

**PLANNING UNIT REPORT**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
**August 1, 2005**

**RE: LD. 01682, Certified Survey Map – 45 Nob Hill Road, Town of Madison**

1. Requested Action: Consideration of a one-lot Certified Survey Map (CSM) of the Thompson property located at 45 Nob Hill Road in the southwest quarter of the northeast quarter of Section 36, Township 7 N, Range 9 E, Town of Madison, Dane County, Wisconsin within the City of Madison's Extraterritorial Jurisdiction.
2. Applicable Regulations: Section 16.23, Land Subdivision Regulations, Madison General Ordinances provides the requirements for land divisions located within the corporate limits of the City of Madison or within the Extraterritorial Plat Approval Jurisdiction.
3. Report Drafted By: Timothy M. Parks, Planner

**GENERAL INFORMATION**

1. Property Owner: WEA Insurance Trust; 45 Nob Hill Road; Madison, Wisconsin 53711; Paul Lefebvre, representative.

Land Surveyor: Francis Thousand, Arnold & O'Sheridan, Inc.; 1111 Deming Way; Madison, Wisconsin 53717

2. Requested Action: Approval of a certified survey map creating one commercial lot on 12.35 acres.
3. Parcel Location: Generally located on the south side of Nob Hill Road (Beltline frontage road), a quarter-mile west of Badger Lane, in the Town of Madison; Madison Metropolitan School District.
4. Existing Zoning: County B-1 (Local Business District) and C-1 (Light Commercial District)
5. Existing Land Use: Two office buildings and associated parking.
6. Proposed Land Use: The applicant proposes to combine a lot of record with an unplatted parcel to create one lot.
7. Surrounding Land Use and Zoning:  
North: Beltline Highway (U.S. Highways 12 & 18);  
South: WEAC office building, zoned County B-1 (Local Business District);

- West: Surface parking for WEA buildings on adjoining parcel, zoned County C-2 (Heavy Commercial District);
- East: Undeveloped lands in the City of Madison, zoned C2 (General Commercial District), C3 (Highway Commercial District) and C (conservancy).
8. Basis for Referral: Criteria for non-agricultural land division.
9. Environmental Corridor Status: There are no mapped environmental corridors located on the subject property.
10. Public Utilities & Services:  
Water: Property is served by municipal water  
Sewer: Property is served by municipal sewer  
Fire protection: Town of Madison Fire Department  
Emergency medical services: Town of Madison Fire Department  
Police services: Town of Madison Police Department  
School District: Madison Metropolitan School District

### **ANALYSIS, EVALUATION AND CONCLUSION**

**Proposed Land Division:** The applicant is requesting approval of a certified survey map (CSM) that will result in one 12.35-acre lot. The subject site is located primarily along the south side of Nob Hill Road, which serves as a Beltline frontage road east of Badger Lane in the Town of Madison. The site also has approximately 80 feet of frontage on the south side of Coyier Lane, a short, commercially-developed street that extends east from Badger Lane and terminates at the subject site. The property is developed with two multi-story office buildings occupied by the WEA Insurance Trust and associated parking. An approximately 4,200 square-foot service building is currently under construction in the southwestern corner of the site. The subject land consists of a 12.1-acre, "L"-shaped lot extending along Nob Hill Road, which was previously created by CSM #5801 (July 1988), and an unplatted 9,720 square-foot parcel located in the southwestern corner of the site adjacent to Coyier Lane. The proposed CSM will result in a combination of the two parcels into one discrete lot.

**Approval of CSM by Town of Madison and Dane County:** Section 16.23 (7) (c) of the Subdivision Regulations requires that subdivisions in the City's Extraterritorial Plat Approval Jurisdiction receive approval from the town of record and Dane County prior to consideration of the request by the Plan Commission.

The Town Board of Madison approved the land division request in April. Dane County granted conditional approval of the proposed land division and rezoning as outlined in a letter from

Norbert Scribner, Land Division Review, Dane County Department of Planning and Development.

**City of Madison Land Use Plan:** The 1988 Land Use Plan recommend the subject site and surrounding area for "Community Commercial" and "Highway Commercial" uses.

**Land Division Criteria:** The Subdivision Regulations provide two criteria for consideration of land divisions in the City's extraterritorial plat approval jurisdiction:

*Agricultural Land Division Criteria:* The Plan Commission may grant approval of a land division subdividing portions of agricultural lands provided that the Commission shall determine that the proposed land division will assist and assure the continuation of the agricultural use.

*Non-Agricultural Land Division Criteria:* In the case of nonagricultural lands, the Plan Commission may recommend approval of a subdivision to the Common Council or may grant approval of a land division provided that the Plan Commission shall determine that the proposed subdivision or land division complies with each of the following four criteria:

- a. The proposed subdivision or land division shall be compatible with adjacent land uses and shall maintain the general land use pattern of the area in question.
- b. The proposed subdivision or land division shall result in a development pattern that is compatible with surrounding developments and land uses. Measures of compatibility shall consider lot sizes, traffic generation, access, noise and visual features.
- c. The proposed subdivision or land division and the resulting development shall not demonstrably adversely affect the City's ability to provide public services, install public improvements or accomplish future annexations. The Plan Commission may consider annexation agreements with the property owner in order to comply with this requirement. The Plan Commission may also consider whether the City and Town(s) have reached an agreement on necessary public improvements and public services facilities required to serve the development.
- d. The proposed subdivision or land division shall comply with one of the following:
  - i. The proposed subdivision or land division shall represent infilling of vacant land. Infilling is defined as a subdivision or land division which will accommodate the development of vacant land located such that surrounding existing land uses render the land impractical for any but similar uses.
  - ii. The proposed subdivision or land division shall provide permanent open space lands for use by the general public in conformance with the adopted Parks and Open Space Plan for Dane County, Wisconsin, the City of Madison adopted

Parks and Open Space Plan or the City's other adopted Master Plan elements, including the Peripheral Area Development Plan. The permanent open space lands shall be accessible and open for use by the general public. The open space lands shall be exclusive from, and in addition to, lands required for dedication to comply with applicable public parks and open space dedication requirements and shall be provided at a ratio of two acres of permanent open space lands for every one-acre of developed lands, including street rights of way. For the purpose of this provision, wetlands, flood plain lands, steep slopes, or other lands which are not developable because of sensitive environmental features shall not be counted as permanent open space lands in calculating the ratio of permanent open space lands provided versus developed lands. Steep slopes shall include lands which have grades of twenty percent (20%) or more.

The proposed CSM will result in one commercial lot in an area predominated by commercial lots of various size and design. The Planning Unit believes that all of the non-agricultural land division criteria are met and have no objection to the proposed lot combination.

#### **RECOMMENDATION**

The Planning Unit recommends that the Plan Commission **approve** this Certified Survey Map subject to input at the public hearing and comments from reviewing agencies.