



Department of Planning & Community & Economic Development
Planning Division

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DATE: May 30, 2013

TO: Plan Commission

FROM: Timothy M. Parks, Planner, Planning Division

RE: Resolution ID 30139 – Releasing a right of way reservation established by Certified Survey Map across 3901 Hanson Road; 17th Ald. Dist.

On March 28, 2013, McAllen Properties submitted a request to the Planning Division seeking the release of a right of way reservation located on the western half of a 40-acre parcel addressed as 3901 Hanson Road. The release would facilitate the expansion of the FedEx distribution located on the eastern half of the subject property. The written request and a concept plan for the FedEx expansion are attached for reference.

The 66-foot right of way reservation was first required as a condition of approval of the Common Council's June 18, 2002 rezoning of the site from Temp. M1 (Limited Manufacturing District) to M1 and W (Wetland District) (see attached letter) to provide a public street right of way through the subject property to serve its future subdivision into additional development lots as generally depicted on the [Hanson Neighborhood Development Plan](#). The reservation was established across Lot 1 of CSM 10768 (attached) as the extension of Monument Lane as platted in the adjacent Monument Center subdivision northerly through the subject site to Hanson Road opposite Manufacturers Drive.

Staff from the Planning Division, City Engineering Division and Traffic Engineering Division has discussed the request to release the reservation and determined that the extension of a public street through the subject site is no longer necessary given the applicant's proposal to develop the property with a single user. The extension of Monument Lane south from Hanson Road into the adjacent six-lot Monument Center subdivision was necessary to provide street access for that plat given the size and pattern of development proposed. However, staff believes that the 40-acre subject site will have sufficient access from Hanson Road to serve future development without the completion of Monument Lane as called for by the reservation. Although this proposal represents a departure from the street layout included for this portion of the neighborhood, staff feels that the goals and objectives for industrial development in the [Hanson Neighborhood Development Plan](#) can still be implemented. Planning staff also believes that there will be little if any negative impact on surrounding properties as a result of the elimination of the street extension.

The release of this right of way reservation is intended to allow development of the subject property as a single unit and without the need for further subdivision into additional lots. However, should the undeveloped portions of the property be further subdivided in a manner that adequate access for any future lots cannot be provided by Hanson Road, the City reserves the right to require the dedication and construction of public streets it deems necessary to provide reasonable access to any future lots as part of that future subdivision proposal.

In order to properly terminate Monument Lane, staff recommends that the Plan Commission recommend **approval** of Resolution ID 30139 releasing the right of way reservation subject to the following conditions, which shall be met prior to the recording of the resolution at the Dane County Register of Deeds:

1. The applicant shall dedicate right of way for a cul-de-sac at the end of Monument Lane with a minimum diameter of 120-feet and reverse curves with a minimum radius of 50 feet (100 feet if the bulb is offset).
2. The applicant/ property owner shall enter into a City/ Developer agreement for the installation of public improvements required to install the cul-de-sac at the end of Monument Lane. The applicant/ property owner shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant/ property owner shall meet with the City Engineer to schedule preparation of the plans and the agreement. The recording of this resolution shall not occur without the agreement executed by the applicant/ property owner.

cc: Robert Phillips, City Engineer
Janet Dailey, City Engineering Division
David Dryer, City Traffic Engineer