

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
December 5, 2005

RE: LD. 02500, Certified Survey Map – 2878 Femrite Drive, Town of Cottage Grove

1. Requested Action: Consideration of a two-lot Certified Survey Map (CSM) of the Korfmacher property located at 2878 Femrite Drive in the southeast quarter of the southwest quarter of Section 29, 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. Property Owner: Roger Korfmacher; 2846 Femrite Drive; Cottage Grove.

Land Surveyor: Dan Birrenkott, Birrenkott Surveying, Inc.; 1677 N. Bristol Street; Sun Prairie.
2. Requested Action: Approval of a certified survey map to allow for the division of approximately 8.2 acres of land into two residential lots.
3. Parcel Location: Generally located on the east side of the intersection of Femrite Drive and South Hope Road in the Town of Cottage Grove; Monona Grove School District.
4. Existing Zoning: County LC-1 (Limited Commercial District)
5. Existing Land Use: Undeveloped agricultural land.
6. Proposed Land Use: The applicant proposes to subdivide the parcel into two lots in county R-1a and A-2 zoning.
7. Surrounding Land Use and Zoning: The property is generally surrounded by undeveloped, agricultural properties with the exception of a farmhouse and accessory buildings west of the subject site across Femrite Drive and a scattering of single-family lots of varying size and shape located northwest of the site north of the Femrite-South Hope intersection. The applicant's residence is located approximately 1,000 feet south of the site along Femrite Drive.
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 Emergency Medical Services
 - Police services: Dane County Sheriff's Department – District S1.
 - School District: Monona Grove School District

ANALYSIS AND EVALUATION

Proposed Land Division: The subject site is an 8.18-acre undeveloped parcel located on the east side of the intersection of Femrite Drive and South Hope Road in the Town of Cottage Grove. The property is irregularly shaped parcel with approximately 43 feet of frontage onto South Hope Road and 200 feet of frontage onto Femrite Drive. The lot extends 1327.8 feet along the northern property line, with most of the property area located about 550 feet off the road behind another parcel not included in this land division request. The grade of the site falls from the northern and eastern property lines towards a low-lying area located on lands not included on the survey. The applicant indicates that this adjacent area was previously a gravel pit. A thick line of mature trees forms the northern and eastern boundaries of the site, which is not located within any identified environmental corridors.

The applicant proposes to subdivide the property into two “flag” lots. Lot 1 is proposed as a 6.18-acre parcel that will be rezoned from County LC-1 commercial zoning to A-2 (4) agricultural zoning. Lot 2 of the Certified Survey Map will be a two-acre lot that occupies approximately the southern 120 feet of road frontage and will be zoned County R-1a single-family zoning. Lot 2 will extend approximately 800 feet east and include an approximately 200-foot by 200-foot building area (the house shown on the lot is the footprint of a future residence and should be removed from the survey). Lot 1 is proposed to surround Lot 2 on the north, east and south sides, with the unrelated former gravel pit parcel to bound it on the west. County A-2 (4) zoning has a four-acre minimum lot area, while County R-1a zoning requires 100 feet of road frontage and a minimum of one acre of lot area. As presented, both lots appear to conform to the minimum County zoning requirements.

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 Board of Cottage Grove approved this land division request on July 5, 2005. The Dane County Board of Supervisors conditionally approved the proposed zoning map amendments and land division as outlined in a letter dated October 18, 2005 from Norbert Scribner, Land Division Review, Dane County Department of Planning and Development.

County approval of the rezoning included a requirement that a deed restriction be executed prior to the map amendments taking place that restricted that proposed Lot 2 (zoned A-2 (4)) be restricted to prohibit residential development. Should the Plan Commission approve this land division request, the City of Madison should be included in this restriction. The restriction would also require that each parcel be served by a separate driveway.

