

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
Of July 3, 2007**

RE: I.D. # 06574: Zoning Map Amendment LD. 3273 To Rezone 8001 Raymond Road from Temp. A to O1 and I.D. #06866, Approval of a Two-Lot Certified Survey Map of the Same

1. Requested Actions: Approval of a request to rezone 5.45 acres of the property addressed 8001 Raymond Road from Temporary A (Agriculture District) to O1 (Limited Office-Residence District) and approval of a Certified Survey Map creating two lots. [Note: The applicant previously requested approval to rezone the same area of the site from A to **O2** (Professional Office District), but has since amended their request for **O1** zoning instead. If the Plan Commission and Common Council should approve the rezoning request, a substitute ordinance to rezone the parcel to O1 would be needed.]
2. Applicable Regulations: Section 28.12 (9) provides the process for zoning map amendments. The subdivision process is outlined in Section 16.23 (5)(b) of the Subdivision Regulations.
3. Report Prepared By: Timothy M. Parks, Planner, and other Planning Division staff.

GENERAL INFORMATION

1. Applicant & Property owner: Meriter Hospital; 202 S. Park Street; Madison; Melissa Huggins, AICP, representative.

Surveyor: Francis Thousand, Arnold & O'Sheridan, Inc.; 1111 Deming Way, Suite 200; Madison.
2. Development Schedule: The application materials do not provide a commencement date for construction on the 4.76-acre lot being rezoned O1, though Meriter representatives have indicated that construction could start later this year.
3. Location: The Meriter property consists of approximately 63 acres extending between Raymond Road on the north and McKee Road (CTH PD) on the south between S. High Point Road and CTH M, Aldermanic District 7; Madison Metropolitan School District.
4. Existing Conditions: The majority of the site is undeveloped land zoned Temporary A (Agriculture District) with the exception of an adolescent psychiatric hospital and caretaker facility located near the center of the site, which are zoned R4 (General Residence District).
5. Proposed Land Use: The applicant requests rezoning of 5.45-acres located in the southwest corner of the site to O1 (Limited Office-Residence District) to allow future construction of a medical office building/ clinic.

6. Surrounding Land Use and Zoning:
North: Undeveloped land and Ice Age Trail corridor property located in the Town of Verona;

South: Ice Age Trail corridor open space (Dane County Park System);

East: Single-family residences in the Ice Age Falls subdivision, zoned R2T (Single-Family Residence District);

West: Undeveloped agricultural land and single-family residences on large tracts in the Town of Verona.
7. Adopted Land Use Plan: The 1997 High Point-Raymond Neighborhood Development Plan identifies most of the 63-acre site for institutional uses with the exception of lands along the northern, southern and eastern edges of the site, which are identified for park, drainage and open space use. The Comprehensive Plan reflects the neighborhood plan and recommends essentially the same portions of the property for Special Institutional and Park and Open Space uses, respectively.
8. Environmental Corridor Status: Portions of northern, southern and eastern edges of the subject property are located within a mapped environmental corridor established when the Meriter property was brought into the Central Urban Service Area in 2003. The Corridor includes heavily wooded areas along the northern and eastern portions of the site, a steep slope along the northern tier, and a frontage landscaped buffer zone along McKee Road. The County parkland to the north and south of the site is shown as public lands on the corridor map.
9. Public Utilities & Services: The existing adolescent psychiatric hospital and caretaker facility are served by City water and sewer services, which would require extension to serve the future medical office building. At present, the Meriter property is located along unimproved sections of Raymond Road and McKee Road, with no sidewalks connecting the site to other properties nearby. Public transportation service does not exist within close proximity to the site, and the nearest bus – a peak-period only service – is located three-quarters of a mile east of the proposed clinic. The closest full-service bus route is approximately a mile and a quarter northeast of the site.

STANDARDS FOR REVIEW

This application is subject to the standards for zoning map amendments and Certified Survey Maps.

PREVIOUS APPROVALS

On March 18, 2003, the Common Council approved a request to rezone approximately 14.0 acres of the subject site located a 1,000 feet south of Raymond Road along the eastern property line from Temp. A (Agriculture District) to R4 (General Residence District) to allow construction of an 18-bed adolescent psychiatric hospital.

SUMMARY

The overall subject site is a 63-acre parcel owned by Meriter Hospital that extends between Raymond Road on the north and McKee Road (CTH PD) on the south and is generally located between S. High Point Road and CTH M. The property was annexed into the City from the Town of Verona in 2002. Most of the site is undeveloped, with the exception of an 18-bed, 20,000 square-foot adolescent psychiatric hospital located near the center of the site constructed following the 2003 rezoning, and the former New Start residential treatment center now used as a caretaker's and maintenance facility.

Meriter is now seeking approval of a request to rezone approximately 5.5 acres located in the southwestern corner of the property adjacent to McKee Road from A to O1 (Limited Office-residence District) to allow the future development of a medical office building and clinic on a corresponding lot that will be created by Certified Survey Map (CSM). The CSM will also create a second lot for the remaining 57.5 acres of the property and dedicate right of way for a new public street to extend northward along the western property line to serve the clinic site. [Note: The application materials originally requested rezoning of the 5.5-acres to O2 (Professional Office District). However, the applicant has since sent correspondence seeking a lesser O1 zoning designation.]

Most of the Meriter property was recommended for institutional uses in the High Point-Raymond Neighborhood Development Plan with the exception of lands along the northern, southern and eastern edges of the site, which are identified for park, drainage and open space use. The institutional land use recommendation initially recognized the New Start residential substance abuse treatment facility, which occupied a portion of the site at the time the plan was developed in 1997 in the areas of the more recently constructed adolescent psychiatric hospital. The new adolescent psychiatric hospital constructed on the site in 2003 was consistent with this designation, which anticipated some potential expansion of the original treatment facility. The

substance abuse facility, which was constructed prior to this property's annexation into the City, has closed and is now used as caretaker's buildings for the adjacent hospital.

Issues for review include consistency of the proposed medical office and clinic with the adopted City plans for this location, and the appropriateness of the site for the intended use. Equally important is consideration of the implications of the current proposal in relation to the potential longer-term development of the entire Meriter property, and how potential future developments might affect the existing planning recommendations for the southwest portion of the High Point-Raymond neighborhood generally.

PROJECT REVIEW

The applicant has provided very conceptual plans for the future medical clinic on the 5.5-acres, which they are requesting be rezoned to O1 as the first part of their two-part request. Building plans and elevations were not submitted, but will be provided later for administrative review. The second part of Meriter's request is approval of a two-lot CSM to create a 4.76-acre lot for the proposed clinic at the southwest corner of the property, to create a lot for the remaining 57.5 acres and to dedicate right of way adjacent to the clinic lot for a public street connection to McKee Road.

Location and Surrounding Uses

The Meriter property is located at the current southwestern edge of the City of Madison, with undeveloped lands generally bordering the parcel to the north, south and west, and bordered on the east by existing or future elements of the Ice Age Trail corridor, a regional recreation amenity and National Scenic Trail described further below. Lands south across McKee Road and north across Raymond Road have already been acquired by Dane County for future addition to the trail system and surrounding greenspace. It is anticipated that additional lands will be acquired over to create a continuous open space corridor and trail connections between Badger Prairie Park, Elver Park and the University Ridge Golf Course. In 2003, when a portion of the subject property was rezoned for the adolescent psychiatric hospital, Meriter dedicated a 1.63-acre area in the northeasterly corner of the then 70-acre property, for open space purposes related to the Ice Age Trail corridor.

The Meriter property is bordered to the east beyond a narrow strip reserved for the Ice Age recreational trail by single-family residences in the Ice Age Falls subdivision, which began development in the same period as the adolescent psychiatric facility. Two undeveloped parcels located west of the subject site on either side of Raymond Road and are primarily recommended in the High Point-Raymond Neighborhood Development Plan for future low-density residential development, with some areas also designated for stormwater management and open space uses.

Meriter Property Physical Characteristics

The Meriter property is generally characterized by a number of significant topographical features across the 63-acre site. In general, the property falls approximately 100 feet from the southeastern corner of the overall property at McKee Road to the northern edges of the property at Raymond Road, with approximately 80 feet of fall along the McKee Road frontage of the property. Across the center of the property, the land rolls and undulates from south to north before falling more precipitously in the northerly third of the property. There is a kettle/ basin located in the northeastern corner of the property directly north of the hospital and adjacent to the hospital's lone driveway from Raymond Road. At present, only the peak of the hospital roof is visible to passersby on McKee Road due to the grades and woodlands present on the property. The site also includes heavily wooded areas beginning in the southeastern corner of the property and continuing along the eastern edge of the property up into the steeply sloped areas in the northern tier of the site.

