

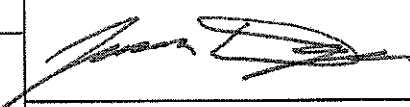

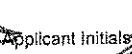

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
09/29/2014	DCPREZ-2014-10776
Public Hearing Date	C.U.P. Number
12/23/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CONSERVANCY PARK APARTMENTS LLC	PHONE (with Area Code) (608) 831-4035	AGENT NAME EXCEL ENGINEERING INC	PHONE (with Area Code) (920) 322-1687
BILLING ADDRESS (Number & Street) 6273 UNIVERSITY AVENUE SUITE E		ADDRESS (Number & Street) 100 CAMELOT DRIVE	
(City, State, Zip) MIDDLETON, WI 53562		(City, State, Zip) FOND DU LAC, WI 54935	
E-MAIL ADDRESS ROB@PRIMACONDOS.COM		E-MAIL ADDRESS JASON.D@EXCELENGINEER.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
1481 CARVER ST					
TOWNSHIP MADISON	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0709-341-8450-6					

REASON FOR REZONE			CUP DESCRIPTION	
REQUEST TO DIVIDE AND REZONE 0.352 ACRES FROM R-4 WITH AMENDMENT NO. 4287 TO R-4 ZONING LIFTING RESTRICTIONS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-4 Residence District	R-4 Residence District	0.352		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS SJW3	SIGNATURE:(Owner or Agent) 
Applicant Initials: 	Applicant Initials: 	Applicant Initials: 		PRINT NAME: JASON DAYE
COMMENTS: REQUEST TO DIVIDE AND REZONE 0.352 ACRES FROM R-4 WITH AMENDMENT NO. 4287 TO R-4 ZONING LIFTING RESTRICTIONS				DATE: 9-29-14



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Change Application

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Conservancy Park Apartments LLC (Attn: Robert Schmidt)</u>	Agent's Name	<u>Excel Engineering, Inc. (Attn: Jason Daye)</u>
Address	<u>6273 University Avenue, Suite E</u> <u>Middleton, WI 53562</u>	Address	<u>100 Camelot Drive</u> <u>Fond du Lac, WI 54935</u>
Phone	<u>(608) 831-4035</u>	Phone	<u>(920) 322-1687</u>
Email	<u>rob@primacondos.com</u>	Email	<u>jason.d@excelengineer.com</u>

Town: Madison Parcel numbers affected: APN: 032/0709-341-8450-6

Section: 34 Property address or location: 1481 Carver Street

Zoning District change: (To / From / # of acres) To: R4 From: R4 w/Amendment No. 4287
Acres: 0.352 acres

Soil classifications of area (percentages) Class I soils: % Class II soils: 100 % Other: %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Request is to rezone the west 0.352 acres from R-4 w/Amendment No. 4287 to
straight R-4 Zoning to allow for a second building to be constructed. The existing
development will continue to be in compliance with the current zoning with the new
building development to follow R-4. Currently 1 building with 24 units exists on the
subject parcel.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By:

Date: 09/24/2014

PROPOSED LOT 1 LEGAL DESCRIPTION (AREA TO BE REZONED)

A part of Lot 1 of Certified Survey Map No. 4901, recorded in Volume 7934 on Page 58 as Document No. 1927459, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 7 North, Range 9 East, Town of Madison, Dane County, Wisconsin being more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of said Section 34; thence North $00^{\circ}-02'-29''$ East along the East line of the Northeast Quarter of said Section 34, a distance of 1,987.18 feet; thence North $89^{\circ}-45'-02''$ West along the South line of said Lot 1 and its extension Easterly, a distance of 504.57 feet to the point of beginning; thence continuing North $89^{\circ}-45'-02''$ West along the South line of said Lot 1, a distance of 100.95 feet to the Southwest corner of said Lot 1; thence North $02^{\circ}-59'-01''$ East along the West line of said Lot 1, a distance of 144.38 feet to a Northwest corner of said Lot 1; thence Northeasterly 23.05 feet along a North line of said Lot 1, on a curve to the right having a radius of 15.00 feet, the chord of said curve bears North $46^{\circ}-57'-42''$ East, a chord distance of 20.85 feet to a Northwest corner of said Lot 1; thence South $89^{\circ}-00'-56''$ East along a North line of said Lot 1, a distance of 79.03 feet; thence South $00^{\circ}-18'-10''$ West, a distance of 157.50 feet to the point of beginning and containing 0.352 acres (15,330 sq. ft.) of land more or less and being subject to all easements and restrictions of record.

