



Dane County Planning & Development

Land Division Review

Date: May 8, 2018

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Cardinal Prairie (final plat)
Town of Middleton, Sections 29 & 30
(13 residential lots and 3 outlots, 18 acres)
Current Zoning District – A-1
Review deadline – June 8, 2018

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 for stormwater management and recreational purposes.*
 - *25' public recreational trail easement shown along west side of Welcome Way.*
3. All streets shall be noted as dedicated to the public.
 - *Badger Run has an approximate length of 700 feet.*
4. Outlot 3 lacks the required public road frontage. Minimum is 30 feet and/or 66 feet.
 - *A note has been placed on the plat that states no development may occur on OL 3.*
 - *Outlots are noted as privately held and maintained for open space purposes and easements given to the public for stormwater management and recreational purposes across them.*
5. Utility easements are to be provided.
6. Proposed street names are to be reviewed with respect to Ch. 76 of the DCCO. Dane County Surveyor Dan Frick will need to approve.
 - *One new road name proposed – “Badger Run”*
7. 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.

8. Comments from the Public Health department are to be satisfied:
 - *Recording an easement protecting the existing septic system on proposed lot 8 would be acceptable. The easement shall be shown on the plat as well.*
9. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established prior to any land disturbing activity.
10. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.
11. The required approval certificates are to be satisfied prior to the plat being recorded.
 - *Town of Middleton*
 - *Dane County*