

To: Lodi Plan Commission
From: Andrew Bremer, AICP, Zoning Administrator
Subject: Schoenemann Land Division Application – CSM, Zero Lot Line Duplex
Date: March 8, 2019

Request

Approval of a Land Division Application and CSM to create a zero lot line duplex for parcel 11246-900.03, 106 & 108 Dale Drive.

Background Information

This is an existing developed lot zoned R-2 Single and Two-Family Residential. Note, aerial picture taken before duplex was built. The lot is a traditional duplex.

Applicable Zoning & Development Code Regulations

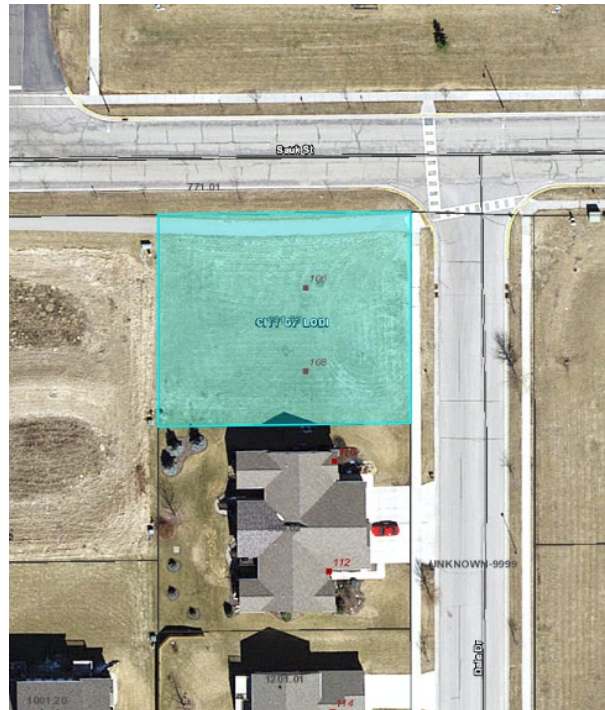
- Chapter 300-12, Subdivision of Land, Certified Survey Maps.
- Chapter 340-28, R-2 Single and Two-Family District.

Consistency with the City’s Comprehensive Plan

The City’s Future Land Use Map identifies the area as Low Density Residential. No comprehensive plan amendment is necessary to approve this CSM.

Impacts to Adjacent Properties

MSA did receive one call from an adjacent landowner concerned that the foundation may not meet the minimum side yard setbacks. The Building Inspector field checked the foundation and found that the setbacks have been met.



Consistency with the City’s Zoning and Subdivision Code

Zero lot line duplexes are a permitted use in the R-2 District. The R-2 District requires a minimum lot size of 5,000 square feet for each lot of a zero lot line duplex, with each lot a minimum of 40 feet wide. Required front setbacks are 20 feet, interior side 10 feet, and rear 35 feet. The proposed lots exceed all of these minimum requirements.

The CSM is consistent with Section 300-12 of the Subdivision Code.

MEMO

March 8, 2019

MSA Recommendation

Recommend approval of the CSM.

Next Steps

The recommendation will be forwarded to the Council for approval.

Sincerely,
MSA Professional Services, Inc.



Andrew Bremer, AICP
Zoning Administrator

Enc:

- Schoenemann Land Division Application & CSM

City of Lodi Land Division Application

RECEIVED

◆ 130 South Main Street, Lodi, WI 53555 ◆ Phone (608) 592-3247 ◆ Fax (608) 592-3271 ◆ www.cityoflodi.us ◆

The City of Lodi Plan Commission meets on the second Tuesday of the month at 6:30 p.m. in the Council Chambers of Lodi City Hall. This form must be submitted to the City Clerk with the items listed in the checklist below 28 days prior to the Plan Commission meeting for staff review and agenda placement (plat sketch plans may be submitted 10 days prior). The review process will not begin until an application is determined to be complete and the appropriate fee is paid to the City Clerk. In addition to the requirements of this application, the applicant or their agent should attend the Plan Commission meeting to answer questions. Applicants are encouraged to present a preliminary sketch plan to the Plan Commission for discussion prior to commencing professional services for the creation of a Certified Survey Map or preliminary plat. All land divisions shall comply with the requirements of Chapter 300 of the City Code. If you have any questions about procedure or requirements, please contact Andrew Bremer, Zoning Administrator, at (608) 242-6605 or abremer@msa-ps.com.

