



Plan Commission Meeting/Public Hearing
Tuesday, September 17th, 2024
5:00pm
In Person, Online or Via Phone

Take notice that there will be a public meeting of the above governmental body, on the date, time and place indicated, for purposes of considering the subject matter set forth in the following agenda:

As of March 1, 2022, village meetings have transitioned to hybrid (in person and virtual) participation. Please follow the link or phone number below to virtually participate in the meeting. We recommend testing the link before the meeting time. If you have any questions, please call the Clerk's Office at 244-3048.

Please join this meeting from your computer, tablet or smartphone (audio & video):

Link: <https://us02web.zoom.us/j/87875747534>

You can also dial in using your phone (audio only):

Dial in at (312) 626-6799 **Meeting ID: 878 7574 7534**

Agenda

1. Call to Order/Roll Call
2. Approval of Agenda
3. Citizen comment on any subject other than items listed on agenda
4. Discuss and take action on minutes from August 14th, 2024 meeting
5. Rescission of previously adopted motion from the April 30, 2024 Plan Commission meeting determining existing nearby lots for 102 Fisk Place land division
6. Discuss and take action on determination of nearby lots for 102 Fisk Place land division per Village Ordinance 225-84(B)
7. Discuss and develop recommendation to Village Board regarding proposed land division of parcel 151/0709-011-5567-1, 102 Fisk Place, in the Village of Maple Bluff
8. Adjourn

Posted: 9/13/2024 srd



**Minutes
Plan Commission
Tuesday, August 14th, 2024
4:00pm
Online or Via Phone**

Members Present: Chair Jim Schuler, Members: Mike Wittenwyler, LeAnna Wall, Laura Peck, Kevin O'Driscoll, and Ben Schmidt

Members Absent: Deb Houden

Also Present: Administrator/Chief of Police Tanner Nystrom, Deputy Administrator/Clerk/Treasurer Sarah Danz, Village Attorney Chris Nelson, Village Planner Mark Roffers, and Village Engineer Brian Berquist

Jim Schuler called the meeting to order at 4:00pm.

Approval of Agenda A motion to approve the agenda as posted was made by LeAnna Wall and seconded by Kevin O'Driscoll. Motion carried.

Citizen Comment: None

Discuss and take action on minutes from August 6th, 2024 meeting: A motion to approve the minutes from the April 30th, 2024 meeting was made by Mike Wittenwyler and seconded by LeAnna Wall. Motion carried.

Discussion with Village Planner, Village Engineer, and Village Attorney regarding questions raised during and subsequent a Public Hearing held on August 6th, 2024 on a land division request for 102 Fisk Place.

Several pages of questions titled "Questions for Maple Bluff Plan Commission Meeting 8/14/24" were addressed by the Village Engineer, Village Planner, and Village Attorney.

Village Engineer, Brian Berquist, responded to questions stating that current modeling techniques are not sensitive enough to measure stormwater changes based upon the addition of 1 or 2 homes. Other items discussed included flow easements, dredging Chatterton Pond would not effect capacity as pond level is tied directly to Lake Mendota level, lowest building opening requirements, July rain event not considered a "flood" and the areas that did experience water coverage were designed that way to "hold" water and keep it away from homes, the Fisk Place stormwater pipes are as large as the elevation can handle, and that no system is designed to handle rain events similar to the one we experienced in July.

The Village Attorney, Chris Nelson, and Planner, Mark Roffers responded to questions stating that the Village is in the process of complying with ordinances and that the Village has the right to interpret their own ordinances. Further stating that the Plan Commission is a "recommending" body to the Village Board, the prior action on lot selections for comparison can be rescinded, any litigation would be on certiorari review and the Village would need to provide justifications on their determination, and that a lot cannot be created that is smaller than required in code.

The Golf Plat was reviewed to show originally platted lots and discussion included that all platted lots are buildable lots under Village Code and that two tiers of lots could include lots 9, 10, 4, and 3.

Definitions of "lot" and "parcel" were discussed along with the fact that if a home exists across lot lines, it does not impact the underlying lots under current Village Code.

Clarification that the Zoning Code rewrite has no impact on this proposal. Changes to the code are still being formulated and will not be implemented until sometime in the future. This proposal requires action within 90 days.

Attorney Nelson stated that the Commission would be advised to make modifications to the lot selections under 225-84(B) at a future meeting.

The four findings under 225-84(A) were reviewed and it was noted that it is the applicant's burden to prove the criteria are satisfied and for the Plan Commission to verify.

Should the CSM not be approved, lots 5, 6, and 7 remain buildable lots. Building across lot lines is not permissible under current Village Code as it would violate setbacks. Combining lots 7 and partial 8 would not be viable as combined they would not meet the 75' frontage requirement. Combining all the lots is also not permitted as it would exceed the 100' frontage maximum. The proposed lot division is the only way to create two lots that are compliant with the current code.

Setbacks, height, impervious surface area, and floor area ratio control all buildings in the village.

Any conditions attached to an approval must relate to the request. Example, requiring the applicant to cover the costs to remove or move village infrastructure due to driveway location.

The village right-of-way is village owned and cannot be utilized by nearby homeowners for anything other than a driveway and mailbox.

The village cannot mandate a joint driveway unless there are specific concerns with safety. The code does not have specific criteria related to the location of driveways and roadway intersections.

Existing overhead lines are in the public-right-of way and would be the responsibility of the Village should there be a desire or need to underground them.

The lot consolidation setback requirements were reviewed.

