



Report to the Plan Commission

March 18, 2009

Legistar I.D. #14032
3901 Hanson Road
Certified Survey Map Referral

Report Prepared By:
Timothy M. Parks, Planner
Planning Division

Requested Action: Consideration of a three-lot Certified Survey Map (CSM) of 37.9 acres of property owned by McAllen Properties Madison, LLC and located at 3901 Hanson Road

Applicable Regulations & Standards: Section 16.23, Land Subdivision Regulations, Madison General Ordinances provides the requirements for land divisions.

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for land divisions met with this request and **approve** the three-lot Certified Survey Map of property located at 3901 Hanson Road subject to input at the hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Applicant & Property Owner: McAllen Properties Madison, LLC; 4605 Dovetail Drive; Madison; Carl Chenoweth, Ruedebusch Development & Construction, representative

Surveyor: Chris Adams, Williamson Surveying & Associates; 104A W. Main Street; Waunakee.

Proposal: The applicant proposes to subdivide the subject property into three lots, with two of the lots proposed to be made available for future industrial/ commercial development. The applicant wishes to record the Certified Survey Map as soon as all regulatory approvals have been granted.

Parcel Location: An approximately 37.9-acre parcel located on the south side of Hanson Road between US Highway 51 and Interstate 39-90-94; Aldermanic District 17; DeForest School District.

Existing Conditions: The eastern half of the subject site is developed with a FedEx Ground shipping facility and truck terminal. The remainder of the site is undeveloped.

Surrounding Land Use and Zoning: The subject site is surrounded to the north by the Center for Industry and Commerce industrial subdivision, which is zoned M1 (Limited Manufacturing District) and extends between Hanson and Hoepker roads. The land west of the site is developed with the Monument Center business park. Lands south and east of the site are undeveloped floodplain and wetlands associated with the upper west branch of Starkweather Creek.

Adopted Land Use Plan: The Hanson Road Neighborhood Development Plan identifies most of the subject site for future industrial uses, with the exception of the southern and eastern edges of the site, which are identified for park, drainage and open space use associated with the upper west branch of Starkweather Creek.

Environmental Corridor Status: This property contains mapped floodplain and wetlands generally located along portions of the southern and eastern property lines of the property and a mapped

perennial stream parallel to the eastern property line. These areas are reflected on the existing environmental corridor maps.

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: Existing M1 (Limited Manufacturing District) & W (Wetland District).

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	All proposed lots will exceed
Lot width	50'	Adequate
Usable open space	N/A	---
Front yard	0'	Adequate
Side yards	0'	Adequate
Rear yard	1-story 10'; 2-story 30'	Adequate
Floor area ratio	2.0	Existing building less than 1.0
Building height	N/A	---

Prepared by: Pat Anderson, Asst. Zoning Administrator

Previous Approvals

On June 18, 2002, the Common Council approved a request to rezone the subject site from Temp. M1 (Limited Manufacturing District) to M1. Conditions of approval on the rezoning included the submittal of a subdivision of the property, the development of design standards and a perimeter landscaping plan, and the reservation of a 66-foot wide corridor for future public road right of way through the site to connect to the public roadway on the property to the west to Hanson Road. The future right of way corridor would not be dedicated until such time as the City required it. A Certified Survey Map of the property showing the right of way reservation was recorded on June 2, 2003.

Project Review

The applicant is requesting approval of a three-lot Certified Survey Map (CSM) of a 37.9-acre parcel located on the south side of Hanson Road between US Highway 51 and Interstate 39-90-94. The site is developed with a 132,201 square-foot FedEx Ground shipping facility and truck terminal generally located on the eastern half of the property with direct access from Hanson Road. An 18,293 square-foot addition to the facility was recently administratively approved. The remainder of the subject site is presently undeveloped. The majority of the site is zoned M1 (Limited Manufacturing District) with the exception of eastern and southern portions of the property, which are zoned W (Wetland District) to reflect the presence of wetlands in those areas. The eastern and southern edges of the property are also located in the regulatory floodplain.