Hydrologic Soil Group—Dane County, Wisconsin



Map Scale: 1:704 if printed on A landscape (11" x 8.5") sheet.








































Map projection: Web Mercator Corner coordinates: WGS84 Edge tss: UTM Zone 16N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

 Area of Interest (AOI)	 C
 Soils	 C/D
 Soil Rating Polygons	 D
 A	 Not rated or not available
 A/D	 Water Features
 B	 Streams and Canals
 B/D	 Transportation
 C	 Rails
 C/D	 Interstate Highways
 D	 US Routes
 Not rated or not available	 Major Roads
 Soil Rating Lines	 Local Roads
 A	 Background
 A/D	 Aerial Photography
 B	
 B/D	
 C	
 C/D	
 D	
 Not rated or not available	
 Soil Rating Points	
 A	
 A/D	
 B	
 B/D	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.
 Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin
 Survey Area Data: Version 11, Dec 30, 2013
 Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 16, 2013—Aug 29, 2013

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Dane County, Wisconsin (WI025)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
KeB	Kegonsa silt loam, 2 to 6 percent slopes	B	1.3	72.4%
Pa	Palms muck	A/D	0.5	27.6%
Totals for Area of Interest			1.7	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

ZONING ORDINANCE AMENDMENT NO. 4287

Amending Section 10.03 relating to Zoning Districts in the Town of
MADISON

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Madison be amended to include in the R-4 Residential District the following described land:

Pet. #4287:

Part of the NE 1/4 NE 1/4 of Section 34, Town of Madison described as follows: Lot #1, CSM 4901 Volume 22, Page 3, of Certified Survey Maps Dane County Register of Deeds Office.

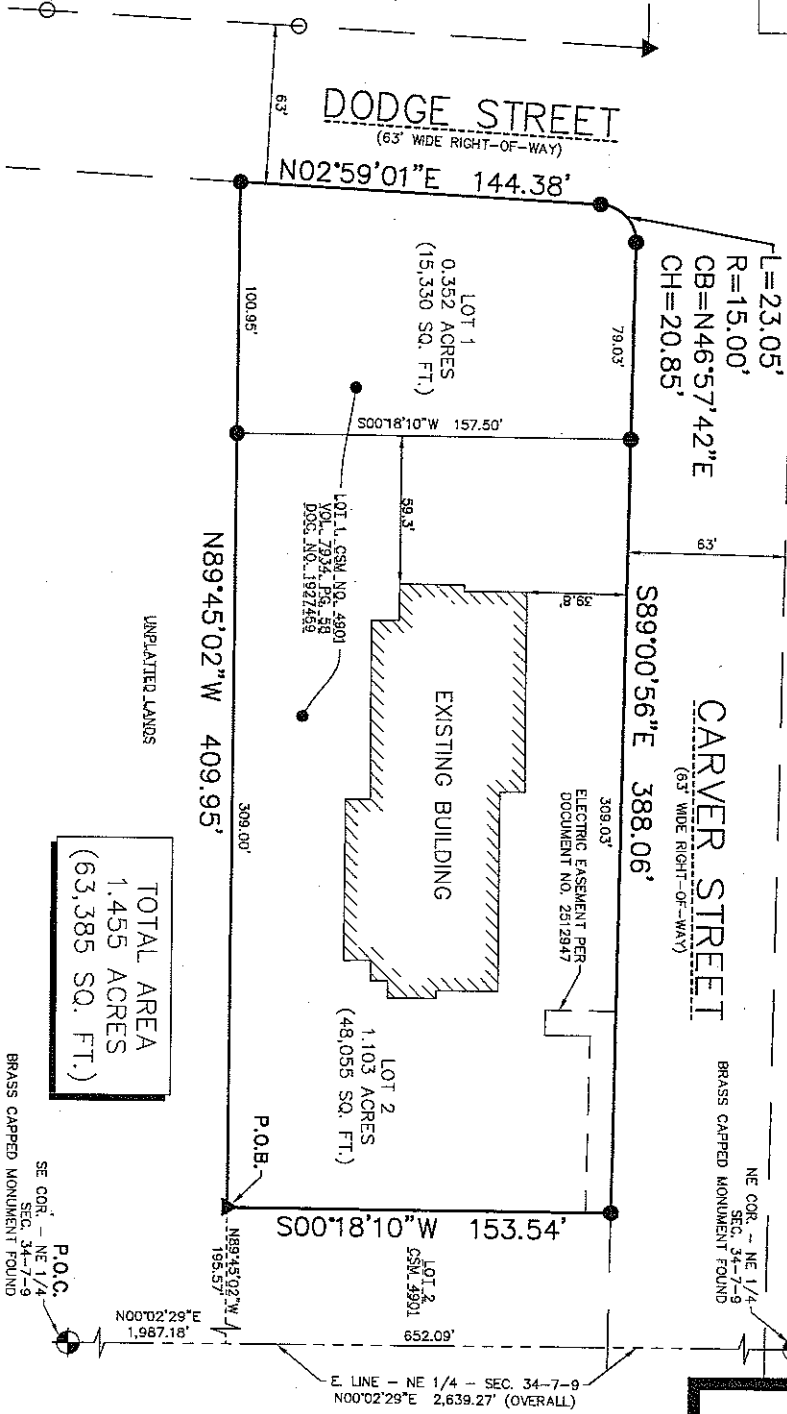
This amendment will be effective, if within 1 year of its adoption by the County Board of Supervisors, the owner or owners of the land shall record the following restrictions on said land running in favor of Dane County and the pertinent Town Board as well as the owners of the land:

- a). Only one apartment building with no more than 24 apartment units is permitted.
- b). Apartment units shall have not more than one bedroom.
- c). Erosion control and storm water detention plans for a 100 year storm are required and must be approved by town.
- d). Healthy trees in excess of 3" in diameter shall be saved and protected during construction.
- e). Terrain contour, parking and landscaping shall be approved by the Town of Madison.

