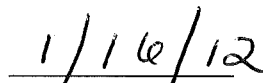


CSM LETTER OF APPLICATION

I am requesting the division of two existing lots into 3. The applicant would like to sell approximately 1.2 acres to their neighbor to the north in a lot line adjustment, shown on the survey as lot 1. (See letter attached which verifies the owner of the lot to the north is in agreement with the new proposed CSM). In order to meet the Townships requirement of 65,000 sq. ft. per lot, the owner to the north has agreed this will be a lot line adjustment to their existing lot which is just under 1 acre in size. This lot line adjustment helps to make this lot meet the current town guidelines for minimum lot size. Lot 2 contains the existing home on 93,488 Sq. Ft (approximately 2.15 acres). The new lot being created is 66,367 Sq. Ft. All three lots exceed the minimum 65,000 Sq. Ft. required by the Township. All three lots are to be used for single family residential dwellings.

- * There are no zoning changes being requested.
- * The applicant does not own any adjacent land to the subject property.
- * There have been no recent land divisions adjacent to the proposed CSM
- * There are no new street right-of-ways


Susan Haviland


Date

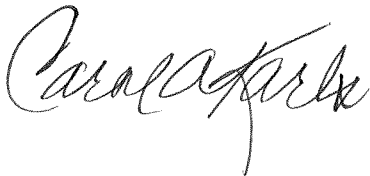
4085 Keewatin Tr
Verona, WI 53593

January 16, 2012

Dear Town of Middleton Board and any other persons involved with the approval of this CSM:

I agree with the attached certified survey map, which incorporates a parcel of land I currently own, and hereby request your approval and that of Dane County.

Sincerely,



Carol A. Karls
4105 Keewatin Tr.
Verona, WI 53593



Richard J. Karls
4105 Keewatin Tr.
Verona, WI 53593

Certified Survey Map (CSM) Submittal

Original Adoption Date: 9/11/06 Last Updated: 9/xx/11

Town of Middleton

7555 W. Old Sauk Road
Verona, WI 53593-9700

Phone: 608-833-5887

Fax: 608-833-8996

info@town.middleton.wi.us

The Town of Middleton Plan Commission meets on the first Wednesday of the month at 7 p.m. at the Town Hall, 7555 W. Old Sauk Road. **Certified Survey Maps and accompanying information (see checklist below) must be submitted 21 days prior to the Commission meeting where action is requested, for review and agenda placement.** In addition to the required hard copies, electronic copies are required – contact the Town Clerk and Town Engineer for desired formats. Incomplete applications will not be considered to be filed. They may be returned which could result in a delay of your project. See Town of Middleton Ordinances – Title 11: Land Division and Subdivision Code for a complete list of definitions, standards, and requirements.

Project Location:

Section Number: 18, T7N, R8E	Number of Lots: 3
¼ Section:	¼ ¼ Section:
Acres Involved: 5.77	Other:

Contact Information

Applicant: Susan Haviland		
Address: 4085 KEEWATIN TRAIL, Verona, WI 53593		
Phone: 608-576-9211	Fax:	E-mail: shaviland@starkhomes.com
Owner: Susan Haviland		
Address: 4085 KEEWATIN TRAIL, Verona, WI 53593		
Phone: 608-576-9211	Fax:	E-mail: shaviland@starkhomes.com
Surveyor: ROSS MICHAELS		
Address: 6314 Odana Rd., Madison, WI 53719		
Phone: 608-277-0503	Fax: 608-441-9849	E-mail: ross@notbohmmichaels.com
Engineer: NONE		
Address:		
Phone:	Fax:	E-mail:
Attorney: NONE		
Address:		
Phone:	Fax:	E-mail:

Certified Survey Map Submittal (Cont.)

Checklist

	<p>If there are variances from Town ordinances for this CSM, please attach 3 hard copies* plus 1 electronic copy (.pdf or .doc as appropriate) of a complete description of each variance requested, stating fully all facts relied upon by the applicant, supplemented with maps, plans, or other additional data which may aid the Town Board and the Plan Commission in the analysis and evaluation of the requested variance. If there are no variances, mark the box at left "n/a". See pages 3-5 of this form.</p>
	Completed Application Form (this page)
	Deposit: Pursuant to Town Fee Schedule
	CSM – 3 hard copies* plus 1 electronic copy
	Property Owner's Association/Restrictive Covenant Text (if proposed CSM contains areas of public interest, such as stormwater management areas, parks, or landscaped buffers) 3 hard copies* plus 1 electronic copy (.pdf or .doc as appropriate)
	Stormwater Management Plan/Erosion Control Plan – 3 hard copies* plus 1 electronic copy of report, if required. (A stormwater plan is required if more than 20,000 square feet of impervious area is proposed. An erosion control plan is required if more than 4,000 square feet of disturbance is proposed.)
	<p>Letter of Application – 3 hard copies* plus 1 electronic copy (.pdf or .doc as appropriate), including:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A written description of the proposed land division. <input type="checkbox"/> A statement concerning the use of the proposed lots. <input type="checkbox"/> Details of any proposed zoning changes. <input type="checkbox"/> A concept plan for land adjacent to the CSM owned by the party seeking the CSM. <input type="checkbox"/> A record of recent land divisions adjacent to proposed CSM. <input type="checkbox"/> Street plans and profiles (if new public street rights-of-way are proposed) <input type="checkbox"/> A soil testing report. <input type="checkbox"/> Environmental Assessment Checklist