As noted in the previous section, the subject site was rezoned M1 in 2002, at which time a condition of approval was placed on the property requiring the reservation of a 66-foot wide corridor for the future extension of a public street through the site. This 66-foot wide corridor reservation was shown on a CSM of the site recorded in 2003. The future right of way corridor represented the extension of Monument Lane, which extends south from Hanson Road through the Monument Center business park next door, through the center of the subject site before reconnecting to Hanson Road. This U-shaped roadway alignment was generally shown on the Hanson Neighborhood Development Plan at the time

that plan was adopted in August 2000. In general, the plan recommends that a network of local streets be developed to provide access and connectivity to a variety of lot sizes for the industrial development envisioned.

The CSM proposes to place the FedEx Ground facility onto a 24.23-acre lot with approximately 850 feet of frontage along Hanson Road, which is shown as Lot 2. The remaining property will be divided into two lots for future development. Lot 1 is proposed as a 5.27-acre parcel, which will have 480 feet of frontage along Hanson Road and approximately the same depth into the property. Lot 3 is proposed as an 8.4-acre parcel in the southwestern corner of the subject site. Access to Lot 3 will be provided at the southerly terminus of Monument Lane, which the applicant proposes to not extend through the site as generally envisioned in the Hanson Neighborhood Development Plan and as required by the platted reservation shown on the 2003 CSM. The applicant has expressed concerns in discussions with staff that the remnant of land that would be created between the extended street and the floodplain and wetlands present along the southern property line would be less usable. If the CSM is approved as proposed, the applicant will be required to dedicate and construct a permanent cul-de-sac for Monument Lane as a condition of approval.

Analysis & Conclusion

As presented, the proposed CSM generally conforms to the lot design requirements of the Subdivision Regulations and Zoning Ordinance. The Planning Division, however, referred consideration of this CSM to the Plan Commission so that the Commission could review the proposed elimination of the extension of Monument Lane. Among the criteria to be considered in approving a land division is the effect the proposed division will have on achieving the objectives and recommendations of any neighborhood plans and the Comprehensive Plan.

In reviewing the proposal to not extend Monument Lane northerly through the site to Hanson Road, the Planning Division believes that the Plan Commission could approve the CSM as presented if it desires. Although this proposal represents a departure from the street layout included for this portion of the neighborhood, staff feels that the goals and objectives for industrial development in the Hanson Neighborhood Development Plan can still be implemented. Planning staff also believes that there will be little if any negative impact on surrounding properties as a result of the elimination of the street extension.

The extension of a public street through the subject site may not be considered essential given the land development pattern that has occurred nearby and the applicant's proposal. While the extension of Monument Lane south from Hanson Road into the adjacent 6-lot Monument Center subdivision was necessary to provide street access for that plat given the size and pattern of development proposed, each of the three lots proposed with the subject CSM will have sufficient direct access to existing public streets without the extended street (Lot 3 once the cul-de-sac is built). Staff also notes that it is not uncommon for the exact street alignments and related land use patterns recommended in a neighborhood development plan to be adjusted somewhat during the course of plan implementation.

Staff is not aware of any concerns about the ability of the intersection of Monument Lane and Hanson Road to handle the additional traffic from future development on proposed Lot 3 of the CSM.

In April 2007, the Subdivision Regulations were amended to prohibit cul-de-sacs in any street layout unless the topography or other unique physical feature of a development makes cul-de-sacs the only or most logical street layout. In the event that a cul-de-sac is determined to be necessary, the Subdivision

Regulations require that a sidewalk, connecting bath or multi-purpose path be provided to another public right of way. In this case, staff feels that it may be unnecessary to extend Monument Lane and that the cul-de-sac will be acceptable since all of the lots will have adequate access to public streets. However, the Parks Division is requesting that a multi-purpose path be extended from Monument Lane adjacent to the Monument Center subdivision along the southern and eastern property lines of the site as an alternative to the road extension.