Resident comments concerned discouraging village funding for any items related to the land division request, how the Commission selected lots under 225-84(B), posting compliance for the agenda and minutes for the April 30th meeting, side yard setback on applicant's site plan, garage setback from home front, linear footage of garage vs home on front façade, and that the concerns of near neighbors are not being taken into consideration.

Village Planner Mark Roffers will continue to work with the applicants on outstanding concerns and questions in preparation for a Plan Commission meeting at which the Commission will need to make a recommendation to the Village Board.

A motion to adjourn at 6:10pm was made by LeAnna Wall and seconded by Laura Peck. Motion carried.

Respectfully submitted
Sarah Danz, Deputy Administrator/Clerk/Treasurer



To: Village Plan Commission
From: Mark Roffers, AICP, Village Planner
Date: September 12, 2024
Re: Fisk Place Certified Survey Map (CSM)

Recommendation: I first recommend that the Plan Commission rescind its April 30, 2024 determination of the exact lots to be utilized to determine an average lot size under Section 225-84 B of the zoning ordinance, and instead determine that those lots highlighted on the 9/11/24 “Analysis of Average Lot Size within Two Tiers of 102 Fisk Place” analysis be utilized.

I further recommend that the Plan Commission recommend Village Board approval of the CSM for land at 102 Fisk Place, dated 9/5/24, subject to the following conditions:

1. The CSM shall be recorded within one year of its approval or such approval shall be null and void.
2. The CSM lots shall be developed in accordance with the “102 Fisk Place – Preliminary Architectural Design” and “O’Meara Residence Architectural Site Plan” (both dated 8/29/24), subject to the flexibility provided therein or as otherwise may be approved by the Village Board after Plan Commission recommendation.
3. The owner shall pay for any changes in public improvements and utilities, and for tree trimming or removal, which may be required in development of the CSM lots. No changes may be made within the public right-of-way without prior approval of the Public Works Director.

Requested Approval: Land division by CSM, which by Village ordinance requires a public hearing (held on August 6th), Plan Commission recommendation, and Village Board action. By State Statute, Village Board action is to occur within 90 days of submittal, and shall state in writing any conditions of approval or reasons for rejection, unless the time is extended by agreement with the applicant. In my opinion, the Village received all elements of a complete submittal on July 8th.

Location and Land Area: See also map on next page. Current tax parcel 0709-011-5567-1, addressed as 102 Fisk Place, near the intersection of Fisk Place and Kensington Drive. Tax parcel is 0.38 acres (16,528 sq. ft.) and is comprised of all of Lots 5, 6, and 7 and part of Lot 8 of the Plat of Golf, which was recorded in 1915.



Existing Conditions: This tax parcel had, until 2020, an existing single-story residence. The attached garage to that residence was close to the southwest side parcel line. The residence was set back around 40 feet from the northeast side parcel line, which is near the Lot 5/6 line. The prior residence and other impervious surfaces appear to have covered around one-quarter of the parcel. What remains on the parcel is the old driveway to Fisk Place, a concrete pad where the garage was located, and a walkway. The tax parcel also contains a mature deciduous tree (30" trunk) in its west central portion, which is showing signs of stress, and mature evergreen trees near its east edge that extend into the wide public right-of-way to the east. That right-of-way, dedicated before 1915 by a different subdivision plat, also contains overhead utility lines.

Per the Dane County online geographic information system mapping (DCIMap), the parcel gently decreases in elevation from its southeast line (~854', per DCIMap) to its northwest line (~853'). This is slightly below the reported ~855' elevation at the intersection of Fisk and Kensington and where homes are built on the adjacent residential parcels. Approximately 45 feet beyond the western boundary, a stormwater pond (Chatterton Pond) was constructed on Village-owned property (Country Club site) in the early 2010s, and has a reported rim elevation of ~851'. DCIMap indicates no other unique development limitations associated with this parcel. There has been evidence of standing surface water on this tax parcel this July. Per the Nelson Institute of Environmental Studies, 32.97 inches of precipitation had fallen in Madison by early August, which has approached the year of highest precipitation as of then (2013, at 34.95 inches) since 1869.

Current Zoning: Residence "B" district, which is the same as all other parcels in the neighborhood except for the Country Club parcel that is zoned Land Conservancy. Dimensional standards in the Residence "B" district are as follows:

1. Minimum front setback is 25 feet, per the zoning map.
2. Minimum side yard setback is 6 feet, with the total width of both side yard setbacks not less than 14 feet. (See special setback provisions later in this memo when lots are consolidated.)
3. Minimum rear yard setback of not less than 20% of the depth of the lot, provided such rear yard setback is no greater than 40 feet and no less than 25 feet.
4. Every lot in the "B" Residence District *not of record or under contract of purchase on May 3, 1937*, shall have an area of not less than 6,500 square feet
5. No lot *created on or after July 1, 1995* shall be less than 75 feet wide as measured at the street side building line (i.e., minimum front yard setback).
6. Per a 2022 Village Attorney opinion, the above 6,500 sq. ft. and 75 foot minimums do not apply to the recorded lots underlying the tax parcel at 102 Fisk Place because such underlying lots were recorded before May 3, 1937. These underlying lots are therefore not legal nonconforming or substandard lots in his opinion, but rather conforming lots. At present, each of the three underlying whole lots could legally be developed with a single-family residence, provided that all other ordinance dimensional standards were met. These may provide quite limiting, though there is no minimum floor area for single-family homes.
7. Building area shall not exceed 30% of lot. Building area is defined as "[t]he maximum horizontal projected area of a building and its accessory buildings, excluding only open steps, uncovered terraces and cornices projecting not more than 30 inches."
8. Impervious surfaces shall not exceed 40% of lot. An impervious surface is defined as "a surface which does not allow water to be absorbed so it may percolate into deeper ground. Such surfaces include those constructed of stone, brick, asphalt, concrete, tile, terrazzo, gravel composite, or any other paving material, used for parking, driveways, patios, terraces, walkways, and the like, as well as areas covered by buildings, decks, porches, swimming pools, and tennis courts."
9. Maximum floor area percentage for the current and proposed lot size range is 25%, which may be increased 10%-15% by special exception granted by the Building Board.