Proposed Medical Clinic Site

The proposed Meriter clinic building will be sited near the northern property line of the newly-created 4.76-acre lot, on former agricultural land which is un-wooded with the exception of a handful of trees located along the edge of the roadway. Detailed building plans are not part of this application, but it is anticipated that the clinic will be approximately 14,000 to 19,000 feet in size with the principal entry facing south. The conceptual plans show 76 parking spaces to serve the future clinic consisting of 42 patient stalls located south of the building and 34 employee stalls east of the building. Access to the clinic will be from a single driveway from the future public street that will be extended north from McKee Road, identified on the CSM as Meriter Way.

The southern edge of the 42-space patient parking area will be located approximately 150 feet from the southern property line. A 1996 agreement between the City of Madison and the City of Verona established a 300-foot deep "frontage landscaped buffer" along segments of McKee Road to maintain a sense of visual separation between the two communities as they continued to develop toward their ultimate common boundary. The agreement includes a provision where modifications to the frontage landscape buffer may be considered if an alternative screening and buffering plan that will maintain adequate visual screening is approved by both cities. The applicants have submitted a schematic buffering and landscaping plan to allow reduction of the buffer zone to 150 feet, which calls for the proposed clinic and parking to be situated in a bowl formed by an up to 20-foot tall landscaped berm that will screen the site from McKee Road. The Planning Division believes that the proposed screening scheme meets the intent of the frontage landscaped agreement, though some modification to the grading plan may be required based on

the construction of the public street north from McKee Road. Final approval of the screening and buffering plan will occur in conjunction with the staff approval of the clinic plans. A letter dated May 10, 2007 from the City of Verona was submitted and is attached indicating general support for the screening and buffering plan subject to some conditions.

Proposed Environmental Corridor Modification

Because the 300-foot frontage landscaped buffer zone was also included in the Environmental Corridor established when the Meriter property and other nearby properties were added to the Central Urban Service Area, an amendment to the environmental corridor map to recognize the 150-foot buffer proposed with the clinic concept will also need to be approved. The resolution approving the CSM includes language allowing the City of Madison to pursue a minor alteration to the Environmental Corridor map through the Capital Area Regional Planning Commission. Except for the reduction in the depth of the landscaped buffer adjacent to the clinic site, no changes to the Environmental Corridor are recommended.

Proposed Future Public Streets

In addition to the segment of the proposed future public street adjacent along the west edge of the proposed clinic site (Meriter Way), the concept plan submitted by Meriter also shows a future extension of this street north and east from the northern edge of the clinic site, terminating in a turnaround located south of the adolescent psychiatric hospital. Although a connection is not shown from the hospital parking lot to the future extended street on the concept plan, it is anticipated that the ultimate access to the hospital will be from this new street and not from Raymond Road. City plans recommend that Raymond Road ultimately be closed west of S. High Point Road in the future once Raymond Road and Midtown Road are through-routed, partly to remove the roadway and potential traffic conflicts from the planned Ice Age Trail corridor to University Ridge Golf Course described earlier (see attached neighborhood plan map).

The street extension on the concept plan submitted is not shown as connecting east to Stratton Way, an east-west public street in the Ice Age Falls subdivision currently stubbed at the western edge of that plat. The extension of Stratton Way westward across the Meriter property is recommended in the High Point-Raymond Neighborhood Development Plan to provide additional access and street interconnectivity to serve future development, both on the Meriter property and on the undeveloped town parcels located to the west. The Traffic Engineering and Planning divisions are requesting a condition of approval that a 66-foot wide right of way extending north from McKee Road to serve the clinic parcel and an easement for future roadway purposes to connect from the right of way proposed now east across the property to connect to Stratton Way.

ANALYSIS

The applicant, Meriter Hospital, is requesting approval to rezone approximately 5.5-acres located at the southwestern corner of their 63-acre parcel at 8001 Raymond Road from Temp. A to O1 to allow the future construction of a medical clinic. The request coincides with the requested approval of a two-lot Certified Survey Map to create a parcel for the proposed clinic as well as right of way for a public street extending from McKee Road to serve the clinic. The remainder of the 63-acre site, including the R4-zoned adolescent psychiatric hospital, would be unchanged with these requests.

The Planning Division generally believes that the rezoning of a 5.5-acre site to O1 for a relatively small medical clinic could be found to be marginally consistent with the institutional land use recommendation for the larger Meriter property contained in the High Point-Raymond Neighborhood Development Plan. However, staff has identified a number of concerns about this present request, and additional concerns regarding future uses on the remaining property owned by Meriter that should be taken into consideration as part of the review of the current requests.

Consistency with the High Point-Raymond Neighborhood Development Plan

As noted above, the Planning Division feels that the addition of a small medical office building and clinic at this site can fit within the context of the institutional land use recommendation found in the High Point-Raymond Neighborhood Development Plan. Although the proposed clinic is intended to provide medical services to the wider surrounding community, the use is generally compatible with the existing adolescent psychiatric residential treatment facility that would share this large property, and the clinic will probably have limited impacts on surrounding uses due to its relatively small size. However, staff feels that the proposed clinic use may begin to signal shift in the direction of this site from its historical use for relatively low-intensity, specialized medical-institutional uses, first as a substance abuse treatment facility and more recently as an adolescent psychiatric hospital, to more commercially oriented uses such as larger clinics or general medical office buildings. Staff has been told that Meriter has decided to retain the property in its ownership.

Planning History

The High Point-Raymond Neighborhood Development Plan, adopted in 1997, recommends the Meriter property primarily for institutional uses, with open space uses recommended along the northern, southern and eastern edges. "Institutional" use was not precisely defined in the neighborhood plan, but it was applied to this property specifically to reflect the existing residential substance abuse treatment facility. (This facility had recently been closed due to changes in the programs for treating substance abuse.) The neighborhood plan also noted that in

the event that the property was not needed for the current use, the alternative uses representing the least change would be other similar institutional or institutional/residential uses, such as a school or retreat. Residential uses were also recommended as another possibility. General commercial uses were not recommended, although it was suggested that some types of office uses might be appropriate. These recommendations were made in the context of a large, relatively isolated site with a substantial planned open space corridor on three sides, rather than in the context of future development as an urban activity center.

At the time of adoption in 1997, the High Point-Raymond Neighborhood Development Plan also recommended a wide Y-shaped open space area intended to provide an attractive corridor for recreational trail linkages between Dane County's Badger Prairie Park to the south, Madison's Elver Park to the northeast, and the University Ridge Golf Course to the west. This planned corridor, which would also accommodate the Ice Age Trail segment connecting Badger Prairie Park and a planned trail segment to the west across the golf course, was adjacent to the Meriter on the north, east and south, and included small portions of that property along these edges. As part of an intergovernmental agreement between the City of Madison and the City of Verona, mutual commitments to seek to implement this same permanent open space corridor included the recommended creation of 300-foot landscaped buffer zones along portions of the McKee Road and CTH M frontages.

Due to very significant increases in land prices, it became impossible for the public to acquire the lands located immediately to the east of the Meriter property recommended as part of the Ice Age Trail open space corridor. These lands were subsequently proposed for residential development as part of the Ice Age Falls subdivision, and the High Point-Raymond Neighborhood Development Plan was amended in 2001 to change the recommended use for a large portion of these properties to residential, although narrower corridors continued to be recommended as open space to retain the ability to provide the physical trail connections

When the Meriter adolescent psychiatric hospital was approved by the City in 2003, it was determined that the proposed facility fell under the "hospital and sanitarium" definition as a permitted use in the R4 residential zoning district. The proposed psychiatric hospital was also considered consistent with the general parameters of what was considered to be "institutional use" for the purposes of the neighborhood plan. The term "institutional" is not defined in the neighborhood plan, though it is generally understood that the term typically applies to uses such as schools, churches and certain governmental facilities like a community center or public safety facility. Institutional uses are generally considered to be neither residential nor commercial in character, but in general, hew more closely to residential zoning districts than commercial zones. For example, schools, churches, hospitals and governmental uses like fire or police stations are permitted in the lower density zoning classifications R1 through R4.