City of Madison Land Use Plan: The property is located outside of the areas covered by adopted City of Madison neighborhood development plans. The property is located in a Peripheral Planning Area, Area E10, of the 1990 Peripheral Area Development Plan. Area E10 is designated as a Permanent Open Space district recommended for priority consideration for permanent open space protection as part of a regional open space corridor extending from Sun Prairie to Lake Kegonsa.

The draft Comprehensive Plan proposes to combine the westernmost edges of the Town of Cottage with the as of yet unplanned easternmost areas of the Town of Blooming Grove into a future neighborhood planning area (Planning Area D, Group 1). While specific land use recommendations have not yet been developed for this area, an employment area is envisioned south of Femrite Drive, east of CTH AB (west of this site), with medium-density residential uses near these employment areas. Most of the remaining planning area is envisioned as low-density residential and open space 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 applicant has not provided staff with any information suggesting that the proposed land division will "assist and assure" any agricultural activities on the property. The Planning Unit believes therefore that the proposed land division does not meet the standard for an agricultural land division and will instead review the request as a non-agricultural land division.

The Planning Unit has a number of concerns with the proposed land division and feels that it meets none of the criteria for a non-agricultural land division. The land division creates two deep and narrow parcels best described as flag lots, with the larger of the two lots to surround the second, smaller lot on three sides. Staff does not believe that the land division results in lots that are consistent with an existing land use pattern in the area, which includes mostly large, agricultural parcels interspersed with a few rural residential parcels of varying size, with none immediately adjacent to the subject site. Staff believes that the development pattern and lot configuration created by this land division does not easily lend itself to more intensive urban development once urban services have been extended to this area sometime in the future. The lot configuration may also make providing urban services to these two lots difficult. The subject site is located in an area that is generally envisioned by the City's draft Comprehensive Plan for urban development once a neighborhood development plan has been prepared. The Planning Unit further believes that the infill criteria is not met with this land division, as both the properties south along Femrite Drive and north along South Hope Road are large agricultural parcels. The

division of the 8.18-acre site into two appears to create two parcels that are significantly smaller than lots immediately north or south of the subject property.

CONCLUSION

The applicant is requesting approval of a certified survey map creating two lots from the 8.18-acre parcel, with a single-family residence for the property owner's son to be constructed on the smaller of the two parcels. The division will create lots that the Planning Unit feels will be difficult to provide municipal services to once such services are extended to this area in the near term, and deleterious to the establishment of a more intensive urban development pattern in the long run. Staff does not believe that this land division request complies with any of the criteria for non-agricultural land divisions, which this request must be reviewed against. No information has been provided to suggest that this request complies with the agricultural land division criteria.

RECOMMENDATION

Because the Planning Unit does not believe that this request can comply with the standards and criteria for extraterritorial land divisions, staff recommends that the Plan Commission **reject** this Certified Survey Map. Should the Plan Commission determine that the standards and criteria can be met, approval of this Certified Survey Map should be made subject to the comments and conditions from reviewing agencies and the following conditions:

1. That the Certified Survey Map be revised to note whether the residence on Lot 2 exists. If only proposed, the house should be removed.
2. That the applicant execute a deed restriction prohibiting residential development on Lot 1 and requiring separate driveways for each parcel as stipulated by Dane County as a condition of its approval of the subject land division and rezoning, and that the City of Madison be added as a beneficiary of such restriction. A copy of the properly executed restriction shall be provided to the Planning Unit prior to final City approval of this Certified Survey Map.



Dane County Planning & Development

Room 116, City-County Building, Madison, Wisconsin 53703-3342

Land Division Review
608/266-9086

October 18, 2005

Birrenkot Surveying Company
P.O. Box 237
Sun Prairie, Wisconsin 53590

Re: CERTIFIED SURVEY MAP (Korfmacher)
SW1/4 S29 T7N R11E
Town of Cottage Grove
Dane County

Gentlepeople:

Zoning Petition # 9289 was approved by the Dane County Board of Supervisors on 10/06/05. Accordingly, the above-described preliminary certified survey map proposal is hereby conditionally approved as follows:

1. Zoning Petition # 9289 is to become effective (one day following publication in the Wisconsin State Journal).
2. A Town of Cottage Grove approval certificate is to be included and executed.
3. The document is to be completed in accordance with S.236.34, Wisconsin Statutes.
4. The document is to comply with S.236.20(3)(b), Wisconsin Statutes (center of Section does not satisfy this provision).
5. The legal description is to be reviewed with respect to mathematical consistency.
6. An owners certificate in accordance with S.236.21(2), Wisconsin Statutes is to be included.
7. The owners certificate is to include "we also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval."
8. All owners of record are to be included in the owners certificate (County records indicate that Roger A. Korfmacher & Lynn C. Korfmacher are owners). Spouses signatures and middle initials are required to provide valid certificates.
9. City of Madison approval is to be obtained (extraterritorial jurisdiction).

Birrenkott Surveying Company
August 18, 2005
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10. The required certificates are to be executed.
11. Lot 1 is to be a minimum of 4 net acres in area.
12. Lot 2 is to be a minimum of 1 net acre in area.
13. The net lot area calculations are to be specified in square feet.
14. A notation is to be affixed to the document "refer to building site information contained in the Dane County Soil Survey."
15. All references to "Dane County Zoning and Natural Resources Committee" are to be changed to "Dane County Zoning and Land Regulation Committee."
16. The deed restrictions, required with Zoning Petition # 9289, are to be of record.
17. All references to zoning are to be removed from the document.
18. The highway right-of-way widths from centerline are to be clearly dimensioned.
19. The residual parcel, being created by this land division, is to be greater than 35 net acres in area.

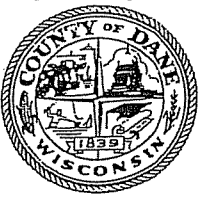
When the above conditions have been fully satisfied, the original document may be submitted to which the Dane County approving signature will be affixed. Thank you for your anticipated patience and for your anticipated cooperation in this matter.

Sincerely,


Norbert Scribner, Land Division Review

cc: Roger A. Korfmacher
Clerk, Town of Cottage Grove
City of Madison Planning Department

Enclosure:



Dane County Planning & Development

Room 116, City-County Building, Madison, Wisconsin 53709

ROGER & LYNN KORFMACHER
2846 FEMRITE DRIVE
COTTAGE GROVE WI 53527

Date: 10/18/05

Land Division Review

608/266-9086

Property Listing

608/266-4120

Surveyor

608/266-4252

Zoning

608/266-4266

REMINDER NOTICE

REZONE PETITION # 9289 SECTION 29 TOWN Cottage Grove

Please be advised that all required approvals by Town, Zoning Committee, Dane County Board and County Executive have been obtained.

NOTE:

The petition included a delayed effective date subject to the recording of a Certified Survey* and/or a Deed Restriction, and/or a notice document and other conditions.

The petition was amended to include a delayed effective date subject to the recording of a Certified Survey* and/or a Deed Restriction, and/or a notice document, and other conditions.

Please be advised that the zoning change will not become effective until the required documents have been recorded. The document must be recorded in the office of the Dane County Register of Deeds

no later than: 1/16/06

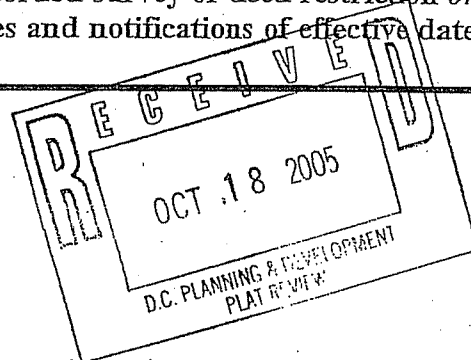
- If a deed restriction or notice document is required you may utilize the document enclosed or have your attorney draft a document for you. Please note that the wording of the restrictions or notice document may not be altered.
- The survey review may also take 60 days, please take this into consideration when you are submitting a survey for approval. A survey submitted close to or on the deadline date may not be processed in time for the recording of the document.