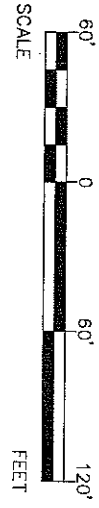
Also, the rezone will not be effective unless the first on-site building inspection is made and approved by Dane County Zoning within one year of the date of approval by the County Board.

CERTIFIED SURVEY MAP

FOR
CONSERVANCY PARK APARTMENTS, LLC
 A REDIVISION OF LOT 1 OF CSM NO. 4901 BEING A PART OF
 THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 34,
 TOWNSHIP 7 NORTH, RANGE 9 EAST, TOWN OF MADISON,
 DANE COUNTY, WISCONSIN.



- LEGEND**
- - 3/4" REBAR SET 1" = 60'
 - ▲ - 1" IRON PIPE FOUND
 - - SECTION CORNER MONUMENT




NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE EAST LINE OF THE NORTHEAST QUARTER HAS A BEARING OF NORTH 00°-02'-29" EAST.

OWNER:
 CONSERVANCY PARK APARTMENTS, LLC
 6273 UNIVERSITY AVENUE-SUITE E
 PO BOX 620422
 MIDDLETON, WI 53562

EXISTING ZONING:
 R4: RESIDENTIAL DISTRICT

BUILDING SETBACKS:
 STREET (CARVER) = 30'
 STREET (DODGE) = 1/5 DEPTH OF LOT, 20' MIN
 SIDE = 10'
 REAR = 25'

SHEET 1 OF 3 SHEETS



EXCEL ENGINEERING SURVEYING GROUP
 PROJECT NO. 1407050

Always a Better Plan

100 CAMELOT DRIVE
 FOND DU LAC, WI 54935
 PHONE: (920) 926-9800
 FAX: (920) 926-9801



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CSM NO. 4901 LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 9 EAST, TOWN OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Conservancy Park Apartments, LLC. bounded and described as follows:

A redivision of Lot 1 of Certified Survey Map No. 4901, recorded in Volume 7934 on Page 58 as Document No. 1927459, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 7 North, Range 9 East, Town of Madison, Dane County, Wisconsin.

Commencing at the Southeast corner of the Northeast Quarter of said Section 34; thence North 00°-02'-29" East along the East line of the Northeast Quarter of said Section 34, a distance of 1,987.18 feet; thence North 89°-45'-02" West, a distance of 195.57 feet to the Southeast corner of said Lot 1 and the point of beginning; thence continuing North 89°-45'-02" West along the South line of said Lot 1, a distance of 409.95 feet to the Southwest corner of said Lot 1; thence North 02°-59'-01" East along the West line of said Lot 1, a distance of 144.38 feet to a Northwest corner of said Lot 1; thence Northeasterly 23.05 feet along a North line of said Lot 1, on a curve to the right having a radius of 15.00 feet, the chord of said curve bears North 46°-57'-42" East, a chord distance of 20.85 feet to a Northwest corner of said Lot 1; thence South 89°-00'-56" East along a North line of said Lot 1, a distance of 388.06 feet to the Northeast corner of said Lot 1; thence South 00°-18'-10" West along the East line of said Lot 1, a distance of 153.54 feet to the point of beginning and containing 1.455 acres (63,385 sq. ft.) of land more or less and being subject to all easements and restrictions of record.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the Town of Madison and Dane County in surveying, dividing, and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CSM NO. 4901 LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 9 EAST, TOWN OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE, LLC

Conservancy Park Apartments, LLC., a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner does hereby certify that said limited liability company has caused the land described on this plat to be surveyed, divided and mapped as represented on this plat.

Conservancy Park Apartments, LLC. does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. Town of Madison
- 2. Dane County

WITNESS the hand and seal of said owner this _____ day of _____, 20____.

IN PRESENCE OF:

Conservancy Park Apartments, LLC.

Witness

Robert Schmidt, Managing Member

STATE OF WISCONSIN)
_____ COUNTY)SS

Personally came before me this _____ day of _____, 20____, the above named Robert Schmidt to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI

My Commission Expires: _____

TOWN OF MADISON APPROVAL

The land described herein have been surveyed, divided and mapped as submitted and approved by the Town of Madison on this _____ day of _____, 20____.

, Clerk

DANE COUNTY APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action of _____, 2014.

Authorized Representative