
PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
of September 11, 2006

RE: L.D. 02940, Certified Survey Map – 3333 Fieldview Lane, Town of Cottage Grove

1. Requested Action: Consideration of a three-lot Certified Survey Map (CSM) of the Bollig property located at 3333 Fieldview Lane in the northwest quarter of the northwest quarter of Section 33, Township 7 N, Range 11 E, Town of Cottage Grove, 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 Prepared By: Timothy M. Parks, Planner.

GENERAL INFORMATION

1. Applicant & Property Owner: James & Cathy Bollig; 3333 Fieldview Lane; Cottage Grove.

Land Surveyor: Ron Williamson, Williamson Surveying Co., Inc.; 104A W. Main Street; Waunakee.
2. Requested Action: Approval of a certified survey map to allow for the division of 2.6 acres of land into three residential lots.
3. Parcel Location: The subject site fronts onto Fieldview Lane, a partially improved residential lane that generally parallels US 12 & 18 freeway, approximately a quarter-mile west of CTH N in the Town of Cottage Grove; Stoughton Area School District.
4. Existing Zoning: County RH-1 zoning (Rural Home District).
5. Existing Land Use: One single-family residence and two detached sheds located on the western third of the triangularly shaped lot.
6. Proposed Land Use: The applicants propose to subdivide the parcel into three lots to allow two future residences for their daughters to be built in County R-2 (Single-Family) zoning.
7. Surrounding Land Use and Zoning: The property is the easternmost lot in a line of six single-family lots located along Fieldview Lane. The remaining area surrounding the site, including north US 12 & 18 and further south along Fieldview Lane, is undeveloped primarily agricultural land.
8. Basis for Referral: Criteria for non-agricultural extraterritorial land division.

9. Environmental Corridor Status: There are no mapped environmental corridors located on the subject property.
10. Public Utilities & Services:
 - Water: Property is not served by municipal water.
 - Sewer: Property is not served by municipal sewer.
 - Fire protection: Cottage Grove Fire Department
 - Emergency medical services: Deer-Grove EMS
 - Police services: Dane County Sheriff's Department – District S1.
 - School District: Stoughton Area School District

ANALYSIS AND EVALUATION

Proposed Land Division: The subject site is a triangularly shaped parcel with approximately 960 feet of frontage on Fieldview Lane in the Town of Cottage Grove. The western 200 feet of the property is currently developed with a single-family residence and two rear yard sheds, with the remainder of the parcel vacant. The site slopes from south to north toward the highway and includes a dozen or so shade trees located throughout the property. The subject parcel is the easternmost lot in a line of six single-family lots located along the east-west aligned portion of Fieldview Lane, which extends north and west from CTH MN and CTH N to the south to the edge of the US 12 & 18 freeway before turning west to parallel the highway. The property is approximately a quarter-mile west of the interchange of CTH N and US 12 & 18. With the exception of the five adjacent single-family lots, the remainder of the surrounding area consists of undeveloped agricultural tracts with a scattering of farmhouses and related outbuildings.

The applicants have received approval to rezone the property to County R-2 single-family zoning for the purpose of dividing the triangular lot into three parcels. Lot 1 of the proposed division is proposed as a 0.92-acre parcel with 195 feet of frontage onto Fieldview Lane and will contain the existing residence, which will be located 50 feet from Fieldview Lane and 45 feet from the new lot line to be drawn to its east. Lot 2 will be half the area of Lot 1 and include approximately 119 feet of road frontage, with the remainder of the property to comprise Lot 3. The easternmost lot will have approximately 650 feet of road frontage, 1.17 acres of area and a depth of about 159 feet along the western property line. Despite being the shallowest of the three lots proposed, the western 240 feet of Lot 3 will be at least 100 feet in depth, which staff believes should provide sufficient space for the construction of a residence under County zoning requirements.

The applicants indicate that they are pursuing the land division to allow the existing residence and Lot 1 to be sold to one of their daughters while Lot 3 is sold to another, and for the owners to construct a new residence for themselves on Lot 2.

The site is located outside of any mapped environmental corridors.

Approval of CSM by Town of Cottage Grove 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 of Cottage Grove approved the proposed land division on April 17, 2006. The Dane County Board of Supervisors conditionally approved the proposed land division and rezoning of the property from RH-1 to R-2 on August 22, 2006.

City of Madison Comprehensive Plan: The subject site is located with Peripheral Planning Area I as defined in the Comprehensive Plan. Planning Area I is a "Group 3" planning area recommended primarily for continued agricultural and open space uses, and urban development is not recommended or anticipated during the planning period. However, if regional growth continues at the projected rate, some of the western portions of Planning Area I appear generally suitable for more intensive urban development and are located where City of Madison services could potentially be extended, although this area is much more distant from those utilities and services at present time compared to Peripheral Planning Areas D and G located to the west. The subject site is located just beyond the coverage of the more detailed Generalized Future Land Use Maps contained in the Comprehensive Plan.

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 land division does not meet the standard for an agricultural land division and will instead be reviewed as a non-agricultural land division.

