



## PREPARED FOR THE PLAN COMMISSION

**Project Address:** 822 Pulley Drive  
**Application Type:** Zoning Map Amendment and Certified Survey Map Referral  
**Legistar File ID #** [92348](#) and [92239](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted

## Summary

**Applicant & Property Owner:** Gregory Werth, Werth Company, LLC; 1210 Troy Drive; Madison.

**Surveyor:** Paul Spetz, Isthmus Surveying, LLC; 450 N Baldwin Street; Madison.

**Requested Actions:** Consideration of a request to rezone 822 Pulley Drive from SR-C1 (Suburban Residential–Consistent 1 District) to SR-C2 (Suburban Residential–Consistent 2 District); and approving a Certified Survey Map of 822 Pulley Drive to create two lots in SR-C2 zoning.

**Proposal Summary:** The applicant is requesting to rezone a 15,150 square-foot (0.35 acres) lot from SR-C1 to SR-C2 to facilitate division of the parcel by Certified Survey Map (CSM), which will create a second lot between an existing single-family home on the property and the southern lot line. The CSM will be recorded as soon as all regulatory approvals have been granted.

**Applicable Regulations & Standards:** Section 28.182 of the Zoning Code provides the process for zoning map amendments. The subdivision process is outlined in Section 16.23(4) of the Subdivision Regulations.

**Review Required By:** Plan Commission and Common Council.

**Review Schedule:** The State’s subdivision statute, Wis. Stats. 236, requires that a Certified Survey Map be approved, conditionally approved, or rejected (with stated reasons) within 90 days of submittal unless the time is extended by agreement with the applicant. If no action is taken within 90 days and no extension granted, the CSM is deemed approved. The CSM was submitted to the City on March 2, 2026. Therefore, the 90-day review period is scheduled to expire on June 1, 2026.

**Summary Recommendation:** The Planning Division recommends that the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00750, rezoning 822 Pulley Drive from SR-C1 to SR-C2, and a Certified Survey Map creating two lots to the Common Council with recommendations of **approval**, subject to input at the public hearing and the conditions from reviewing agencies on the proposed land division beginning on **page 4** of this report.

## Background Information

**Parcel Location:** Approximately 15,150 square feet (0.35 acres) located at the southwestern corner of Pulley Drive and Nakoosa Trail; Alder District 3 (Field); Madison Metropolitan School District.

**Existing Conditions and Land Use:** Single-family residence and detached two-car garage, zoned SR-C1 (Suburban Residential–Consistent 1 District).

**Surrounding Land Use and Zoning:** The subject parcel is surrounded on the west, east, and south by other single-family residences in SR-C1 (Suburban Residential–Consistent 1 District) zoning. Sycamore Park is located north of the site across Nakoosa Trail in CN (Conservancy District) zoning.

**Adopted Land Use Plans:** The 2024 [Northeast Area Plan](#) recommends the subject site and surrounding residential properties for Low Residential (LR), while Sycamore Park is identified for Park and Open Space (P).

**Environmental Corridor Status:** There subject site is not located in a mapped environmental corridor. Sycamore Park is located in a mapped corridor.

**Public Utilities and Services:** The property is located in the Central Urban Service Area (CUSA) and is served by a full range of urban services. The Metro Transit line nearest to the subject site is Route G, which operates south and east of the site on Commercial Avenue and N Thompson Drive, respectively.

**Zoning Summary:** The proposed lots will be zoned SR-C2 (Suburban Residential–Consistent 2 District). The conformance of the proposed lots with the minimum area requirements of the district will be discussed later in this report.

