



Dane County Planning & Development

Land Division Review

Date: March 14, 2023

To: Zoning & Land Regulation Committee

From: Daniel Everson, Plat Review Officer

Re: Glacier's Trail (final plat)

Town of Middleton, Section 32

(34 lots, 5 outlots, 58.679 acres)

Current Zoning District: AT-5, Agricultural Transition

- Minimum lot size – residential or open space uses shall be at least 25,000 square feet in area, excluding public rights-of-way.
- Average residential lot size shown: 1.35 acres (58,806 square feet).

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

1. The document is to be completed in accordance with S.236.34, Wisconsin State Statutes.
2. Compliance with the Dane County Comprehensive Plan is to be established.
 - *See attached memo from Planner Curt Kodl*
3. All public land dedications are to be clearly designated “dedicated to the public.”
 - *All roads are shown as being dedicated.*
 - *Outlots 1, 2, and 5 are reserved for private open space.*
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.*
 - *Outlots 3 and 4 are reserved for private open space and are subject to Public Stormwater Management/Drainage Easements over their entirety. The Glacier's Trail Homeowners Association is responsible for maintaining the Stormwater Management Facilities.*
 - *Outlots 1, 2, 3, 4, and 5 are to be owned by the Glacier's Trail Homeowners Association.*
 - *Lots 8, 9, 10, 14, 17, and Outlots 3, 4, and 5 are subject to a Public Recreational Trail Easement to the Town of Middleton. The Town of Middleton, as owner of the Public Recreational Trail, shall generally have the right to improve, repair, maintain and allow public use of the Public Recreational Trail Easement as the Town from time to time determines. The Public Recreational Trail on Lots 8, 9, 10, 14 and Outlots 3 and 4 shall be of bituminous construction.*

5. All street names shall be consistent with chapter 76 of the Dane County Ordinances.
 - *County Surveyor Dan Frick has approved the submitted road names for this plat.*
6. All owners of record are to be included in the owner's certificate. Spouse's signature and middle initials are required. A certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.

County records indicate the following owners:

 - *ERIC E LARSON & NANCY M LARSON*
 - *ANDERSEN TR, JOHN R & JACQUELINE L*
7. Comments from the Dane County Public Health department are to be satisfied:
 - *No comments*
8. East of proposed Lot 17 - Please update the reference to the adjacent platted lot as Lot 2 CSM 10312, not Lot 1.
9. The location of the existing driveway shall be shown on proposed lot 1.
10. The required approval certificates are to be executed.
 - *Town of Middleton*
 - *Dane County Treasurer*
 - *Dane County Zoning and Land Regulation Committee*
11. An approved erosion control permit and stormwater management permit shall be issued by the Dane County Land and Water Resources department prior to any land disturbance.
12. The recordable document is to be submitted for review and approval once the conditions have been satisfied. The Dane County Zoning and Land Regulation Committee chair will sign the plat at a future meeting.