Finally, the overall subject site is considered a shoreland property for purposes of zoning because the property is within 300 feet of the landward side of a regulatory floodplain and the property was annexed to the City after May 7, 1982. Shoreland zoning requires all new lots located within 300 feet of a floodplain to have a minimum of 100 feet of frontage on a public street and 15,000 square feet of lot area. Lots 2 and 3 of the proposed CSM are subject to these requirements. Lot 2 will fully comply, while Lot 3 will comply once a cul-de-sac has been dedicated and constructed at the terminus of Monument Lane.

If the CSM is approved, staff recommends that a condition of approval be applied that requires the design criteria in place for the site currently to be amended to include the two proposed lots for future development. Staff also recommends that a note be placed on the CSM requiring installation of the approved perimeter landscaping plan on Lot 1 at the time of construction on that lot.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission find that the standards for land divisions met with this request and **approve** the three-lot Certified Survey Map of property located at 3901 Hanson Road subject to input at the hearing and the following conditions:

1. That the reservation for the future extension of Monument Lane east and north from its current terminus in the Monument Center subdivision to Hanson Road is hereby removed.
2. That the applicant dedicate and construct a permanent cul-de-sac at the eastern terminus of Monument Lane on Lot 3 of the proposed Certified Survey Map. The radius of the cul-de-sac and the specifications for its construction shall be determined by the City Engineering Division prior to final approval of the CSM for recording.
3. That the floodplain on the CSM be revised to reflect the floodplain shown on the 2008 FEMA floodplain maps.
4. That the Project Design Criteria currently of record for this property be amended to include all three lots of the proposed subdivision. A copy of the current criteria shall be submitted for Planning Division review to determine whether any added or modified provisions are necessary to govern future development of the three lots proposed. The amended criteria shall be approved by the Planning Division director prior to recording of this CSM.
5. That a note be placed on the CSM requiring installation of the approved perimeter landscaping plan at the time Lot 1 development commences, as required by the Planning Division director.

The following conditions have been submitted by reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

6. Identify the existing 15-foot wide public water main easement similar to how the existing public sanitary sewer easement references the CSM 10768 as Document No. 3725419 that created both easements.
 7. CSM 10768 created a 15 feet wide grading easement along Hanson Road. Further clarify this easement as an existing 15-foot public grading and sloping easement. Delete reference to the "NEW" 10-foot wide permanent limited easement along the south right of way line of Hanson Road.
 8. The applicant shall dedicate right of way for a cul-de-sac at the end of Monument Lane with a minimum diameter of 120-feet and reverse curves with a minimum radius of 50 feet (100 feet if bulb is offset).
 9. Lot 1 of the proposed CSM is not being provided sanitary sewer service under the current lot configuration. The applicant shall dedicate a 20-foot wide public sanitary sewer easement on Lot 3 or Lot 2 prior to serve Lot 1.
10. The developer shall enter into a City/ Developer agreement for the installation of public improvements required to serve this 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 CSM without the agreement executed by the developer.
 11. The developer shall construct Madison Standard street improvements for all streets within the CSM.
 12. 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 County Register of Deeds.
 13. 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 management at the time they develop."
 14. A minimum of two working days prior to requesting City Engineering Division signoff on the CSM the applicant shall contact Janet Dailey (261-9688) 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).
 15. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract.
 16. 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.

17. 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 (cite Register of Deeds recording data) and easements that are being conveyed by the CSM. Identify the owner and/or benefiting interest of all easements.
18. Prior to Engineering final sign-off by main office for Certified Survey Maps (CSM), final CSM must be submitted to Engineering Division Surveyor / Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off. Electronic mail submittal of the FINAL CSM in PDF form is preferred.

Traffic Engineering Division (Contact John Leach, 267-8755)

19. The applicant shall provide for a cul-de-sac on Monument Lane according to City design standards.
20. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
21. There will be restricted access for Lot 1 of the CSM as follows: only one driveway approach shall be granted on Hanson Road as determined by the City Traffic Engineer. The applicant shall graphically note this restriction on the face of the final CSM.