| Requirements                                               |                                                                                                                                                              | Required                        | Proposed                                                               |
|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------------------------------------------------------------------|
| Lot Area (sq. ft. per unit)                                |                                                                                                                                                              | 5,000 sq. ft.                   | Lot 1: 8,255 sq. ft.   Lot 2: 6,895 sq. ft.                            |
| Lot Width                                                  |                                                                                                                                                              | 50'                             | Lot 1: 60.5'   Lot 2: 50.74'                                           |
| Front Yard Setback                                         |                                                                                                                                                              | 30'                             | Lot 1: 39.5'<br>Lot 2: TBD at time of permitting                       |
| Side Yard Setback                                          |                                                                                                                                                              | 6'                              | Lot 1: North – 9.7'   South – 7.2'<br>Lot 2: TBD at time of permitting |
| Rear Yard                                                  |                                                                                                                                                              | Lesser of 30% lot depth or 30'  | Lot 1: Will Comply   Lot 2: TBD                                        |
| Maximum Lot Coverage                                       |                                                                                                                                                              | 50%                             | See Zoning condition                                                   |
| Maximum Building Height                                    |                                                                                                                                                              | 2 stories/ 35'                  | Existing house complies                                                |
| Building Forms                                             |                                                                                                                                                              | Single-Family Detached Building | Existing house complies                                                |
|                                                            |                                                                                                                                                              |                                 |                                                                        |
| Other Critical Zoning Items                                |                                                                                                                                                              |                                 |                                                                        |
| Yes:                                                       | Utility Easements                                                                                                                                            |                                 |                                                                        |
| No:                                                        | Barrier Free, Urban Design, Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Park, Transit-Oriented Development (TOD) Overlay |                                 |                                                                        |
| Prepared by: Jenny Kirchgatter, Asst. Zoning Administrator |                                                                                                                                                              |                                 |                                                                        |

Project Description

The applicant and property owner are requesting approval of a zoning map amendment and Certified Survey Map (CSM) to divide 822 Pulley Drive into two lots in SR-C2 zoning. The subject parcel is developed with a one-story single-family residence and detached two-car garage located on the northern half of the 15,150 square-foot property. The subject site is Lot 69 of the First Addition to Burke Heights subdivision, which was platted in 1960 and includes the surrounding single-family residential properties located to the west and south of the subject parcel (the single-family parcels on the east side of Pulley Drive are unplatted). The southern edge of Sycamore Park is located north of the site across Nakoosa Trail.

Lot 1 of the proposed CSM will contain 8,255 square feet of the 15,150 square-foot property and include the existing residence and detached garage, which is accessed from Nakoosa Trail. Lot 1 will be approximately 60.5 feet wide. The side yard setback of the residence from the proposed lot line will exceed the minimum required in the proposed SR-C2 zoning. The remaining 6,895 square feet of the property will comprise Lot 2, which will be 50.74 feet wide as measured along Pulley Drive. The minimum lot width in the proposed SR-C2 zoning of the site is 50 feet. Both proposed lots will exceed the 5,000 square-foot minimum lot area required in SR-C2 zoning.

## Analysis & Conclusion

The prevailing lot width for most of the lots in the First Addition to Burke Heights subdivision at the time of platting in 1960 was 75 feet. However, the corner lots along the northern edge of the plat adjacent to Nakoosa Trail were platted with additional width, ranging from 107.9 feet to 110.8 feet (measured along the north-south mid-block lines), including the subject lot (which is measured at 111.25 feet along the western line according to the proposed CSM). A copy of the 1960 plat is attached to the legislative file for the land division (ID [92239](#)) for reference.

However, unlike the dwellings on those other corner lots in the First Addition plat along Nakoosa Trail, the existing house on the subject parcel is sited such that an additional lot can be accommodated between it and the southern lot line. The primary reason for the rezoning is to take advantage of the slightly smaller minimum lot width of the proposed SR-C2 district to facilitate the proposed land division. Both proposed lots will exceed the 6,000 square-foot minimum area required in the existing zoning. However, the property could not be divided while meeting the 55-foot minimum width in SR-C1 zoning without creating a lot with an unconventional shape inconsistent with the requirements in the Subdivision Regulations (MGO Section 16.23(6)(d)) that call for side lot lines to be as nearly as possible at right angles to straight street lines on which the lots face, except where more flexible lot line orientation is necessary to secure solar access. The narrower lot width requirements in SR-C2 will allow the roughly rectangular subject parcel to be divided into two conventional rectangular lots.