The Planning Unit believes that the proposed land division could marginally be considered infilling as stipulated in Part d(i) as the proposal creates lots of similar design to other lots located to the west along Fieldview Lane. Staff further believes that the size and orientation of the lot renders it useful for only the single-family uses proposed and that the land division should not have a significant impact on future annexations or the provision of municipal services should any such Madison services ever extend to this property. Though the Comprehensive Plan vaguely identifies this area for continued agricultural and rural uses and such uses are present elsewhere in the surrounding area, staff does not believe that the proposed land division runs counter to this recommendation as a result of the confined and extraordinary design of the subject site.

The Subdivision Regulations require that subdivisions adjacent to state or federal highways comply with State Trans. 405 highway noise abatement provisions, which mandate that any outdoor recreational space serving a residential or institutional use be located outside of the 67-decibel noise contour for the highway, in this case US Highway 12 & 18. The Subdivision Regulations also require that any residential or institutional structures located within identified highway-impact noise contours be constructed to limit highway noise on the building's interior to 52 decibels. The site is located at approximately the same grade as the freeway to the north. The applicants indicate that the Wisconsin Department of Transportation installed concrete "jersey" barriers along the southern edge of the highway right of way to reduce noise impacts for the homes along Fieldview Lane when the road was upgraded to a freeway around 1998. The

applicants, however, have not submitted a highway noise study with this land division request at this time due to the cost of producing such a study and the uncertain nature of the approval of this request, though the City may require one as a condition of approval should this request pass. Should the Plan Commission grant approval of this land division request, staff recommends that the Commission consider whether a highway noise study is necessary as a condition of approval. Regardless of whether a study will be required, the Planning Unit recommends that notes be placed on the Certified Survey Map acknowledging the existing and future presence of highway noise and stating that any future residential buildings on the two lots will be constructed to meet the interior noise limit of 52 decibels.

CONCLUSION

The applicants are requesting approval of a certified survey map that divides a triangularly shaped 2.6-acre parcel into three lots to allow two of the lots to be sold to the applicants' daughters. The Planning Unit has determined that all three lots proposed are of sufficient design to support the construction of two additional single-family homes along a section of Fieldview Lane developed with similar uses on slightly larger lots. While this land division does not strictly conform to the Comprehensive Plan's recommendations for the continuation of agricultural and rural uses in the area east of Vilas Road where the site is located, staff believes that the land division continues a limited development pattern on existing non-agricultural lands. While staff would be more concerned if this or another nearby subdivision proposed to infringe upon the agricultural character of the surrounding area, the proposed land division represents the extent of potential development of the property and concludes that the non-agricultural land division standards are met with this request.