Other Village zoning requirements affecting future building on this tax parcel are as follows:

1. No building permit shall be issued for construction which varies from the plans submitted with the CSM approval, except as may be approved by the Village Board after Plan Commission recommendation.
2. All new home construction must first be approved by the Building Board, in both schematic and comprehensive review stages, and subject to design requirements in the ordinance.
3. Among the purposes of design review are to "[e]ncourage design which respects the attributes of the site, its buildings and structures and surrounding buildings, structures, and

properties” and “[m]aintain and enhance the character of the Village.” The Building Board is to consider “the relationship of the building and site design to the surrounding area.”

4. Building plans are to “[r]elat[e] attractively to neighboring properties”; generally include materials, colors, proportions, height, and details “harmonious with each other and other buildings in the neighborhood”; and where possible include garages that are either (a) side-loaded or (b) set back 1’ and at least 5’ narrower than the dwelling façade.
5. Site design and plans during the comprehensive review stage “shall address in detail erosion control measures, and the disposition and management of stormwaters during both construction and post-construction phases.” Site grading is to “ensure positive drainage consistent with applicable ordinances of the Village”, “not materially alter surface water drainage from the site, or otherwise substantially increase the rate of flow or volume of stormwater discharge from the site, or otherwise affect the flow of surface waters on adjoining properties”, “enhance or maintain current contours”, and ordinarily maintain “existing quality vegetation.”
6. The Building Inspector is to verify site grades before issuance of a building permit, and “the proposed construction shall permit proper drainage by the storm sewer and sanitary sewer and adequate serving of the property by the street or public way serving such property at the grades established therefor.”

Analysis against Ordinance CSM Submittal Requirements and Review Criteria

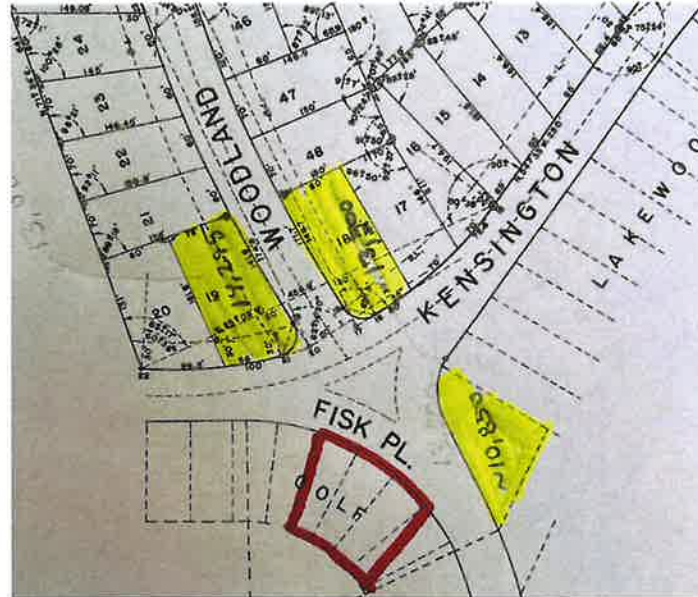
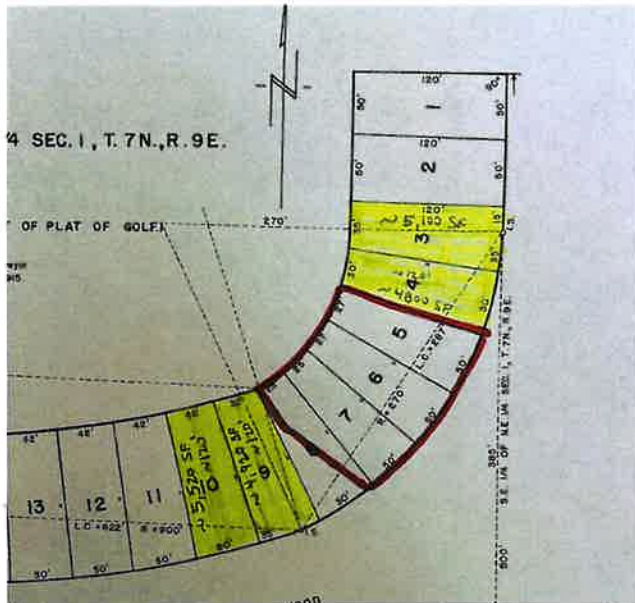
CSM Submittal Requirements (§ 225-81 B)	Comments
1. A certified survey map meeting all the requirements of § 236.34, Wis. Stats.	<ul style="list-style-type: none"> • It is my opinion that the requirements of this statutory section has been met, now that the professional surveyor’s seal has been added. • The applicants have included more items on the CSM than required by statute, like on- and off-site mature trees and utilities and more recently a “6’ public stormwater easement” along each proposed lot line.
2. Preliminary architectural plans and site development plans governing future use of each proposed lot.	<ul style="list-style-type: none"> • The ordinance does not define what “preliminary architectural plans and site development plans” should include. • In response to these submittal requirements, and my and others’ prior comments, the applicants submitted on 8/29/24 revised documents titled “102 Fisk Place – Preliminary Architectural Design” and “O’Meara Residence Architectural Site Plan”. • In my professional experience, the detail now provided in the 8/29/24 revised plans is sufficient to meet this CSM submittal requirement. These plans also contain accurate and pertinent information related to such future development. These plans provide an outline for much more detailed architectural, site, and

