

**CORRESPONDENCE/MEMORANDUM**

**SW REGION LOCAL PROGRAM  
MANAGEMENT CONSULTANT  
Kjohnson Engineers, Inc.  
DAAR/OTIE**

**Date:** February 4, 2012

**To:** Munzer Haidar, P.E.  
Foth Infrastructure & Environment

**From:** Ernest J. Peterson, P.E. *Ernie*

**Subject:** ID 5992-08-07  
Mineral Point Road, City of Madison  
Pleasant View Road – USH 12  
CTH S Dane County

**Right of Way Plat Review**

We have reviewed the preliminary right of way plat and real estate documents for the above project and have the following comments. I reviewed the plat plotted on 1/18/2012. Please notify us of any changes that have occurred since the draft plat was submitted. Please revise the plat and documents and send two copies for final review, along with a copy of this letter marked up to indicate the revisions made. If you have any questions, please contact me at (608) 829-3858 or email me at [erniepeterson@kjohnsonengineers.com](mailto:erniepeterson@kjohnsonengineers.com). Thanks.

- 1) General: There are no monuments shown on the existing r/w. The City should determine whether they want the entire r/w monumented in addition to monumenting the new r/w.
- 2) Plat:
  - a) General:
    - i) Label the Section Lines and Quarter Lines
    - ii) Label the purpose of all TLEs. Some are labeled, some are not.
    - iii) Label Applewood Drive and Termin Trail on the location sketch.
    - iv) The basis of r/w should be specific to the sheet.
    - v) The Relocation Order must identify all Lots in CSMs and subdivisions that are affected by the acquisitions.
    - vi) Show the bearings and distances along all r/w boundaries. (Use a course table if needed.)
    - vii) All new permanent r/w points should be labeled and monumented.
    - viii) Label property lines with "P.L."
    - ix) If any part of a utility facility is compensable, show the entire facility.

- x) Label the width of existing r/w.
- b) Sheet 4.04:
  - i) Label South Junction Road/CTH M.
  - ii) Label the municipal boundary.
  - iii) The slope intercepts begin abruptly at different stations. Tie in to the beginning of grading.
- c) Sheet 4.05:
  - i) Label the municipal boundary.
  - ii) Label the Town of Middleton.
  - iii) Monument the fee for Parcel 8, add stationing and distance out, and provide distance and bearing of the r/w line.
  - iv) Provide r/w information for Applewood Drive.
  - v) Add the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  to the Relocation Order in addition to the appropriate CSM and subdivision lots.
- d) Sheet 4.06:
  - i) Three of the Parcel 9 r/w points are all labeled "110". One point is not labeled.
  - ii) Add the appropriate lots to the Relocation Order.
- e) Sheet 4.07:
  - i) Identify and label the municipal boundary between the city and the town.
  - ii) Use the TLE pattern on the TLEs.
  - iii) Add the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  to the Relocation Order in addition to the appropriate lots.
  - iv) It is not clear to me what is going on at Station 450+00 to Station 451+00 right. There appear to be two conflicting existing r/w lines.
- f) Sheet 4.08:
  - i) Identify and label the municipal boundary.
  - ii) Tie to Section Corner.
  - iii) The Relocation Order should be for the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ .
  - iv) Label the existing TLE and label the existing r/w in the southwest quadrant.
  - v) Why does the Research Park land say unplatted lands?
- g) Sheet 4.09:
  - i) Tie to Section Corner.
  - ii) I don't see Parcel 92 on the plat.
  - iii) Monument and label new r/w points on Parcel 16. Add the curve notes for the new r/w curve.
  - iv) The Relocation Order should be for the NW  $\frac{1}{4}$  and the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 27 and the SW  $\frac{1}{4}$  and the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 22, plus the appropriate lots.
  - v) Label the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 22.
  - vi) Label the distance between the new r/w and any buildings within 100 feet. (Parcel 14).
- h) Sheet 4.10:
  - i) Tie to Section Corner.

- ii) Label the existing r/w.
- iii) Why does the Research Park land say unplatted lands? (South side of road.)
- iv) The Relocation Order should be for the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 22 and the NE  $\frac{1}{4}$  and the NW  $\frac{1}{4}$  and the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 27. There is nothing being acquired in Section 27, but you are documenting the existing TLE that is there.
- i) Sheet 4.11:
  - i) Tie to Section Corner.
  - ii) Label the new r/w points on Parcels 16, 19, 21 and 96. There are two points labeled "107".
  - iii) There is overwritten text near the entrance to Target.
  - iv) Label the distance to the buildings on Parcels 19 and 21.
  - v) The "City" is missing from the City of Madison municipal label near the bottom of the page.

cc: Eric Pederson, P.E., City of Madison

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