



Dane County Planning & Development

Land Division Review

April 26, 2011

Williamson Surveying & Associates
104 A West Main St.
Waunakee, WI 53597

Re: Kent Walser (CSM 9284)
Town of Middleton, Section 16
(2 lots, 4.7 acres)

Current Zoning is A-1.

Attention: Chris Adams

The proposed CSM is hereby conditionally approved as follows:

1. The document is to be completed in accordance with S.236.34, Wisconsin State Statutes.
2. The net lot area calculations are to be specified in square feet.
3. The City of Madison corporate limits are to be shown.
4. Existing buildings shall be dimensioned to the nearest 0.1-foot in relation to proposed property boundaries.
5. The approximate location of the on-site septic system is to be shown including the absorption system.
6. All owners of record are to be included in the owner's certificate. (County records indicate that ANN C WALSER is the owner. *Middle initials are required to provide valid certificates.*)
7. The required approval certificates are to be fulfilled prior to submitting the final document.
8. A notation is to be affixed to the document "refer to building site information contained in the Dane County Soil Survey."
9. Comments from the Dane County Surveyor are to be satisfied.
 - *Please correct the width of or the bearing of the west line of the new driveway easement. If the easement is 60' in width the west line of the easement should be parallel with the east line of Lot 1.*

10. The recordable document is to be submitted for final review and approval.

When the above conditions have been fully satisfied, the original document along with a copy of this letter may be submitted for final review and the Dane County approving signature will be affixed. Please allow for ten (10) working days for approving signature. Any questions regarding this letter, please contact myself.

Sincerely,

Daniel Everson
Assistant Zoning Administrator
267.1541

CC:
Clerk, Town of Middleton
City of Madison Planning – Tim Parks

Town of Middleton Town Board Meeting Minutes April 18, 2011

A regular meeting of the Town Board was held at the Middleton Town Hall beginning at 7:00 P.M.

Present were: Chair Milo Breunig; Supervisors Richard Oberle, Steve Tumbush Bill Kolar and Timothy Roehl; David Shaw, Town Administrator; Sara Ludtke, Public Works Coordinator; Rod Zubella, Vierbicher Associates, Inc., Town Engineer; and members of the public.

1. Proof of Posting and Notice.

Shaw stated that the Agenda had been posted at the three official locations, placed on the Town's website, and emailed to the Town's subscriber list.

2. Pledge of Allegiance.

Breunig asked Deputy Moore to lead the Pledge of Allegiance.

3. Public Input.

John Hofer, President, Timber Ridge Homeowners Association, spoke about the trail easement in the Timber Ridge subdivision. The Home Owners' Association wishes to not change the location of the easement; moreover, they would prefer that the trail not be developed at all.

Tom Stemrich 4120 Keewatin Trail, spoke in favor of installing the temporary mailboxes (for the Old Sauk Road reconstruction project) at Fire Station #2 rather than Voss Park. George Towle 4130 Longview Road agreed. Ludtke explained the concerns of the contractor and the Post Office. She will be contacting the Post Office tomorrow to determine what options are available. Jim Schiller, 4117 Longview Road agreed with Stemrich and Towle.

4. Minutes from the Meetings of March 21, 2011.

Motion: Oberle / Tumbush to approve the Minutes as amended. Motion carried.

→ **5. Public Hearing – Walser Certified Survey Map – 9861 Blackhawk Road.**

Kent Walser appeared before the Board to present his proposed CSM and answer questions. He wishes to be closer to his mother to be able to care for when needed.

Breunig opened the Public Hearing at 7:07 pm.

Breunig asked if there was anyone wishing to speak in favor of the CSM. There was not.

Breunig asked if there was anyone wishing to speak in opposition to the CSM. There was not.

Motion: Oberle / Tumbush, to close the Public Hearing. Motion carried at 7:11 pm.

→ **6. Action on Walser Certified Survey Map.**

Zubella reviewed the Vierbicher Associates, Inc. letter of March 30, 2011. He said the Town might wish to consider requiring dedication of Right-of-Way for the extension of Meadow Mist Road to connect to Old Sauk Road.

