

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
January 23, 2006

RE: LD. 02766, Certified Survey Map – 5505 Greening Lane

1. Requested Action: Consideration of a two-lot Certified Survey Map (CSM) of the Keller property located at 5505 Greening Lane creating a deep residential lot.
2. Applicable Regulations: Section 16.23, Land Subdivision Regulations, Madison General Ordinances provides the requirements for land divisions. Section 28.04 (11) stipulates that the Plan Commission may approve the creation of a deep residential lot based on the criteria for such lots and in consideration of the standards and procedures set forth in Section 28.12 (11) for conditional uses.
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicant & Property Owner: Devin L. Wixon Keller; 5505 Greening Lane; Madison.
Land Surveyor: Keith Watkins, TopLine Survey, LLC; 6 S. Midvale Boulevard; Madison.
2. Requested Action: Approval of a certified survey map to allow for the division of about 0.7 acres of land into two residential lots.
3. Parcel Location: Located at 5505 Greening Lane; Aldermanic District 19; Madison Metropolitan School District.
4. Existing Zoning: R1 (Single-Family Residence District)
5. Existing Land Use: Single-family residence.
6. Proposed Land Use: Two single-family lots, including one deep residential lot.
7. Surrounding Land Use and Zoning: The subject site is surrounded by single-family residences, zoned R1 and R2 (Single-Family Residence District), with multi-family housing and commercial uses located further to the west along University Avenue.
8. Adopted Land Use Plan: This area is identified as “Residential, Low-Density Single Unit Housing Type Uses” according to the 1988 Land Use Plan and for “Low-Density Residential” in the recently adopted Comprehensive Plan.
9. Environmental Corridor Status: There are no mapped environmental corridors located on the subject property.

10. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW:

This application is subject to the conditional use standards of Section 28.12 (11)(g). In addition, Section 28.04 (11) of the Zoning Ordinance includes the following criteria for deep residential lots (excerpted):

(a) Statement Of Purpose. This subsection is established to allow the intensive development of certain deep residential lots which could not otherwise be fully developed under this or any other development control ordinance. The intensive development of a deep lot is not a matter of right but instead a privilege granted to the developer by the City when the Plan Commission makes a finding that such development is in the public interest. (Am. by Ord. 5197, 10-31-75)

(b) General Regulations.

1. The Plan Commission may allow, after consideration of the standards set forth in Section 28.12(11)(g), the development of a deep residential zoning lot into not more than four (4) zoning lots, provided that the front lot shall have a lot width not less than that required in the district in which it is located, and further provided that the rear lot shall have an access to an improved public street through an unobstructed strip of land not less than thirty (30) feet in width. Such strip of land shall be a part of the rear lot and shall not be used to satisfy any area, yard or usable open space requirement.

ANALYSIS, EVALUATION AND CONCLUSION

The subject site is an irregularly-shaped 0.70-acre parcel located on the west side of Greening Lane, approximately 800 feet south of Capital Avenue in R1 zoning (Single-Family Residence District). The site has approximately 83 feet of frontage on Greening Lane with approximately 144 feet of depth along the northerly side property line and 224 feet of depth along the southerly side property line. The applicant obtained an additional 21.6 feet of frontage along Greening Lane through an adjustment to the common lot line with the property at 5501 Greening Lane, which resulted in a triangular area of 687 square feet being added to the subject property. The lot line adjustment provided 5505 Greening Lane with 104.7 feet of frontage along the street, which bends to the southeast adjacent to the two properties with a slightly jagged right of way line.

The parcel is developed with a one-story single-family residence located 28 feet from the street property line and a detached 440 square-foot garage off the northwest corner of the residence. Access to the garage is provided by a drive that extends along the northern property line. The area surrounding the subject site is generally characterized by single-family residences on a

variety of differently shaped and sized lots in R1 and R2 zoning, with two apartment buildings and a line of commercial uses along University Avenue to the southwest of the site. The property is populated with a number of mature shade and evergreen trees scattered throughout.

