

Madison Plan Commission – City-County Building

September 24, 2020 5:30 pm – Virtual Agenda Item # 22

Applicant:

Steve Banovetz

Parcel # 0711-284-9720-2

714 Weald Bridge Road

steveb@fs-restorations.com

Cottage Grove, WI 53527

608-320-2338

The parcel under consideration tonight is located in the County of Dane, Township of Cottage Grove. The parcel falls within the 3-mile Extraterritorial Review for Land Divisions granted by the State of Wisconsin to the City of Madison. The applicant submitted the Certified Survey Map (CSM) application to the City as the tool of choice for this land sub-division. The City chose to review this land division application (CSM tool) and recommended its denial.

The ETR recommendation had two components:

1. Compatibility of Land division
2. Adverse affects to the City of Madison

The recommendation did not see any concerns for adverse affects (negative impacts) for the City of Madison. See report Conclusion.

The City's recommendation dealing with Compatibility of Land Division, showing that a parcels of 10 or or less was not consistent with adjoining parcels, was the focus of their recommendation. The ETR used a narrow focus and the wrong scale by examining only the adjacent parcels when determining compatibility and parcel size. Even in an urban landscape, a study would not just look at the adjacent parcels to characterize the street/road/neighborhood? This is a rural landscape, and as such, a much larger scale needs to be used.

I studied parcels within ½ mile of my parcel through Access Dane. This is what I found: [See the provided map]

1. There are about 41 parcels
2. 17 parcels are > 15 acres
3. 24 parcels are < 15 acres
4. 18 of the 24 are < 10 acres
5. 12 parcels had a CSM [31%]
6. 27 parcels had no CSM [69%]

I don't believe that a 10-acre parcel is uncharacteristic of the immediate area. It may be uncharacteristic of North Star Road, but the Town just spent \$750,000+ to improve the road this past spring to support commercial development – a zoning plan dated back to 2002 for this area. In addition, the Town approved adding additional commercial zoning to lands to the east of N. Star Road to support the cost of the road improvements [see the provided map]. It has been the long-

term expectation of the Township that this area would change, and that change has arrived, with a plan and approvals at both the Township and County levels. Both myself (Field & Stream Restorations) and Capitol Underground, have erected buildings and are conducting daily business from these locations.

The shape of the proposed land sub-division does look curious. We are leading with the long pan-handle attachment to the Town road (66') as a future ROW [see provided map]. It is expected that development to the south of this future ROW will be able to connect.

Supporting Background Information.

At the Township level. The first occurrence of future planned commercial development on Cty Road N and North Star Road was in 2015, but showed agribusiness development back to 2002, 17 years ago. It continues to show planned commercial development on the most recent map revision, dated June 2018. The planned commercial development includes a 390-acre area. My entire parcel is located within this 390-acre planned commercial development area [1.6% of the township].

At the City level. The current Madison Comprehensive map shows my parcel as within Group 2, Area F. This area has no defined geography, it is an endless land continuance east without an eastern border. In essence, the only planning is

continued agriculture and open space. Though Madison recognizes the need in Group 2 for agriculture and open space, the Township comprehensive plan already shows large areas [~70% of the township] of agriculture preservation and resource protection.

In conclusion, I am not asking for any special exceptions. I have followed all the processes and worked diligently with all levels of government to own and use my parcel properly. There is no question that my parcel exists, its size is consistent with 59%+ of the parcels within a ½ mile radius; and it falls directly within the comprehensive plan for the Township of Cottage Grove. I am asking tonight that you approve the land division and allow the CSM to be registered.

Sincerely,

Steven J. Banovetz Sr.

