



Dane County Planning & Development

Land Division Review

Date: July 26, 2022

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Evan's Crossing (preliminary plat)
Town of Middleton, Section 29
(15 lots, 2 outlots, 17.73 acres)
Current Zoning District: AT-5, Agricultural Transition

- Average residential lot size: 0.827 acres
- Review deadline: October 10, 2022

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

1. Compliance with the Dane County Comprehensive Plan is to be established.
 - See attached memo from Planner Curt Kodl – **No report as of 7.21.22**
2. Land Division waiver application has been submitted for the length of the proposed public road exceeding 1,000 feet.
3. All public land dedications are to be clearly designated “dedicated to the public.”
 - *PEYTON PARKWAY will be dedicated to the public.*
4. 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*
5. Comments from the Dane County Surveyor are to be satisfied:
 - *Pending*
6. All street names shall be consistent with chapter 76 of the Dane County Ordinances.
 - *PEYTON PARKWAY*
7. Comments from the Dane County Public Health department are to be satisfied:
 - *Public Health would like confirmation on the actions proposed for the existing septic systems and wells.*

- The septic for 0708-292-8425-9 appears to fit completely within Lot 13 and could remain if a reconnection permit is provided for the new house to be built on the lot and the new house is built with the same number of bedrooms as the existing house on this system.
- The septic for 0708-292-8415-1 does not fit within Lot 4 completely given the currently proposed lot lines. If this septic is retained for the future house on Lot 4 a change in lot lines should be considered to keep all of the septic system on the lot served by the system. As above, a reconnection permit would be needed and the house would need to be built with the same number of bedrooms as the existing house.
- Both existing wells are located in the proposed roadway for the development and will need to be filled and sealed before demolition begins.

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