IMPORTANT

Failure to record the survey and/or deed restriction and/or notice document will null and void the Zoning Petition. The time period may not be extended.

Please provide Dane County Zoning with a copy of the recorded survey or deed restriction or notice document. These are required for log entry, closing of files and notifications of effective date to the County Clerk, Town Clerk and property owner.

545-90 (9/00)



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DANE COUNTY ORDINANCE AMENDMENT NO. 9289

Amending Section 10.03 relating to Zoning Districts in the Town of Cottage Grove.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Cottage Grove be amended to include in the A-2(4) Agricultural and R-1A Residential District/s the following described land:

PETITION NUMBER: 9289

TO A-2(4):

Part of the NW 1/4 SW 1/4 of Section 29, Town of Cottage Grove described as follows: Commencing at the West quarter corner of said Section 29; thence N87°30' East along the North line of said SW 1/4, 33 feet to the East right-of-way line of South Hope Road and the point of beginning; thence continuing N87°30' East along said North line 1327.8 feet to the NE 1/4 corner of the NW 1/4 of the SW 1/4 of said Section 29; thence South along the East line of said NW 1/4 SW 1/4, 330 feet; thence S82°30' West, 340 feet; thence S41°00' West, 340 feet; thence N11°00' West, 330 feet; thence N87°30' East, 208 feet; thence North, 210 feet; thence S87°30' West, 845 feet to the Northeasterly right-of-way line of Femrite Drive; thence N42°30' West along said right-of-way line, 20 feet to the East right-of-way line of South Hope Road; thence North along said East right-of-way line 58 feet to the point of beginning.

TO R-1A:

Part of the NW 1/4 SW 1/4 of Section 29, Town of Cottage Grove described as follows: Commencing at the West quarter corner of said Section 29; thence N87°30' East along the North line of said SW 1/4, 33 feet to the East right-of-way line of South Hope Road; thence South along said East right-of-way line 58 feet to the Northeasterly right-of-way line of Femrite Drive; thence S42°30' East along said Northeasterly right-of-way line, 20 feet to the point of beginning; thence N87°30' East, 845 feet; thence South, 210 feet; thence S87°30' West, 208 feet; thence N11°00' West, 140 feet; thence S87°30' West, 440 feet; thence S46°30' West, 100 feet to the Northeasterly right-of-way line of Femrite Drive; thence N41°30' West along said Northeasterly right-of-way line, 170 feet to the point of beginning.

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255 (3)(a) 2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

DEED RESTRICTION REQUIRED

This amendment will be effective if within 90 days of its adoption by Dane County the owner or owners of the land record the following restriction(s) on said land:

- 1) Deed restrict the A-2(4) parcel prohibiting residential development.
- 2) Deed Restrict both the R-1A and the A-2(4) parcels requiring separate road access for each lot.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s) as well as the owners of land within 300 feet of the site. **Failure to record the restriction(s) will cause the rezone to be null and void.**

A copy of the recorded document shall be submitted to Dane County Zoning.

The Dane County Board of Supervisors does ordain that this amendment, based upon their findings, to be consistent with the provisions of Wisconsin State Statute 91.77 (1)(a),(b),(c).

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feet; thence S23° West, along the Westerly line of Femrite Drive, 80 feet to its intersection with the Northerly right-of-way line of US Highway 12 & 18; thence N68° West, along the Northerly right-of-way line of US Highway 12 and 18, a distance of 1130 feet, more or less to the point of beginning.

