



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

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Madison, Wisconsin 53703
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October 19, 2022

Chris Stolinias
Ayres Associates Inc.
5230 East Terrace Drive, Suite 200
Madison, Wisconsin 53718

RE: Approval of a request to rezone land generally addressed as 7101 US Highways 12 & 18 and 4502 Brandt Road/CTH AB from PR (Parks and Recreation District) to IG (Industrial-General District); and approval the preliminary plat of the *Dane County Sustainability Campus* subdivision and a Certified Survey Map (CSM) to create one lot for a future sanitary landfill and one lot to be developed with a business park (Dane County Dept. of Waste and Renewables). [ID 73476 and 73194; LNDSP-2022-00003]

Dear Chris;

At its October 11, 2022 meeting, the Common Council **approved** the rezoning, preliminary plat of the *Dane County Sustainability Campus* subdivision, and a CSM, all subject to the conditions of approval in the following sections, which shall be addressed prior to final approval and recording of the CSM.

Please contact Brenda Stanley of the City Engineering Division at (608) 261-9127 if you have questions regarding the following four (4) items:

1. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
2. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
3. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM, contact either Tim Troester (West) at (608) 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at (608) 261-9127 (bstanley@cityofmadison.com) 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 and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
4. Submit proposed lot corner grades with the stormwater management plan, as these two items shall be reviewed together to properly determine stormwater overflow conditions. Prior to the issuance of building permits, submit a master stormwater drainage plan with final as-built lot corner grades. These grades may be modified from the originally proposed grades provided they continue to meet

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

Please contact Jeff Quamme of the City Engineering Division–Mapping Section at (608) 266-4097 if you have any questions regarding the following twenty-two (22) items:

5. The applicant shall grant a Public Storm Water Management Easement Area that matches the TLE area per Parcel 2 of Transportation Project Plat No: 3080-01-26-4.04, Document No. 5758478. Contact Jeff Quamme for the required easement language. Also, provide a drainage easement for the proposed overflow that drains westerly out of the proposed detention ponds in the northeast corner of the CSM.
6. The applicant shall grant a 10-foot wide Permanent Limited Easement for grading and sloping adjacent to the new right of way of CTH AB (Brandt Road) Contact Jeff Quamme of Engineering-Mapping Section (jrquamme@cityofmadison.com, (608) 266- 4097) for easement language.
7. The applicant shall dedicate seven (7) feet of additional public right of way for CTH AB (Brandt Road) on the CSM. Also, show the proposed dedication on the preliminary plat.
8. Revise the label for the 66-foot perimeter road on the preliminary plat and CSM to read: “66-foot wide reservation for a future public street. No buildings or above ground structures shall be permitted within the reservation area. The 66-foot wide reservation area shall be dedicated to the public for public street purposes at no cost to the City of Madison upon action by the City of Madison Common Council requesting the dedication of the lands for public street purposes.”
9. Provide dimensioning for the 40-foot wide private drive access permitted to US Highways 12&18 near the northwesterly corner of this CSM and preliminary plat. (per Project F04-2(31)).
10. Correct the detail page number to Page 6 for the label of the Overhead Electric Easement per Document No. 5843076.
11. Label the portion of the right of way along the east side of this CSM that is being dedicated as Brandt Road (County Trunk Hwy AB).
12. Label the right of way of Brandt Road within this CSM as “Dedicated to the Public for public street right of way purposes.”
13. Modify the note for Access Control along Brandt Road as follows: “Access Control R/W Project #3080-00-21 and Document No. 2870419.” Also, provide a dimension to the south end of the access control to fix the location of the end of the restriction within this CSM (also show on the preliminary plat).
14. Note on the map the location of the easement for erecting and maintaining poles along the east side of this CSM in the NE-SE and the SE-SE and the south line of the SE-SE, all in Section 25 (refer to Note 7 on sheet 4).
15. Note on the map the location of the Easement for erecting and maintaining poles along the north line of the NW- SE of Section 25 within this CSM per Document No. 460798 (refer to Note 6 on sheet 8).