Consistency of the Current Medical Clinic Proposal

A medical clinic or office building, however, would first be permitted in the O1 office zoning district, which begins the transition from the less intensive residential zoning districts into the increasingly more intensive office, commercial and manufacturing zoning districts. Although allowed in a variety of zoning districts, larger institutional uses are usually identified separately from residential classifications in neighborhood land use plans, in part due to the nature (use, scale, etc.) of those uses, which may have development-related impacts that less intense residential uses do not, such as increased traffic or need for buffering from certain types of uses. In most neighborhood plans, and in the Comprehensive Plan, locations recommended for development with more-intensive uses such as clinics, hospitals, and medical office buildings are generally designated as Employment, Office, Commercial (or sometimes Mixed-Use) districts, rather than as Institutional districts.

The High Point-Raymond Neighborhood Development Plan suggests that, in the event that Meriter chose to dispose of the site, the property could also be appropriate for school or retreat uses as alternative uses of the property in keeping with the institutional land use recommendation. The plan also suggests that the location might be appropriate for residential development given the institutional/ residential history of the site. General commercial uses were not recommended, though some office uses may be appropriate. As described below, subsequent staff commentary provided at the time the Central Urban Service Area was amended indicated that residential uses would probably be the most appropriate alternative use. However, given the limited scope of the O1 zoning district requested and the somewhat limited scale of the medical office building proposed Planning Division staff generally feel that the discussion of potential office uses as possible alternative uses in the neighborhood plan as adopted provides some basis for this application to proceed, although the proposed clinic might not be the use that would be most consistent with overall objectives of the plan.

Other Review Factors

The High Point-Raymond NDP notes that the primary consideration in evaluating alternative uses for the site should be the impact that the proposed alternative use will have on the Ice Age Trail corridor, including the impact the project could have on the successful implementation of the corridor, the intensity of the alternative development and the visibility of such projects from the trail corridor. As described above, the extent of the Ice Age Trail corridor open space was substantially reduced, particularly to the east of the Meriter property, as a result of amendment to the neighborhood plan and approval of the Ice Age Falls residential development. When the Meriter property was brought into the Central Urban Service area in 2002 so that City of Madison municipal sewer and water service could be extended to the new psychiatric treatment facility, staff commentary regarding potential alternative future uses of the property suggested

that relatively low-density residential uses would likely be considered the most appropriate alternative. This partly reflected the recent residential development of lands to the east, which reduced the isolation of the Meriter property compared to the original open space recommendation on adjacent lands. With existing or recommended residential uses now on both sides of the property, the potential impacts of future development on surrounding residential uses becomes important as well as the potential impacts on the reduced Ice Age Trail corridor.

Compatibility with the Ice Age Trail Open Space Corridor

At present, it is still anticipated that that an Ice Age Trail connection will extend north and south between the Meriter property and the Ice Age Falls subdivision along the ridge that forms a portion of the eastern property line of the site. The site is also located within an aesthetic management zone identified in the High Point-Raymond Neighborhood Development Plan to reduce the visual impact development has on the corridor. Thus compatibility of any proposed development with the adjacent open space uses remains an important review consideration even though the adjacent lands are more developed than originally planned.

As noted earlier in this report, the proposed clinic site sits down hill from the property's high point in the southeastern corner. While the exact location of the Ice Age Trail connection has not been determined at this time, the most likely location is along the property's eastern edge, above the clinic site, thereby making the clinic potentially visible from the corridor. To reduce the visibility of the proposed clinic, staff recommends that a screening plan be developed for the eastern edge of the clinic site that will include a landscaped screen to reduce the visibility of the clinic from the ridge and future trail. The screening plan, as well as an earth tone materials palette for the proposed clinic as required for developments within the Aesthetic Management Zone, will be approved by the Planning Division as part of the administrative approval of the final development plans for the clinic.

The CSM should also be revised to implement the trail connection recommended in the High Point-Raymond Neighborhood Development Plan through the dedication of a 100-foot wide strip of greenway along the entire eastern edge of the Meriter property. The dedication of this strip should include a reservation for the maintenance of the current driveway serving the adolescent psychiatric facility from Raymond Road until such time as alternative access to the hospital is constructed.

Compatibility with Residential Uses

At the proposed location close to McKee Road, the relatively small medical clinic currently being proposed will probably have limited impacts on the residential neighborhoods in the Ice Age Falls neighborhood or other residential areas farther to the east, north or south. The site is at

the southwest corner of the property – the farthest point from the adjacent subdivisions, and measures to help screen the clinic from the Ice Age Trail will also serve to visually screen it from the residential areas. With access only to McKee Road, there should be little effect on local traffic conditions on neighborhood streets. Of more concern are the potential longer-term implications of introducing a new business activity of this type on a largely-undeveloped site where the primary recommended future uses are low-intensity institutional or institutional-residential uses similar to the current use, or redevelopment with low-density residential uses. Should it be the intent of the property owners to continue to develop this site with additional commercial uses in the future, compatibility both with the existing residential neighborhoods to the east, and with the recommended residential uses to the west, could become a problem for several reasons. As noted elsewhere in this report, the lack of a comprehensive plan for the property makes this potential impact difficult to evaluate.

Necessary Future Street Connections

Finally, while the overall plan for the entire 63-acre property is very conceptual and generally for informational purposes, staff is concerned about the proposed termination of the new public road that will extend north from McKee Road to serve the clinic and any future development on the Meriter property without a connection to Stratton Way in the Ice Age Falls subdivision. The extension of Stratton Way west across the Meriter property has been included as a recommendation in the High Point-Raymond NDP since the plan was amended to allow the Ice Age Falls subdivision to be developed on lands previously identified for open space purposes. One of the clauses of the resolution approving the plan amendment for Ice Age Falls included a provision that “adequate road connections” be provided in the amendment area to provide access to existing and future development and to ensure the ability to vacate Raymond Road where it crosses the Ice Age Trail corridor [once that road is through-routed with Midtown Road].

Ideally, the extension of Stratton Way across the Meriter property would eventually link to the undeveloped parcel to the west, as shown on the current neighborhood plan, with a single outlet onto McKee Road provided between S. High Point Road and CTH M via the new north-south street proposed with the subject proposal. (The outlet to McKee Road shown on the neighborhood plan is currently located on the parcel to the west of the Meriter site, but could be moved further east as now proposed). This extension would allow for creation of a network of streets to connect all existing and future developments north of McKee Road with one another while still reducing the traffic conflicts that would be created by having separate points of access into each individual developments along McKee. Staff also feels that the extension of a street parallel to McKee Road may facilitate the abandonment of Raymond Road to proceed in the future once the east-west flow of traffic from has been shifted south from Raymond Road into the developments along McKee. To that end, the certified survey map should be revised to show

an easement for a future public right-of-way connecting Stratton Way with the new north-south street to be extended from McKee Road with this project.

Provision of Municipal Services including Madison Metro Transit Service

Another significant consideration in the approval of the requested O1 rezoning and establishment of a medical clinic on the site is the relative isolation of this site from transportation facilities. It is a general planning recommendation that people-intensive uses such as medical clinics and schools, for example, should be readily accessible to a large cross-section of the population, including persons without access to private automobiles. The clinic will not be served by public transportation in the foreseeable future. At this time, the nearest Madison Metro bus lines are located three-quarters of a mile east of the clinic site at Muir Field Road and McKee Road. Those lines (#56 & 57) only run part of the day in the weekday morning and evening rush periods. The nearest full-time, seven-day bus service (Route 51) is located one and a quarter-miles northeast of the clinic site along Muir Field Road. Metro staff has indicated that it has no plans to extend transit service to the clinic site. Further compounding the lack of transit access to the proposed clinic is the lack of a continuous sidewalk system between the clinic and the nearest bus services. While public services such as municipal water and sewer can be extended to the site to serve the new clinic, the clinic will be located along an unimproved two-lane section of McKee Road that currently does not include continuous public sidewalks between the site of the future clinic and Muir Field Road, a distance of three-quarters of a mile.

Consideration of Plans for the Future Development of the Remaining Meriter Property

The Planning Division is also concerned with what appears to be an incremental approach to the development of the 63-acre Meriter property represented first through the planning effort undertaken for the adolescent psychiatric hospital in 2003 and now with the proposed medical clinic and office building. Staff has had several discussions with the property owner about the need for a master plan for the remaining property that will address how the property will be developed going forward. While the applicant has expressed a willingness to undertake a more comprehensive plan for the subject property, no plan has been prepared and it is uncertain whether or when such an effort will occur.