Zoning Administrator (Contact Pat Anderson, 266-5978)

22. Provide a 75-foot protective buffer from the wetlands pursuant to Madison General Ordinances 37.09(3)(h) and the Wisconsin Administrative Code (NR 103.04)

Parks Division (Contact Tom Maglio, 266-6518)

23. The developer will be required to provide a 15-foot wide bike trail easement starting at the southwest corner of the parcel and heading north to Monument Lane, which will result in a total of 30' of easement considering the parcel to the west that already has a 15-foot easement along the west property line.
24. The developer will be required to provide 30-foot bike trail easement over the existing city sanitary sewer and/or other sewer easement that runs adjacent to the wetlands along the south and east property line, heading north to Hanson Road. The bike trail easement should not be on platted wetlands.
25. The developer shall install the gravel base for the bike trail, centering it on the easement along the southern and eastern property lines. The gravel base is to be 12 feet wide and 9 inches deep.

Fire Department (Contact Scott Strassburg, 261-9843)

26. Provide Lot 3 with fire access constructed of concrete or asphalt designed to support a minimum of 85,000 lbs. prior to construction of any building or structure.

Water Utility (Contact Dennis Cawley, 261-9243)

27. The developer shall extend the public water main in Hanson Road to the east end of the proposed CSM either by standard City Developer's Agreement/Subdivision Improvement Contract or by a standard City Assessment Reimbursement Agreement.

28. In accordance with MGO 13.21, all operating wells shall be identified and permitted by the Water Utility and all unused private wells shall be abandoned.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response for this request.

**1/4, SW 1/4, Section 16, T8N, R10E, CITY OF MADISON
e County, Wisconsin. Including all of Lot 1, C.S.M. No.10768**

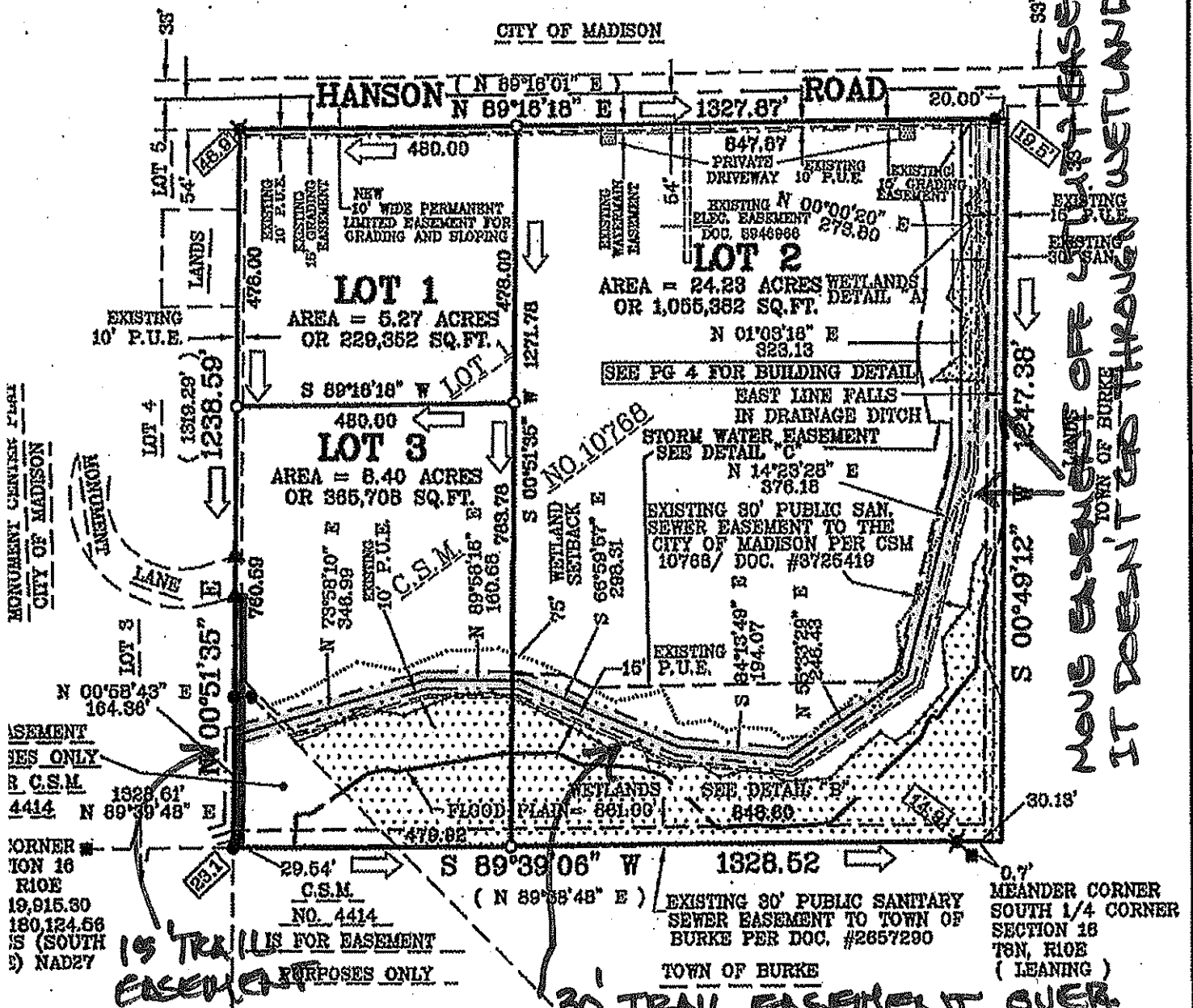
ED FOR:
BUSCH DEVELOPMENT AND CONSTRUCTION
30X 7155
ON, WI, 53707