The applicant proposes a land division to divide 5505 Greening Lane into two lots. Lot 1 of the proposed land division will contain 10,929 square feet of lot area in a generally uniform lot design, with 74.6 feet of frontage along the street and an average lot depth of approximately 160 feet. The remainder of the subject site will be platted as Lot 2 and will contain 17,106 square feet of lot area, including a 30-foot wide peninsula generally paralleling the southern property line to provide access to the rear lot. The existing single-family residence will be located on Lot 1, with a 6.1-foot setback proposed between the residence and proposed common lot line in keeping with R1 yard requirements.

Lot 2 is considered a "deep residential lot" under the Zoning Ordinance, which permits such lots if the Plan Commission concludes that the conditional use standards are met. As described above, a deep residential lot may be created provided that at least one of the lots in the proposed subdivision provides the requisite amount of frontage along a public street per the zoning district. R1 zoning requires that new lots contain a minimum of 8,000 square feet of lot area and 65 feet of lot width at the street. Lot 1 more than adequately complies with this requirement. In addition, the 30-foot wide peninsula provided for Lot 2 complies with the access requirement for the deep residential lot as stated in the ordinance. Any new residence built on Lot 2 will likely have to be placed near the center of the lot to comply with R1 front yard requirements, which require a 30-foot setback from where the property is 65 feet wide. The parcel that the additional Greening Lane frontage was obtained from to make the land division possible, 5501 Greening Lane, appears to continue to meet the zoning requirements for lot area and width. [Under state statutes, lot line adjustments are not subject to City approval as long as all applicable land use regulations are met and no additional tracts are created.]

The Planning Unit believes that the conditional use standards can be met in granting approval of the deep residential lot. The surrounding neighborhood is generally characterized by a variety of single-family lots of varying sizes and a handful of uniquely shaped parcels abutting the subject site. While the design of Lot 2 is not optimal, this land division should have little impact on the development pattern. However, the required front yard setbacks in R1 zoning will cause the future residence on Lot 2 to be located approximately 125 feet from Greening Lane on the rear half of the parcel. In an effort to reduce the impact of the new residence on residences to the west on Camus Lane, the Planning Unit recommends that a 20-foot building setback line be provided along the westerly side property line to increase the distance between the proposed residence and residences beyond the 6 to 7-foot side yard required in R1 zoning. Staff does not believe that a similar setback line is required to the east, as the two residences to the east are setback a greater distance from the subject site and are located on much larger lots than those to the west.

Staff sent public hearing notices about this item to neighbors within 200 feet of the property and

has not heard from any concerned parties regarding this request as of the publishing of this report.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission find the conditional use standards and deep residential lot criteria met and **approve** a Certified Survey Map of property located at 5505 Greening Lane, creating a deep residential lot, subject to the following conditions:

1. Comments from reviewing agencies.
2. That the Certified Survey Map be revised to show the following:
 - a.) the CSM shall note where Lot 2 is 65 feet wide adjacent to Greening Lane;
 - b.) a 20-foot building setback line shall be provided on Lot 2 adjacent to the western, side property line shared with Lots 2 and 3, Mack Spahr Heights;
 - c.) the CSM shall show the entire subject site on one page.
3. Madison Gas and Electric requests that a 10-foot wide utility easement be dedicated over Lot 2 for utilities serving the residence on Lot 1.



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: December 20, 2005
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **5501 & 5505 Greening Ln.**

The City of Madison Fire Department (MFD) 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. No comments.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. None.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

January 12, 2006

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: 5501 & 5505 Greening Lane - Town of Madison Sec.18— Certified Survey (Lot Division)

The City Traffic 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. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. None

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Keith Watkins
Fax: 236-4087
Email: keith@toplinesurvey.com