A comprehensive plan for the Meriter property should address:

- The proposed future uses of the remaining developable land, and their relation to the land use recommendations for this site in the High Point-Raymond Neighborhood Development Plan

The current adopted plan recommends limited institutional uses generally similar to

the former and current residential treatment facilities, and suggests low-density residential uses as the most appropriate alternative use. Development of this property as a general medical services complex, or for general office or commercial uses, for example, would not be consistent with this recommendation. If alternative future uses are proposed, an amendment to the neighborhood plan may be necessary to consider land uses inconsistent with the current land use recommendations. Any proposed change in the recommended land uses must be carefully evaluated in terms of the suitability of the location and the site for the proposed uses, the potential impacts on surrounding existing land uses and the recommendations for the future development of adjacent vacant properties, the adequacy of the transportation system and other infrastructure to serve the proposed uses, and other factors as listed below.

- Access to and circulation within the overall Meriter property in relation to the existing and planned future roadway network, including potential connections to existing and future developments on adjacent properties located to the east and west;

For example, the recommended connection to Stratton Way may become even more critical if a significant amount of more-intensive non-residential uses are developed here rather than the currently-recommended low-density residential alternative; while neighborhood opposition to this connection is likely to be greater it becomes an access point to a large non-residential district rather than a simple extension of the local street system to serve additional neighborhood housing similar to Ice Age Falls.

- The ability to provide public services to any additional development, including multi-modal forms of transportation;
- The impacts of any future development on the Ice Age Trail open space corridor and on the Verona-Madison agreement and visual community separation buffer zones;
- The protection of environmental sensitive areas of the site, in particular the steep, heavily wooded slopes located along the northern third of the 63-acre parcel adjacent to Raymond Road, and;
- The potential to create pressure for additional changes to the neighborhood plan from the currently recommended land uses.

For example, the lands to the west of the Meriter property are currently recommended for low-density residential uses. If the Meriter property is developed with non-residential uses, it may be less likely that residential development will occur on the properties to the west.

The Planning Division does not feel that it can support any further development of the Meriter property in the absence of a comprehensive plan for the site. Any such plan should be developed with the input of many parties, including City staff, the Ice Age Falls neighborhood, the Dane County Parks Division and transportation staff, City of Verona and nearby property owners. The recommendations of a comprehensive plan for the property will be reviewed against the current recommendations in the High Point-Raymond Neighborhood Development Plan, and consideration of amendments to the neighborhood plan may be required if the proposed uses are not consistent with current plan recommendations. Evaluation of proposed amendments to the neighborhood development plan would be reviewed by City agencies and by the Plan Commission (and perhaps other commissions), Common Council and City of Verona; and this evaluation would include factors such as the potential impacts on the development of other properties, and on the transportation system and planned open space corridors and recreational trails, as described above.

CONCLUSION

In making a recommendation on any zoning map amendment, the Plan Commission is required by the Zoning Ordinance to give "due consideration" to the City's master plan, which in this case is the High Point-Raymond Neighborhood Development Plan and the Comprehensive Plan, which recommend the subject site for institutional uses. The Planning Division believes that the request to rezone 5.5 acres of the 63-acre site owned by Meriter Hospital can meet the standards for rezonings despite a number of concerns about the operation of the proposed clinic and uncertainty regarding the future development of the remaining lands. The proposal is marginally consistent with the institutional land use recommended for most of the property in the High Point-Raymond Neighborhood Development Plan, which identifies some office use as a possible alternative use of the site, although this recommendation was made prior to the plan amendment that changed the recommendation for the lands immediately to the east from park and open space to residential uses. Staff believes that the limited scale of the proposed clinic allows it to fall within the "institutional" recommendation of the plan, although it will serve the larger community and staff remains concerned that the proposed clinic will be isolated from most of the urban transportation network. Staff also feels that the project can be designed to limit its visibility from both the Ice Age Trail corridor and from McKee Road as called for in the neighborhood plan and intergovernmental agreement between the cities of Madison and Verona, respectively. This screening will also reduce visibility from the adjacent Ice Age Falls neighborhood.

However, staff remain concerned by Meriter's incremental approach, and recommend that no additional development be considered on this property until there is a comprehensive plan indicating what types of uses may be proposed in both the near and longer-term. Staff strongly

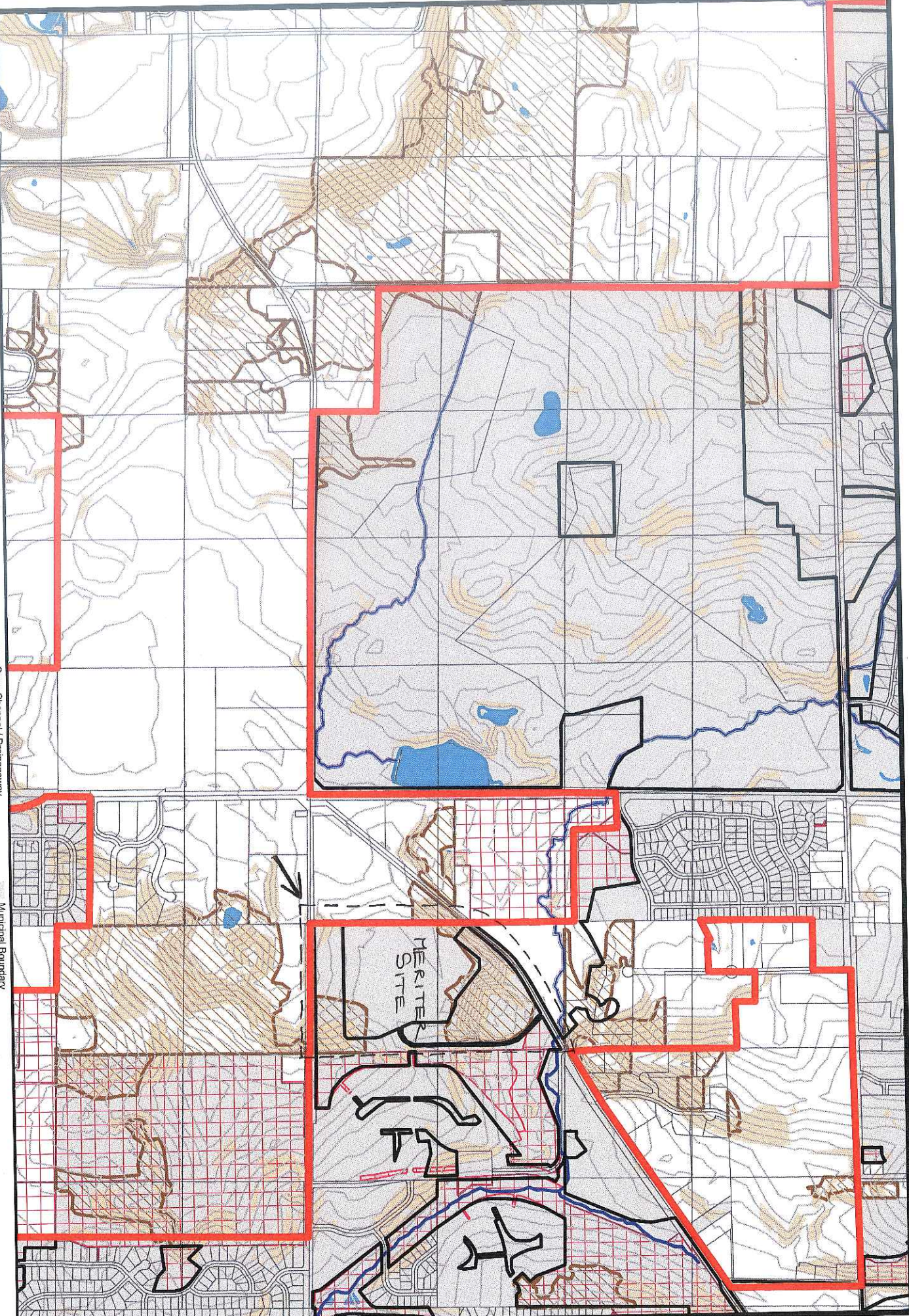
urges the Plan Commission and Common Council to encourage the property owner to pursue the preparation of a comprehensive plan for the property well in advance of submitting any proposals for the remaining developable areas of the 63-acre site. The plan should address future land uses, transportation access and circulation to and within the site, and compatibility with existing and planned land uses on surrounding properties and with the Ice Age Trail corridor and other environmentally sensitive features on the site. This plan would be reviewed within the broader context of the High Point-Raymond Neighborhood Development Plan, and would include evaluation the suitability of the location for the proposed uses and the potential to generate pressure to (or a need to) revise the recommended land uses for other nearby properties.

