

**PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
of November 29, 2006**

RE: ID# 01796: Approval of the final plat of "Second Addition to the Meadowlands"

1. Requested Actions: Approval of a preliminary and final plat creating nine residential lots, one lot for commercial and mixed-use development and one outlot.
2. Applicable Regulations: The subdivision process is outlined in Section 16.23 (5)(b) of the Subdivision Regulations.
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicant & Property owner: Veridian Homes, 6801 South Towne Drive, Madison; Don Esposito, representative.

Surveyor: Wayne Barsness, D'Onofrio Kottke & Associates; 7530 Westward Way; Madison.
2. Development Schedule: Development of this phase of the subdivision will commence as soon as all necessary regulatory approvals have been granted.
3. Parcel Location: Approximately 46.8 acres located on the north side of Milwaukee Street, extended, approximately a half-mile east of Sprecher Road, Aldermanic District 3; Madison Metropolitan School District.
4. Existing Conditions: Undeveloped lands and wetlands.
5. Proposed Land Uses: The ten developable lots contained within this subdivision are currently zoned PUD-GDP. The nine 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 18.4-acre office/ commercial lot lies between Advantage Drive and the Interstate 94 corridor that forms the northern boundary of the plat. An outlot will be located at the easterly end of the proposed subdivision containing a total of 7.23 acres and is currently zoned C (Conservancy). These outlots will remain as permanent open space.
6. Surrounding Land Use and Zoning: Lands north of the Interstate 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.

7. Adopted Land Use Plan: The Sprecher Neighborhood Development Plan designates these lands for office/ commercial use north of Advantage Drive, and medium-density residential south of Advantage Drive.
8. 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 Outlot 15. The ten developable lots are not located within mapped environmental corridors.
9. Public Utilities & Services: The property will be served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the standards for preliminary and final plats.

PLAT REVIEW

The applicant is requesting approval of a revised preliminary plat and final plat of a 46.8-acre tract located on the north side of Milwaukee Street, approximately a half-mile east of Sprecher Road. The subdivision proposes the creation of one office/ commercial lot and nine residential lots to accommodate development of the property as called for in the approved and recorded PUD-GDP for The Meadowlands. An outlot for public stormwater management and wetland preservation will also be dedicated along the eastern edge of this plat.

The subject property was included as part of the preliminary plat of The Meadowlands that was approved by the Common Council on July, 15 2003 to coincide with the PUD-GDP rezoning. The earlier preliminary plat addressed the subdivision of approximately 140 acres of land extending north and east of the Reston Heights subdivision north to Interstate 94, including the subject site. At that time, a very general subdivision pattern was identified north of Milwaukee Street extended that included the general alignment of Advantage Drive. However, final lot configurations for the developable lands were not known. Two outlots containing wetlands and wetland buffer zones were also generally identified. A final plat of the 95 acres of land located south of Milwaukee Street was recorded in 2004, and did not include this site.

The nine multi-family lots south of Advantage Drive and one lot for office/ commercial uses between Advantage Drive and Interstate 94 conform to the land uses approved in the recorded PUD-GDP, which established general land uses for the developable lands contained within the proposed subdivision and also two additional lots south of Milwaukee Street. Lot 247 extends along the northern boundary of the subject site between Advantage Drive and Interstate 94 and was approved as GDP District V, which allows predominantly office uses. Lots 238-246 will be platted south of Advantage Drive as nine residential lots, which were identified as part of GDP

District IV for a total of 305 multi-family dwelling units at an average density of 15 dwelling units per acre. The Second Addition to The Meadowlands will accommodate 267 of these 305 approved dwelling units on the nine residential lots on this plat, while previously platted Lots 230 and 231 south of Milwaukee Street will accommodate the remaining 38 dwelling units. The applicant has submitted a conceptual layout plan as a supplement to the underlying general development plan showing proposed multi-family building locations and massing, which was not previously identified in the recorded PUD materials. A condition of the 2003 preliminary plat and PUD-GDP approval called for this information to be provided prior to development of the project proceeding.

The Planning Unit has no objections to these refinements to the underlying general development plan, which allocates units to the individual lots being created with the preliminary and final plat. This proposed development is consistent with the Sprecher Neighborhood Development Plan, the previous preliminary plat approval for The Meadowlands, and the land uses authorized by the underlying PUD-GDP zoning.

The alignment of Advantage Drive and the local streets Wild Stone Drive, Meadowlands Drive and Golden Maple Road on the subject plat all appear to be consistent with the adopted Sprecher Neighborhood Development Plan and will provide linkages to local streets constructed south of the Milwaukee Street corridor. The proposed nine multi-family lots will provide flexibility in size and layout for future multi-family development(s) following the approval of individual specific implementation plans. Approval of a specific implementation plan will also be required prior to development on the Lot 247 office/ commercial parcel.

The Second Addition to the Meadowlands will also dedicate the right of way for the extension of the Milwaukee Street east and north along the southerly and easterly portions of the subdivision. The alignment of this right of way was subject to lengthy discussion between the City and developer, who originally proposed an alignment on the 2003 preliminary plat that extended the street through portions of the three wetlands present along the eastern edge of the subdivision. It was highly unlikely that the State Department of Natural Resources would have consented to the construction of the earlier street alignment through the wetlands, thereby requiring that the alignment be shifted to the west to prevent wetland disturbance.