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

CERTIFIED SURVEY REQUIRED

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. This amendment will become effective, if within 90 days of its approval by Dane County, a certified survey map that describes the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the survey will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**

TO LC-1:

That part of the NW 1/4 SW 1/4 of Section 29, Town of Cottage Grove described as follows: Commencing at the Southwest corner of said Section 29, thence North along the West line of Section 29 a distance of 2640 feet to the Northwest corner of the Southwest quarter of said Section 29; thence East along the North line of the Southwest quarter of Section 29 a distance of 33 feet to the East right-of-way line of South Hope Road to the point of beginning; thence East along the North line of the SW 1/4 of said Section 29 a distance of 600 feet; thence S06° East, 600 feet; thence S82° West, 380 feet to the Easterly right-of-way line of Femrite Drive; thence N35° West along the Easterly right-of-way line of Femrite Drive 700 feet, more or less, to the point of beginning.

DEED RESTRICTION REQUIRED

This amendment will be effective, if within 90 days of its adoption by Dane County the owner or owners of the land shall record the following restrictions on said land:

- 1). There shall be no residence on the LC-1 rezone area.

Said restrictions shall run in favor of Dane County and the pertinent Town Board as well as the owners of land within 300 feet of the site. **Failure to record the restrictions will cause the rezone to be null and void.**

A copy of the recorded document shall be submitted to Dane County Zoning.

[Handwritten signature and date 8/29/00]

The Dane County Board of Supervisors does ordain that this amendment, based upon their findings, to be consistent with the provisions of Wisconsin State Statute 91.77 (1)(a),(b),(c).

TOWN OF COTTAGE GROVE
PLAN COMMISSION
JUNE 22, 2005

- I. Regular Plan Commission Meeting was called to order at 7:05 P.M. by Kris Hampton. Members present were: Kris Hampton, David Muehl, Kevin Shelley, Steve Querin-Schultz and Steve Anders (arrived at 7:10). It was determined that a quorum was present.
- II. Meeting notice posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way.
- III. Approval of minutes of the May 25 & 26 2005 meetings. **MOTION** by Querin-Schultz/Shelley to approve with a correction to item VI. of the May 25th meeting to read Mike Lawton. **MOTION CARRIED 4-0.**
- IV. Roger Korfmacher – 2878 Femrite Drive – Section 29 – Zone Change – Referred back to Plan Commission by Town Board with following Amendment to A-1EX and part of the LC-1 to R-1A for up to 2 acres for building site and A-2(4) for remainder. **MOTION** by Hampton/Querin-Schultz to approve the rezone of A-1EX to R-1A for up to 2 acres (Lot 2) and A-2(4) for the remainder (Lot 1), with a deed restriction of Lot 1 for no future residential development, road access for Lot 1, and a density study to be provided to the Town Board. **MOTION CARRIED 5-0.**
 Kirk Gillespie – 1625 County Road BB – Adjusting Lot Line to Terrain. **MOTION** by Hampton/Querin-Schultz to postpone until July. **MOTION CARRIED 5-0.**
 Querin-Schultz left at 7:30
 Item reopened – applicant arrived late: Reshaping two acres. **MOTION** by Anders/Shelley to approve proposed change in lot lines, house trailer must be removed off the rezoned lot. **MOTION CARRIED 3-0-1.** Muehl abstained.
- VI. David Morrow – 4667 Meadowlark Street – Zone Change – Parcel Size 4.075 acres – A-2(4) to A-2(2); create two R-1 lots of .75 - .85 acres each and maintain an A-2(2) parcel. Results of this would be 1 lot at A-2(2) and 2 lots at R-1. Intended land use for two residential lots. **MOTION** by Hampton/Shelley to table for up to 6 months. **MOTION CARRIED 5-0.** Reopen – Price ranges \$30,000 - \$40,000, up to \$65,000. Two interested sellers have since reconsidered against selling. Residuals may not have market.
- VII. Public Concerns:
 - a. Dennis Mitchell – Baxter Road – 9.5 acres north of Doubledays wants to mitigate the lead on property, higher density problems with Strause were site lines with the hill. Map shows category 1 on Smart Growth map, advised on TDR policy, and how to go about amending the Smart Growth Plan.
 - b. Art Voit – wants to develop 18 acres
 - c. The Farm Golf Course – change the map from high density to open face? Need to discuss at a future meeting.
- VIII. Adjournment: **MOTION** by Hampton/Shelley to adjourn. **MOTION CARRIED 4-0.** Meeting adjourned at 8:25 P.M.

