



# Dane County Planning & Development

## Land Division Review

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Date: September 10, 2019

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Pioneer Pointe (preliminary plat)  
Town of Middleton, Section 29/30  
(97 lots, 127.4 acres)  
Rezone Petition #11379  
*Review deadline: November 13, 2019*

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

1. Rezone Petition #11379 is to become effective and all conditions are to be timely satisfied.  
(County Board approved Zoning Petition #11379 on September 5, 2019)
  - *Recording of an approved plat.*
  - *The Wisconsin Department of Natural Resources approves the requested Urban Service Area Amendment for the property.*
  - *The town/city agreement for the extension of sanitary sewer service is approved.*
  - *A developer's agreement between the developer and town shall be approved and executed prior to recording of the final plat.*
2. Compliance with the Dane County Comprehensive Plan is to be established.
  - *Associated staff report for rezone petition from Planner Curt Kodl that verifies that this plat is consistent with the land use plan for the Town of Middleton.*
3. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
  - *The amount of land to be provided shall be at least 1,750 square feet of land for each proposed residential dwelling unit within the plat. 92 lots = 161,000 s.f.*
  - *No lands within the plat are being dedicated to the public for park purposes.*
  - *Where the town agrees to accept money for park or recreation purposes in lieu of land, the specific amount of money shall be set as a general standard by the respective town board, but in no case should the minimum amount be less than the last official equalized value of the required public land area (1,750 square feet of land for each proposed residential dwelling unit within the plat).*

- *NOTE ON PLAT: All outlots are to be privately held and maintained with the lands being used for a golf course with easements given to the public for stormwater management across portions of them.*
4. All public land dedications are to be clearly designated “dedicated to the public.”
    - *All of the proposed streets are being shown as dedicated to the public.*
  5. Comments from the Dane County Highway department are to be satisfied:
    - *No comments at this time of the review.*
  6. 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*
  7. 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.
  7. Dead-end streets shall not be permitted without suitable turn-around.
    - *Colonial Ct. and Eden Ct. meet the minimum turn-around design standards.*
  8. Comments from the Dane County Surveyor are to be satisfied:
    - *Raleigh and Colonial cannot change on a curve. They will need to change at the intersection with Pioneer Pointe Pass.*
    - *Pioneer Pointe Pass is not recommended as Pointe and Pass are both recognized street types; however it is allowable.*
    - *Colonial may only be used as a street name once. Way and Court are street types and do not create spate names. The name is Colonial and may not be duplicated. Colonial Way can continue into the cul-de-sac if desired, or give Colonial Court a new name.*
  9. All street names shall be consistent with Chapter 76 of the Dane County Ordinances.
  10. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established, prior to any land disturbance.
  11. Compliance with Ch. 14.46 DCCO, Stormwater Control Permit is to be established, prior to any land disturbance
    - *Storm water drainage facilities of a size and design that will adequately accommodate design volumes of flow and which will present no hazard to life or property shall be installed in accordance with plans and specifications approved by the committee.*
  12. An Owner’s approval certificate is to be included and contain the following language:
    - *As owners we certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee.*

13. All owners of record are to be included in the owner's certificate. A certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.

County records indicate the following owners:

- *JEKY LLC*
- *WATTS FAMILY TR*

14. The required approval certificates are to be included.

- *Town of Middleton*
- *City of Madison (extra-territorial jurisdiction)*
- *Dane County Treasurer*
- *Dane County Zoning and Land Regulation committee*