	<p>grading plans that will be required before either lot may be built upon.</p> <ul style="list-style-type: none"> • See below comments on the side yard setbacks, building area, and other matters represented on the submitted preliminary plans.
CSM Review Criteria (§ 225-84)	Comments
<p>1. The proposed parcels comply with all the requirements of the zoning ordinance.</p>	<ul style="list-style-type: none"> • The proposed lots would allow for home construction in a manner that can comply with current Village requirements. • Were this CSM not to proceed, current Village zoning requirements would allow each of the three full existing “Golf” plat lots that make up this tax parcel could be developed with a single-family residence, provided setbacks were met. Alternatively, the combined tax parcel could be developed with one residence to a maximum floor area of 4,132 absent any special exception from the Building Board, and to a maximum building footprint of 4,958 square feet regardless. • I did not review this CSM against any pending requirements in the Village’s proposed zoning ordinance update. The current draft has yet to even be reviewed by the Plan Commission or Village Board, and is not likely to be ready for approval until 2025. Any provision in the current draft is speculative. The CSM must be reviewed against the ordinance in place at time of application. • Village requirements specify that a grading plan be submitted to the Building Board when each lot is proposed for building construction, meeting ordinance requirements listed earlier in this memo and now the provisions of the submitted CSM (stormwater easement) and preliminary site development plan (e.g., lowest building opening). I advise that such plan be prepared by a civil or stormwater engineer and consider stormwater conveyance both from and through each lot. • The information on the revised architectural site plan meets the limits of the maximum building area and impervious surface percentages in the zoning ordinance.
<p>2. Proposed division and development will not result in unreasonable traffic problems or safety hazards.</p>	<ul style="list-style-type: none"> • Village staff anticipate negligible traffic or safety hazards. The conceptual driveway to CSM Lot 1 has been adjusted to avoid an existing utility pole and fire hydrant. • Future efforts to bury utilities will need to be completed with care given proximity of existing overhead lines to mature trees. • The proposal would result in additional traffic associated with two-single family homes—one more than existed here historically. Traffic increases should be minimal. • Two driveways are proposed on Fisk Place. The nearest driveway is proposed to be 50+ feet from the Kensington/Fisk intersection, allowing for 3-4 car lengths of vehicle stacking along Fisk Place.

<p>3. Proposed division and development will impose no unreasonable impediments to the provision of municipal services.</p>	<ul style="list-style-type: none"> • Village staff anticipate no impediments to the provision of Village services to the proposed lots. • The applicants' revised plans and a recommended approval condition make clear that the owners (not the Village) would be responsible for all costs associated with public infrastructure or tree adjustments in the public right-of-way, and that all such adjustments would be subject to prior Village approval.
<p>4. Proposed division and development will provide adequate access to public streets.</p>	<ul style="list-style-type: none"> • Each proposed lot would have ~84' of frontage on a public street right-of-way. While the undeveloped portion of the right-of-way is certainly wider than typical, the Village commonly allows private driveways to cross undeveloped right-of-way to reach street pavement edges. • The proposed Lot 1 driveway appears to extend southwest of all but one of the mature evergreen trees within the public right-of-way. As represented, the conceptual driveway extends a bit in front of CSM Lot 2, which is allowed. • The driveway for Lot 2 is currently expected to remain in a similar location as it is today, though it may need to be replaced and the plans are drawn so that the Building Board could approve an alternate location. • The Village may have little means to compel a shared driveway.
<p>5. Proposed division and development will not be unreasonably detrimental to neighboring properties or the Village either by: (a) causing an adverse impact on existing structures in terms of change in the balance between the mass of existing structures and the size of the parcels on which existing structures would be located if the division were approved, regardless of whether the proposed division meets the minimum lot size requirements of this chapter, or (b) significantly reducing open space characteristics or otherwise unreasonably detracting</p>	<ul style="list-style-type: none"> • Each of the proposed CSM lots is just under 8,300 sq. ft. in area. • There is no definition of "neighboring properties" in the ordinance. The adjacent parcel to the northeast (409 Kensington) is 9,505 square feet in area (15% larger), and the directly adjacent parcel to the southwest (114 Fisk) is 10,511 square feet (27% larger). Other parcels within 200 feet of the 102 Fisk parcel range from 6,026 to 16,738 square feet. These are "parcels" not "lots"—see distinction below. • Per Village Assessor records, the two-story house at 409 Kensington has about 3,536 sq. ft. in floor area (including garage, not including basement), and the two-story house at 114 Fisk has about 3,284 sq. ft. (same). The conceptual residence footprint for CSM Lot 1 is 2,300 square feet, with that building envisioned as having 1 or 1 ½ story. The 2,400 square foot footprint for Lot 2 is even more conceptual. • It is important to compare impacts on neighboring properties with and without this CSM. For example, two homes in the proposed CSM area would likely result in comparable remaining open space than if 1 to 3 homes were instead developed in the combined parcel area absent this CSM.