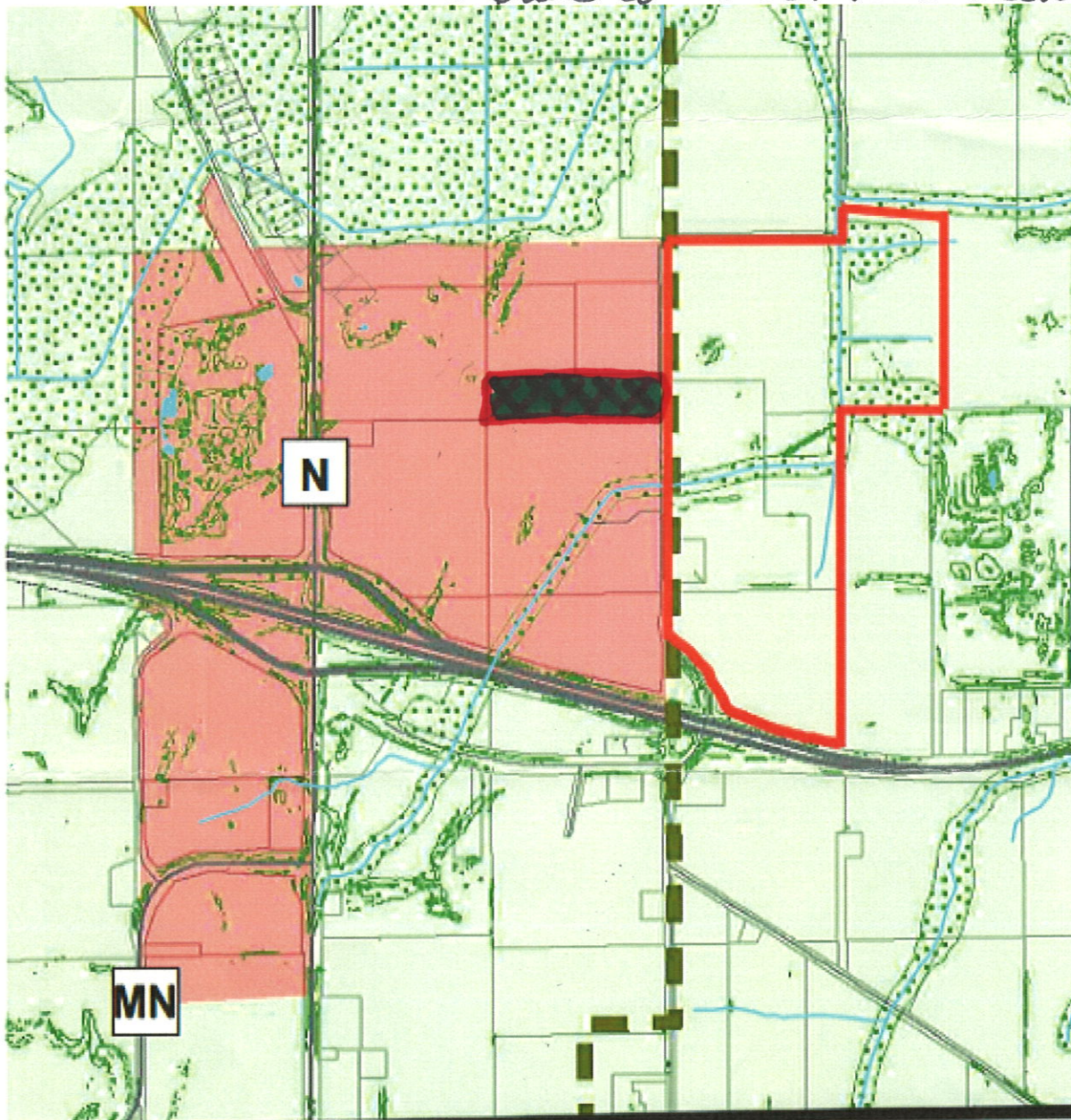
 Agricultural Preservation Area

 Commercial Development Area





 Proposed New Commercial Development Area

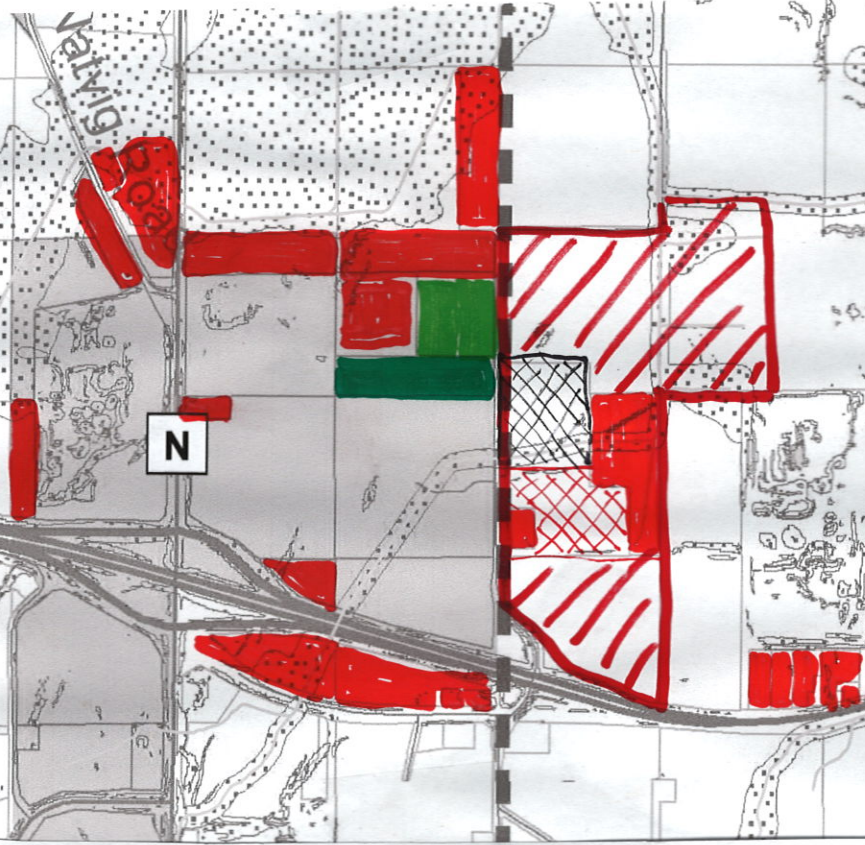
- Township approved



- To Dane Co → Oct 2020 Decision



 Applicant's parcel 3347 N. Star Rd

-  Applicants Parcel - 3447 N. Star Rd
-  New Township Commercial Zoning Proposal with Dane Co. -> Oct 2020
-  Recent small parcel sub-divide
-  Recent small parcel sub-divide