Submitted by: David Muehl

TOWN OF COTTAGE GROVE
REGULAR TOWN BOARD MEETING
JULY 5, 2005

I. Chairman Hampton called the meeting to order at 7:00 P.M. It was determined a quorum was present and the meeting was properly posted at Town Hall, Corn Palace, Gaston Road at Brown Thrush and American Way. Members present: Chairman Kris Hampton, Supervisors Dave Morrow, and Virgil Schroeder. Also present were Clerk Kim Banigan, Treasurer Debbie Simonson, and Highway Superintendent Jeff Smith.

II. Minutes of previous meeting(s):

A. **MOTION** by Schroeder/Morrow to approve the minutes of the Nonmetallic Mining Hearing, Skaar Farm site visit and regular board meeting, all held on June 20, 2005, as printed. **MOTION CARRIED 3-0.**

Klinger Arrived 7:04 P.M.

III. Finance Report and Approval of Bills:

A. **MOTION** by Schroeder/Morrow to approve payment of bills corresponding to checks #11923 through #11953. **MOTION CARRIED 4-0.**

B. **MOTION** by Schroeder/Klinger to approve the net worth at \$894,079.99. **MOTION CARRIED 4-0.**

C. The Treasurer stated that a fire dues payment of \$10,928.63 had been received and deposited.

D. **MOTION** by Morrow/Klinger to approve second quarter per diems with noted change of 13 per diems to 12 for Morrow. **MOTION CARRIED 4-0.**

IV. Public Concerns: NONE

V. Road Right of Way permits: **MOTION** by Schroeder/Morrow to deny application by Verizon to install new line at Vilas Hope and Gala Way at the present time, and to direct Highway Superintendent Smith to contact Verizon to clean up the mess they left from last year on Siggelkow and Femrite. The application will be reconsidered at the July 18th meeting. **MOTION CARRIED 4-0.**

VI. Landfill Update: Hampton reported test results from June 29, 2005, which showed gas probes 8 and 9 both at zero percent methane.

VII. Plan Commission Recommendations:

A. Roger Korfmacher – 2878 Femrite Drive – Section 29 – Zone Change. Roger and son Brian Korfmacher presented the results of a density study of the 117.1 acre farm, which indicates one RDU remaining. Korfmachers questioned whether the inclusion of another 33 acre farm also owned by Roger since 1965 or 1966 would add another RDU. The Board directed them to take this up with the Plan Commission for clarification. Korfmachers asked about the possibility of future LCI zoning of farm buildings on the south side of



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

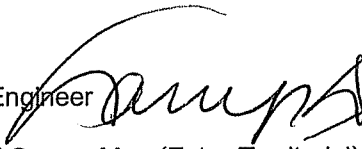
Deputy City Engineer
Robert F. Phillips, P.E.

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: November 21, 2005
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer 
SUBJECT: 2878 Femrite Drive Certified Survey Map (Extra-Territorial)

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. Rounding difference between map and written:
N00°24'00' on map.
N00°23'59' on written.

Bearing & distance difference between map and written:
N39°48'52.5' West 200.23 feet on map.
N41°17'15' West 244.00 feet on written curve table appears to be correct.

GENERAL OR STANDARD REVIEW COMMENTS

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



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: 11/22/05
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **2878 Femrite Dr.**

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. None.

GENERAL OR STANDARD REVIEW COMMENTS

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

2. When the properties involved annex into the City of Madison, all portions of the exterior walls of one- and two-family dwellings shall be within 500 feet of at least one fire hydrant. Distances are measured along the path **traveled by the fire truck as the hose lays off the truck**. See MGO 34.20 for additional information.

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

cc: John Lippitt