DCD:DJM:dm

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Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: January 12, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 5501 & 5505 Greening 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. Each lot shall have a separate sanitary sewer lateral.
2. Identify horizontal datum (ie NAD27, NAD83 (91), NAD83 (97), WCCS-DANE, Etc) relative to bearings and coordinates on CSM.
3. Owner's certificate must include owner's name for that part of Lot 1, CSM 3199 which is included in this proposed CSM.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

**Engineering Division Review of Plats (Pre-Preliminary, Preliminary, Final)
and Certified Survey Maps**

Name: 5501 & 5505 Greening Lane Certified Survey Map

General

- 1.1 The Developer shall enter into a City / Developer agreement for the installation of public improvements required to serve this plat/csm. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat/csm without the agreement executed by the developer.
- 1.2 Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9' below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.

Right of Way / Easements

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- 2.1 The Applicant shall Dedicate a 7-foot wide strip of Right of Way along Greening Lane adjacent to Mack-Spahr Heights. Seven Feet (7-feet) already dedicated by CSM 3199, so no further dedication required adjacent to said CSM.
- 2.2 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____
- 2.3 It is anticipated that the improvements on [roadway name] _____ required to facilitate ingress and egress to the plat/csm will require additional right of way and/or grading easements located outside the plat/csm boundary. The developer shall acquire the right of way and/or sloping easements as required by the City at the developer's expense. In the event that the developer is unable to acquire the right of way and/or sloping easements required, the City shall assist the developer in acquiring the property and the developer shall pay the City for all costs associated with the acquisition.
- 2.4 The Developer shall petition for the street vacation of (roadway name) _____ and provide a legal description and sketch of the right of way to be vacated after consultation with the City Engineer.

Are the following requirements met?

- * Streets Intersect at right angles.
- * A 15 foot minimum tangent at intersections from PC of curve to property line.
- * Arterial intersection spacing generally greater than 1200 feet.
- * Jogs are avoided at intersections. Arterial streets shall be adjusted to align if spacing less than 300 feet.
- * Spacing of intersections on local streets shall be greater than 300 feet.
- * Cul-de-sacs shall be less than 1000 feet long.
- * 100 foot tangents between curves.

- 2.5 _____

- 2.6 Property lines at intersections shall be rounded with a 15 foot radius on _____

- 2.7 Property lines at intersections shall be rounded with a 25 foot radius on _____

- 2.8 The right of way width on _____ shall be _____ feet, on _____ shall be _____ feet and on _____ shall be _____ feet.
- 2.9 _____ shall have a minimum centerline radius of _____ feet and _____ shall have a minimum centerline radius of _____ feet and _____ shall have a minimum centerline radius of _____ feet.
- 2.10 The cul-de-sac on _____ shall have a minimum radius of _____ feet with a minimum reverse curve radius of _____ feet.
- 2.11 The plat/csm shall show a temporary limited easement for a temporary cul-de-sac on _____ having a radius of _____ feet and a reverse curve radius of _____ feet. The easement(s) shall expire when the streets are extended.
- 2.12 The developer shall show on the plat/csm a 40 foot utility easement adjacent to [roadway name] _____ The easement wording shall be approved by the City Engineer. The intent of the easement is to allow for the relocation of a major transmission line. The actual poles would remain on the right of way however major transmission lines require an easement beyond the space occupied by the poles for safety.
- 2.13 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.14 The Developer shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____
- 2.15 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____. The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Developer shall construct Madison Standard street improvements for all streets within the plat/csm.
- 3.2 The developer shall show a 30 40 (*Strike one, 30 collector, 40 Arterial*) foot building setback line on the plat/csm adjacent to [Roadway Name] _____ for all lots in the plat/csm adjacent to said roadway.
- Note: No buffer strip shall be dedicated to the City as the City does not want the maintenance.*
- 3.3 Extensive grading may be required due to steep roadway grades.
- 3.4 The developer shall note that City funds for park frontage are limited and will be determined at the sole discretion of the City.
- 3.5 The developer shall construct sidewalk and record a waiver of their right to notice and hearings for the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO. Said sidewalk constructed in front of and waiver recorded to Lot(s) _____.
- 3.6 The Developer shall make the following improvement to [Roadway Name] _____. The Developer shall construct sidewalk and _____ feet of a future _____ foot roadway including curb and gutter on the _____ side of the roadway.
- 3.7 The Developer shall construct sidewalk to a plan approved by the City Engineer and complete ditching as required by the City Engineer along [Roadway Name] _____.
- 3.8 The Developer shall grade the right of way line to a grade established by the City Engineer and complete ditching along the roadway as specified by the city engineer along [Roadway Name] _____.
- 3.9 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____. (*Also require the City / Developer agreement line 1.1*)
- 3.10 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.11 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] ___ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and section 4.09 of the MGO.
- 3.12 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.13 Developer shall make improvements to [Roadway Name] _____ considered temporary to facilitate ingress and egress to the plat/csm until such time as the ultimate improvement of the roadway is undertaken by the city.
- 3.14 The Developer shall make improvements to [Roadway Name] _____ to facilitate ingress and egress to the plat/csm.