SCALE 1" = 300'



BEARING	DISTANCE	RADIUS	ARC	DELTA	TANGENT
85°30'07" E	35.03	50.00	35.79	41°00'52"	N 73°59'28" E
16°00'32" W	80.55	60.00	274.40	282°01'43"	
53°29'02" W	85.03	50.00	35.79	41°00'52"	S 82°58'36" W

LINE	BEARING	DISTANCE
11	N 00°51'35" E	88.97
12	N 73°59'01" E	20.01



MONUMENT CENTER LABEL
CITY OF MADISON

MOVE EASEMENT OFF SURVEY EASEMENT
 IT DOESN'T GO THROUGH WETLANDS

30' TRAIL EASEMENT OVER EXISTING UTILITY EASEMENT

- LEGEND**
- FOUND 2" ALUM. MON.
 - FOUND 2" IRON PIPE
 - FOUND 1" IRON PIPE WITH ALUM. CAP
 - FOUND 3/4" SOLID ROD
 - FOUND BRASS MONUMENT IN CONC.
 - SET 2/4" X 24" BRAD

PARKS DIV.
EXHIBIT

NOTES:

SURVEYORS SEAL

EXHIBIT "A"

8

STREET RESERVATION PER
2003 CSM OF SITE (10768)

004395

CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING CO., INC. WISCONSIN
104 A WEST MAIN STREET WAUNAKEE WISCONSIN

SE 1/4, SW 1/4, SECTION 16, T 8 N, R 10 E
CITY OF MADISON, DANE COUNTY, WISCONSIN



THIS PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
SCALE 1" = 300'