RECOMMENDATION

The Planning Division recommends that, if the Plan Commission can make the determination that the proposed zoning map amendment is consistent with the current institutional land use recommendation in the High Point-Raymond Neighborhood Development Plan, it forward a Substitute for Zoning Map Amendment 3273, rezoning 5.5-acres at 8001 Raymond Road from Temporary A (Agriculture District) to **O1** (Limited Office-Residence District) to the Common Council with a recommendation of **approval**, and **approve** a Certified Survey Map creating two lots, both subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the applicant revise the Certified Survey Map to provide an easement for the future extension of the proposed Meriter Way right of way north and east from the northerly line of Lot 2 across the property to connect to platted Stratton Way in the Ice Age Falls subdivision. The width, alignment and schedule of improvement of the easement for the future right of way shall be subject to the approval of the Common Council following a recommendation from the City Traffic Engineer and Planning Director.
3. That the applicant revise the Certified Survey Map to show the environmental corridor along the eastern edge of Lot 1 and the environmental corridors along McKee Road and Raymond Road as an area reserved as open space where no construction or building is allowed other than underground utilities, bike paths, trails and roads to serve the remainder of the property. This area included the woodlands, steep slopes, McKee Road/ CTH PD buffer and the Ice Age Trail corridor area. This reservation will allow the maintenance of the current driveway serving the adolescent psychiatric facility from Raymond Road until such time as an alternative access to the hospital acceptable to the City is constructed. It is anticipated that the Parks Division will request dedication of a corridor for a bike path along the eastern edge of the property.

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



Environmental Corridors
Central Urban Service Area Map 1
Dane County, Wisconsin
 Current as of 10/2007, updated by CAPD

- █ Urban Service Area
- █ Limited Service Area
- █ Environmental Corridor
- █ Isolated Resource Feature
- █ Parental Stream
- █ Intermittent Stream

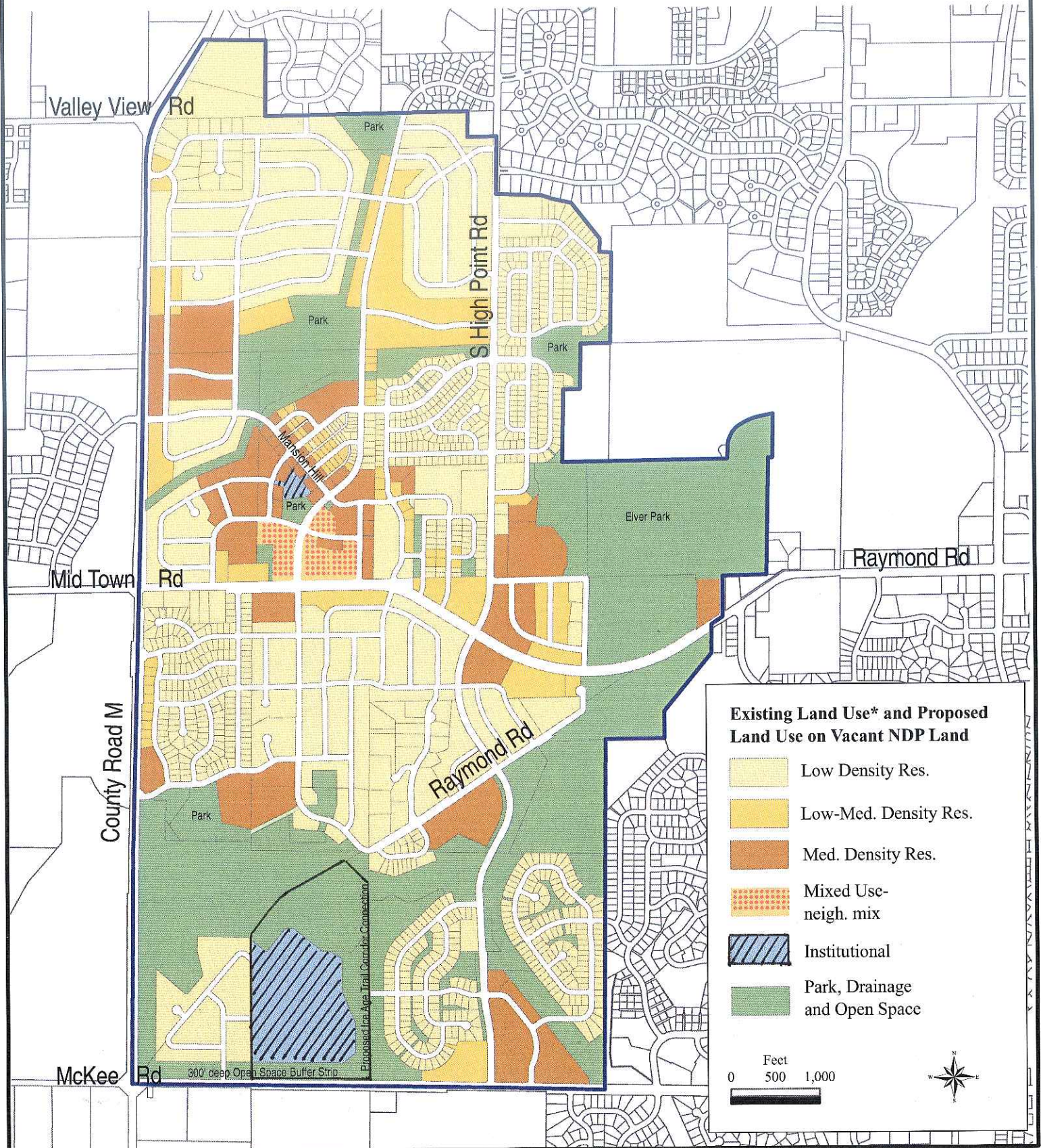
- █ Open Channel / Drainageway
- █ Shoreline
- █ Contour (10 foot interval)
- █ Slope (STE 12%)
- █ Existing Public Land
- █ Proposed Public Land

- █ Municipal Boundary
- █ Wetland
- █ Woodland
- █ 100 Year Floodplain
- █ Open Water

CAPD

High Point - Raymond Neighborhood Development Plan

As Adopted December 1997, Amended December 2001, November 2005, March 2006
and *implemented through subdivision and zoning approvals





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

July 3, 2007

TO: Plan Commission
FROM: Simon Widstrand, Parks Development Manager
SUBJECT: **8001 Raymond Road**

S.W.

The Parks Division recommends that approval of this project, and related future planning, should be consistent with the open space and trail connection goals of the neighborhood plan, especially the recommendations of the HighPoint/Raymond Neighborhood and Ice Age Trail Advisory Committee, adopted by the Common Council on April 1, 1997. After many months of work, that Committee made recommendations that allowed for construction of High Point Road, and provided for closing of the Ice Age Trail portion of Raymond Road to through traffic. This minimized trail crossing conflicts, providing for only one road crossing of the Ice Age Trail - at the extension of Stratton Way. Approval of the Meriter project should not foreclose any options that may be needed to minimize trail/roadway conflicts as additional planning and development occurs.

As future planning proceeds, Meriter shall also be required to work with City staff to identify a potential bike trail corridor along the western side of their property that meets AASHTO standards. Generally, a corridor at the grade and alignment of the Meriter driveway from Raymond meets those criteria, and similar grades exist south to McKee Road. This trail linkage would become part of the West Madison bike system adopted in the Comprehensive Plan. An off-street path could run from the Military Ridge State Trail through Dane County property to McKee Road (2008 construction), cross McKee on a future overpass, then north through Meriter to Raymond. From Raymond northwest to County M at Flagstone, there is already a corridor in public ownership for the bike path.

Meriter shall also agree to provide some form of permanent protection for the lands shown on the neighborhood plan and environmental corridor plan as protected open space, including a 50-foot buffer to the Ice Age Trail along the eastern edge, the woods along McKee and a large glacial kettle along Raymond Road.



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
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608 264 9275 FAX
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John S. Fahrney, P.E.
Gregory T. Fries, P.E.

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

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

DATE: June 27, 2007
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 8001 Raymond Road Rezoning

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

GENERAL OR STANDARD REVIEW COMMENTS

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

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

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General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. 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. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko lzenchenko@cityofmadison.com or (608) 266-5952
- 1.7 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

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 _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.
- 2.8 The Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
 - b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.9 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
 - a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not

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interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.

- b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.10 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
- b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

2.11 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

- a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
- b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

Streets and Sidewalks

3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.

3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.

3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

3.4 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.

3.5 The Applicant shall grade the property line along ____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.

3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.