<p>from the aesthetic desirability of the neighborhood involved.</p>	<ul style="list-style-type: none"> • The large arc of undeveloped public right-of-way in front of the CSM area does and will create the impression of larger lot areas, even though this space is publicly owned.
<p>6. The resulting lots of a parcel being proposed to be subdivided must be no smaller in square footage than required by the applicable zoning and must be within 10% of the average size of existing nearby lots. Lots to be measured for average are those within two tiers of lots in all directions of the proposed subdivision. The Plan Commission shall determine the exact lots to be utilized to determine an average lot size.</p>	<ul style="list-style-type: none"> • In April, the applicants submitted to the Plan Commission an analysis that relied the following nearby parcels as a calculation base: 409, 413, 417 Kensington; 101, 105, 114 Fisk. The average size of these lots is 9,067 square feet, and 10% less is 8,160 square feet. At its April 30th meeting, the Plan Commission approved these comparison lots for determining average lot sizes for the calculation listed to the left. • More recent evidence and interpretations suggest that the Commission may wish to rescind its April 30th action and take new action to “[re]determine the exact lots to be utilized to determine an average lot size.” • The zoning ordinance defines a “lot” as “[a] parcel of land occupied or to be occupied by one main building or use with its accessories and including the open spaces accessory to it”, and a “parcel” as “contiguous lands under the control of a subdivider not separated by streets, highways or rights-of-way.” Based on these definitions, and the Village Attorney’s opinion, it is historic platted lots and not current tax parcels that we believe should be used for this Commission determination. • The attached analysis, we believe, represents a reasonable interpretation of “two tiers of lots in all directions”. The mean average size of these seven lots is 8,427 square feet. The range within 10% this average is 7,584 to 9,269 square feet. • The proposed CSM lots are 8,256 and 8,272 square feet respectively, which fall within this range.
<p>7. In the "B" Residence District, if two or more existing lots or parcels are proposed to be consolidated, any new lot(s) shall be no greater in width than 100 feet as measured at the street right-of-way. Also, applicable side yard setback requirements shall increase three inches for each foot such proposed lot is wider than the smaller of the initial lots proposed to be consolidated.</p>	<ul style="list-style-type: none"> • This CSM would consolidate 3+ existing platted “B” Residence lots into 2 lots, so this provision applies to this proposal. • Neither new lot would be over 100 feet in width at the right-of-way • The applicants have adjusted their architectural site plan to accommodate the setback adjustment requirement to the left. Each of the platted Lots 5-7 has 50 feet in width at the street line. This adjustment would add nearly 6.75 feet to the normal minimum 14 foot combined side yard setback for each proposed CSM lot (20.75 feet total). This is represented on the applicants’ preliminary architectural site plan. This is a slightly different result than I shared in my earlier memo. The Village Attorney, Zoning Administrator, and I now agree that the lot width in the second sentence to the left ought to be measured from the minimum front building setback line, which is the normal way of measuring lot width per the zoning ordinance.

Analysis of Average Lot Size within Two Tiers of 102 Fisk Place



The areas in square feet of each of the highlighted lots (and the plat they are in) are as follows:

- 5,520 (Golf)
- 4,920 (Golf)
- 4,800 (Golf)
- 5,100 (Golf)
- 10,850 (Lakewood)
- 13,500 (2nd Addn. Lakewood)
- 14,296 (2nd Addn. Lakewood)

For the 2nd Addn. lots, the source of lot area is DCIMap. For other lots, the Village Planner estimated lot area by using plat information and scaling.

The mean average size of the above lots is 8,427 square feet.

The panel on the left is a section of the Golf plat and the panel to the right is a section of the Second Addition to Lakewood Plat, which redivided a part of the Lakewood plat recorded before it. The red outlined area is a reasonable approximation of the proposed CSM area. The yellow highlighted areas are intended to represent "two tiers" of lots from the proposed CSM area, with the Fisk/Kensington road right-of-way representing one tier as it relates to across-the-street lots. The numbers within the highlighted lots are estimates of the area of each of these platted lots in square feet, also as represented in the box to the upper right.



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

All of Lots 5, 6, 7 and part of Lot 8, Plat of Golf, located in the SW ¼ of the NE ¼ of Section 1, T7N, R9E, Village of Maple Bluff, Dane County, Wisconsin.