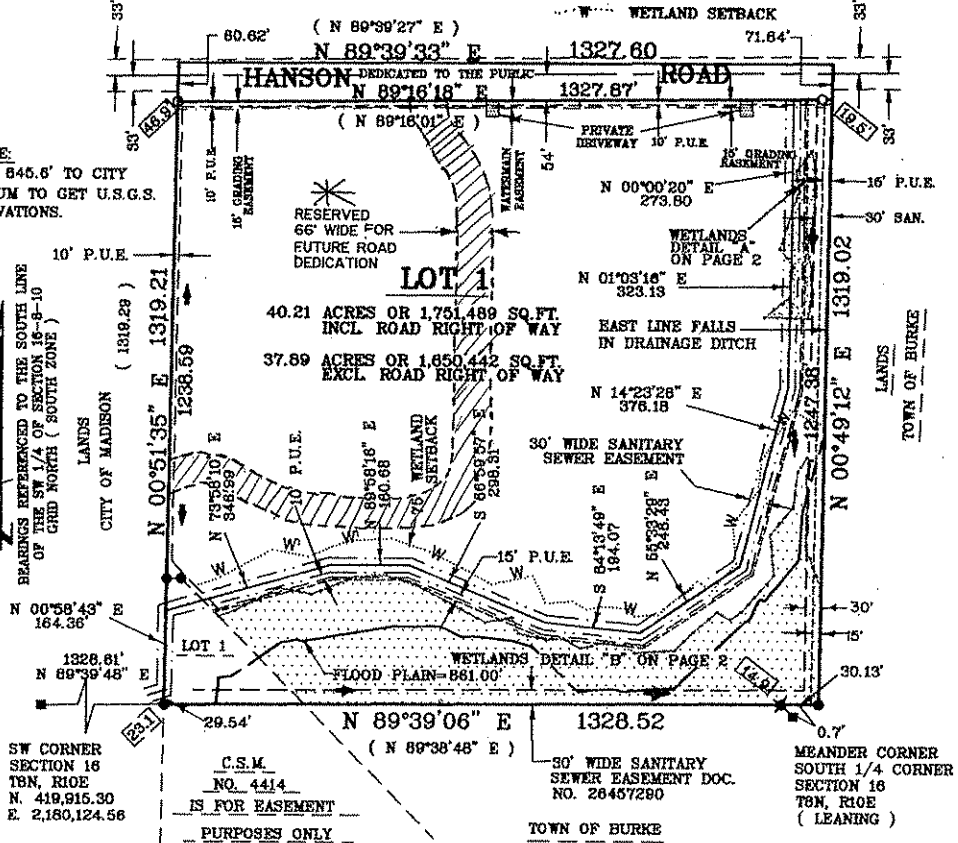
PREPARED FOR:
RUEDEBUSCH DEVELOPMENT AND CONSTRUCTION
P.O. BOX 7155
MADISON, WI, 53707

CITY OF MADISON

- LEGEND**
- ✱ FOUND 2" IRON PIPE
 - FOUND 1" IRON PIPE WITH ALUM. CAP
 - FOUND 3/4" SOLID ROD
 - FOUND BRASS MONUMENT IN CONC.
 - SET 3/4" X 24" REBAR
 - W WETLAND
 - W WETLAND SETBACK

NOTE:
ADD 845.6' TO CITY
DATUM TO GET U.S.G.S.
ELEVATIONS.

BRASS MONUMENT REFERENCED TO THE SOUTH LINE
OF THE SW 1/4 OF SECTION 16-8-10
GRID NORTH (SOUTH ZONE)



NOTES:

ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE 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.

ALL LOTS WITHIN THIS SUBEY 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 SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON THE PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS.

DOCUMENT NO. 3725419 CERTIFIED SURVEY MAP NO. 10768

VOLUME 64 PAGES 103, 104, 105 & 106 + 107.

