

**PLANNING UNIT REPORT**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
**October 10, 2005**

**RE: I.D. 02092, Certified Survey Map – 2907 Vang Road, Town of Sun Prairie**

1. Requested Action: Consideration of a two-lot Certified Survey Map (CSM) of the Vang property located at 2907 Vang Road in the southeast quarter of the southwest quarter of Section 31, Township 8 N, Range 11 E, Town of Sun Prairie, 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 Owner: Joua K. Vang; 2907 Vang Road; Sun Prairie, Wisconsin 53590.  
  
Land Surveyor: Dan Birrenkott, Birrenkott Surveying, Inc.; 1677 N Bristol Street; Sun Prairie, Wisconsin 53590
2. Requested Action: Approval of a certified survey map to allow for the division of approximately two acres of land into two residential lots.
3. Parcel Location: Generally located at 2907 Hope Road in the Town of Sun Prairie; Sun Prairie School District.
4. Existing Zoning: County RH-1 (Rural Homes District)
5. Existing Land Use: Existing single-family residence.
6. Proposed Land Use: The applicant proposes to create two approximately one-acre parcels in county R-1 zoning.
7. Surrounding Land Use and Zoning: The property is generally surrounded by about a dozen single-family residences on a variety of different-sized parcels located in County R-1 RH-1, RH-2, RH-3 and A-2 zoning.
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: Sun Prairie Fire Department  
Emergency medical services: Marshall Emergency Medical Services  
Police services: Dane County Sheriff's Department – District N2.  
School District: Sun Prairie School District

## **ANALYSIS AND EVALUATION**

**Proposed Land Division:** The subject site is a two-acre parcel located at the southwest corner of Vang Road and Norton Drive and is developed with a single-family residence and detached garage located near the center of the parcel. Vang Road is located one block south of CTH TT; Norton Drive is located approximately three-quarters of a mile east of the junction of CTH TT and CTH T. The lot contains no significant vegetation and falls gradually to the west and east from a ridge located near the center of the property. Vang Road, which is an unimproved asphalt road, terminates in a temporary cul-de-sac located 300 feet west of the subject property.

The applicant proposes to split the parcel into two lots of approximately one acre each in County R-1 zoning, which requires a minimum of 20,000 square feet of lot area for unsewered lots. The existing residence and detached garage will be located on proposed Lot 2 and will include 238.31 feet of frontage along Vang Road as well as all of the site's frontage along Norton Drive. Lot 1 will contain no improvements and will have 182.2 feet of lot frontage along Vang Road.

All of the property is located outside of any identified environmental corridors.

**Approval of CSM by Town of Sun Prairie 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 Sun Prairie approved this land division request on July 25, 2005. The Dane County Board of Supervisors conditionally approved the proposed land division and rezoning to R-1 as outlined in a letter dated September 9, 2005 from Norbert Scribner, Land Division Review, Dane County Department of Planning and Development. The County has set October 24, 2005 as the deadline for recording this CSM.

**City of Madison Land Use Plan:** The property is located outside of the scope of an adopted City of Madison neighborhood development plan. The property is located in a Peripheral Planning Area, Area E12, of the 1990 Peripheral Area Development Plan. Area E12 is designated as a Agriculture/ Rural Use district recommended for preservation of an existing agricultural and rural open space corridor that exists between the City of Madison and the Village of Cottage Grove. Although the plan identifies existing "considerable residential subdivision" in Area E12, the plan generally discourages further subdivision of agricultural lands out of concern that the rural corridor will be compromised and the distinction between the City and Village will be lost,

as the area becomes increasing low-density suburban in character. The plan also presents concerns that further residential subdivision may create increased demands for public services, which may in turn create more demand for density to pay for those services.

**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 proposed land division does not meet the standard for an agricultural land division and will instead be reviewed as a non-agricultural land division.