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- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.
- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 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.
- 4.6 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.7 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.8 If the lots within this site plan are inter-dependent upon one another for stormwater 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 site plan and recorded at the Dane Co Register of Deeds.

9-10

- 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:

- Detain the 2 & 10-year storm events.
- 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 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.11 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.
- 4.12 The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com. Include the site address in this transmittal.

- 4.13 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.

- 4.14 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...

d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.

- 4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.
- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

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James C. Whitney, A.I.A.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

DATE: June 27, 2007

TO: Plan Commission

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

SUBJECT: 8001 Raymond Road Certified Survey Map

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

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

Document Nos. 3882924 & 4292845 are easements granted to the City of Madison intended for public water main purposes only, contrary to recorded text. Public sanitary sewer easement purposes were removed from the easement at the request of Meriter Hospital Inc. and agreed to by the City of Madison Engineering Division, yet public sanitary sewer text mistakenly remained in both recorded documents. By approval and recording of this Certified Survey Map, the public sanitary easement usage language contained in both previously recorded documents, is hereby , removed, rescinded and released and replaced by intended public water main usage only.

NOTE: If this is not an agreeable solution with the owner and the City, then a City Real Estate project will be required to record a correction or amended easement document and the applicable Real Estate fee of \$500 must be paid by the owner.
3. Remove the public sanitary sewer easement note on CSM sheet 4 of 4. This is private sanitary sewer.
4. Transposed bearing on CSM sheet 1 of 4: S00°05'11"E should read S00°05'11"W and the bearing reference on CSM sheet 2 of 4 contains errors in the section, town and range calls and requires some corrections.
5. The Developer shall dedicate a 20-foot wide easement for a bike and pedestrian path in the 50-foot "proposed conservancy zone and a portion of the 300-foot proposed environmental buffer"

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between CTH PD (McKee Road) and Raymond Road. The developer shall grade the easement and place crushed stone. The City shall pave the path at some point in the future probably when the path is extended north to CTH M. The exact location of the path shall be determined by the City Engineer after consulting with the Developer and considering topography and existing trees. The general location of the path is anticipated to be near the east property line.

6. The Developer shall dedicate an easement for an 8-foot wide sidewalk along CTH PD. This is consistent with the sidewalk constructed in the Ice Age Falls Plat directly to the east. The Developer shall construct the 8-foot wide sidewalk adjacent to CTH PD.
7. The Developer shall dedicate a Permanent Limited Easement for grading and sloping along CTH PD as required by the City Engineer.
8. The Developer shall dedicate a Permanent Limited Easement 15-feet wide for grading, sloping, drainage and sidewalk along Raymond Road. The construction of the sidewalk will be deferred until further development occurs or the need arises.
9. Each lot of this CSM is individually responsible for compliance with the stormwater management requirements of Chapter 37 of the Madison General Ordinances. A note to this affect shall be added to this CSM.
10. Recorded sanitary sewer easements may be required on Lot 2 to serve Lot 1.

GENERAL OR STANDARD REVIEW COMMENTS

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

Engineering Division Review of Plats (Pre-Preliminary, Preliminary, Final) and Certified Survey Maps

Name: 8001 Raymond Road Certified Survey Map

General

- 1.1 The Developer shall enter into a City / Developer agreement for the installation of public improvements required to serve this plat/csm. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat/csm without the agreement executed by the developer.
- 1.2 Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9' below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
- 1.3 The Developer is required to pay Impact Fees for the Upper Badger Mill Creek Impact Fee District for Lot(s) 1 & 2 of the 8001 Raymond Road Plat/CSM. The current rate is \$ 60.0037 /1000SF for a total of \$ 162,716.29. The Developer shall select one of the following two options for payment of these fees:
 - 1) Impact Fees shall be paid in full prior to Engineering sign-off of the plat/csm.
 - 2) The Developer has elected to defer the payments until such time as the building permits are applied for, in which case the owner(s) shall have fourteen (14) days after receiving the invoices to pay the outstanding impact fees. The following shall be required prior to plat sign off:
 - a) The Developer shall supply an Excel spreadsheet with lot numbers, lot areas, and number of dwelling units per lot. The Developer shall supply a CADD file of the proposed FINAL plat, in a format compatible with Microstation J. This information shall be required to calculate the Impact Fees, which will then be recorded at the Register of Deeds against each lot in the subdivision..

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b) All information shall transmitted to Janet Dailey by e-mail at Jdailey@cityofmadison.com, or on a CD to:

Janet Dailey
City of Madison Engineering Division
210 Martin Luther King Jr. Blvd
Room 115
Madison, WI 53703

c) A minimum of three (3) weeks shall be required for staff to calculate the Impact Fees and record the documents prior to plat sign-off.

The Developer shall put the following note on the face of the plat:

ALL THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE WITHIN FOURTEEN DAYS OF THE ISSUANCE OF BUILDING PERMIT(S).

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.3 It is anticipated that the improvements on [roadway name] _____ required to facilitate ingress and egress to the plat/csm will require additional right of way and/or grading easements located outside the plat/csm boundary. The developer shall acquire the right of way and/or sloping easements as required by the City at the developer's expense. In the event that the developer is unable to acquire the right of way and/or sloping easements required, the City shall assist the developer in acquiring the property and the developer shall pay the City for all costs associated with the acquisition.
- 2.4 The Developer shall petition for the street vacation of (roadway name) _____ and provide a legal description and sketch of the right of way to be vacated after consultation with the City Engineer.

Are the following requirements met?

- * Streets Intersect at right angles.
- * A 15 foot minimum tangent at intersections from PC of curve to property line.
- * Arterial intersection spacing generally greater than 1200 feet.
- * Jogs are avoided at intersections. Arterial streets shall be adjusted to align if spacing less than 300 feet.
- * Spacing of intersections on local streets shall be greater than 300 feet.
- * Cul-de-sacs shall be less than 1000 feet long.
- * 100 foot tangents between curves.

- 2.5 _____

- 2.6 Property lines at intersections shall be rounded with a 15 foot radius on _____

- 2.7 Property lines at intersections shall be rounded with a 25 foot radius on _____

- 2.8 The right of way width on _____ shall be _____ feet, on _____ shall be _____ feet and on _____ shall be _____ feet.
- 2.9 _____ shall have a minimum centerline radius of _____ feet and _____ shall have a minimum centerline radius of _____ feet and _____ shall have a minimum centerline radius of _____ feet.
- 2.10 The cul-de-sac on _____ shall have a minimum radius of _____ feet with a minimum reverse curve radius of _____ feet.
- 2.11 The plat/csm shall show a temporary limited easement for a temporary cul-de-sac on _____ having a radius of _____ feet and a reverse curve radius of _____ feet. The easement(s) shall

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expire when the streets are extended.

- 2.12 The developer shall show on the plat/csm a 40 foot utility easement adjacent to [roadway name] _____ The easement wording shall be approved by the City Engineer. The intent of the easement is to allow for the relocation of a major transmission line. The actual poles would remain on the right of way however major transmission lines require an easement beyond the space occupied by the poles for safety.
- 2.13 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.14 The Developer shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.15 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____. The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.
- 2.16 Public Sanitary Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Sanitary Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sanitary sewer facilities.
 - b. No above-ground improvements shall be located in the Public Sanitary Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public sanitary sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sanitary Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Sanitary Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.17 The Public Sidewalk Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Sidewalk Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public sidewalk improvements.
 - b. No above-ground improvements will be allowed in the Public Sidewalk Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Sidewalk Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Sidewalk Easement Area(s) without the prior written approval of the City's Engineering Division.
 - e. The Public Sidewalk Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.18 The Public Storm Sewer Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:
- a. The property owner reserves the right to use and occupy the Public Storm Sewer Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public storm sewer facilities.
 - b. No above-ground improvements shall be located in the Public Storm Sewer Easement Area(s) by the City or the property owner, with the exception that grates, sewer access structure (SAS) covers, and other access points to the public storm sewer facilities shall be permitted at grade level. (Optional: and with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
 - c. Plantings and landscaping within the Public Storm Sewer Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
 - d. The property owner shall not change the grade of the Public Storm Sewer Easement Area(s) without the prior written approval of the City's Engineering Division. The Public Storm Sewer Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.
- 2.19 The Public Water Main Easement(s) dedicated to the City of Madison ("City") on the face of this Certified Survey Map or Subdivision Plat is/are subject to the following conditions:

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- a. The property owner reserves the right to use and occupy the Public Water Main Easement Area(s) in a manner consistent with the rights herein conveyed, provided that such use and occupancy shall not interfere with or disturb the installation, operation, maintenance, repair, replacement and/or modification of the public water main facilities.
- b. No above-ground improvements will be allowed in the Public Water Main Easement Area(s) by the property owner. (Optional: with the exception that pavement and/or concrete for driveway purposes shall be permitted.)
- c. Plantings and landscaping within the Public Water Main Easement Area(s) shall not obstruct routine maintenance by the City. In the event of repair or reconstruction, plantings and landscaping may be removed by the City without replacement or compensation to the property owner.
- d. The property owner shall not change the grade of the Public Water Main Easement Area(s) without the prior written approval of the City's Engineering Division.
- e. The Public Water Main Easement(s) may not be amended, modified, terminated, or released without the written consent of all the parties hereto, or their respective successors-in-interest.