The proposed subdivision also proposes an outlot for stormwater management and wetland preservation along the eastern edge of the plat, which is generally consistent with the underlying Conservancy zoning that coincided with the PUD-GDP zoning in 2003 and the neighborhood development plan. Staff, however, may require adjustments to the boundary between the PUD-GDP and Conservancy zoning districts to reflect the shifting of the common boundary as a result of the revised Milwaukee Street alignment.

Inclusionary Zoning: The underlying approved preliminary plat and general development plan were approved in July 2003, prior to the establishment of the Inclusionary Zoning sections of the Zoning 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 the

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previously approved preliminary plat of the Meadowlands and is also consistent with the provisions and recommendations of the underlying PUD-GDP zoning approval. Therefore, the Inclusionary Zoning sections of the Zoning Ordinance do not apply.

CONCLUSION:

The Plan Commission and Common Council are being asked to approve a revised preliminary and final plat that includes an office/commercial lot, nine lots for multi-family development and one outlot for conservancy purposes. The applicant is also providing a clarification to the previously approved general development plan to allocate 305 approved multi-family dwelling units between two existing lots south of Milwaukee Street and the nine multi-family lots contained within the proposed subdivision.

As described above, the recommended land use for this area is office/ commercial uses along the Interstate 94 corridor, medium-density multiple family uses between proposed Advantage Drive and 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 PUD-GDP zoning and the recommendations contained within the Sprecher Neighborhood Development Plan. Planning Unit staff also supports the proposed allocation for the multi-family dwelling units within the underlying general development plan as proposed by the applicant.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission forward the final plat of Second Addition to The Meadowlands to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the applicant submit a revised multi-family unit breakdown plan (with conceptual layout of the Lot 247 office development) that reflects the revised alignment of Milwaukee Street for Planning Unit approval as part of a minor alteration to the recorded PUD-GDP.
3. That the applicant submit a map showing the existing zoning boundary between the PUD-GDP and Conservancy districts in relation to the proposed subdivision and agree to make any minor modifications to that boundary as determined by the Planning Unit and Zoning Administrator.
4. All other conditions of approval applicable to the proposed subdivision from the July 15, 2003 approval of the underlying approved preliminary plat and PUD-GDP shall still apply unless otherwise modified with this approval.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

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Joseph L. DeMorett, P.G.

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

DATE: 11/21/2006.

TO: Plan Commission

FROM: Larry D. Nelson, P.E., City Engineer 

SUBJECT: Second Addition to the Meadowlands Preliminary and Final Plat (6654 Milwaukee Street)

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 location for Milwaukee Street appears to reflect the alignment, which has been proposed by City Engineering, however, the alignment must be verified. The developer shall make slight modifications to the proposed right-of-way if required by the City Engineer.
2. Off plat storm sewer easements are required in order to drain Milwaukee Street at the north end of the street where it intersects the Interstate. The Developer shall dedicate the easements as required by the City Engineer.
3. The Developer shall dedicate a permanent limited highway easement at the northeast corner of Lot 247 to facilitate the installation of the Interstate bridge in a size and location approved by the City Engineer and/or WDOT.
4. Approval of this plat constitutes a major change to the Environmental Corridor with a reduced wetland buffer setback for proposed Milwaukee Street. Plan Commission and Common Council shall acknowledge City approval of this change. Final plat cannot be recorded unless WDNR also grants this change.
5. Revise Meadowlands "Drive" to "Lane" as the street is only one block long and "Drive" does not conform to City of Madison street name policy.

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 (6654 Milwaukee Street)



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.

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- 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 Milwaukee Street 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.
- 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.

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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.

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.
- 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 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 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.
- 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 (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.



Traffic Engineering and Parking Divisions

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

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November 27, 2006

TO: Plan Commission

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

SUBJECT: **6654 Milwaukee Street – Preliminary and Final Plat – Second Addition to the Meadowlands / Town of Blooming Grove Sec 1**

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 right of way for Advantage Drive shall be 80 feet wide to provide for parking and marked bike lanes on both sides of the street.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. None

GENERAL OR STANDARD REVIEW COMMENTS

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

3. 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.
4. The applicant shall contact the Department of Planning and Development to comply with M.G. O. Sec. 16.23(3)(d)--Highway Noise Land Use Provisions policies and ordinances.
5. 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 Dan J. McCormick, P.E., City Traffic Engineering at 266-4761 if you have questions regarding the above items.

Contact Person: Wayne Barsness
Fax: 608-833-1089
Email: wbarsness@donofrio.cc



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: 11/14/06
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. None.

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 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.
3. 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.
4. The commercial lot will need to provide fire access per Comm 62.0509 and MGO 34.19.

Please contact Scott Strassburg, Fire Code Enforcement Officer at 608-261-9843 if you have questions regarding the above items.

**CITY OF MADISON
MADISON WATER UTILITY
119 East Olin Avenue
266-4651**

MEMORANDUM

Date: November 1, 2006

To: The Plan Commission
From: Dennis M. Cawley, Engineer 4 - Water Utility
Subject: FINAL PLAT – Second Addition to the Meadowlands

The Madison Water Utility has reviewed this final plat and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS

None

GENERAL OR STANDARD REVIEW COMMENTS

All public 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 the final plans, but will need a copy of the approved plans.

Dennis M. Cawley