

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
March 21, 2005

RE: LD. 00826, Certified Survey Map – 220 Nygard Street, Town of Madison

1. Requested Action: Consideration of a two-lot Certified Survey Map (CSM) of the Frances property located at 220 Nygard Street in the northeast quarter of the northeast quarter of Section 35, Township 7 N, Range 9 E, Town of Madison, 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 Drafted By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Property Owners: Mark W. Frances; 220 Nygard Street; Madison, Wisconsin 53718.

Land Surveyor: Timothy J. Moore, Moore Surveying; 2918 Marketplace Drive; Madison, Wisconsin 53719
2. Requested Action: Approval of a certified survey map to allow for the division of approximately 0.92 acres of land into two residential lots.
3. Parcel Location: Generally located on the north side of Nygard Street, a quarter-mile west of Rusk Avenue, in the Town of Madison; Madison Metropolitan School District.
4. Existing Zoning: County R-3 (Residence District)
5. Existing Land Use: Existing single-family home, detached garage and shed.
6. Proposed Land Use: The applicant proposes to create two approximately parcels in county R-3 zoning.
7. Surrounding Land Use and Zoning:
North: Single-family residences; zoned County R-3 (Residence District);

South: Undeveloped land and a mobile home park, zoned County R-3;

West: Union Pacific Railroad right of way; Penn Park in the City of Madison; multi-family housing complex, zoned County R-4 (Multi-Family District);

East: Single-family residences, zoned County R-3 and Madison R1 (Single-Family Residence District)

8. **Basis for Referral:** Criteria for non-agricultural land division.
9. **Environmental Corridor Status:** There are no mapped environmental corridors located on the subject property. The western edge of the subject site is identified on corridor mapping as having slopes in excess of 12 percent as a result of the adjacent railroad embankment.
10. **Public Utilities & Services:**
 - Water:** Property is not served by municipal water
 - Sewer:** Property is served by municipal sewer
 - Fire protection:** Town of Madison Fire Department
 - Emergency medical services:** Town of Madison Fire Department
 - Police services:** Town of Madison Police Department
 - School District:** Madison Metropolitan School District

ANALYSIS AND EVALUATION

Proposed Land Division: The applicant is requesting approval of a land division creating two residential parcels in the Town of Madison on the north side of Nygard Street, approximately a quarter-mile west of Rusk Avenue. The site consists of portions of two platted lots developed with a single-family home, detached garage and shed on the eastern half of the property. The site generally slopes to the northeast and includes a number of mature trees located on the western half of the property.

The property is generally surrounded to the north and east by single-family residences on lots of varying size in both the City and Town of Madison. The western boundary of the site is formed by right of way for the Union Pacific Railroad, which is located atop an embankment nearly 20 feet above the adjacent property. Penn Park in the City of Madison and a Town of Madison apartment complex are located west of the railroad. A mobile home park is located south of Nygard Street in the Town of Madison. The right of way for Nygard Street ends at the railroad right of way, although the street surface ends just west of the driveway serving the site.

Lot 1 of the proposed CSM will contain 10,650 square feet of land, not including 8.25 feet of additional right of way to be dedicated to the County for Nygard Street with the approval of this CSM. The lot will include the single-family house, detached garage and shed. Lot 2, which will border Lot one on the west and north, is undeveloped and will contain 28,546 square feet of lot area. County R-3 zoning requires that sewered lots contain 60 feet of lot width and 8,000 square feet of lot area. Sanitary sewer service crosses the property from west to east. Conditions of approval from the Town of Madison and the City Engineer's Office require both lots to connect to the sanitary sewer service with this land division.

The property is not located in an identified environmental corridor.

Approval of CSM by Town of Madison 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 Madison approved a land division request on January 17, 2005. Dane County granted conditional approval of the proposed land division as outlined in a letter dated January 20, 2005 from Norbert Scribner, Land Division Review, Dane County Department of Planning and Development. No provisions exist in the agreement executed between the Town of Madison, City of Madison and City of Fitchburg in November 2002 that would prohibit this land division.

City of Madison Land Use Plan: The 1988 Land Use Plan recommends the subject site for low to medium-density residential – mixed unit development as part of an area generally bounded by Beld Street on the west, Wingra Creek on the north, The Beltline on the south and Rusk Avenue on the east, including lands currently in the Town of Madison.

