



# Dane County Planning & Development

## Land Division Review

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Date: February 27, 2018

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Cardinal Prairie (preliminary plat)  
Town of Middleton, Sections 29 & 30  
(13 residential lots and 3 outlots, 18 acres)  
Current Zoning District – A-1  
*Review deadline – May 6, 2018*

The preliminary plat is before you for acceptance and schedule for future consideration. However, outlined below are draft conditions that may be appropriate as the plat moves forward.

1. Compliance with the Dane County Comprehensive Plan is to be established.
  - *See attached memo dated 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.
  - *Badger Run has an approximate length of 700 feet.*
4. Outlot 3 lacks the required public road frontage from a cul-de-sac. Minimum is 30 feet.
  - *Staff recommends that a note be placed on the plat that states no development may occur on OL 3. The alternative is an application submitted for a waiver from Ch. 75.19(6)(b).*
  - *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.
  - *Badger Run - pending*
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*