FOUND BRASS MON.
NORTH ¼ COR.
SEC. 1, T7N, R9E
ALL TIES VERIFIED

S 89°43'00" E 2640.34

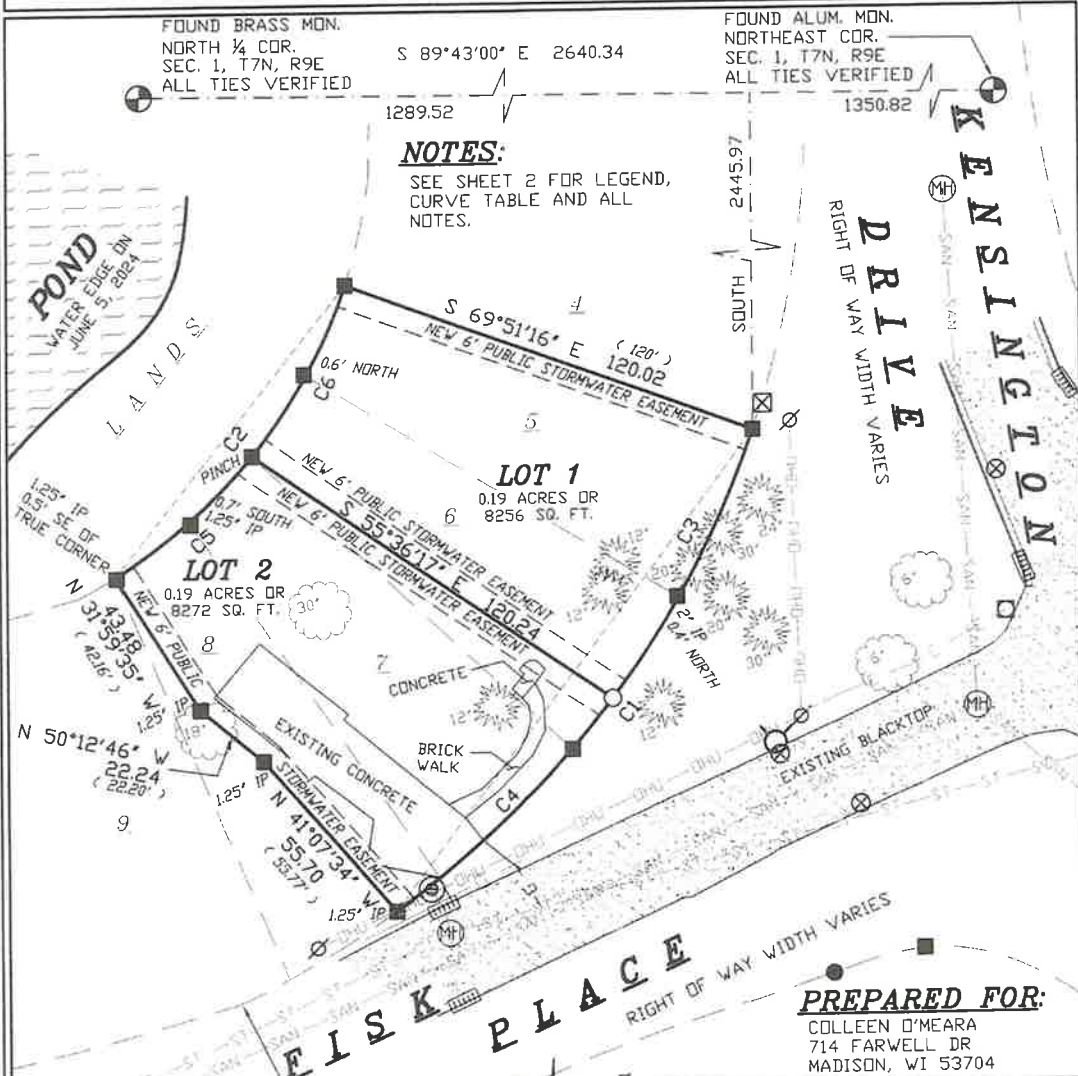
FOUND ALUM. MON.
NORTHEAST COR.
SEC. 1, T7N, R9E
ALL TIES VERIFIED

1289.52

1350.82

NOTES:

SEE SHEET 2 FOR LEGEND,
CURVE TABLE AND ALL
NOTES.



POND
WATER EDGE ON
JUNE 5, 2012

1.25' IP
0.51' SE OF
TRUE CORNER

LOT 2
0.19 ACRES OR
8272 SQ. FT.

LOT 1
0.19 ACRES OR
8256 SQ. FT.

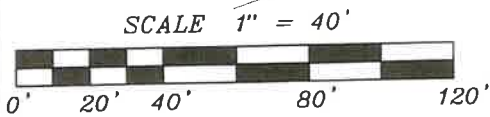
CONCRETE
BRICK WALK

EXISTING BLACKTOP

FISK PLACE
RIGHT OF WAY WIDTH VARIES

PREPARED FOR:

COLLEEN O'MEARA
714 FARWELL DR
MADISON, WI 53704



SCALE 1" = 40'

W.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE
NORTH LINE OF THE NE ¼ OF SECTION 1
LINE TO BEAR S 89°43'00" E

DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

All of Lots 5, 6, 7 and part of Lot 8, Plat of Golf, located in the SW ¼ of the NE ¼ of Section 1, T7N, R9E, Village of Maple Bluff, Dane County, Wisconsin.

CURVE	RADIUS	LONG CHORD	ARC	TANGENTS
C1	270.00	S 37°07'04" W 164.77	167.44	S 19°21'07" W S 54°53'02" W
C2	150.00	N 38°34'09" E 101.88	103.95	N 58°25'18" E N 18°43'00" E
C3	270.00	S 28°14'05" W 83.39	83.72	S 19°21'07" W S 37°07'04" W
C4	270.00	S 46°00'03" W 83.39	83.72	S 54°53'02" W S 37°07'04" W
C5	150.00	N 48°51'39" E 49.83	50.06	N 58°25'18" E N 39°18'00" E
C6	150.00	N 29°00'30" E 53.60	53.89	N 39°18'00" E N 18°43'00" E

NOTES:

- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- ALL UTILITIES SHOWN ON THIS SURVEY WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY THE UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY OTHERS. EXCEPT WHERE SNOW OR OTHER OBSTACLES MAY HAVE OBSCURED THE LOCATION OF THE UTILITIES. IT IS THE RESPONSIBILITY OF THE OWNERS/CONTRACTORS TO CALL DIGGER'S HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATING IS DONE. DIGGER'S HOTLINE NO. 1-800-242-8511. DIGGER'S HOTLINE TICKET NO. 20242219566