This area is also located within the limits of the recently adopted South Madison Neighborhood Plan, which governs redevelopment of an area bounded by Fish Hatchery Road on the west, Lake Monona and John Nolen Drive on the east, Monona Bay and Regent Street on the north and The Beltline on the south. The plan includes a number of land use recommendations for the area surrounding the subject site, including:

- preservation of the low to medium-density residential – mixed unit development land use recommendation of the 1988 Land Use Plan with an emphasis on preserving and expanding the single-family housing stock east of the railroad right of way;
- the extension of Dane Street, located approximately one block north and west of the railroad, east across the railroad to connect to Sundstrom Street, which runs north to south between Koster and Nygard Streets; and the extension of a second north-south street west of Sundstrom to serve additional single-family development;
- a bicycle path connection along the railroad to connect Badger Road and Penn Park;
- the expansion and improvement of Penn Park, with additional access provided to residents east of the railroad right of way by the extension of Dane Street.

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.

As this is not an agricultural site, the CSM will be reviewed as a non-agricultural land division.

In reviewing the proposed land division against the non-agricultural standards above, the Planning Unit believes that all such standards are met. The parcel is located in an area that will remain in the Town of Madison until the town dissolves in 2022 under the provisions of the Town/ City boundary agreement noted above. The land division should have no adverse impact on the ability for utilities to be extended to the property; sanitary sewer already serves the site.

Staff also believes that the division perpetuates an existing development pattern in the area and therefore meets the infilling criteria. Although Lot 1 of the proposed land division results in a lot less deep than other lots in the immediate area, the resulting lot dimensions are more typical of newer single-family lots in width and depth. Creation of the lot should have little impact on any future redevelopment of the area between Sundstrom Street and the railroad right of way as proposed by the South Madison Neighborhood Plan. The neighborhood plan suggests that a future north-south street may be built along the eastern edge of the site on adjoining property. To insure that future development on Lot 2 does not impede any additional residential development anticipated by the neighborhood plan, staff is requesting that a deed restriction be executed prohibiting construction of a residence on proposed Lot 2 without written approval of the City of Madison. Development on Lot 2 should be directed to the southern portion of the lot nearest Nygard Street, thereby preserving the rear of the lot for additional subdivision with lots facing a future north-south street or an addition to Penn Park as anticipated on the neighborhood plan.

CONCLUSION

The applicant is requesting approval of a certified survey map creating two lots from a 0.92-acre parcel. The division creates two lots that are generally in keeping with lots located east and north of the site, and that conform to County R-3 and City R1 zoning requirements. Staff does not believe that the proposed CSM will have a negative impact on the implementation of aforementioned components of the South Madison Neighborhood Plan. Staff concludes that the non-agricultural land division standards are met.

RECOMMENDATION

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

1. Comments from reviewing agencies.
2. That the applicant execute a deed restriction benefiting the City of Madison that prohibits construction of any residential buildings on (proposed) Lot 2 without the written approval of the location of said residential buildings by the City, or the approval of a land division or plat by the same.



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. Dalley, P.E.
David L. Benzschawel, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

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

DATE: November 23, 2004

TO: Plan Commission

FROM: Larry D. Nelson, P.E., City Engineer

SUBJECT: 220 Nygard Street Certified Survey Map (Extraterritorial)

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. Proposed Lots 1 and 2 shall connect to the Public Sanitary Sewer System and pay applicable sewer connection fees to MMSD and/or Town of Madison.
2. Range is incorrect on all the pages (R6E).

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: 220 Nygard Street Certified Survey Map (Extraterritorial)

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

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 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

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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.

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- 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 a non-exclusive easement 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 easement shall be 12-feet in width on the perimeter of this plat. Easements shall not be required on property lines shared with greenways or public streets. No structures may be constructed within said

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easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

- 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 survey are subject to a non-exclusive easement 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 easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

- 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, this plat/csm shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Contact Greg Fries at 267-1199 to discuss these requirements.
- 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 dedicate 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.

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.

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 and be consistent with previous formats delivered to the City by the Applicant 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.

Madison Water Utility



David Denig-Chakroff, General Manager

Alan L. Larson – Principal Engineer

523 East Main Street

Madison, Wisconsin 53703

Telephone: 608 266-4653

FAX: 608 266-4426

E-mail: allarson@ci.madison.wi.us

MEMORANDUM

Date: November 3, 2004

To: William Roberts, Planner IV, Planning & Development

From: Alan L. Larson P.E.
Principal Engineer - Water

Subject: LOT DIVISION (Extra-Territorial) – France CSM - Section 35 Town of Madison
220 Nygard Street

Madison Water Utility has reviewed this lot division and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS

While this property is in the service area of the Madison Water Utility there is no public water main available to connect to adjacent to this property.

