



Dane County Planning & Development

Land Division Review

Date: September 5, 2017

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Cherrywood Ridge (final plat)
Town of Middleton, Section 29 & 30
(23 residential lots and 5 outlots, 32.4 acres)
Current Zoning District – A-1
Review deadline – September 19, 2017

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

1. Compliance with the Dane County Comprehensive Plan is to be established.
 - *See attached memo from Planner Curt Kodl*
2. The public park land appropriation requirement is to be satisfied.
 - *All outlots are proposed as dedicated to the public either for stormwater management and recreational purposes.*
3. All streets shall be noted as dedicated to the public.
4. Outlot 2 does not meet the minimum required frontage along a public road.
 - *A note shall be added to the plat prohibiting any type of development.*
5. Outlot 4 does not meet the minimum required lot size requirements.
 - *A note shall be added to the plat prohibiting any type of development.*
6. Dead-end streets shall not be permitted without suitable turn-around.
 - *Welcome Drive at the north and south end.*
7. Utility easements are to be provided.
8. All public dedications shall be clearly noted on the final plat.
9. Grading and surfacing. All streets shall be graded and surfaced in accordance with plans, specifications and requirements of the Dane County Highway Commission and the Town of Middleton.

10. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established.
 - Approvals must be attained from the Dane County Land & Water Resources office prior to any land disturbance activities.
11. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.
 - *A stormwater permit is required and new development standards must be met.*
12. Comments from the Public Health department regarding the existing on-site septic system on proposed lot 23 and 22 are to be satisfied:
 - *Abandon or relocate existing system.*
13. A Dane County approval certificate shall be added and properly reference the chair of the Zoning & Land Regulation Committee as Mary Kolar.
14. The required approval certificates are to be satisfied.
 - *Town of Middleton*
 - *Dane County*
15. The town of Middleton approval certificate shall include language accepting the public highway dedication.