



Department of Planning & Development
Planning Unit

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February 7, 2007

Jason Lietha
Ayers Associates
1802 Pankratz Street
Madison, WI 53704

SUBJECT: The American Center Plat – Hanson First Addition

Dear Mr. Lietha:

This is to inform you that the Plan Commission, at its meeting of January 22, 2007, recommended approval of the final plat of The American Center Plat-Hanson First Addition, City of Madison, Dane County, Wisconsin.

The Common Council conditionally approved the final plat on February 6, 2007.

The conditions of approval are:

Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following item:

1. 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 Janet Dailey, City Engineering, at 261-9688 if you have questions regarding the following twelve items:

2. The southeasterly line of Lot 58 erroneously truncates at the existing utility easement and not the Eastpark Boulevard right-of-way line. Revise accordingly.
3. The developer shall construct Madison Standard Street Improvements for Eastpark Boulevard.
4. The applicant shall dedicate public storm easement for piped/relocated greenway.
5. Prior to approval, and as part of the Master Plan for Stormwater Management, the applicant shall provide evidence that the lot shall not flood/overflow during a 100-year rain event.
6. The applicant shall provide sanitary sewer easements (15-foot wide minimum) for proposed sanitary sewer relocation.
7. The applicant shall enter into a City/Developer agreement for the installation of public improvements required to serve this plat/csm. 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.

8. 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.
9. 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 easement shall be 12-feet in width on the perimeter of this 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.
10. Prior to the issuance of building permits, the developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of this plan, it shall be assumed that grading shall be done on a straight line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.

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

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.

11. This site is greater than one (1) acre, and the Developer is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at (608) 275-3201 to discuss this requirement.
12. A minimum of two (2) working days prior to requesting City Engineering sign off 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 subdivision 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).
13. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.

Please contact of the Planning Unit staff at 266-4635 if you have questions regarding the following item:

14. The proposed relocation of the stormwater easement and establishment of the environmental greenway easement shall be consistent and comply with all the requirements of the City Engineer.

The plat shall be approved by the State Department of Development.

The plat covenants and restrictions for this subdivision will be submitted to the Planning Unit staff for review and approval.

Any appeal from the action, including the conditions of approval, must be filed with the Circuit Court within thirty days from the date of this letter. Upon receipt of this letter, please contact Planning Unit staff at 266-4635 about the steps that should be taken to meet and receive sign-off from the agencies that must review the plat. These agencies are highlighted on the attached form.

Sincerely,

Bill Roberts
Planning Unit

Enclosure

cc: City Engineering
Traffic Engineering
Zoning Administrator
Real Estate – Jeff Ekola
Richard Wilberg, American Family Insurance, 6000 American Pkwy., Madison, WI 53783