[Select one of the below comments for either of the above or leave general]

- The above improvement will consist of acceleration and deceleration tapers.
- The above improvement consists of rights turn lanes.
- The above improvement will consist of passing lanes.
- The above improvement will consist of median openings.
- Caution – The improvements indicated above may require right of way outside of the plat/csm. See comment 2.3 to require additional right of way for this purpose.*

- 3.15 The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat/csm.
- 3.16 The developer shall confirm that adequate sight distance exists on _____ where public streets intersect. If adequate sight distance does not exist, the developer shall change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City.

Storm Water Management

- 4.1 An erosion control plan and land disturbing activity permit shall be submitted to the Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.2 The following notes shall be included on the final plat:
- a. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
- b. The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
- 4.3 Arrows shall be added to the certified survey map indicating the direction of drainage for each property line not fronting on a public street. In addition, the certified survey map shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the certified survey map.
- a. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
- b. All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
- 4.4 Prior to the issuance of building permits, the Developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The Developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.
- The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system – NAD 27.
- The following note shall accompany the master storm water drainage plan:
- a. For purposes of this plan, it is assumed that grading shall be a straight line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows.
- No building permits shall be issued prior to City Engineering's approval of this plan.
- 4.5 If the lots within this certified survey map are inter-dependent upon one another for storm water runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the certified survey map and recorded at the Dane Co Register of Deeds.
- 4.6 The following note shall be added to the certified survey map. "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop."
- 4.7 This plat/csm could affect a flood plain, wetland or other sensitive areas. As such, it shall be reviewed by the Commission on the Environment. Contact Mike Dailey at 266-4058 for further details. The proposed plat/csm may be considered a major change to the environmental corridor and be subject to a public hearing and approval of the Dane County Regional Plan Commission.
- 4.8 A portion of this plat/csm may come under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources for wetland or flood plain issues or navigable waterway. A permit for those matters may be required prior to construction on any of the lots currently within the plat/csm. Contact the WDNR & USACOE for a jurisdictional determination.

- 4.9 Prior to recording the plat/csm, the applicant shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.11 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.12 A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the applicant shall contact Randy Whitehead (608-266-4099) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

Sanitary Sewer

- 5.1 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 5.2 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 5.3 This land division contains or is adjacent to facilities of MMSD. Prior to approval, applicant shall provide evidence that MMSD has reviewed and approved the proposed land division.

Mapping / Land Records

- 6.1 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 condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. **Note: Land tie to two PLS corners required.**
- 6.2 In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference **City of Madison NAD 1927 Coordinates** on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established NAD 1927 Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division web address http://gis.ci.madison.wi.us/Madison_PLSS/PLSS_TieSheets.html for current tie sheets and control data. If a surveyor encounters an area without a published NAD 1927 value, contact Engineering Division for this information.
- 6.3. The Applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat/CSM to the Mapping/GIS Section of the Engineering Division. **The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums in either Auto CAD Version 2001 or older, MicroStation Version J or older or Universal DXF Formats and contain the minimum of the following, each on a separate layer name/level number:**

- a. Right-of-Way lines (public and private)
- b. Lot lines
- c. Lot numbers
- d. Lot/Plat dimensions
- e. Street names
- f. Easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except **local service** for Cable TV, gas, electric and fiber optics).