**Note: One hard copy of each document shall be submitted directly to the Town Attorney, Town Engineer and Town Clerk. The electronic copy shall be delivered to the Town Clerk at the Town Hall using info@town.middleton.wi.us as the email address. If any document submitted is larger than 11" x 17", 25 hard copies shall be submitted.*

<p>Town Clerk David Shaw Middleton Town Hall 7555 W. Old Sauk Road Verona, WI 53593</p>	<p>Town Attorney Tom Voss Erbach & Voss, SC 6255 University Ave, #101 Middleton, WI 53562</p>	<p>Town Engineer Rod Zubella, PE Vierbicher Associates, Inc. 999 Fourier Drive, Suite 201 Madison, WI 53717</p>
--	--	--

I hereby agree to pay for any and all costs and charges borne by the Town of Middleton as related to and for the purposes of review of the request listed above.

Applicant Signature: *Susan Hausland* Date: 1/16/12

For Town Use Only

Received by the Town Clerk on	___/___/___
Plan Commission Concept Review on (opt.)	___/___/___
Plan Commission Presentation on	___/___/___
Park Commission Review on	___/___/___
Town Board Review on	___/___/___
Escrow account deposit in the amount of \$ _____ made on ___/___/___	

APPENDIX A

<h3 style="margin: 0;">Preliminary Checklist for Environmental Assessment of Land Divisions and Community Development Plans</h3> <p style="font-size: small; margin: 0;">Original Adoption Date: 9/11/06 Last Updated: 1/5/12</p>	<h3 style="margin: 0;">Town of Middleton</h3> <p style="font-size: small; margin: 0;">7555 W. Old Sauk Road Verona, WI 53593-9700 Phone: 608-833-5887 Fax: 608-833-8996 info@town.middleton.wi.us</p>
--	---

Contact Information

Applicant: SUSAN HAVILAND		
Address: 4085 KEEWATIN TRAIL, VERONA, WI 53593		
Phone (Home): 608-836-4442	Phone (Cell): 608-576-9211	Phone (Business): 608-836-9300
Fax:	E-mail: shaviland@starkhomes.com	

Project Location:

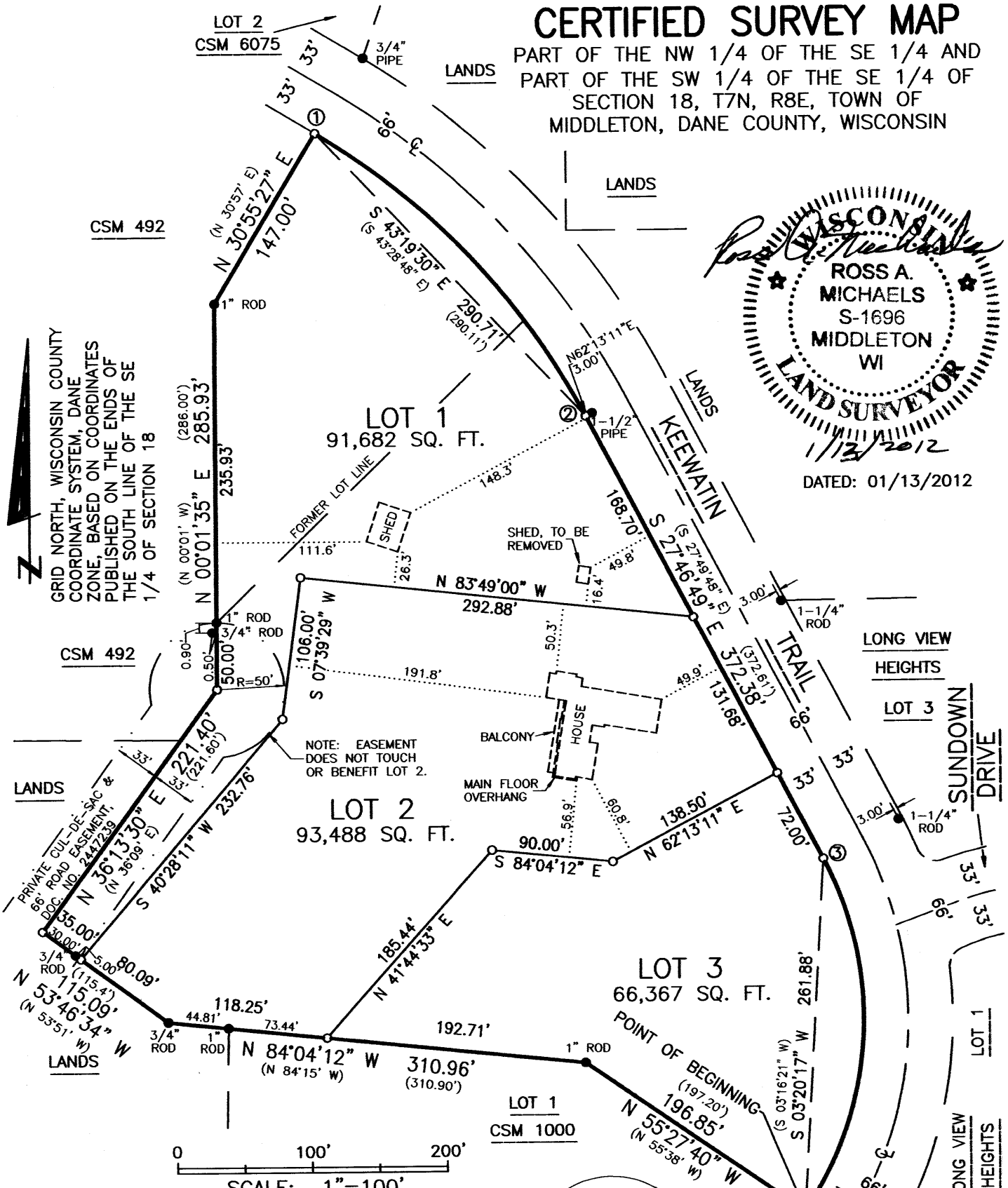
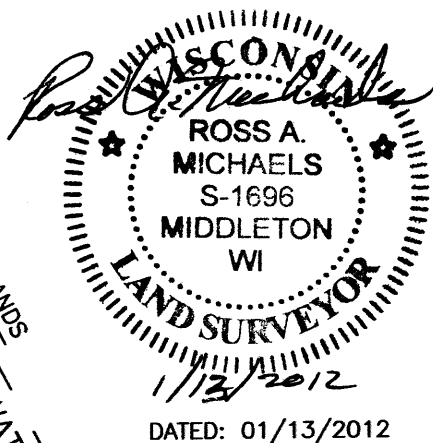
Name of Land Division: HAVILAND	Type: <input type="checkbox"/> Plat <input type="checkbox"/> Replat <input checked="" type="checkbox"/> CSM
Address: 4085 KEEWATIN TRAIL	Parcel #(s):
Certified Survey Map #:	Lot #(s):

