

**PLANNING DIVISION REPORT  
DEPARTMENT OF PLANNING AND COMMUNITY  
AND ECONOMIC DEVELOPMENT  
Of July 1, 2008**

**RE: ID #11138, Certified Survey Map – 7433 Rolling Meadow Road, Town of Verona**

1. Requested Action: Consideration of a two-lot Certified Survey Map (CSM) of the Bigler property located at 7433 Rolling Meadow Road in the southeast quarter of the northeast quarter of Section 5, Township 6 N, Range 8 E, Town of Verona, 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 Prepared By: Timothy M. Parks, Planner.

**GENERAL INFORMATION**

1. Property Owner: Dale & Barb Bigler; 7433 Rolling Meadow Road; Verona.  
  
Land Surveyor: Ed Short, Exeter Designs; N8096 Buol Road; Belleville.
2. Requested Action: Approval of a certified survey map to allow for the division of approximately 3.5 acres of land into two residential lots.
3. Parcel Location: Generally located approximately 1,800 feet east of Shady Oak Lane on the south side of Rolling Meadow Road in the Town of Verona; Verona Area School District.
4. Existing Zoning: County RH-1 (Rural Homes District)
5. Existing Land Use: Existing single-family residence and detached shed.
6. Proposed Land Use: The applicant proposes to create two parcels in county RH-1 (Rural Homes District) and R-1A (Residential District) zoning.
7. Surrounding Land Use and Zoning: The lands to the west and south of the subject site include a number of single-family residences on large lots primarily located in County RH-1 zoning. The lands generally to the north and east of the subject site are undeveloped, with significant woodlands present to the east.
8. Basis for Referral: Criteria for non-agricultural land division.
9. Environmental Corridor Status: This property is not within the Central Urban Service Area and there are no mapped environmental corridors in this area.

10. Public Utilities & Services:

Water: Property is not served by municipal water.

Sewer: Property is not served by municipal sewer.

Fire protection: Verona Fire Department

Emergency medical services: Fitch-Rona EMS

Police services: Dane County Sheriff's Department – District W4.

School District: Verona Area School District

## **ANALYSIS AND EVALUATION**

**Proposed Land Division:** The subject site is comprised of two tax parcels containing about 3.5 acres of land located in the Town of Verona at the eastern terminus of Rolling Meadow Road, an unimproved town road that generally extends east from Shady Oak Lane to provide access to 10 other single-family lots in addition to the subject site. The subject property is developed with a one-story single-family residence located on the southern of the two parcels and a 2,160 square-foot shed located along the eastern property line on the northern parcel. The overall site appears to sit in a modest depression formed by slopes located south and east of the property and contains a number of coniferous trees located on the northerly portion of the site. A number of large residential town lots generally located along and east of Shady Oak Lane characterize the area to the west and south of the subject site, while lands north and east of the property are comprised of large, rolling agricultural tracts.

The applicant wishes to re-divide the two parcels into two new lots. Lot 1 of the land division is proposed as a triangularly shaped 2-acre parcel that will contain the residence and detached shed. The site is currently zoned County RH-1, which requires a minimum of two acres of lot area. The applicant proposes to rezone proposed Lot 2 to County R-1A, which requires a minimum of one acre of lot area.

**Approval of CSM by Town of Verona 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 of Verona approved the proposed County rezoning and land division on April 2, 2008. Dane County conditionally approved the proposed land division as outlined in a letter dated June 3, 2008 from Norbert Scribner, Land Division Review, Dane County Department of Planning and Development. The County previously approved the rezoning on May 8, 2008.

**City of Madison Land Use Plan:** The property is located outside of the areas currently covered by an adopted City of Madison neighborhood development plan. The Comprehensive Plan identifies portions of the northern tier of the Town of Verona generally bounded by Timber Lane on the west, Mid Town Road on the north, CTH M on the east and McKee Road/ CTH PD on the south – including the subject site – in Planning Area A (Group 1). Planning Area A was identified as a high priority for more detailed neighborhood planning in order to further define

the City of Madison's near and long-term interests in serving future urban development and expansion in this area. Planning for this area, which is in the very early stages, will propose specific land uses and types of development for those portions of Planning Area A where future urban expansion, extension of urban services and more intensive development is recommended. The neighborhood planning activities will also refine plans for a recommended open space corridor and Ice Age Trail connection that traverses the area located generally east of the large-lot development along and east of Shady Oak Lane, including the Rolling Meadow Road properties.

**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 Planning Division believes that the proposed land division could be considered infilling as stipulated in Part d(i). The proposed land division will essentially re-divide two long-established town parcels into lots of a similar design to other lots located along Rolling Meadow Road and generally east of the nearby section of Shady Oak Lane. The resulting additional residence should not have a significant impact on future annexations or the future provision of municipal services should any such Madison services extend into this area.

As noted above, the neighborhood planning activities just underway for this area will also refine plans for a recommended open space corridor and Ice Age Trail connection for the undeveloped lands located generally east of the subject site. Ideally, a connection from Rolling Meadow Road into the envisioned Ice Age Trail connection east of the subject site could be accommodated as part of the proposed land division. However, staff does not believe that sufficient planning for this connection has occurred at this time to allow a connection between the road and open space to be requested as part of this approval.

### **CONCLUSION**

The applicant is requesting approval of a certified survey map that re-divides two town parcels to allow the construction of second single-family residence. The Planning Division believes that the proposal represents a continuation of an existing subdivision pattern present along Rolling Meadow Road and generally east of the nearby section of Shady Oak Lane and feels that the non-agricultural land division standards can be met with this request. Staff does not feel that the proposed land division will adversely affect the current neighborhood planning efforts for this area, future annexations to the City or the possible future extension of urban services.

### **RECOMMENDATION**

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



Department of Public Works  
**City Engineering Division**

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Larry D. Nelson, P.E.  
City Engineer

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Steven B. Danner-Rivers

DATE: June 23, 2008  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 7433 Rolling Meadow 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. Property shall be served by a cased private well. Owner shall be aware that shallow private wells in this area have been occasionally contaminated, by stormwater runoff, and take measures to protect their well from this problem.
2. Property will be subject to MMSD fees when sewer becomes available to the property (Lower Badger Mill Creek).

**GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments: NO COMMENTS