GENERAL OR STANDARD REVIEW COMMENTS

The Water Utility will not need to sign off the final plans, but will need a copy of the approved plans.

A handwritten signature in black ink, appearing to read "Alan L. Larson", with a stylized flourish at the end.

Alan L. Larson, P.E.



Dane County Planning & Development

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

Land Division Review
608/266-9086

January 20, 2005

Moore Surveying, LLC
2918 Marketplace Drive, Suite # 108
Fitchburg, Wisconsin 53719

Re: **CERTIFIED SURVEY MAP (France)**
NE1/4 S35 T7N R9E
Town of Madison
Dane County

Gentlepeople:

The above-described preliminary certified survey map proposal is hereby conditionally approved as follows:

- ✓ 1. The document is to be completed in accordance with S.236.34, Wisconsin Statutes.
- ✓ 2. The document is to comply with S.236.20(3)(b), Wisconsin Statutes (center of Section does not satisfy this provision).
- ✓ 3. 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."
4. All owners of record are to be included in the owners certificate (County records indicate that Mark W. France is an owner). Spouses signatures and middle initials are required to provide valid certificates.
- ✓ 5. The Town of Madison approval certificate is to include "the public highway right-of-way dedication designated herein is hereby acknowledged and accepted by the Town of Madison."
- ✓ 6. City of Madison approval is to be obtained (extraterritorial jurisdiction).
- ✓ 7. The required certificates are to be executed.
- ✓ 8. The highway right-of-way width from centerline is to be dimensioned.
- ✓ 9. 33' North of the Nygard Street right-of-way centerline is to be clearly designated "dedicated to the public."

Moore Surveying, LLC
January 20, 2005
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10. Evidence of public sanitary sewer availability is to be submitted.
- ✓ 11. The net lot area calculations are to be specified in square feet.
- ✓ 12. All references to "Dane County Zoning and Natural Resources Committee" are to be changed to "Dane County Zoning and Land Regulation Committee."
- ✓ 13. Distances between existing structures and lot boundaries are to be specified.
14. Compliance with the minimum setback requirements of the Dane County Zoning Ordinance is to be established.
- ✓ 14. All references to "R6E" are to be changed to "R9E."
- ✓ 15. All lot corners are to be monumented, as required.

When the above conditions have been fully satisfied, the original document may be submitted to which the Dane County approving signature will be affixed. Please contact the writer with questions regarding this matter.

Sincerely,


Norbert Scribner, Land Division Review

cc: Mark W. France
Clerk, Town of Madison
City of Madison Planning Department

Enclosure:



Town of Madison

2120 Fish Hatchery Road • Madison, Wisconsin 53713-1289

General Business Office: (608) 210-7260

Fax: (608) 210-7235 • (608) 210-7236

January 18, 2005

Dane County Land Regulations

Mr. Norb Scribner

City-County Building - Room 116

210 Martin Luther King Jr. Blvd.

Madison, WI 53703

Subject: Proposed Certified Survey Map
220 Nygard Street, Town of Madison

Dear Norb:

At the regular Town Board meeting held on Monday, January 17, 2005, the Town Board voted to approve the proposed certified survey map prepared by Moore Surveying for the property located at 220 Nygard Street, with the following conditions:

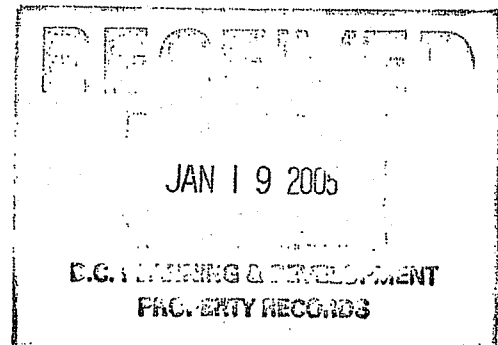
- ✓ 1. Owner shall comply with all State, County and Local subdivision ordinances and statutes.
- ✓ 2. Owner shall dedicate a strip of land 8.25 feet in width to the public for street purposes.
3. Owner shall verify that public sanitary sewer is available to both proposed lots.
4. Location of the private water well shall be shown on the C.S.M.
- ✓ 5. C.S.M. shall include a signature block for the Town Clerk to accept public street right-of-way
- ✓ 6. C.S.M. shall include setback dimensions from all existing buildings to proposed lot lines.
7. Drainage arrows shall be shown along all lot lines and elevations shall be shown at all property corners.
8. A copy of the recorded C.S.M. shall be provided to the Town.