Owner Name(s): Rick Schoenemann 608-225-8977	
Applicant Name (if different than above): Williamson Surveying and Associates LLC	
Project Address: 106 & 108 Dale Drive	Parcel #(s): 900.03
Applicant Address (if different than above): 104 A West Main St. Waunakee, WI 53597	
Applicant Email: noa@williamsonsurveying.com	Surveyor: Noa Prieve
Surveyor Phone: 608-255-5705	Surveyor Email: noa@williamsonsurveying.com
Current Zoning: R2	Existing Use of Property: Duplex
Development Size: 0.35 acres and 2 lots	Acres Remaining in Parent Parcel:
Proposed Zoning: R2	Plat Name: Zero Lot Line CSM – 106 & 108 Dale Street

Land Division Submittal Checklist:

Fee (see information at right)	<ul style="list-style-type: none"> • Sketch Plan: No fee. • CSM: \$100 plus \$100 per lot over 2 lots. • Preliminary Plat: \$200 plus \$40 per lot. • Final Plat: \$150 plus \$40 per lot. • The City may, under §300-10, require establishment of an escrow fund to pay for review costs.
Complete Application (this page)	
Sketch plan/CSM/Plat (one hard copy)	
Letter of Intent/Project Description (one hard copy)	

Note: Prior to approval by the City Council, applicants must submit an electronic file compatible with the City's mapping software (acceptable file formats are .dwg, .dgn, or .dxf). If applicant does not submit an electronic file the City Engineer will determine the cost for updating the City's computerized maps, and require payment from the applicant.

Applicant Signature:  **Date:** 3-1-19

Owner Signature:  **Date:** 3-1-19

For Staff Use Only

Date Received: 3/1/19 <i>Am</i>	Fee Amount: \$100 <i>✓</i>	Paid? <i>CK# 3394</i>
Project to Appear before Plan Commission on:		PH Publication Dates:
Plan Commission Recommendation: <input type="checkbox"/> Denied <input type="checkbox"/> Approved Subject to:		
City Council Decision: <input type="checkbox"/> Denied <input type="checkbox"/> Approved (Res # _____) Subject to:		

P:\80s\80\00080051\Documents\Permit Applications\Lodi Land Division Application.doc Updated: 2/19/2019

Certified Survey Map (CSM) Procedure (§300-12(A) through (D), (F), and (G))

- CSMs shall be submitted for staff review 30 days prior to the Plan Commission meeting the applicant wishes to appear at. The Plan Commission shall review the CSM for compliance with Chapter 300 and make a recommendation to the Common Council.
- The Common Council shall approve or deny the CSM.
- The applicant shall submit a copy of the recorded document to the City Clerk.
- Building permits may be issued only after all of the preceding requirements have been met.

CSMs must include the items listed in §300-12(E).

Plat Sketch Plan (§300-11)

Submittal of a plat sketch plan is recommended, but not required, prior to submittal of a Preliminary Plat. Plat sketch plans shall be submitted for staff review 10 days prior to the Plan Commission meeting the applicant wishes to appear at. Plat sketch plans will be reviewed by staff and the Plan Commission for concept feedback.

If a plat sketch plan is submitted, it shall contain the items listed in §300-11(B).

Preliminary Plat Procedure (§300-13)

- Preliminary plats shall be submitted for staff review 30 days prior to the Plan Commission meeting the applicant wishes to appear at.
- The Plan Commission shall review the Preliminary Plat for compliance with Chapter 300 and shall recommend approval, conditional approval, or denial and submit its recommendation to the Common Council within 30 days of completion of the public hearing. Reasons for recommending denial will be transmitted to the applicant.
- The Common Council shall approve or deny the Preliminary Plat.

Preliminary plats must include the items listed in §300-16.