Streets and Sidewalks

- 3.1 The Developer shall construct Madison Standard street improvements for all streets within the plat/csm.
- 3.2 The developer shall show a 30 40 (*Strike one, 30 collector, 40 Arterial*) foot building setback line on the plat/csm adjacent to [Roadway Name] _____ for all lots in the plat/csm adjacent to said roadway.
- Note: No buffer strip shall be dedicated to the City as the City does not want the maintenance.*
- 3.3 Extensive grading may be required due to steep roadway grades.
- 3.4 The developer shall note that City funds for park frontage are limited and will be determined at the sole discretion of the City.
- 3.5 The developer shall construct sidewalk and record a waiver of their right to notice and hearings for the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO. Said sidewalk constructed in front of and waiver recorded to Lot(s) _____.
- 3.6 The Developer shall make the following improvement to [Roadway Name] _____. The Developer shall construct sidewalk and _____ feet of a future _____ foot roadway including curb and gutter on the _____ side of the roadway.
- 3.7 The Developer shall construct sidewalk to a plan approved by the City Engineer and complete ditching as required by the City Engineer along [Roadway Name] _____.
- 3.8 The Developer shall grade the right of way line to a grade established by the City Engineer and complete ditching along the roadway as specified by the city engineer along [Roadway Name] _____.
- 3.9 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along CTH PD. (Also require the City / Developer agreement line 1.1)
- 3.10 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.11 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] ___ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and section 4.09 of the MGO.
- 3.12 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 3.13 Developer shall make improvements to [Roadway Name] _____ considered temporary to facilitate ingress and egress to the plat/csm until such time as the ultimate improvement of the roadway is undertaken by the city.
- 3.14 The Developer shall make improvements to [Roadway Name] CTH PD to facilitate ingress and egress to the plat/csm.

[Select one of the below comments for either of the above or leave general]

- The above improvement will consist of acceleration and deceleration tapers.
- The above improvement consists of rights turn lanes.
- The above improvement will consist of passing lanes.
- The above improvement will consist of median openings.

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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.
- 3.19 Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko lzenchenko@cityofmadison.com or (608) 266-5952

Storm Water Management

- 4.1 An erosion control plan and land disturbing activity permit shall be submitted to the Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.2 The following notes shall be included on the final plat:
 - a. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.
 - b. The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

Information to Surveyor's: In addition to notes such as this, WI State Plat Review now enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.

- 4.3 Arrows shall be added to the certified survey map indicating the direction of drainage for each property line not fronting on a public street. In addition, the certified survey map shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the certified survey map.
 - a. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
 - b. All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE

PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.

Information to Surveyor's: In addition to notes such as this, WI State Plat Review now enforces the requirement that easements or other reference lines/areas be graphically shown, dimensioned and tied when they represent fixed locations. They will accept a "typical detail" when the easement or restriction can be effectively described and retraced from the typical detail.

- 4.4 Prior to the issuance of building permits, the Developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The Developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.

The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system – NAD 27.

The following note shall accompany the master storm water drainage plan:

- a. For purposes of this plan, it is assumed that grading shall be a straight line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows.

No building permits shall be issued prior to City Engineering's approval of this plan.

- 4.5 If the lots within this certified survey map are inter-dependent upon one another for storm water runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the certified survey map and recorded at the Dane Co Register of Deeds.
- 4.6 The following note shall be added to the certified survey map. "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop."
- 4.7 This plat/csm could affect a flood plain, wetland or other sensitive areas. As such, it shall be reviewed by the Commission on the Environment. Contact Mike Dailey at 266-4058 for further details. The proposed plat/csm may be considered a major change to the environmental corridor and be subject to a public hearing and approval of the Dane County Regional Plan Commission.
- 4.8 A portion of this plat/csm may come under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources for wetland or flood plain issues or navigable waterway. A permit for those matters may be required prior to construction on any of the lots currently within the plat/csm. Contact the WDNR & USACOE for a jurisdictional determination.
- 4.9 Prior to recording the plat/csm, the applicant shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
- Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement. This permit application is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>.
- 4.11 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

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Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.12 A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the applicant shall contact Janet Dailey (608-261-9688) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

Sanitary Sewer

- 5.1 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (608-261-9688) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
- 5.2 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 5.3 This land division contains or is adjacent to facilities of MMSD. Prior to approval, applicant shall provide evidence that MMSD has reviewed and approved the proposed land division.

Mapping / Land Records

- 6.1 Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. **Note: Land tie to two PLS corners required.**
- 6.2 In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference **City of Madison WCCS Dane Zone, 1997 Coordinates** on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established WCCS, Dane Zone Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division web address http://gis.ci.madison.wi.us/Madison_PLSS/PLSS_TieSheets.html for current tie sheets and control data. If a surveyor encounters an area without a published WCCS Dane Zone 1997 value, contact Engineering Division for this information.
- 6.3. The Applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the **final plat/CSM** to the Mapping/GIS Section of the Engineering Division. **The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums in either Auto CAD Version 2001 or older, MicroStation Version J or older or Universal DXF Formats and contain the minimum of the following, each on a separate layer name/level number:**
- a. Right-of-Way lines (public and private)
 - b. Lot lines
 - c. Lot numbers
 - d. Lot/Plat dimensions
 - e. Street names
 - f. Easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except **local service** for Cable TV, gas, electric and fiber optics).
- NOTE: This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes.
- NOTE: New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.
- 6.4 In accordance with Section s.236.34(1) (c) which says a CSM shall be prepared in accordance with s.236.20(2) (c) & (f), Wisconsin Statutes, the Applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (cite Register of Deeds recording data) and easements which are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements.
- 6.5 Prior to Engineering final sign-off by main office for Certified Survey Maps (CSM), final CSM must be submitted to Engineering Division Surveyor / Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off. Electronic mail submittal of the FINAL CSM in PDF form is preferred. Transmit to epederson@cityofmadison.com

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Traffic Engineering and Parking Divisions

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

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

June 28, 2007

TO: Plan Commission

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

SUBJECT: **8001 Raymond Road – Rezoning – A to O2 – 14000 to 19000 Sq Ft Physician Clinic**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The applicant shall be responsible to secure all proper permits and approvals from any municipality or government unit having jurisdiction at the entrance. The applicant shall provide copies of all approved permits from Dane County Highway to Traffic Engineering prior to approval.
2. The applicant shall show on the C.S.M. with 66 ft street right-of-way along the westerly property line of lot 2. In addition, the applicant shall show 66 ft reserved for future public roadway from Stratton Way over lot 1 to the westerly property line of lot 2 according to the High Point – Raymond Neighborhood Plan. The 66 ft street right-of-way could accommodate vehicle and bike lanes on the street.
3. The developer shall enter into a subdivision contract and make improvements to the public streets considered temporary until such time as the ultimate improvements are undertaken. The improvements on Midtown Road shall be reviewed by Dane County and the City Traffic Engineer prior to submittal of site plans.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

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

GENERAL OR STANDARD REVIEW COMMENTS

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

5. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
6. When site plans are submitted for approval, the developer shall provide recorded copies of the joint driveway ingress/egress and easements.
7. A "Stop" sign shall be installed at a height of seven (7) feet at all driveway approaches. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
8. The intersection shall be so designed so as not to violate the City's sight-triangle preservation requirement which states that on a corner lot no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25 feet from the street intersection in order to provide adequate vehicular vision clearance.
9. The applicant shall design the surface parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall. The applicant will need to show the dimensions for proposed degree parking stalls' items A, B, C, E, F, H and degree angle parking width and backing up, according to Figures II "Medium and Large Vehicles" parking design standards in Section 10.08(6)(b) 2.
10. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
11. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

