



Dane County Planning & Development

Land Division Review

Date: December 14, 2021

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Meier Farm (preliminary plat)
Town of Middleton, Section 20
(7 lots, 1 outlot, 11.716 acres)
Rezone Petition #11742:

- AT-5 to SFR-08, *Single Family Residential*
- AT-5 to NR-C, *Natural Conservancy*
- Average residential lot size: 1.38 acres,
- Review deadline: February 17, 2022

Staff recommends the following conditions that will be applicable in approving the preliminary plat.

1. Rezone Petition #11742 is to become effective and all conditions are to be timely satisfied.
(*County Board approved Zoning Petition #11742 on October 7, 2021*)
 - *Recording of an approved subdivision plat.*
2. All public land dedications are to be clearly designated “dedicated to the public.”
 - *English Daisy Court and Bell Vine Court extensions will be dedicated to the public.*
3. Utility easements are to be provided.
 - *Easements across lots or along rear or side lot lines shall be provided for utilities where necessary, shall be at least 6 feet wide on each side of lot lines*
4. Comments from the Highway department are to be satisfied:
 - *CTH S is a controlled access highway.*
 - *No access to be designated across the frontage of CTH S except in the area of the two permitted accesses.*
 - *Any change of use, from Private entrance, of two existing access requires a permit from the Highway Department.*
 - *Right of way appears to be correct.*
5. Comments from the Dane County Surveyor are to be satisfied:
 - *No comments*

6. All street names shall be consistent with chapter 76 of the Dane County Ordinances.
 - *No new streets are being introduced with this plat.*
7. Comments from the Dane County Public Health department are to be satisfied:
 - *No concerns.*
8. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established, prior to any land disturbance.
9. Compliance with Ch. 14.46 DCCO, Stormwater Control Permit is to be established, prior to any land disturbance