In order to approve the zoning map amendment, the Common Council shall find that the zoning map amendment is *consistent with* the City's Comprehensive Plan as required by Section 66.1001(3) of Wisconsin Statutes. "Consistent with" is defined as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan." The Comprehensive Plan notes that sub-area plans (neighborhood, area, etc.) are adopted as "a supplement to the Comprehensive Plan" to reflect their function and status in providing more detailed planning recommendations than are often needed to effectively implement the Comprehensive Plan. The Comprehensive Plan provides a long-term, broad, generalized policy framework for land use, growth, and large-scale investment priorities for the City, while sub-area plans provide more detailed recommendations for a specific geographic area.

The subject site is located within the boundaries of the Northeast Area Plan, which recommends that the subject parcel and surrounding single-family residences to the west, south, and east for Low Residential (LR). The land use categories in area plans like Northeast default to those in the Comprehensive Plan. Per the Comprehensive Plan, the LR category is predominantly made up of single- and two-family structures, though smaller two-, three-, and four-unit apartment buildings and rowhouses may be compatible with the LR designation when specified within an adopted neighborhood or special area plan and when constructed to fit within the general "house-like" context in LR areas. Any infill or redevelopment that occurs within an LR area should be compatible with established neighborhood scale, and consistent with any relevant sub-area plan. LR areas should provide a range of housing choices for households with varying incomes, sizes, ages, and lifestyles.

Per the statement of purpose in the Zoning Code, both the existing SR-C1 zoning of the property and proposed SR-C2 zoning "...are established to stabilize and protect the essential characteristics of low- to moderate-density residential areas typically located in the outlying parts of the City, and to promote and encourage a suitable environment for family life while accommodating a full range of life cycle housing." Both districts allow single- and two-family dwellings as permitted uses, with the only difference between the districts being their minimum lot width and area. The SR-C1 district requires a minimum of 55 feet of lot width and 6,000 square feet of area, while SR-C2 requires 50 feet and 5,000 square feet, respectively. The allowable lot coverage and required setbacks are the same in both districts.

The Planning Division believes that the Plan Commission may find that the rezoning and associated land division by CSM meet the applicable standards for approval. Both the existing SR-C1 zoning and proposed SR-C2 zoning are consistent with the LR recommendation for the subject site and surrounding residential properties. While the SR-C2 zoning of the subject site would be somewhat of an outlier given how the other residential parcels nearby are zoned, staff feels that the land division and resulting infill development can be found to be compatible with established neighborhood scale as recommended in LR areas.

As with any zoning map amendment, notice of the requested rezoning was published in the City's newspaper of record (the Wisconsin State Journal) and notices were mailed to the property owners and occupants within 200 feet of the subject site. The notice for the rezoning also referenced the two-lot CSM request in this case.

## Recommendation

### Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022-00750, rezoning 822 Pulley Drive from SR-C1 to SR-C2, and a Certified Survey Map to divide the property into two lots to the Common Council with recommendations of **approval**, subject to input at the public hearing and the conditions that follow for the land division:

#### **Recommended Conditions of Approval** Major/Non-Standard Conditions are Shaded

### City Engineering Division (Contact Gretchen Aviles Pineiro, (608) 266-4089)

1. The applicant shall add the following note if the applicant does not intend to install a sewer lateral into Lot 2 at this time: "Lot 2 of this Certified Survey Map will be required to have a sanitary sewer lateral and water service as part of any building permit for said lot."
2. Madison Metropolitan Sewerage District (MMSD) connection 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 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. Revise plan set to show more information on proposed drainage for the site. Use either spot elevations and drainage arrows or proposed contours to show the required drainage information. It is necessary to show the location of drainage leaving the site to the public right of way. It may be necessary to provide information off the site to fully meet this requirement.