	Yes	No	Uncertain
A Land Resources-			
Does this project site involve:			
1) Changes in relief and drainage patterns?	___	_X_	___
2) A landform or topographical feature of local or regional interest?	___	_X_	___
3) An area having importance for wild plants and animals of community interest?	___	_X_	___
4) An area of soil instability--greater than 12% slope or organic soils, peats or mucks at or near the surface?	_X_	___	___
5) An area of bedrock within 6 feet of the surface?	___	_X_	___
6) An area with the groundwater table within 10 feet of the soil surface?	___	_X_	___
7) An area with fractured bedrock within 10 feet of the soil surface?	___	___	_X_
8) A drainage way for 5 or more acres of land?	___	_X_	___
9) More than 50% impermeable surface?	___	_X_	___
10) Prime agricultural land?	___	_X_	___
11) Wetlands and marshes?	___	_X_	___
12) Removal of over 25% of the present trees or removal of any native canopy tree(s) in excess of 8" in diameter?	___	_X_	___

B	Water Resources.	Yes	No	Uncertain
	Does the proposed project involve:			
	1) Location within an area traversed by a navigable stream, intermittent stream or dry run?	___	_X_	___
	2) Greater than 10% change in the capacity of a water storage facility or flow of a waterway within one mile?	___	_X_	___
	3) The use of septic tank-soil absorption fields for on-site waste disposal?	_X_	___	___
	4) Lowering of water table by pumping or drainage?	___	_X_	___
	5) Raising of water table by altered drainage patterns?	___	_X_	___
C	Biological Resources.	Yes	No	Uncertain
	Does the site involve:			
	1) Critical habitat for plants and animals of community interest?	___	_X_	___
	2) Endangered, unusual or rare species of:			
	a. Land animals?	___	_X_	___
	b. Birds?	___	_X_	___
	c. Plants?	___	_X_	___
	3) Any land described in the <u>Kailing and Zimmerman Report</u> as a sensitive site?	___	_X_	___
	If "Yes", please attach additional materials with this description.			
D	Human and Scientific Interest.	Yes	No	Uncertain
	Does the project site involve:			
	1) An area of archaeological interest?	___	_X_	___
	2) An area of geological interest?	___	_X_	___
	3) An area of hydrological interest?	___	_X_	___
	4) An area of historical interest?	___	_X_	___
	a. Historic buildings or monuments?	___	_X_	___
	b. Buildings or monuments of unique architecture?	___	_X_	___
	5) An area of identified community recreational use?	___	_X_	___
	6) An area adjacent or near planned or established parks or trails?	___	_X_	___
E	Energy, Transportation and Communications.	Yes	No	Uncertain
	1) Does the development increase the traffic flow in any collector system by more than 10%?	___	_X_	___
	2) Is the development traversed by an existing or planned utility corridor (gas, electricity, water, sewer interceptor, communications, storm sewer)?	_X_	___	___
	3) Is safe access and exit provided?	_X_	___	___