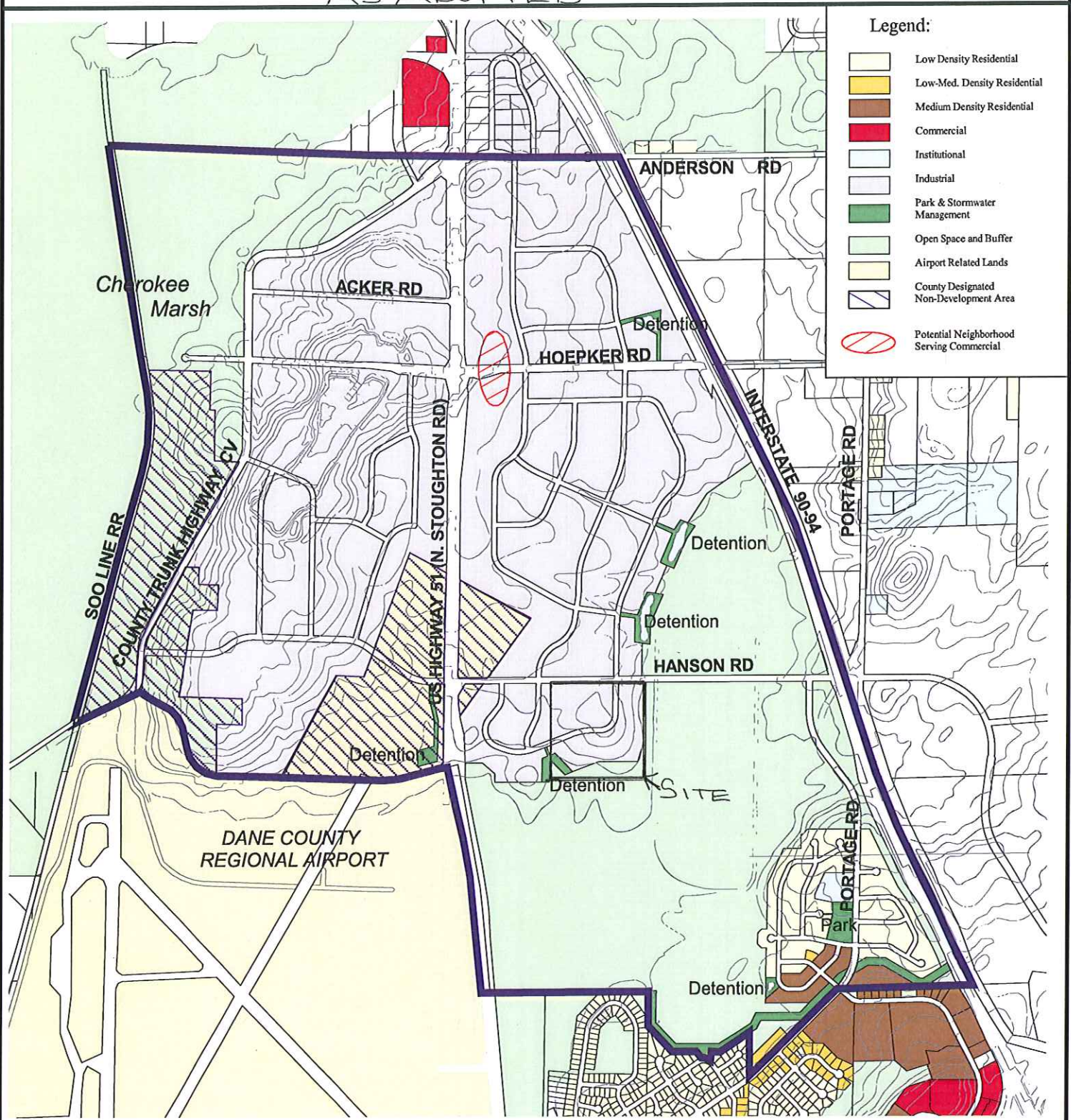
5/19 8

LAND USE AND STREET PLAN

HANSON ROAD NEIGHBORHOOD DEVELOPMENT PLAN

Map 7

AS ADOPTED



Legend:

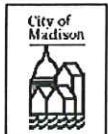
- Low Density Residential
- Low-Med. Density Residential
- Medium Density Residential
- Commercial
- Institutional
- Industrial
- Park & Stormwater Management
- Open Space and Buffer
- Airport Related Lands
- County Designated Non-Development Area
- Potential Neighborhood Serving Commercial



1000 0 1000 Feet

Department of Planning and Development, Planning Unit, 8/28/2000
 M: arc/avdata/c_plan/Hanson_rd/final ndp maps/letter size report maps hanson 8_22_00.apr

NOTE: Existing land uses are shown outside the planning area.