**City Engineering Division – Mapping Section** (Contact Jeffrey Quamme, (608) 266-4097)

5. Modify the text for intra-block drainage easements. The easements on the perimeter of the CSM shall be revised from 12 feet wide to 6 feet wide.
6. Nakoosa Trail is a 66-foot wide right of way. Add the areas acquired by the City of Madison per Document Nos. 1277760 and 1275468. Correct the map as necessary.
7. The curve at the northeast corner shall be revised to reflect the curve as granted on the original plat based upon a 15-foot tangent. The radius should be 14.26 feet with a 15-foot tangent. Revise the boundary and legal description as necessary.
8. 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 Jule Smith, City Engineering (jsmith4@cityofmadison.com).
9. Prior to City Engineering Division final sign-off by main office for Certified Survey Maps (CSM), the final CSM must be submitted in PDF format by email transmittal to Engineering Land Records Coordinator Jeff Quamme, City Engineering (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.
10. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject CSM, 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.

**Traffic Engineering Division** (Contact Sean Malloy, (608) 266-5987)

This agency has reviewed this request and recommended no conditions of approval.

**Parking Division** (Contact Trent Schultz, (608) 246-5806)

This agency has reviewed this request and recommended no conditions of approval.

**Zoning Administrator** (Contact Jenny Kirchgatter, (608) 266-4429)

11. Provide a lot coverage calculation for proposed Lot 1 containing the existing residence. The lot coverage maximum is 50%. Lot coverage is defined as the total area of all buildings, measured at grade, all accessory structures including pools, patios, etc., and all paved areas as a percentage of the total area of the lot, with the following exceptions: sidewalks or paved paths no wider than five (5) feet, pervious pavement, green roofs and decks.

**Fire Department** (Contact Matt Hamilton, (608) 266-4457)

This agency has reviewed this request and recommended no conditions of approval.

**Forestry Section** (Contact Jeffrey Heinecke, (608) 266-4890)

This agency has reviewed this request and recommended no conditions of approval.

**Water Utility** (Contact Jeff Belshaw, (608) 261-9835)

12. Upon development, a separate water service lateral and water meter will be required to serve each parcel. The water laterals shall be directly connected to the public water main with the shut-off valve located in the public right of way (per PSC 185.52 (2)). A water lateral is not required if the parcel remains undeveloped. For condominiums and townhomes located on a single parcel, it will be the developer's choice whether to master meter or individually meter each unit.

**Metro Transit** (Contact Tim Sobota, (608) 261-4289)

This agency has reviewed this request and recommended no conditions of approval.

**Assessor Review** (Contact Carlos Aguilar Velin, (608) 267-8791)

This agency has reviewed this request and recommended no conditions of approval.

**Parks Division** (Contact Adam B. Kaniewski, (608) 261-4281)

13. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district.

**Office of Real Estate Services** (Trent D. Milliken, (608) 266-5940)

14. Prior to approval sign-off by the Office of Real Estate Services ("ORES"), the Owner's Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report. If any of the land within the CSM boundary is under contract for sale or purchase, and said transfer will be conducted at the time of CSM recording, an escrow agreement may be necessary. Please discuss closing plans with ORES in advance of CSM signoff. When possible, the executed original hard stock recordable CSM shall be presented at the time of ORES final sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain final sign-off.

15. Prior to CSM approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s).
16. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and have it executed prior to CSM sign-off, if said ownership interest meets the criteria set forth by Wis. Stat. Sec. 236.34 and Sec. 236.21(2)(a).
17. A Consent of Lessee certificate shall be included on the final plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off.
18. As of March 25, 2026, the 2025 real estate taxes are not paid for the subject property. Per 236.21(3) Wis. Stats. and MGO Section 16.23(4)(f)(3), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording. Receipts from the City of Madison Treasurer are to be provided before or at the time of sign-off. Payment is made to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, WI 53701
19. As of March 25, 2026, there are no special assessments reported. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to MGO Section 16.23(4)(f)(3).
20. Pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report via email to Trent Milliken ([tmilliken@cityofmadison.com](mailto:tmilliken@cityofmadison.com)), the survey firm preparing the proposed CSM, and the reviewing planner. The report shall search the period subsequent to the initial title report, dated January 8, 2026, submitted with the CSM application and include all associated documents that have been recorded since the initial title report. A title commitment may be provided but will be considered only as supplementary information to the title report update. The surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.