If you have any questions regarding this matter, please contact me at (608) 210-7207. Thank you.

Sincerely,

D. Richard Rose, P.E.
Director of Public Works

Cc: Tim Moore, Moore Surveying



(4) *Lot width and area.* Lots shall be not less than 100 feet in width at the building setback line and have an area of not less than one (1) acre.

(5) *Lot coverage.* No building together with its accessory buildings shall occupy in excess of 20 percent (20%) of an interior lot or 25 percent (25%) of the area of a corner lot.

(6) *Setback requirements.* Setback from the front lot line or highway right-of-way lines shall conform to the requirements of section 10.17.

(7) *Side yard requirements.* Shall be the same as for the R-1 Residence District.

(8) *Rear yard requirements.* Shall be the same as for the R-1 Residence District.

(9) *Off-street parking.* Off-street parking shall be provided as required in section 10.18.

[History: (9) cr., OA 39, 1997-98, pub. 08/17/98.]

10.06 R-2 RESIDENCE DISTRICT. (1) Permitted uses. All uses permitted in the R-1 Residence District.

(2) *Conditional uses permitted in the R-1 Residence District.* All conditional uses permitted in the R-1 Residence District.

(3) *Building height limit. (a) Residential dwelling, two and one-half (2½) stories or 35 feet.*

(b) Accessory buildings shall not exceed 12 feet in height.

(4) *Lot width area. (a) Unsewered lots shall be not less than 100 feet in width at the building setback line and have an area of not less than 20,000 square feet.*

(b) Sewered lots shall be not less than 75 feet in width at the building setback line and have an area of not less than 10,000 square feet.

(5) *Lot coverage.* No building together with its accessory buildings shall occupy in excess of 35 percent (35%) of the area of an interior lot or 40 percent (40%) of the area of a corner lot.

(6) *Setback requirements.* Setback from front lot line or highway right-of-way lines shall conform to the requirements of section 10.17.

(7) *Side yard requirements.* The minimum width of any side yard shall be 10 feet.

(8) *Rear yard requirements.* The minimum depth of any rear yard shall be 35 feet.

(9) *Off-street parking.* Off-street parking shall be provided as required in section 10.18.

[History: (9) cr., OA 39, 1997-98, pub. 08/17/98.]

10.07 R-3 RESIDENCE DISTRICT. (1) Permitted uses. All uses permitted in the R-1 Residence District.

(2) *Conditional uses permitted in the R-3 Residence District.* All conditional uses permitted in the R-1 Resident District.

(3) *Building height limit. (a) For a residential dwelling two and one-half (2½) stories or 35 feet.*

(b) Accessory buildings shall not exceed 12 feet in height.

(4) *Lot width and area. (a) Unsewered lots shall be not less than 100 feet in width at the building setback line and have an area of not less than 20,000 square feet.*

(b) Sewered lots shall be not less than 60 feet in width at the building setback line and have an area of not less than 8,000 square feet.

(5) *Lot coverage.* No building together with its accessory buildings shall occupy in excess of 35 percent (35%) of the area of an interior lot or 40 percent (40%) of the area of a corner lot.

(6) *Setback requirements.* Setback from front lot line or highway right-of-way lines shall conform to the provisions of section 10.17.

(7) *Side yard requirements.* The minimum width of any side yard shall be 10 feet.

(8) *Rear yard requirements.* The minimum depth of any rear yard shall be 25 feet.

(9) *Off-street parking.* Off-street parking shall be provided as required in section 10.18.

[History: (9) cr., OA 39, 1997-98, pub. 08/17/98.]

10.071 R-3A RESIDENCE DISTRICT. (1) Permitted uses. (a) All uses permitted in the R-1 Residence District.

(b) Duplexes.

(2) *Conditional uses permitted in the R-3A Residence District.* All conditional uses permitted in the R-1 Residence District.

(3) *Building height limit. (a) Residential dwellings, two and one-half (2½) stories or 35 feet.*

(b) Accessory buildings shall not exceed 12 feet in height.

(4) *Lot width and area. (a) Unsewered lots for both single family and duplex dwellings shall be not less than 100 feet in width at the building setback line and have an area of not less than 20,000 square feet.*

(b) Sewered lots for single family dwellings shall be not less than 60 feet in width at the building setback line and have an area of not less than 8,000 square feet.

(c) Sewered lots for duplex dwellings shall be not less than 75 feet in width at the building setback line and have an area of not less than 10,000 square feet.