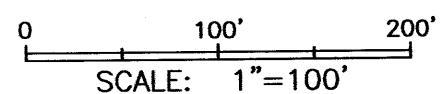
CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE SE 1/4 AND
PART OF THE SW 1/4 OF THE SE 1/4 OF
SECTION 18, T7N, R8E, TOWN OF
MIDDLETON, DANE COUNTY, WISCONSIN



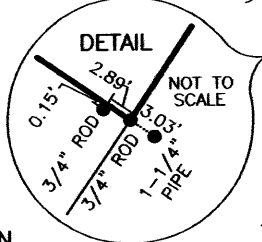
GRID NORTH, WISCONSIN COUNTY
COORDINATE SYSTEM, DANE
ZONE; BASED ON THE COORDINATES
PUBLISHED ON THE ENDS OF
THE SOUTH LINE OF THE SE
1/4 OF SECTION 18

LONG VIEW
HEIGHTS
LOT 3
SUNDOWN DRIVE
LOT 1
LONG VIEW
HEIGHTS



LEGEND

- 3/4" X 18" REBAR SET WEIGHING 1.50 LB./FT.
- IRON STAKE FOUND DESCRIBED ON MAP
- () PREVIOUSLY RECORDED DIMENSION
- BOUNDARY OF PROPERTY SURVEYED
- OTHER LOT OR RIGHT-OF-WAY LINES
- EASEMENT LINES



SURVEYED FOR:
Susan A. Haviland
4085 Keewatin Trail
Middleton, WI 53593

SOUTH 1/4 CORNER,
SEC. 18, T7N, R8E,
FOUND 1-1/4" ROD
N 482,949.85
E 765,891.40

SOUTH LINE OF SE 1/4,
SECTION 18, T7N, R8E

Notbohm Michaels
Surveying, Inc.
6314 Odana Road
Madison, WI 53719
(608) 277-0503

OFFICE MAP NO. 902-S
SHEET 1 OF 6 SHEETS

CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4
OF SECTION 18, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

NOTES:

1. Refer to building site information contained in the Dane County Soil Survey.
2. Further Land Divisions by Certified Survey may be restricted for a period of up to five (5) years under the provisions of Section 11-7-3 of the Town of Middleton Land Division and Subdivision Ordinance.

CURVE TABLE

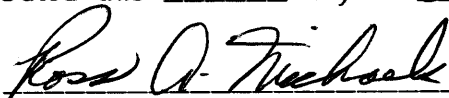
CURVE		RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARINGS	
FROM	TO						POINT	BEARING
1	2	539.96	294.34'	31°13'58"	S 43°19'30" E (S 43°28'48" E)	290.71' (290.11')	1	S 58°56'29" E
							2	S 27°42'31" E
3	4	253.48	275.20'	62°12'18"	S 03°20'17" W (S 03°16'21" W)	261.88'	3	S 27°45'52" E
							4	S 34°26'26" W

SURVEYORS CERTIFICATE:

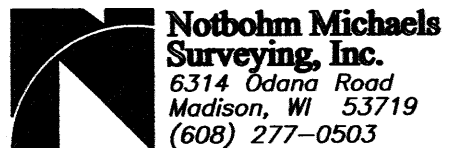
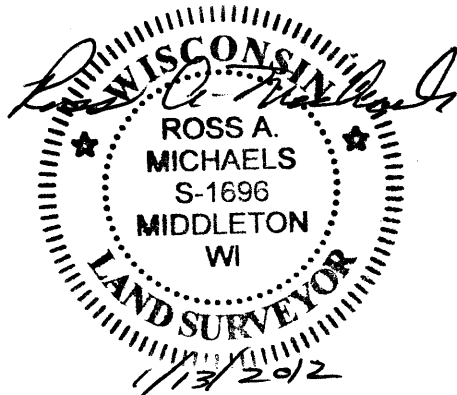
I, Ross A. Michaels, Wisconsin Registered Land Surveyor, do hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Middleton, and under the direction of Susan A. Haviland, Carol A. Karls and Richard J. Karls, owners of said land, I have surveyed, divided and mapped the lands described on this certified survey map; that this map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northwest 1/4 of the Southeast 1/4 and in the Southwest 1/4 of the Southeast 1/4 of Section 18, Township 7 North, Range 8 East, Town of Middleton, Dane County, Wisconsin, containing 5.775 acres of land and described as:

Commencing at the South 1/4 corner of said Section 18; thence S89°00'13"E, 792.47 feet along the south line of the Southeast 1/4 of said Section 18; thence N00°59'47"E, 1040.18 feet to the point of beginning of this description at the southeast corner of the lands described in Document Number 4420545; thence N55°27'40"W, 196.85 feet along the southerly line of said lands; thence N84°04'12"W, 310.96 feet continuing along said southerly line; thence N53°46'34"W, 115.09 feet continuing along said southerly line; thence N36°13'30"E, 221.40 feet along the westerly line of said lands; thence N00°01'35"E, 285.93 feet along the easterly line of Certified Survey Map Number 492; thence N30°55'27"E, 147.00 feet continuing along said easterly line to the most easterly corner of said Certified Survey Map Number 492 on the southwesterly right of way line of Keewatin Trail; thence along said right of way line, 294.34 feet on the arc of a curve to the right, having a radius of 539.96 feet and long chord dimensions of S43°19'30"E, 290.71 feet; thence S27°46'49"E, 372.38 feet continuing along said right of way line; thence along said the westerly right of way line of Keewatin Trail, 275.20 feet on the arc of a curve to the right, having a radius of 253.48 feet and long chord dimensions of S03°20'17"W, 261.88 feet to the point of beginning of this description.