-  Recent small parcel sub-divide
-  Historical small parcel

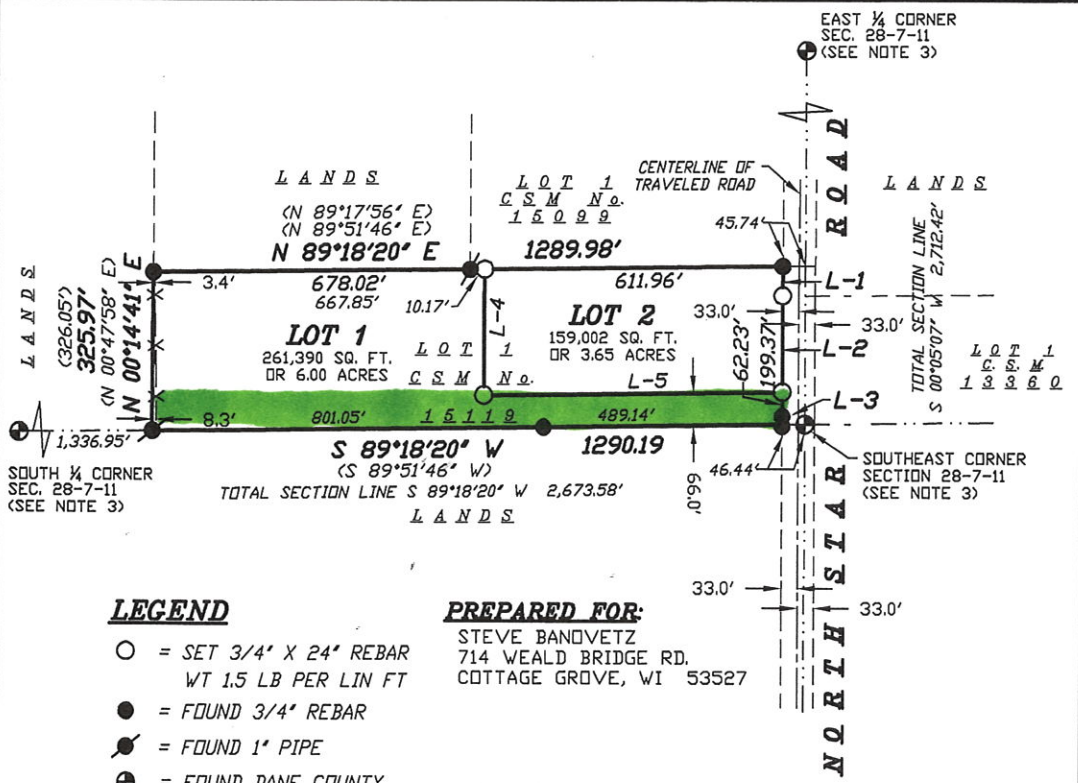
1/2 Mile .	41 parcels	18 parcels < 10ac
Radius .	17 parcels > 15 ac	69% No CSM
	24 parcels < 15 ac	



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
 NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Being Lot 1, Certified Survey Map No. 15119, recorded in the Dane County Register of Deeds Office in Vol. 107 of Certified Surveys, pages 94 through 97, as Document No. 5485568. Located in the SE 1/4 of the SE 1/4 of Section 28, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.



LEGEND

- = SET 3/4" X 24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1" PIPE
- ⊕ = FOUND DANE COUNTY ALUMINUM MONUMENT
- < ## > = RECORDED AS
- X-X- = EXISTING FENCE

PREPARED FOR:

STEVE BANOVETZ
 714 WEALD BRIDGE RD.
 COTTAGE GROVE, WI 53527

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) ALL WITNESS MONUMENTS PER THE LATEST TIE SHEET ON RECORDED HAVE BEEN FOUND AND VERIFIED.

LINE TABLE:

L-#	BEARING	DISTANCE
L-1	S 00°43'07" W	60.60'
L-2	S 00°05'26" W	261.60'
L-3	S 00°09'58" W	3.78'
L-4	S 00°14'41" W	259.97'
L-5	N 89°18'20" E	612.00'

SCALE 1" = 300'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

WCCS - DANE COUNTY ZONE
 BEARINGS ARE REFERENCED TO THE
 SOUTH LINE OF SE 1/4 OF SECTION 28
 WHICH BEARS S 89°18'20" W

66' - Future Township Row