16. The surveyor shall check Document No. 926342. It appears as this may not encumber this CSM, as Korfmacher-owned lands in the NE 1/4 of Section 25 and the east side of those lands where the easement resides is north of this CSM.
17. Note and show the existing easement 34 feet off the centerline of Brandt Road along the east side of this CSM per Document No. 926343.
18. Show and label the Underground Electric Easement per Document No. 2349411 within the northwesterly portion of the CSM and preliminary plat. The exhibit for the easement is provided with the correction affidavit recorded as Document No. 5014336.
19. 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 monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com).
20. Prior to Engineering final sign-off by main office for final plats, the plat shall be submitted in PDF format by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
21. Provide recorded as information of CSM 6623 along the south side of this CSM.
22. Provide a monument at the bend in the right of way between L30 and L31.
23. Lot areas shall not contain any lands dedicated as public right of way.
24. The preliminary plat shall show the proposed lots and all other items shown, noted, or to be granted by the Certified Survey Map. The preliminary plat shall remove the City of Madison certificates, Owner's Certificate and the Treasurers Certificate, as they are not necessary on a preliminary plat.
25. The lands are currently owned by the City of Madison. Provide updated title reports once the lands have been conveyed to Dane County.
26. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the final recorded CSM: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic

data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any submittal.

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following item:

27. The applicant shall dedicate seven (7) feet of right of way along their frontage of CTH AB for a total of 40 feet from the centerline.

Please contact my office at (608) 261-9632 if you have questions about the following two (2) items:

28. The applicant shall submit restrictive covenants for approval that establishes the purpose of the development; a design review board and design review process; allowable uses; and standards for development of the sustainable business park. The restrictive covenants shall be approved by the Director of the Department of Planning and Community and Economic Development or his/her designee in consultation with the City Attorney's Office prior to final approval and recording of the Certified Survey Map (CSM).
29. The 66-foot wide reservation for a future public street shall be added to the Official Map upon recording of the CSM. The 66-foot reservation shall be dedicated to the public for public street purposes at no cost to the City of Madison upon action by the Common Council requesting dedication of the lands for public street purposes. No buildings or above ground structures shall be permitted within the reservation area.

Note: The form of the final CSM shall be approved by the Office of Real Estate Services prior to final sign-off and recording.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

In order to commence the process for obtaining the necessary City signatures on the Certified Survey Map, the applicant shall e-mail the revised CSM, updated title report, and any other materials required by reviewing agencies to the reviewing planner. The reviewing planner will share the updated materials with the relevant commenting City agencies for them to verify that their conditions have been satisfied and that the secretary or designee may sign the Plan Commission approval certificate. Once the Plan Commission certificate is executed, the Planning Division will make the City Clerk's Office aware that the Common Council certificate may be executed.

Once all of the necessary City signatures have been affixed to the Certified Survey Map, the instrument may be recorded at the Dane County Register of Deeds Office. For information on recording procedures and fees, please contact the Register of Deeds at (608) 266-4141.

Any appeal from this action, including the conditions of approval, must be filed with the Circuit Court within 30 days from the date of this letter. **The approval of this CSM shall be null and void if not recorded in twelve (12) months from the date of the approving resolution or this letter, whichever is later.**

If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632 or by e-mail at tparks@cityofmadison.com.

Sincerely,

Timothy M Parks

Timothy M. Parks
Planner

cc: John Welch & Allison Rath sack, Dane Co. Dept. of Waste and Renewables
Brenda Stanley, City Engineering Division
Jeff Quamme, City Engineering Division – Mapping Section
Sean Malloy, Traffic Engineering Division
Jenny Kirchgatter, Assistant Zoning Administrator
Bill Sullivan, Madison Fire Department
Jeff Belshaw, Madison Water Utility
Jenny Freese & Heidi Radlinger, Office of Real Estate Services