Final Plat Procedure (§300-14)

- Not less than 36 months* after the date of approval of the preliminary plat, the owner or subdivider shall submit the final plat to the City Clerk, in full compliance with Wis. Stats. 236.20; otherwise the preliminary plat will be considered void, unless an extension is requested, in writing, by the subdivider and for good cause granted by the City. The final plat may constitute a portion of the approved preliminary plat. An abstract of title or registered property report to show that the property is controlled by the applicant.
- Final plats shall be submitted for staff review 30 days prior to the Plan Commission meeting the applicant wishes to appear at.
- The Plan Commission shall review the Final Plat for compliance with Chapter 300 and make a recommendation to the Common Council. Reasons for recommending denial will be transmitted to the applicant.
- The Common Council shall approve or deny the Final Plat. Upon approval, the subdivider shall record the plat with the County Register of Deeds within 12 months after the date of the final approval and within 36



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

Dawn Collins
City of Lodi Clerk

February 28, 2019

Please accept this application for approval of the proposed (Zero-lot line certified survey map for the property being located on Lot 3 of certified survey map number 4578 in part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of section 28 of the City of Lodi also known as address numbers 106 and 108 Dale drive. The owner, Rick Schoenemann wishes to divide the existing property and duplex into two separate lots. The current zoning of the property is R2 and no rezoning is being requested as this is a permitted use in the current district. The current size of the property and building setback will conform to the ordinance if approved for the division. I have given the portion of the ordinance below for your convenience. Please feel free to contact me with any questions or comments you may have.

Thank you,
Noa Prieve

§ 340-28 R-2 Single- and Two-Family District.

A. Intent. The R-2 Single- and Two-Family District is intended to create, preserve, and enhance areas for low-density single-family and duplex housing.

B. Permitted uses:

(2) Two-family residences.

(6) Zero-lot-line duplexes.

[Added 4-16-2013 by Ord. No. A-451]

Conditional uses:

(4) Zero-lot-line duplexes: 5,000 square feet.

[Added 4-16-2013 by Ord. No. A-451]

E. Minimum lot width:

(4) Zero-lot-line duplexes: 40 feet.

[Added 4-16-2013 by Ord. No. A-451]

F. Minimum yard setbacks:

(1) Front yard:

(a) Single and two-family residences: 20 feet.

(2) Rear yard: 35 feet.

(3) Flanking street side yard: 20 feet.

Interior side yard:

(a) Dwellings: 12.5 feet on each side.

(c) Zero-lot-line duplex: 0 feet on side of common wall with adjacent structure. Opposite interior side-yard setback shall be 10 feet.

[Added 4-16-2013 by Ord. No. A-451]

I. Minimum lot area per dwelling unit: 6,600 square feet.

(1) Minimum lot area per dwelling unit for zero-lot-line duplexes: 5,000 square feet.

[Added 4-16-2013 by Ord. No. A-451]

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____
WILLIAMSON SURVEYING AND ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

Located in the part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 28, T10N, R8E, City of Lodi, Columbia County, Wisconsin. Being all of Lot 3, Certified Survey Map No. 4578.

PREPARED BY:
**WILLIAMSON SURVEYING
AND ASSOCIATES, LLC**
**104 A WEST MAIN STREET
WAUNAKEE, WISCONSIN, 53597.**
608-255-5705

OWNER:
RICK S. SCHBENEMANN
32375 S.T.H. #130th
LDNE RDCK, WI 53556

COVER SHEET

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, 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, Title 16, subdivision ordinances of the City of Lodi, and by the direction of the owners listed above. I have surveyed, divided, mapped, and monumented a correct representation of the exterior boundaries of the land surveyed and the division of that land, being in part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 28, T10N, R8E, City of Lodi, Columbia County, Wisconsin, more particularly described as follows:

Lot 3, Certified Survey Map No. 4578, recorded in the Columbia County Register of Deeds Office in Volume 32 of Certified Surveys, Page 63, as Document No. 749041.

Total Area = 15,327 sq. ft. or 0.35 acres

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____ Noa T. Prieve S-2499
Professional Land Surveyor

Sheet 1 of 2

CITY OF LODI APPROVAL CERTIFICATE:

This certified survey map is hereby acknowledged and approved by the City of Lodi on this _____ day of _____, 20____.

Dawn Collins
Town Clerk

SURVEYORS SEAL

NOTES:

1.) 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.

2.) NEW TIES SHEET WERE DONE FOR THE SOUTH $\frac{1}{4}$ CORNER AND SOUTHEAST CORNER OF SECTION 28, T10N, R8E, CITY OF LODI, COLUMBIA COUNTY, WISCONSIN.

18W-416

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____
WILLIAMSON SURVEYING AND ASSOCIATES, LLC
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

Located in the part of the Southwest 1/4 of the Southeast 1/4 of Section 28, T10N, R8E, City of Loal, Columbia County, Wisconsin, Being all of Lot 3, Certified Survey Map No. 4578.

