
608 267 8677 TDD

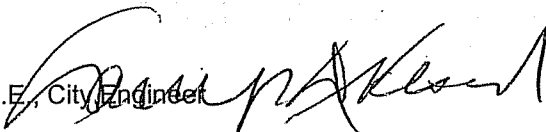
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Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

DATE: August 12, 2005
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer 
SUBJECT: Second Addition to the Meadowlands - Preliminary and Final Plat

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 proposed alignment of Milwaukee Street may not be buildable due to wetland impacts. The developer shall revise the alignment of Milwaukee Street as required by the City Engineer. This may involve moving Milwaukee Street to a location west of the delineated wetland area.
2. Stormwater management required includes oil and grease and infiltration.
3. An electronic copy of the wetlands boundary shall be provided to the City of Madison, along with a written copy of the delineated report and DNR letter of concurrence.
4. City sewer area charges due for Door Creek North Phase I.
5. Prior to approval provide elevation of existing gas facilities for all proposed street crossings.

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: Second Addition to the Meadowlands - Preliminary and Final Plat

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.

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.
- * 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.
- 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.

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 Milwaukee Street. The Developer shall construct sidewalk and 16 feet of a future roadway including curb and gutter on the north side of the roadway.
- 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 _____. (*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.
- 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.
- 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] _____ 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.

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.
 - 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.
- 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.
- 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." 10
- 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, this plat/csm shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Contact Greg Fries at 267-1199 to discuss these requirements.
- 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.
- 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.

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 connection to the public sewerage system.
- 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 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. 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 NAD 1927 value, contact Engineering Division for this information.
- 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 Bob Arseneau for design purposes. 10

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 (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.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: Aug. 11, 2005

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: Meadowlands, Second Addition, Preliminary/Final Plat

Present Zoning District: PUD(GDP) , Conservancy, and Wetland

Proposed Use: 9 Multi-family lots, 1 commercial lot and 2 outlots

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). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft. minimum	40,614 sq. ft.
Lot width	50'	adequate
Usable open space		
Front yard		
Side yards		
Rear yard		
Floor area ratio		
Building height		

Site Design	Required	Proposed
Number parking stalls	To be reviewed at Plan	Submittal
Accessible stalls		
Loading		
Number bike parking stalls		
Landscaping		
Lighting		

Meadowlands, Second Addn. Plat
Aug. 11, 2005
Page 2

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes, multi family

With the above conditions, the proposed project does comply with all of the above requirements.

* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the R-5 district, because of the surrounding land uses.



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295
Phone: 608-266-4484 • FAX: 608-267-1153

DATE: 8/5/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **6654 Milwaukee St.**

The City of Madison Fire Department (MFD) 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 West end of "Advantage Dr" appears to be a Dead end street over 150' approximately 300 feet. 12. 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.

GENERAL OR STANDARD REVIEW COMMENTS

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

2. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. 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.
3. 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 John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt



Department of Public Works
Parks Division

Madison Municipal Building, Room 120
215 Martin Luther King, Jr. Boulevard
P.O. Box 2987
Madison, Wisconsin 53701-2987
PH: 608 266 4711
TDD: 608 267 4980
FAX: 608 267 1162

August 12, 2005

TO: Plan Commission
FROM: Simon Widstrand, Parks Development Manager *S.W.*
SUBJECT: **Second Addition to the Meadowlands**

1. The Interstate frontage in this plat is an "entrance to the city" for westbound traffic crossing the Door Creek open space corridor, making landscape buffers along the highway very important. The developer shall provide a grading and landscape plan for the 42-foot highway setback that meet the approval of Parks and Planning staff.
2. The park dedication requirement was met with previous dedication. Park development fees shall be paid for the units in this addition.

Please contact Simon Widstrand, Madison Parks Division at awidstrand@cityofmadison.com or 266-4714 if you have questions regarding the above items.