Motion: Oberle / Tumbush, to approve the Certified Survey Map conditioned upon:

- That a joint driveway agreement entered into that meets with the approval of the Town;
- That the CSM meet all the requirements of the Vierbicher letter dated March 30, 2011;
- That the Town grant a variance, pursuant to item #2 of Vierbicher's letter, for an owner of less than 40 acres to create lots of smaller than 5 acres, as the parcel in question lies next to the Blackhawk subdivision which has similar or smaller sized lots;
- That in regards to Vierbicher's letter items #7 & #8, Right-of-Way dedication not be required;
- That in regards to Vierbicher's letter item #9, it is not required that trees be shown on the Certified Survey Map as the future planned road will impact the trees anyway;
- That in regards to Vierbicher's letter items #11 & 14 that the Town should neither require parkland dedication nor impose a restriction on building height; and

- • That the Applicant pay the \$4,200 park fee.

Motion carried.

7. Public Hearing – Acker Certified Survey Map – 3477 Mound View Road.

Frank Acker appeared before the Board to present his proposed CSM and answer questions.

Breunig opened the Public Hearing at 7:37 pm.

Breunig asked if there was anyone wishing to speak in favor of the CSM. Valarie Farace 7670 Greenwood Roadspoke to an agreement with the Applicants to restrict buildings driveway along the westerly 60 feet of the two proposed lots. The details have not yet been worked out.

Breunig asked if there was anyone wishing to speak in opposition to the CSM. There was not.

Motion: Oberle / Tumbush, to close the Public Hearing. Motion carried at 7:46 pm

8. Action on Acker Certified Survey Map.

Motion: Breunig / Roehl, to approve the Certified Survey Map conditioned upon:

- That the CSM meet all the requirements of the Vierbicher letter dated April 1, 2011;
- That, per item #3 they have met with their neighbors
- That the Town grant a variance, pursuant to item #4 of Vierbicher's letter, for an owner of less than 40 acres to create lots of smaller than 5 acres, as the resulting lots will be similarly sized to the other lots in the Malmaison subdivision;
- That in regards to Vierbicher's letter item #7, a joint driveway easement not be required;
- That in regards to Vierbicher's letter item #8, access from proposed Lot 2 be prohibited onto all of Mound View Road and onto Greenwood Road within the 50 feet of the southeastern corner of the lot;
- That in regards to Vierbicher's letter item #9, the existing driveway on Lot 29 shall be shown on the Certified Survey Map but as there is no requirement for a joint driveway, no related language is required;
- That in regards to Vierbicher's letter item #11, 25-foot radiuseasement
- That a 60-foot wide deed restriction on buildings be placed on western edge of Lots 1 & 2.
- That the park fee of \$4200 not be waived; and
- That in regards to Vierbicher's letter item #13, the soils report requirement is waived because these lots are already in a platted subdivision.

The motion was withdrawn by the makers when it was discovered that the applicant had not included a request for a variance.

Motion: Oberle / Roehl, to postpone action until the submittal is made complete by including a written request for a variance. Motion carried.

9. Request by Centurion Wisconsin to use Airport Road on August 6 & 7.

Tim Hyland of Centurion Wisconsin can before the Board to ask permission to use Airport Road for the Centurion event on Sunday, August 7 beginning at 7:00 am

Roehl asked about the promised sharing of revenue from the event organizers.

Breunig asked for similar information as last year and the same agreement made last year for when the Board looks at this at the next meeting.

10. Update on Old Sauk Road.

Staff gave an update on utility work and mailboxes. Roadwork should start May 2.

Wayne Rounds, 7785 Low Road, asked if he would be subject to fines to take Farm Machinery into the detour area. No, as he has legitimate business within the construction area.

11. Old Sauk Road Permanent & Temporary Stormwater Drainage Easements / Michael J. Basel and Pheasant Point Homeowners Association, Inc. Authorization for Clerk to Sign Documents.

Motion: Breunig / Tumbush, to authorize Clerk Shaw to sign the easement documents. Motion carried.