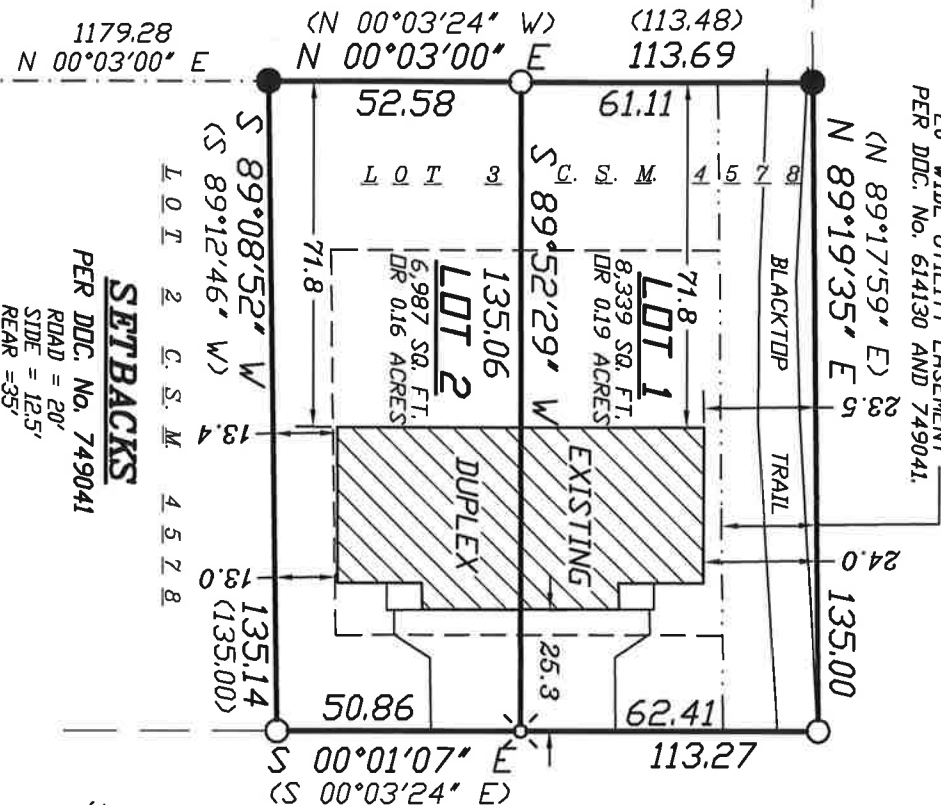
LOT 1 C.S.M. 2226

(REYNOLDS ROAD)

S A U K S T R E E T

20' WIDE UTILITY EASEMENT
 PER DDC. No. 614130 AND 749041.

OUTLOT 1 HIGHLANDS OF
 RIDGESTONE - PHASE 1A



THIRD ADDITION
 TO RIDGESTONE VALLEY

1066.12
 TOTAL SECTION LINE N 89°20'58\"/>

SE CORNER
 SEC. 28-10-8
 F.D. SURVEY SPIKE
 N = 309751.927 (N. = 309752.1034)
 E = 515833.869 (E. = 515833.7394)
 SEE NOTE 2

SOUTH 1/4 CORNER
 SEC. 28-10-8
 F.D. ALUMINUM MONUMENT
 N = 3309721.897 (N. = 513189.1925)
 E = 513189.302 (E. = 309721.4509)
 SEE NOTE 2

SETBACKS
 PER DDC. No. 749041
 ROAD = 20'
 SIDE = 12.5'
 REAR = 35'

LEGEND

- = SET 3/4"x24" REBAR
 WT 1.5 LB PER LIN FT
- ⊗ = SET CHISELED "X"
- = FOUND 3/4" REBAR
- ⊕ = FOUND COLUMBIA COUNTY
 SECTION CORNER (AS NOTED)
- (##) = RECORDED AS

SCALE 1" = 40'



**COLUMBIA COUNTY
 COORDINATE SYSTEM**

BEARINGS ARE REFERENCED TO THE SOUTH LINE
 OF THE SOUTHEAST 1/4 OF SECTION 28,
 T10N, R8E. LINE TO BEAR = N 89°20'58\"/>

SURVEYORS SEAL

Sheet 2 of 2

18W-416