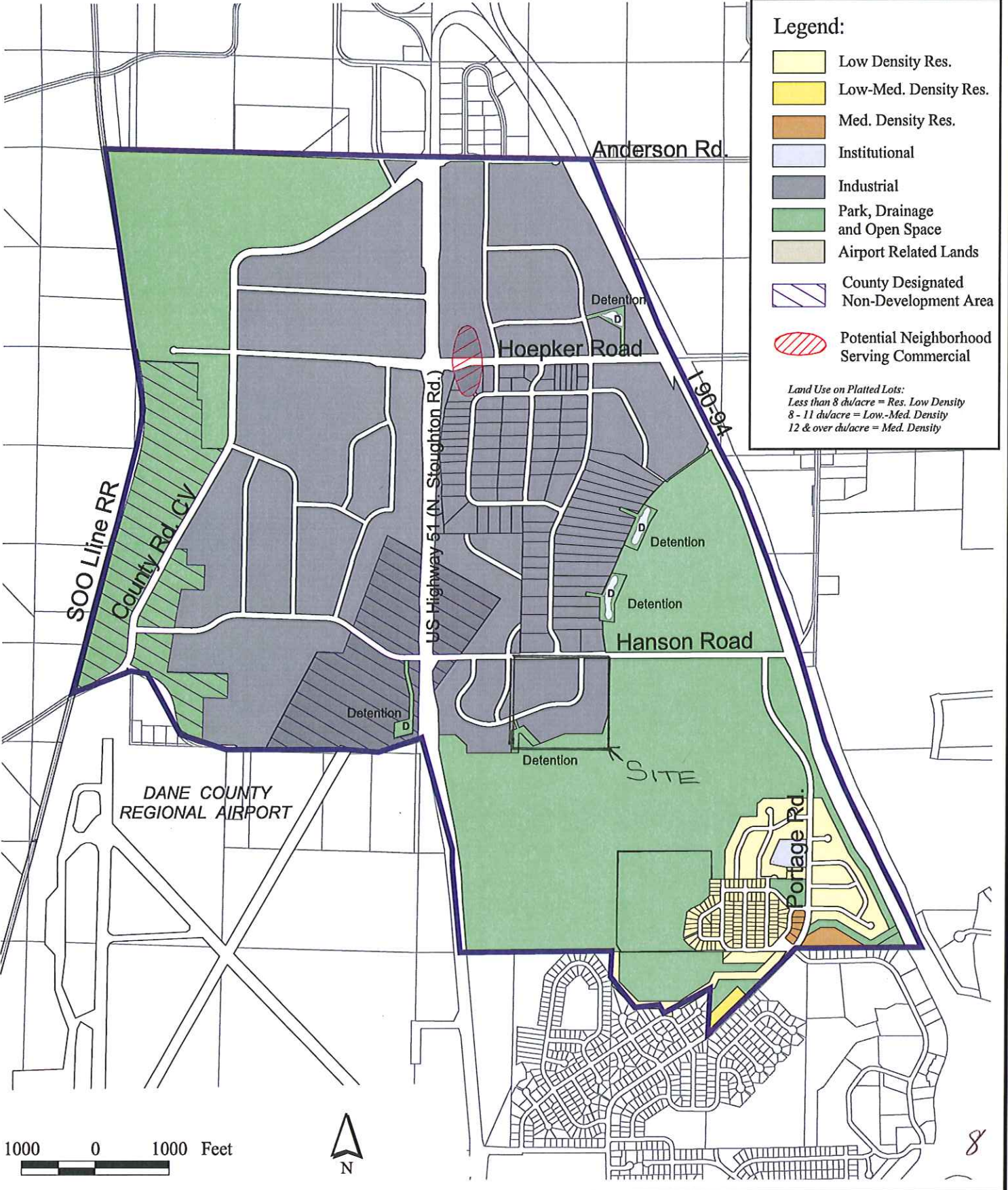


8

Hanson Neighborhood Development Plan

As Adopted February 1987 and implemented through subdivision and zoning approvals

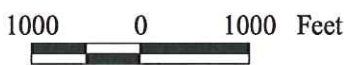
2003



Legend:

- Low Density Res.
- Low-Med. Density Res.
- Med. Density Res.
- Institutional
- Industrial
- Park, Drainage and Open Space
- Airport Related Lands
- County Designated Non-Development Area
- Potential Neighborhood Serving Commercial

Land Use on Platted Lots:
 Less than 8 du/acre = Res. Low Density
 8 - 11 du/acre = Low-Med. Density
 12 & over du/acre = Med. Density



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