Dated this 13th day of January, 2012


 Ross A. Michaels, S-1696
 Date of survey: January 13, 2012

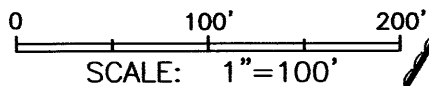
DATED: 01/13/2012



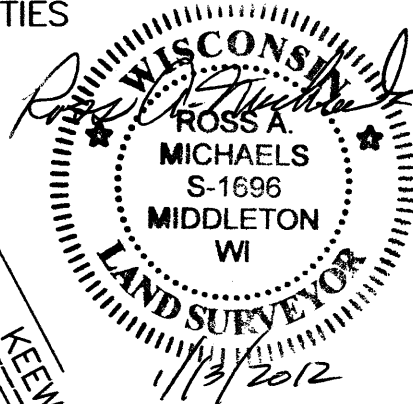
OFFICE MAP NO. 902-S
SHEET 2 OF 6 SHEETS

CERTIFIED SURVEY MAP

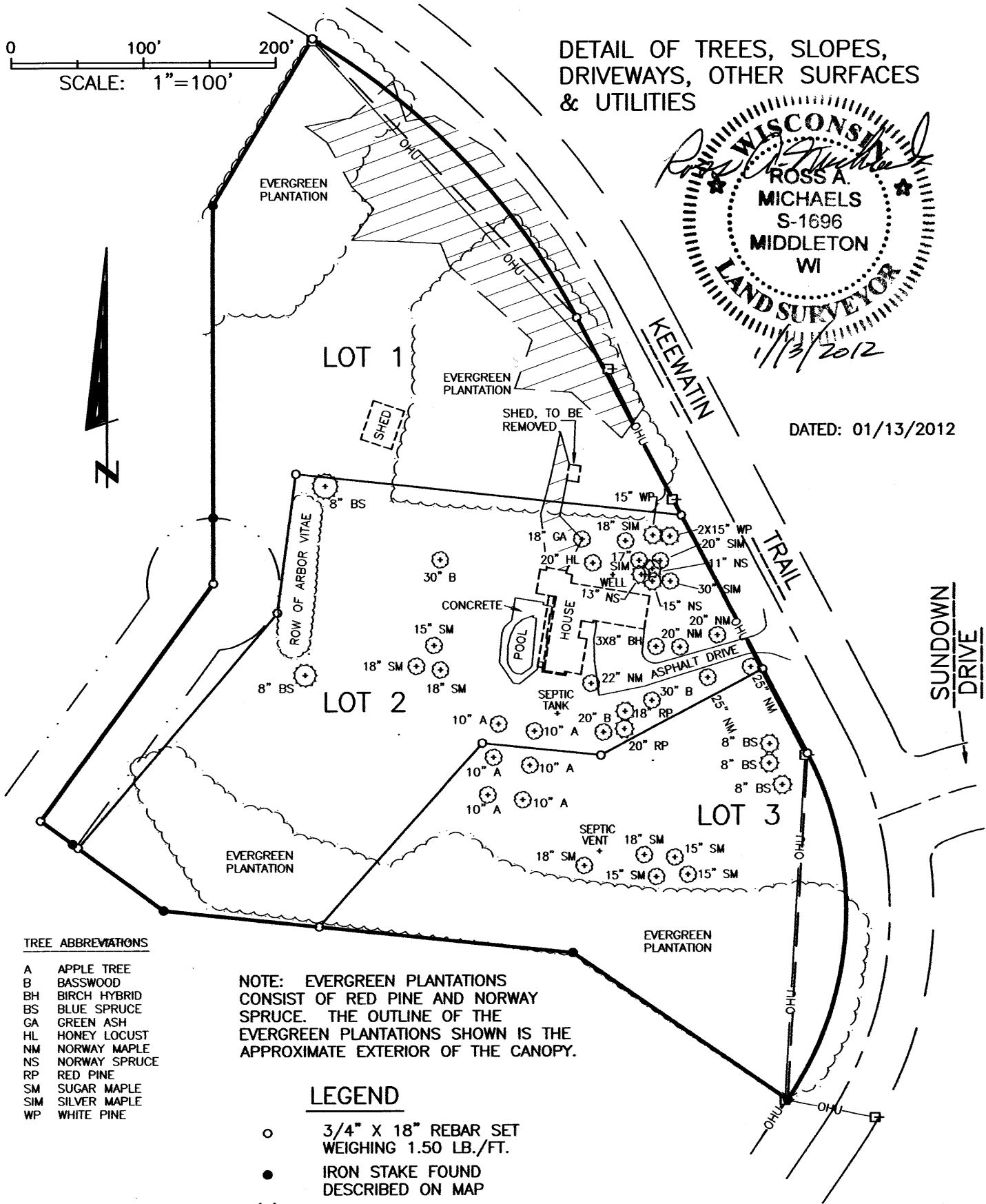
PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4
OF SECTION 18, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN



DETAIL OF TREES, SLOPES,
DRIVEWAYS, OTHER SURFACES
& UTILITIES



DATED: 01/13/2012



TREE ABBREVIATIONS

- A APPLE TREE
- B BASSWOOD
- BH BIRCH HYBRID
- BS BLUE SPRUCE
- GA GREEN ASH
- HL HONEY LOCUST
- NM NORWAY MAPLE
- NS NORWAY SPRUCE
- RP RED PINE
- SM SUGAR MAPLE
- SIM SILVER MAPLE
- WP WHITE PINE

NOTE: EVERGREEN PLANTATIONS
CONSIST OF RED PINE AND NORWAY
SPRUCE. THE OUTLINE OF THE
EVERGREEN PLANTATIONS SHOWN IS THE
APPROXIMATE EXTERIOR OF THE CANOPY.

LEGEND

- 3/4" X 18" REBAR SET WEIGHING 1.50 LB./FT.
- IRON STAKE FOUND DESCRIBED ON MAP
- () PREVIOUSLY RECORDED DIMENSION
- BOUNDARY OF PROPERTY SURVEYED
- OTHER LOT OR RIGHT-OF-WAY LINES
- EASEMENT LINES
- x - x - x - FENCE
- OHU OVERHEAD UTILITY
- UTILITY POLE
- UTILITY PEDESTAL
- ▨ SLOPES 20% OR GREATER

Notbohm Michaels
Surveying, Inc.
6314 Odana Road
Madison, WI 53719
(608) 277-0503

OFFICE MAP NO. 902-S
SHEET 3 OF 6 SHEETS

CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4
OF SECTION 18, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

OWNERS CERTIFICATE

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on this certified survey map. We also certify that this certified survey map is required by S.236.10 or S.236.12, Wisconsin Statutes or by S.75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Town of Middleton and the Dane County Zoning and Land Regulation Committee for approval.

Susan A. Haviland, owner

Carol A. Karls, owner

Richard J. Karls, owner

State of Wisconsin)
Dane County)

Personally came before me this _____ day of _____, _____, the above named Susan A. Haviland, owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires _____

State of Wisconsin)
Dane County)

Personally came before me this _____ day of _____, _____, the above named Carol A. Karls, owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
My commission expires _____

State of Wisconsin)
Dane County)

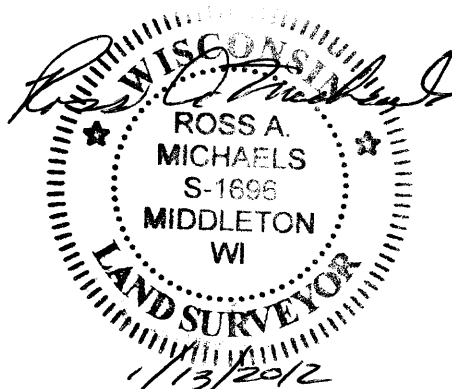
Personally came before me this _____ day of _____, _____, the above named Richard J. Karls, owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, Dane County, Wisconsin
My commission expires _____

OWNER:
Susan A. Haviland
4085 Keewatin Trail
Verona, WI 53593

OWNERS:
Carol A. & Richard J. Karls
4105 Keewatin Trail
Verona, WI 53593

DATED: 01/13/2012



 **Notbohm Michaels
Surveying, Inc.**
6314 Odana Road
Madison, WI 53719
(608) 277-0503

OFFICE MAP NO. 902-S
SHEET 4 OF 6 SHEETS

CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 18, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

CONSENT OF MORTGAGEE

Mortgage Electronic Registration Systems, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this survey, and does hereby consent to the above certificate of Susan A. Haviland, Carol A. Karls and Richard J. Karls, owners.

IN WITNESS WHEREOF, the said Mortgage Electronic Registration Systems, Inc. has caused these presents to be signed by _____, its _____ and countersigned by _____, its _____, at _____, _____, and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

Mortgage Electronic Registration Systems, Inc.

State of _____)
County of _____) SS
Personally came before me this _____ day of _____, 20____, _____, and _____, of the above named corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be such _____ and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, _____ County, _____
My commission expires _____

DATED: 01/13/2012



**Notbohm Michaels
Surveying, Inc.**
6314 Odana Road
Madison, WI 53719
(608) 277-0503

OFFICE MAP NO. 902-S
SHEET 5 OF 6 SHEETS

CERTIFIED SURVEY MAP

PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4
OF SECTION 18, T7N, R8E, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

TOWN OF MIDDLETON CERTIFICATE

This certified survey map is hereby approved for recording by the action of the Town of Middleton. The Town of Middleton hereby accepts the lands dedicated to the public on this certified survey map.