The proposed land division could be considered infilling as stipulated in Part d(i) as the proposal creates two lots of similar design to other lots located in the immediate area of the site, including two similarly sized lots located immediately west of the subject property that were approved by the Madison Plan Commission on December 6, 2004. The proposed division should not adversely affect the development of this area.

The City of Madison does not yet have a neighborhood development plan that encompasses this area. The 1990 Peripheral Area Development Plan identifies this portion of the Town for agriculture and rural uses intended to provide a rural open space corridor between the City of Madison and Village of Cottage Grove. The City is currently in the process of updating its comprehensive plan, which may reevaluate the recommendations for future land uses and development proposed in this area, including the subject site.

## CONCLUSION

The applicant is requesting approval of a certified survey map creating two lots from a two-acre parcel. Although the Peripheral Area Development Plan generally recommends against further subdivision in this area, the subject site is located in a sub-area that has already largely been divided into smaller lots of a residential, not agricultural character. The proposed lots will be located along a short network of roads – Vang Road and Norton Drive – largely developed with half-acre up to three-acre residential parcels. The division creates two lots that are generally in keeping with this existing development pattern.

While the Planning Unit would likely recommend against the subdividing of larger, existing agricultural tracts into smaller, low-density parcels for residential uses in Area E12 in an effort to preserve the intended rural open use corridor, division of the subject site into two one-acre tracts should have a minimal impact upon the creation or preservation of that corridor. The infill land division will also likely not have a significant impact on future demands for additional public services due to the existing density in the immediate area. Staff believes as a result that the proposed land division represents infilling of vacant lands as stipulated in the Subdivision Regulations.

Staff concludes that the non-agricultural land division standards are met.

**RECOMMENDATION**

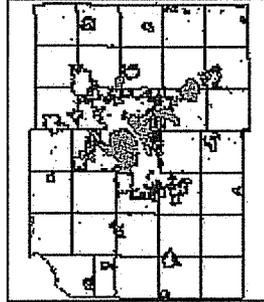
The Planning Unit recommends that the Plan Commission **approve** this Certified Survey Map subject to the comments and conditions from reviewing agencies.

# 2907 Vang Rd



Print Close

- 2004 Roads
- Local Roads
- County Highways
- State Highways
- Interstate
- US Highways
- On/Off Ramps
- Parcels
- Ownership Boundaries
- 1985 Hydrology (lines)
- Municipality Boundaries
- 1995 Hydrology (polygons)
- Open Water



## DCI Map

**DISCLAIMER**  
 This map was prepared using the Dane County DCI Map online geographic information system. All information is believed accurate but is NOT guaranteed to be without error. This map and its underlying data is intended to be used as a general index to land related information and is not intended for detailed, site-specific analysis. Dane County GIS datasets used to produce this map are copyrighted.

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Department of Public Works  
City Engineering Division

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City Engineer

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

**Principal Engineers**  
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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: September 29, 2005  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 2907 Vang Road Certified Survey Map

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. N/A

**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: 2907 Vang Road Certified Survey Map

**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 15- feet wide along Vang Road.
- 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 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.
- 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 public easements 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 easements shall be 12-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

- 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 certified survey are subject to public easements 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 easements shall be 12-feet in width on the perimeter of the certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

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.
- 5.3 This land division contains or is adjacent to facilities of MMSD. Prior to approval, applicant shall provide evidence that MMSD has reviewed and approved the proposed land division.

#### 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](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 in either Auto CAD Version 2001 or older, MicroStation Version J or older or Universal DXF Formats 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.