NOTE: This transmittal is a separate requirement than the required submittals to Bob Arseneau for design purposes.

NOTE: New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.

- 6.4 In accordance with Section s.236.34(1) (c) which says a CSM shall be prepared in accordance with s.236.20(2) (c) & (f), Wisconsin Statutes, the Applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (site Register of Deeds recording data) and easements which are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements.

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**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: January 9, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 5501 & 5505 Greening Lane, CSM

Present Zoning District: R-1

Proposed Use: Two single family lots

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). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. On Lot 2, provide a front building setback line at the point that the lot is 65' wide, parallel to the two front corners of the lot. (Note: The building setback line will be approximately 85' back from the closest portion of the front property line.)
2. The boundary of this two lot CSM does not coincide with existing lots as platted. Provide an overall plan to a smaller scale that shows the proposed CSM boundary and where the inconsistencies were accommodated from or to the adjoining lots by dashing in previous lot lines and adjacent buildings with setbacks where lines were moved (to ensure that lot line adjustments did not make adjacent lots nonconforming).

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	8,000 sq. ft.	10,929 sq. ft. +
Lot width	65.	(1)
Usable open space	1,300 sq. ft.	adequate
Front yard	30	Lot 1 existing, Lot 2 (1)
Side yards	1 story 6', 2 story 7'	adequate
Rear yard	40'	adequate
Building height	2 stories/35'	adequate

Site Design	Required	Proposed
Number parking stalls	1 per unit	Lot 1 existing adequate
Accessible stalls		

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	Yes
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	No

With the above conditions, the proposed project **does** comply with all of the above requirements.

From: Noel Radomski
To: TParks@cityofmadison.com
Date: 1/4/06 4:42PM
Subject: Re: lot division/csm: 5501 & 5505 Greening Lane

Tim:

I just consulted with the President of Spring Harbor Neighborhood Association and she has no comments regarding the proposal.

Given that, and based on my discussion with the applicant, I have no opposition to the request.

Thank you.

Noel

Noel Radomski
Aldersperson, District 19
City of Madison
(608) 236-0892
district19@cityofmadison.com

>>> Timothy Parks 01/04/06 3:42 PM >>>

E-mail is fine for those comments. That we get them is more important than how. Cheers, and Happy New Year to you as well! -TIM

>>> Noel Radomski 01/04/06 3:10 PM >>>

Tim:

Thanks. Happy year of the dog.

This afternoon I talked with the property owner and he explained that he did in fact talk with his neighbors, and he believes there isn't any opposition.

After I talk with the SHNA President I'll send you my comments, which likely will be "no problems, pending city staff review."

Question: In the future when I receive a form seeking "no comments/your comments" can I email those to the planning unit contact, rather than writing something on the form and then dropping it off?

Noel

Noel Radomski
Aldersperson, District 19
City of Madison
(608) 236-0892
district19@cityofmadison.com

>>> Timothy Parks 01/04/06 3:02 PM >>>

Noel,

I am not aware of any comments that we have received. To the best of my recollection, my only discussions on this land division have been with the property owner/ applicant. I will try to keep you posted, though, if anything comes up on this.

All the best,

TIM PARKS

Planning Unit

>>> Noel Radomski 01/04/06 2:40 PM >>>

Tim:

Last night I received a review request form regarding a lot division/csm at 5501 & 5505 Greening Lane, and I was curious if you've received any neighbor or neighborhood feedback and/or aware of a history of issues related to the proposal.

Earlier today I left a message with the Spring Harbor Neighborhood Association President to see if she was aware of any problems.

Thanks.

noel

Noel Radomski
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