Approved on _____, _____

David D. Shaw, Town Clerk

Date

DANE COUNTY CERTIFICATE

Approved for recording per Dane County Zoning and Land Regulation Committee action of

Daniel J. Everson, Authorized Representative

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, _____ at
_____ o'clock __.M., and recorded in Volume _____ of Certified Survey
Maps of Dane County, Wisconsin on Pages _____.

Kristi Chlebowski, Register of Deeds

DATED: 01/13/2012



**Notbohm Michaels
Surveying, Inc.**
6314 Odana Road
Madison, WI 53719
(608) 277-0503

OFFICE MAP NO. 902-S
SHEET 6 OF 6 SHEETS

DOCUMENT NO. _____ CERTIFIED SURVEY MAP NO. _____, VOL. _____, PAGE _____



January 26, 2012

Chairperson and Members of the Town Plan Commission
Town of Middleton
7555 W. Old Sauk Road
Verona, WI 53593

Re: Haviland – Keewatin Trail Certified Survey Map (CSM)
Town of Middleton

Dear Ms. Schmidt and Plan Commission Members:

Background

The above-referenced application for a three-lot CSM was received in our office on January 16, 2012; the CSM was received on January 13, 2012. This proposal was initially reviewed as a concept plan at the Plan Commission's January 4, 2012 meeting. This property is located at 4085 Keewatin Trail, north of Old Sauk Road, in the Town of Middleton.

The creation of three lots from two existing lots is proposed by the applicant and property owner, Ms. Susan Haviland. The proposal includes the transfer of approximately 1.2 acres from Ms. Haviland to Richard and Carol Karls, the owners of the lot immediately to the north along Keewatin Trail after the CSM is approved. The inclusion of these additional 1.2 acres to this lot results in an area of 91,682 square feet (approximately 2.1 acres) for proposed Lot 1. Also included in the CSM are proposed Lot 2 at 93,488 square feet (approximately 2.1 acres) and proposed Lot 3 at 66,367 square feet (approximately 1.5 acres). All of these land areas are exclusive of the right-of-way of Keewatin Trail.

Proposed Lot 2 contains an existing single-family home and asphalt driveway, while proposed Lot 1 contains two existing sheds. Proposed Lot 3 is currently vacant. The configuration of the proposed non-traditional lot lines is due to plantations of evergreen trees (Norway Spruce and Red Pine) on the property.

All of the existing parcels are zoned A-1 (Agricultural), and no zoning changes are being requested.

The proposal is being made by Ms. Haviland for the purpose of facilitating single-family residential development on proposed Lot 3, as well as proposed Lot 1 owned by Richard and Carol Karls.

We have the following comments from our review of the proposal:

vision to reality

General Comments

1. Per Town ordinances, because the applicant does not own 40 acres, a letter requesting a variance is required to create lots smaller than 5 acres, but larger than 1.5 acres.

Although the Karlses are not technically applicants for this CSM, they do own part of this CSM and must sign the CSM as an owner before it can be finalized and recorded. It appears they could own enough land contiguous to this CSM to remove the need for a variance. The Town should determine if a variance is required.

2. Under current Town ordinances, the payment of park fees in lieu of parkland dedication for the creation of one additional lot is required. In this case, three lots are created from an existing two, thus one park fee will be required. The park fee is \$4,200, and must be paid prior to the Town signing the CSM.
3. The final CSM shall be fully compliant with Chapter 236.34, Wis. Stats., Dane County Subdivision Ordinances, and Town of Middleton Subdivision Ordinances.
4. The applicant has submitted a title report. The Town Attorney will determine if the information submitted is sufficient.

Items Requiring Town Consideration and Action

5. The Town has had discussions over the years regarding orderly development in the Windemere-Keewatin neighborhood. A road connecting Keewatin Trail to Windemere Court could facilitate orderly development for a large portion of this neighborhood.

Issues to be evaluated and agreed upon at this time with respect to this issue could include the following:

- i. It is not noted if access to any of the proposed lots via the private easement (which is owned by the Karlses) shown on the southwest corner of the CSM will be taken. Note that the CSM indicates that this easement only touches proposed Lot 2 at two point locations with no possible access benefit to proposed Lot 2. If this is in fact the case, access to the easement would only be able to be made from proposed Lot 1 of this CSM. If necessary, is that access acceptable to the Town?
- ii. If a connection from Windemere Court to Keewatin Trail is desired by the Town, should the connection of this future road be located where the above referenced easement connects to Keewatin Trail, or should it cross proposed Lot 2 and/or proposed Lot 3 and connect at the Keewatin Trail/Sundown Drive intersection?

If a connection from Windemere Court to Keewatin Trail is desired by the Town, and given the steep slopes in the area, establishing this road connection will depend upon identifying the most appropriate location that can be integrated with the grades of the land. In order to identify this site, a preliminary street profile has been prepared.

It appears that the future roadway, if desired, could be built in the easement that is owned by the Karlses that connects to Keewatin Trail and is south of this CSM. We will share preliminary profiles with the Plan Commission at the February 1, 2012 meeting.