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1" PIPE (UNLESS NOTED)
- ⊕ = FOUND SECTION CORNER
- (##) = RECORDED AS
- ⊙ = CATCH BASIN
- ▤ = STORM INLET
- ∅ = UTILITY POLE
- ⊠ = UTILITY PEDESTAL
- ⊗ = WATER/GAS VALVE
- = LIGHT POLE
- ⊙ = HYDRANT
- Ⓜ = MANHOLE
- ☀ = CONIFEROUS TREE
DIAMETER @ 4'
- ☁ = DECIDUOUS TREE
DIAMETER @ 4'

LINE LEGEND

- SW — = SANITARY SEWER
- ST — = STORM SEWER
- E — = UNDERGROUND ELECTRIC
- G — = UNDERGROUND GAS MAIN
- O — = OVER HEAD UTILITIES

SURVEYORS SEAL





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

All of Lots 5, 6, 7 and part of Lot 8, Plat of Golf, located in the SW ¼ of the NE ¼ of Section 1, T7N, R9E, Village of Maple Bluff, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of the Village of Maple Bluff, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being all of Lots 5, 6 and 7, and part of Lot 8, Plat of Golf located in the SW ¼ of the NE ¼ of Section 1, T7N, R9E, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North ¼ corner of said Section 1; thence S 89°43'00" E, 1289.52 feet; thence South, 2445.97 feet to the northeasterly corner of said Lot 5 and the point of beginning.

Thence along the arc of a curve concaved northwesterly having a radius of 270 feet and a long chord bearing S 37°07'04" W, a distance of 167.44 feet; thence N 41°07'34" W, 55.70 feet; thence N 50°12'46" W, 22.24 feet; thence N 31°59'35" W, 43.48 feet; thence along the arc of a curve concaved northwesterly having a radius of 150.00 feet and a long chord bearing N 38°34'09" E, a distance of 101.88 feet to the northerly line of said Lot 5; thence S 69°51'16" E along said northerly line, 120.02 feet to the point of beginning. This parcel contains 0.38 acres.

Williamson Surveying and Associates, LLC
by Chris W. Adams

Date Sept. 5, 2014

Chris W. Adams S-2748
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required to be submitted to the Village of Maple Bluff for approval.

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

Tim O'Meara

Colleen O'Meara

STATE OF WISCONSIN
DANE COUNTY

Personally came before me this _____ day of _____, 20____ the above named Tim & Colleen O'Meara to me known to be the persons who executed the foregoing instrument and acknowledge the same.

County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Sheet 3 of 4

SURVEYORS SEAL



24W-179



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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VILLAGE OF MAPLE BLUFF APPROVAL

Resolved that this certified survey map is hereby acknowledged and approved by the Village of Maple Bluff on this ____ day of _____, 20__.

Sarah Danz
Village Clerk

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20__ at ___ o'clock __.M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

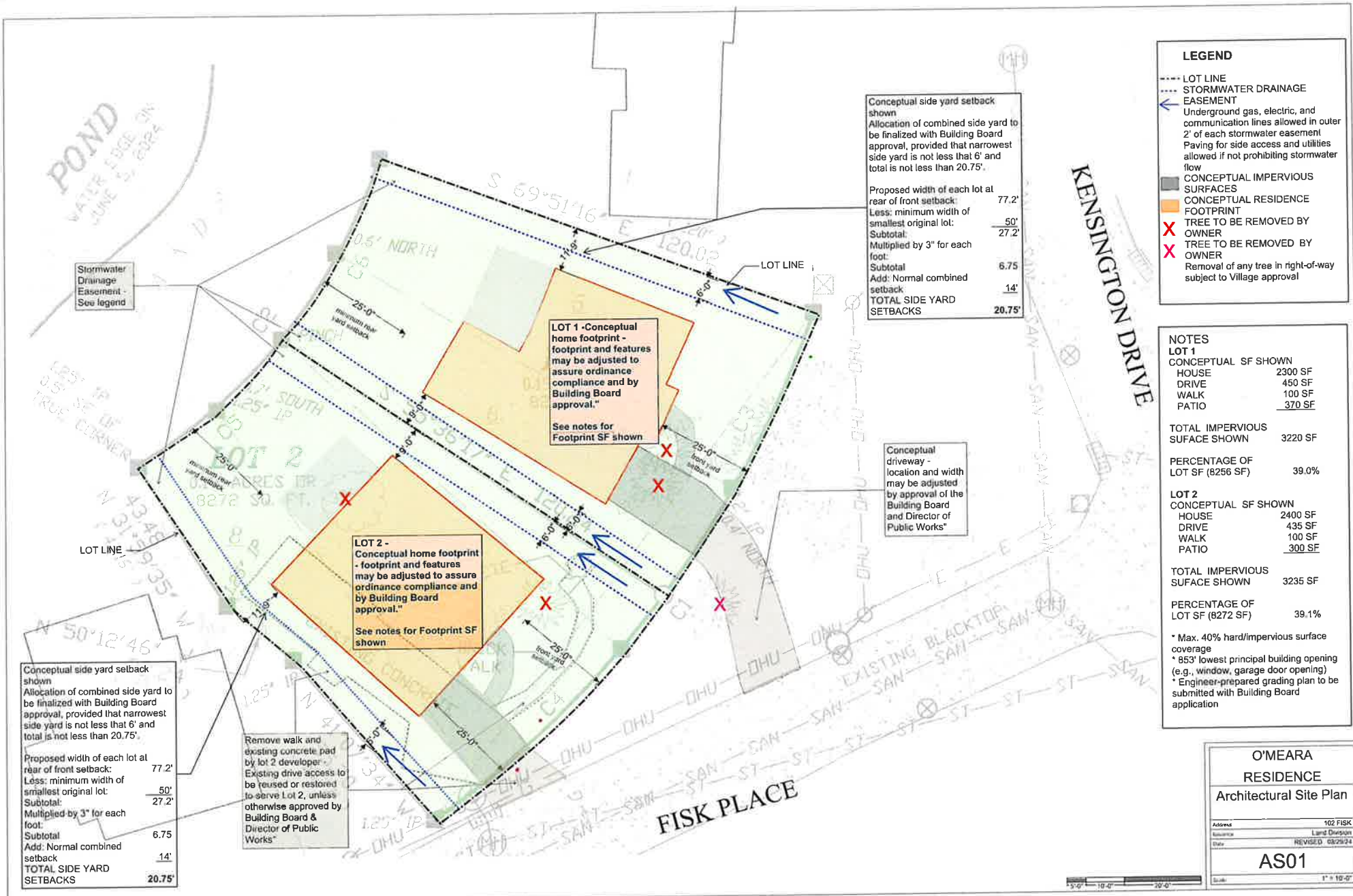
Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL





LEGEND

- LOT LINE
- STORMWATER DRAINAGE EASEMENT
- ← Underground gas, electric, and communication lines allowed in outer 2' of each stormwater easement
- █ Paving for side access and utilities allowed if not prohibiting stormwater flow
- CONCEPTUAL IMPERVIOUS SURFACES
- CONCEPTUAL RESIDENCE FOOTPRINT
- ✗ TREE TO BE REMOVED BY OWNER
- ✗ TREE TO BE REMOVED BY OWNER
- ✗ Removal of any tree in right-of-way subject to Village approval

Conceptual side yard setback shown
 Allocation of combined side yard to be finalized with Building Board approval, provided that narrowest side yard is not less than 6' and total is not less than 20.75'.

Proposed width of each lot at rear of front setback: 77.2'
 Less: minimum width of smallest original lot: 50'
 Subtotal: 27.2'
 Multiplied by 3" for each foot: 6.75
 Subtotal: 6.75
 Add: Normal combined setback: 14'
TOTAL SIDE YARD SETBACKS: 20.75'

LOT 1 - Conceptual home footprint - footprint and features may be adjusted to assure ordinance compliance and by Building Board approval.
 See notes for Footprint SF shown

LOT 2 - Conceptual home footprint - footprint and features may be adjusted to assure ordinance compliance and by Building Board approval.
 See notes for Footprint SF shown

Conceptual driveway - location and width may be adjusted by approval of the Building Board and Director of Public Works"

NOTES

LOT 1

CONCEPTUAL	SF SHOWN
HOUSE	2300 SF
DRIVE	450 SF
WALK	100 SF
PATIO	370 SF
TOTAL IMPERVIOUS SURFACE SHOWN	3220 SF
PERCENTAGE OF LOT SF (8256 SF)	39.0%

LOT 2

CONCEPTUAL	SF SHOWN
HOUSE	2400 SF
DRIVE	435 SF
WALK	100 SF
PATIO	300 SF
TOTAL IMPERVIOUS SURFACE SHOWN	3235 SF
PERCENTAGE OF LOT SF (8272 SF)	39.1%

* Max. 40% hard/impervious surface coverage
 * 853' lowest principal building opening (e.g., window, garage door opening)
 * Engineer-prepared grading plan to be submitted with Building Board application

O'MEARA RESIDENCE
Architectural Site Plan

Address	102 FISK
Issuance	Land Division
Date	REVISED 03/29/24
AS01	
Scale	1" = 10'-0"

Conceptual side yard setback shown
 Allocation of combined side yard to be finalized with Building Board approval, provided that narrowest side yard is not less than 6' and total is not less than 20.75'.

Proposed width of each lot at rear of front setback: 77.2'
 Less: minimum width of smallest original lot: 50'
 Subtotal: 27.2'
 Multiplied by 3" for each foot: 6.75
 Subtotal: 6.75
 Add: Normal combined setback: 14'
TOTAL SIDE YARD SETBACKS: 20.75'

Remove walk and existing concrete pad by lot 2 developer. Existing drive access to be reused or restored to serve Lot 2, unless otherwise approved by Building Board & Director of Public Works"



102 Fisk Place - Preliminary Architectural Design

Each Residence:

To be designed and constructed by Certified Dwelling Contractor with at least 10 years of experience.

To have a unified exterior design.

Finished floor area shall meet Village requirements, subject to Building Board approval, and be not less than 1,700 square feet.

Lot 1: O'Meara Residence:

We anticipate building a house with a "transitional modern farmhouse" exterior. Below are examples of similar styles.

Materials we are using include:

Fiber cement siding, Brick/Stacked Stone, Fiberglass or aluminum clad thermal pane windows,
Standing seam metal or asphalt shingle roofing, Cedar beam/column accents



LOT 2: Future Residence

Building materials will be within the proposed range of Lot 1 materials listed above, except as may otherwise be approved by the Building Board.

Residence style may vary from the style anticipated on Lot 1.