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

Contact Person: Melissa Huggins
Fax: 608-267-5601
Email: mhuggins@meriter.com

DCD: DJM: dm



Traffic Engineering and Parking Divisions

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

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

June 28, 2007

TO: Plan Commission

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

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

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. The applicant shall show on the C.S.M. with 66 ft street right-of-way along the westerly property line of lot 2. In addition, the applicant shall show 66 ft reserved for future public roadway from Stratton Way over lot 1 to the westerly property line of lot 2 according to the High Point – Raymond Neighborhood Plan. The 66 ft street right-of-way could accommodate vehicle and bike lanes on the street.
2. The applicant shall note on the face of the C.S.M. "Access to Raymond Road shall be removed at the time Raymond Road is vacated."
3. The applicant shall be responsible to secure all proper permits and approvals from any municipality or government unit having jurisdiction at the proposed street approach on McKee Road or C.T.H. "PD." In this case, Dane County Highway Dept. has access control on C.T.H. "PD."
4. The developer shall enter into a subdivision contract and make improvements to the public streets considered temporary until such time as the ultimate improvements are undertaken. The improvements on Midtown Road shall be reviewed by Dane County and the City Traffic Engineer prior to submittal of site plans.
5. The applicant has completed a sight distance study on McKee Road to locate the driveway approach / public street location. Lot 1 & 2 shall only have shared access to McKee Road by public street access. The access point shall show on the site C.S.M. as approved by the City Traffic Engineer. There will be access restriction for C.S.M. and shall be noted on the face as follows:
 - a. No Access shall be granted along the northerly right-of-way line of McKee Road.

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

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

GENERAL OR STANDARD REVIEW COMMENTS

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

7. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

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

Contact Person: Francis Thousand
Fax: 608-821-8501
Email: ftthousand@arnoldandosheridan.com

DCD:DJM:dm

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 16, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 8001 Raymond Rd, CSM and Rezoning of Lot 2 of CSM

Present Zoning District: Ag

Proposed Use: Creating two office lots, Constructing a 14,000-19,000 sq. ft. Medical clinic on Lot 2

Requested Zoning District: O-2

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

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

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	20,000 sq. ft.	237,512 sf and 2,504,260 sf
Lot width	100'	adequate
Usable open space	n/a	n/a
Front yard	25'	To be rev. at site plan app.
Side yards	10 each side for one story bldg plus 2' for each additional story	to be rev. at site plan app.
Rear yard	35'	to be rev. at site plan app.
Floor area ratio	0.7	to be rev. at site plan app.
Building height	---	to be rev. at site plan app.

Site Design	Required	Proposed
Number parking stalls	1 stall per each 300 sq. ft. of gross floor area for a clinic	to be rev. at site plan app.
Accessible stalls	Per State codes	to be rev. at site plan app.
Loading	Dep. on size of building and use	to be rev. at site plan app.
Number bike parking stalls	1 per each 10 car stalls	to be rev. at site plan app.
Landscaping	Yes	Need landsc. arch app. stamp
Lighting	No	to be rev. at site plan app.

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

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

9-10



Madison Metro Transit System

1101 East Washington Avenue
Madison, Wisconsin, 53703
Administrative Office: 608 266 4904
Fax: 608 267 8778



June 28, 2007

TO: Plan Commission
FROM: Timothy Sobota, Transit Planner, Metro Transit
SUBJECT: **8001 Raymond Road – Rezoning – “Meriter Physician Clinic”**

Metro Transit 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 development site is outside Metro Transit’s current service area for both fixed route and paratransit buses. Due to the limited street connectivity currently, neighborhood opposition to future possible road connections, and the site location on the outer boundary of the urbanized area, Metro Transit does not feel it likely that this site will become part of the transit service area in the future.
2. Due to the nature of primary care medical clinics generating a higher than average transit service demand, particularly from paratransit-eligible riders who in some cases do not have other transportation options, Metro Transit can not express support for this proposed rezoning. The current institutional usage of the site, for inpatient and adolescent psychiatry, has a much lower incidence of generating transit service demands – generally limited to employees and perhaps rarely an adolescent having an outpatient counseling appointment without access to a car.

GENERAL OR STANDARD REVIEW COMMENTS

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

3. The proposed clinic site would be 1.25 miles from the nearest fixed route bus stop providing all day transit service. Approximately $\frac{3}{4}$ miles of this distance would require pedestrians to walk along the shoulder of County Hwy PD where no sidewalk exists. This same $\frac{3}{4}$ mile walking distance along McKee Road would be length to a bus stop served by peak hour only fixed route buses.
4. Metro Transit’s paratransit service boundary is dictated as the parcels within $\frac{3}{4}$ miles of a transit route service providing all day service. As stated above, the distance from the clinic site to such a fixed route bus is 1.25 miles. The fixed route service network would need to grow by over $\frac{1}{2}$ mile to encompass the clinic site and become eligible for provision of paratransit service. This would generally equate to the City providing all day bus service west of the Muir Field Road intersection along McKee Road, or south of Mid-Town Road along the County Hwy M corridor. Metro Transit does not have any current expansion plans for the all day route structure network in southwest Madison, and any future expansion that may occur will likely be to the south of McKee Road towards Cross Country Road as opposed to a westward direction.

Please contact Tim Sobota, Metro Transit at 261-4289 or by email at <tsobota@cityodmadison.com> if you have questions regarding the above items.



Digitally signed
by Tim Sobota
Date:
2007.06.28
10:35:56 -05'00'

CC: Project contact person, Melissa Huggins: <mhuggins@meriter.com>



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: June 28, 2007
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **8001 Raymond Road**

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.)

No comments.

GENERAL OR STANDARD REVIEW COMMENTS

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

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

Please contact Scott Strassburg, New Construction Inspector at 608-261-9843 if you have questions regarding the above items.

cc: Bill Sullivan

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

MEMORANDUM

Date: July 1, 2007

To: The Plan Commission
From: Dennis M. Cawley, Engineer IV - Water Utility
Subject: LOT DIVISION – 8001 Raymond Road

The Madison Water Utility has reviewed this lot division and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS

None

GENERAL OR STANDARD REVIEW COMMENTS

There is no existing water main adjacent to Lot 2. Additional public water main easement shall be dedicated across lot 1 to serve lot 2. Water mains and water service laterals shall be installed by standard City of Madison Subdivision Contract.

The Water Utility will not need to sign off the final plans, but will need a copy of the approved plans.

Dennis M. Cawley



City of Verona

Planning and Development Department
111 Lincoln Street
Verona, WI 53593-1520
Phone: (608) 845-6495 Fax: (608) 845-8613
www.ci.verona.wi.us



May 10, 2007

Brad Murphy, AICP
Planning Unit—Department of Planning and Development
Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53701-2985

Re: Meriter proposal for C.T.H. 'PD' east of C.T.H. 'M' in the City of Madison.

Dear Mr. Murphy:

This letter is to inform you that the City of Verona has reviewed the proposed Meriter Health Services at Raymond Road and CTH 'PD' proposal and we have determined that this proposal is consistent with the spirit and intent of the "Intergovernmental Cooperation Agreement between the City of Madison and City of Verona Regarding Land Use, Community Separation, and Municipal Jurisdiction." Specifically, the City of Verona determined:

- 1) The 300-foot building set-back from the right-of-way line with C.T.H. 'PD' is acceptable; and
- 2) The proposed parking area located south of the proposed clinic building is acceptable based upon the significant amount of landscaping proposed to surround this parking area.

Two requirements we have:

- a) The proposed building, including the proposed canopy over the drive-up area, shall be a minimum of 300' away from the right-of-way for C.T.H. 'PD', and
- b) Modest berms shall be incorporated in the area between the proposed parking lot and C.T.H. 'PD' to enhance the landscape plan and screening of the parking lot (without damaging any natural features or mature trees).

I can be reached at 848-9941 if you have any questions.

Sincerely,

Bruce K. Sylvester, AICP
Bruce.sylvester@ci.verona.wi.us

Parks, Timothy

From: Huggins, Melissa [mhuggins@meriter.com]
Sent: Tuesday, June 12, 2007 1:19 PM
To: Murphy, Brad; Parks, Timothy
Subject: Raymond Road Rezoning

Brad & Tim –

We have decided not to have a basement for the clinic, which means that even with the future expansion we are under 20,000 sf. We would like to change the rezoning request to O1 prior to going to Plan Commission. How should we proceed?

Thanks for your help.

Melissa

Melissa Huggins, AICP
Senior Associate, Planning
Meriter Health Services
mhuggins@meriter.com
608.417.5606

9-10