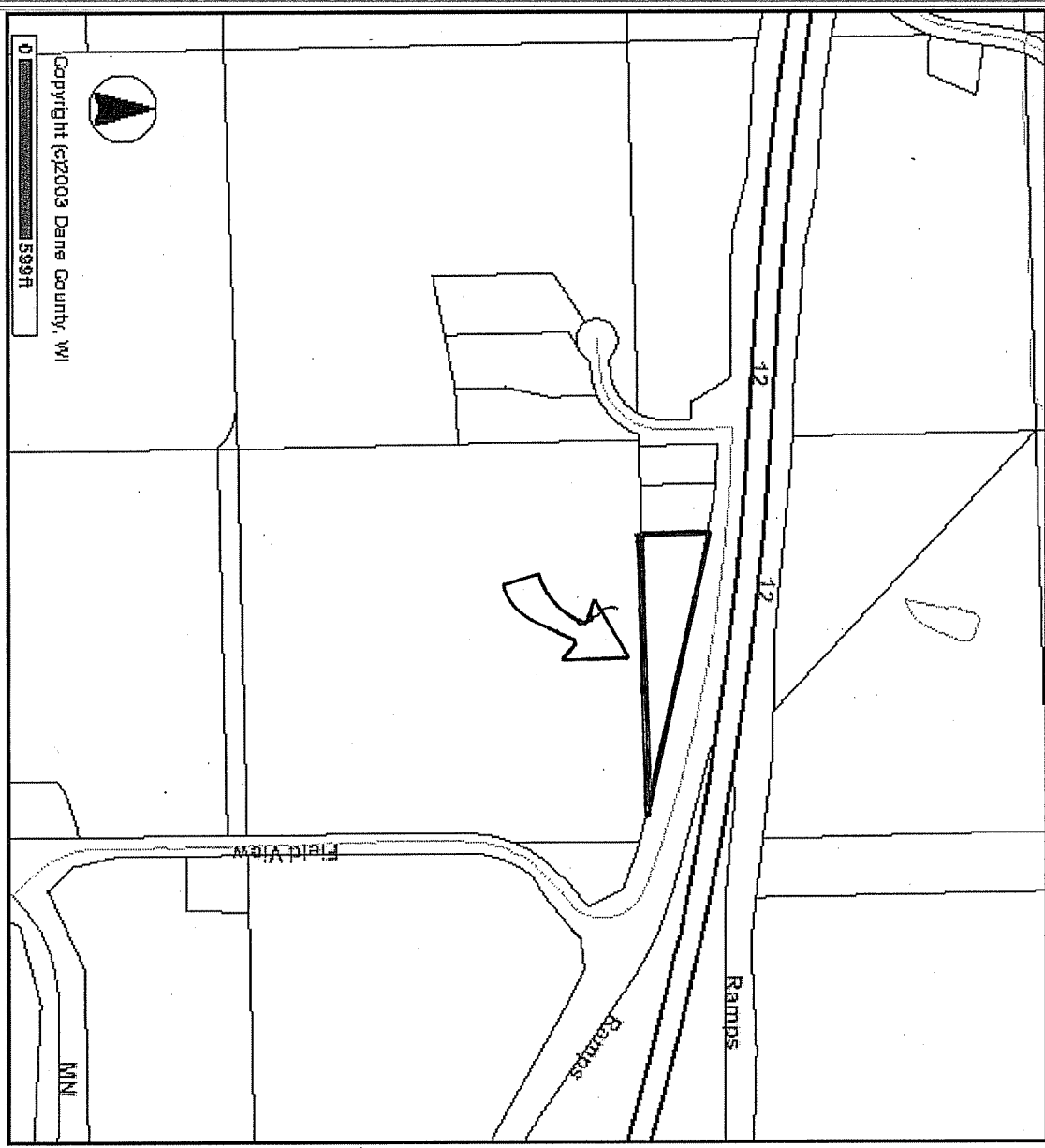
RECOMMENDATION

The Planning Unit recommends that the Plan Commission **approve** this Certified Survey Map subject to the following conditions:

1. Comments from reviewing agencies.
2. That the applicants submit a highway noise study to the Planning Unit and City Traffic Engineer describing existing and future highway noise impacts and any necessary noise abatement measures required to reduce highway noise to acceptable levels as stipulated in the City's Subdivision Regulations. The study shall be submitted for review and approval prior to the City's final approval of the land division. The applicants shall agree to install any noise abatement measures deemed necessary by the study and approved by the City.
3. That the Certified Survey Map be revised as follows:
 - a.) that a note be placed on the CSM stating that any future residential buildings constructed on these lots will be designed so that traffic-induced interior noise levels will not exceed 52 decibels;
 - b.) include the following note on the CSM:
"The owners and occupants of existing and future residences on lots contained on this Certified Survey Map acknowledge the presence of high levels of noise and

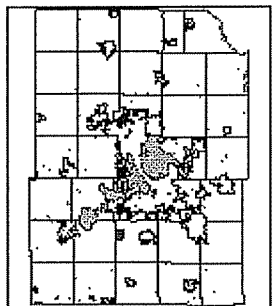
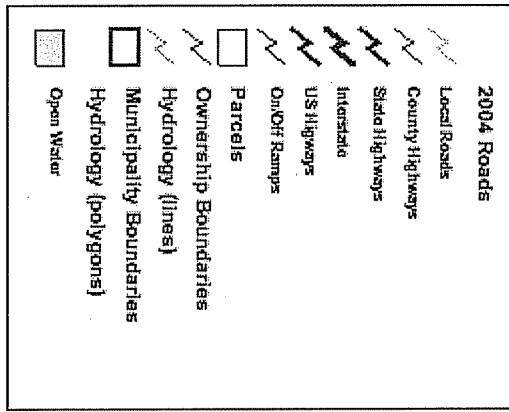
vibration resulting from adjacent US Highway 12 & 18 and shall hold harmless the Wisconsin Department of Transportation from any impacts on the use, enjoyment or value of these properties resulting from existing or future highway traffic volumes.”

3333 Fieldview Lane



Print Close

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DCI Map

DISCLAIMER
 This map was prepared using the Dane County DCI Map online geographic information system. All information is believed accurate but is NOT guaranteed to be without error. This map and its underlying data is intended to be used as a general index to land related information and is not intended for detailed, site-specific analysis. Dane County GIS datasets used to produce this map are copyrighted.

3333 Fieldview Lane

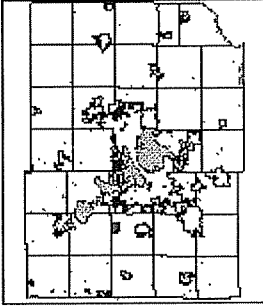


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- 2004 Roads
- Local Roads
- County Highways
- State Highways
- Interstate
- US Highways
- On/Off Ramps
- Parcels
- Ownership Boundaries
- Hydrology (lines)
- Municipality Boundaries
- Hydrology (polygons)
- Open Water
- 2005 Orthos - 1 foot



DCTMap

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City Engineering Division

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David A. Davis, R.L.S.

DATE: February 9, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 3333 Field View Lane Certified Survey Map

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Surveyor shall certify and place a note on the face of the CSM, that there are no existing wetlands or floodplains with the CSM.
2. Surveyor's written certificate is missing. Distance to point of beginning S88 05 43W 294.76 is on map; written reads N89 05 43E ? ft Also map should be shown as N & E, not S & W.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments: NONE