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# Town of Sun Prairie

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Web site: [www.townofsunprairie.info](http://www.townofsunprairie.info)

Lyle Updike, Chair  
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Joan Rademacher, Treasurer

August 1, 2005

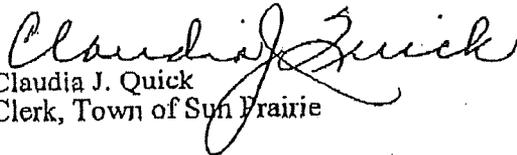
Norbert Scribner  
Land Division Review  
Rm 116 City County Bldg  
210 Martin Luther King Jr. Blvd.  
Madison, WI 53709

Dear Norbert,

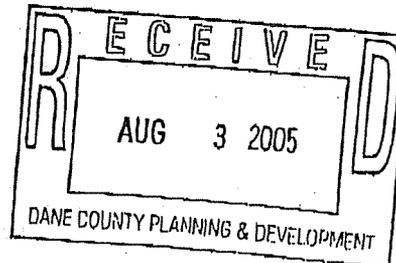
The Town Board of the Town of Sun Prairie held a regular meeting on Monday, July 25, 2005. During that meeting the Board reviewed the CSMs for the Estate of Olin A. Holm, section 20 and for Joua Vang, section 31, of the Town of Sun Prairie. The Board approved the CSMs and asked that the neighboring use language which states "as owner of the lots on this certified survey map, I hereby stipulate that I and my heirs or assigns will not object to any of the legally permitted uses that occur on the adjoining property" be included on each CSM.

Please contact me at 837-6688, if you have any questions.

Sincerely,

  
Claudia J. Quick  
Clerk, Town of Sun Prairie

cc: Dan Birrenkott, Birrenkott Surveying  
Barb Swenson  
Joua Vang





## Dane County Planning & Development

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

Land Division Review  
608/286-9086

September 9, 2005

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

Re: CERTIFIED SURVEY MAP (Vang)  
SE1/4 S31 T8N R11E  
Town of Sun Prairie  
Dane County

Gentlepeople:

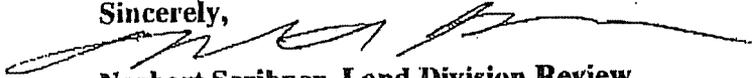
Zoning Petition # 9271 has been approved by the Dane County Board of Supervisors. Accordingly, the above-described certified survey map proposal is hereby conditionally approved as follows:

1. Zoning Petition # 9271 is to become effective (one day following publication in the Wisconsin State Journal).
2. The document is to be completed in accordance with S.236.34, Wisconsin Statutes.
3. All owners of record are to be included in the owners certificate (County records indicate that Joun A. Vang & May L. Vang are owners). Spouses signatures and middle initials are required to provide valid certificates.
4. City of Madison approval is to be obtained (extraterritorial jurisdiction).
5. The required certificates are to be executed.
6. Each lot is to be a minimum of 20,000 net square feet in area.
7. If lands are being dedicated to the public with this certified survey map, said lands are to be clearly designated "dedicated to the public."
8. If lands are not being dedicated to the public with this certified survey map, all references to dedications are to be removed from the document.

**Birrenkott Surveying Company**  
**September 9, 2005**  
**Page 2**

**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 matter.**

Sincerely,



**Norbert Scribner, Land Division Review**

**cc: Joua A. Vang**  
**Clerk, Town of Sun Prairie**  
**City of Madison Planning Department (extraterritorial jurisdiction)**

**Enclosure:**



# Dane County Planning & Development

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

Date: 7/26/05

Land Division Review  
608/266-9096

Property Listing  
608/266-4120

Surveyor  
608/266-4252

Zoning  
608/266-4266

JOUA VANG  
2907 VANG ROAD  
SUN PRAIRIE WI 53590

## REMINDER NOTICE

REZONE PETITION # 9271 SECTION 31 TOWN Sun Prairie

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:

10/24/05

- 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.

**DANE COUNTY ORDINANCE AMENDMENT NO. 9271**

Amending Section 10.03 relating to Zoning Districts in the Town of Sun Prairie.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Sun Prairie be amended to include in the R-1 Residential District/s the following described land:

**PETITION NUMBER: 9271**

Part of the SE 1/4 SE 1/4 Section 31, Town of Sun Prairie described as follows: Lot #4, Certified Survey Map #8597, as found in Certified Survey Maps Volume 47 Page 138 in Dane County Register of Deeds Office.

**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**