



Dane County Planning & Development

Land Division Review

February 27, 2018

Moore Surveying
2918 Marketplace Dr.
Fitchburg, WI 53719

Re: Meinholz (CSM 10098)
Town of Middleton, Section 27
(2 lots, 1.61 acres)
Current Zoning District: R-1, residential

Attn: Andrew Moore, S-3028

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. All owners of record are to be included in the owner's certificate. A certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.
County records indicate the following owners:
 - *TODD J MEINHOLZ*
3. The required approval certificates are to be satisfied.
 - *Town of Middleton*
 - *City of Madison*
 - *Dane County*
4. Comments from the Dane County Surveyor are to be satisfied:
 - *Label the full distance along the north line of Lots 1 and 2. 236.20(2)(b)*
 - *Label the easement and the width of the easement along the south line of the CSM. 236.20(2)(c)*
 - *Add arc lengths for the curves to the curve table. Also, add tangent bearings for the ends of curves that do not connect to annotated tangent lines. 236.20(2)(k)*
 - *Add a note indicating PLSS witness monuments were found and verified. A-E 7.08(1)(c)*
 - *The boundary has a misclosure of 0.35 feet. Identify and correct the misclosure error. 236.34(1m)(d)(2)*
5. The recordable document is to be submitted for review and approval.

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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

Parks, Timothy

From: David Shaw <dshaw@town.middleton.wi.us>
Sent: April 06, 2018 6:34 PM
To: Parks, Timothy; Robert C. Procter
Subject: RE: Meinholz

Tim,

From the 2/26/18 Board Minutes:

A motion was made by Supervisor Renteria, seconded by Supervisor Whitney, that this agenda item be approved per the Vierbicher letter dated January 31, 2018, with the following conditions:

Per item #1, page 2, that the Applicant stated at the meeting that he will voluntarily comply with the Town of Middleton draft ordinance sections noted in the letter;

Per item #2, page 2, that a variance be granted for creation of lots less than five acres when the Applicant does not own at least 40 acres, as the proposed lots are similar in size to the existing adjacent lots;

Per item #3, page 2, that a variance be granted for creation of lots less than 65,000 square feet, as the proposed lots are similar in size to the existing adjacent lots and the existing lots have areas less than 65,000 square feet;

Per item #6, page 2, that the Applicant is required to remove all vegetation in the right-of-way adjacent to the proposed lots to create a clear zone from the street pavement edge a minimum of 10-feet wide. This will include, at a minimum, the removal of one 24-inch Ash tree adjacent to the south-west corner of proposed Lot 2. The Applicant is also encouraged to work with his neighbor to the south to remove the second 24" Ash tree that lies within the clear zone;

Per item #8, page 3, that any new driveway built for proposed Lot 2 meet the requirements of the Town's driveway ordinances;

Per item #10, page 3, that creation of a lot in an area that is completely covered with trees is acceptable;

Per item #12, page 3, that the payment of one park fee of \$2255 be paid for the creation of one additional building site which will create additional park users. The payment to be made before the Town executes the CSM;

Per item #13, page 3, that a quit claim deed was provided to the Town. However, a title insurance policy shall be provided for review before the Town executes the CSM;

Per item #18, page 4, that if a new water service line is required and it will cut through the existing street, the service line shall be backfilled and the street repaired according to Town standards and to the satisfaction of the Town Engineer and Town Administrator;

That a 10-foot wide stormwater drainage easement be added to the north and west edges of proposed Lot 2 adjacent to Applewood Drive on the CSM;

That the CSM will be modified by moving the portion of the lot line between proposed Lots 1 and 2, that measures 123.26-feet, 5-feet to the east and that the east side-yard setback for Lot 2 is increased to 20 feet as required by Applewood subdivision requirements;

That the Applicant provide evidence that the City of Madison has no objections to the CSM; and

That the CSM be subject to review by the Town Attorney.

The motion carried.

If this is not sufficient, please let me know what else you need.

David D. Shaw
Administrator / Clerk-Treasurer
Town of Middleton Population 6399
608-833-5887 (W) 608-279-6172 (C)

From: Robert C. Procter [mailto:RProcter@axley.com]

Sent: Wednesday, April 04, 2018 6:24 PM

To: David Shaw

Subject: Meinholz

Hi David,

Tim Parks says he needs something from the Town showing that it conditionally approved the CSM before he will put it on the City's agenda.

Can you send that to us and or him?

Robert

Robert C. Procter

Attorney

Phone: 608.283.6762 | **Mobile:** 608.692.8270

Email: RProcter@axley.com | <http://www.axley.com>

Axley Brynelson, LLP | 2 E. Mifflin St. Ste 200 | Madison, WI 53703

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