- iii. Because vehicular access to Keewatin Trail from proposed Lot 1 will be difficult (see Item 6 below), the applicant and owners may need to provide access to this lot from the easement to the southwest. As such, the Town could consider working with the owner to officially map a future road from Keewatin Trail to Windemere Court at this time.

Note the Town can do this without the CSM being proposed, but since the applicant and owner are proposing this CSM now, it may make sense to accomplish this at this time.

Additionally, even if Lot 1 will not be accessed from the easement, the CSM boundary could impact or be impacted by a future road and development to the southwest. Therefore, it could also necessitate official mapping of a road connecting Keewatin Trail to Windemere Court.

Please note that no opinion as to the allowable use(s) of the private easement is being given by this review. If the easement is to be used for any of the lots proposed, it is the owner's responsibility to confirm all proposed uses of the private easement are in conformance with any conditions or requirements regarding the easement and that the access is legally supported, to the satisfaction of the Town.

6. Note that Town ordinances restrict the disturbance of most areas containing slopes that are 20% or greater. Access to proposed Lot 1 from Keewatin Trail may be difficult due to the 20%+ slopes that exist on the eastern boundary of this property along some of its frontage with Keewatin Trail. Depending on the conclusions reached in the discussion above regarding access to the easement to the southwest, it may be necessary to indicate that vehicular access to proposed Lot 1 from Keewatin Trail is prohibited in these areas.

Areas that do not contain 20%+ slopes along the Keewatin Trail frontage of proposed Lot 1 consist of the evergreen plantations discussed in Item 7 below. Accessing proposed Lot 1 from Keewatin Trail through these areas would require removal of some of these evergreen trees.

7. Numerous trees exist within this proposed CSM. Besides those noted as individual trees, areas outlined as groups of trees are plantations consisting of Norway Spruce and Red Pine. These are lesser quality trees due to them never being thinned after planting. Consequently, they are small diameter trees with no real branches except at the very top. The Town may wish to restrict the building envelope on this CSM to avoid areas with slopes and/or protect trees.
8. Depending on the conclusions reached in the discussion above regarding access to the easement to the southwest, restrictions on vehicular access from the proposed lots to this easement may be required.
9. According to Town ordinances, when the "...Land Divider, Developer, and/or Owner owns property adjacent to the property which is being proposed..." an area plan is required.

In this situation, the official applicant (Susan Haviland) does not own adjacent land, but Richard and Carol Karls, who own a lot that is included in this CSM do own adjacent land. Therefore, the Town may determine that an area plan should be submitted. This area plan should provide an overview of how the area surrounding the proposed CSM may be developed, including roads and access. This area plan should take into consideration, and be done in concert with, the Town's discussion outlined in Item 5 above.

10. An environmental checklist was submitted with this CSM application, as required by Town ordinances. We have two comments concerning the environmental checklist:

- Item E(3) – The applicant suggests that safe access to and exit from the property is provided. As noted above, given slopes and access easements, the applicant will need to clarify the planned access points to the three proposed lots.
 - Item (G) – The applicant has not yet contacted Dane County and the Wisconsin Department of Natural Resources about well regulation, but has indicated that she will do so by February 1, 2012.
11. No soils report was submitted with this CSM application. Town ordinances require that the land divider provide a soils report, listing the types of soils in the proposed CSM and their effect on the land division. The Town should determine if submittal of a soils report is required.
 12. It is unclear whether the applicant has contacted surrounding landowners other than the Karlses who own proposed Lot 1 to the north. Given the issues surrounding access and potential planning for a future road, contacting other neighbors is recommended.
 13. The clear zone was evaluated on this property because of the evergreen trees that are located along the eastern edge of the proposed CSM. A minimum clear zone of 10 feet from the western edge of the Keewatin Trail pavement is required in this location based on standards from the American Association of State Highway and Transportation Officials (AASHTO). The trunks of these trees are free of this clear zone, but some of the evergreen trees have branches that extend into this clear zone along the Keewatin Trail frontage. These tree branches may require trimming to provide the adequate clear zone.
 14. The applicant shall confirm whether there are covenants or restrictions relating to division of existing lots or development in this area.
 15. The utility lines that run across proposed Lot 1 and proposed Lot 3 are outside of the Town's right-of-way and on the property; an easement should be shown on the CSM if any exist. The applicant's surveyor has indicated that no easements exist.

Note that some of the utility lines that are indicated on the CSM conflict with the evergreen trees.

16. A portion of the septic system on proposed Lot 2 lies within the boundary of proposed Lot 3. The applicant was aware of this at the concept plan discussion on January 4, 2012. The applicant shall clarify plans for serving each of the proposed lots with sewage waste disposal systems.

Sincerely,



Kevin White, LEED AP

KTW/ifi

cc: Town of Middleton Board
Town of Middleton Parks Commission
David Shaw, Administrator, Town of Middleton
Tom Voss, Town Attorney, Erbach & Voss, SC
Susan Haviland, 4085 Keewatin Trail, Verona
Carol and Richard Karls, 4105 Keewatin Trail, Verona
Ross Michaels, Nothbohm Michaels Surveying, Inc., 6314 Odana Road, Madison

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Rod Zubella, PE, Vierbicher

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