



Dane County Planning & Development

Land Division Review

Date: December 13, 2022

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Lazy M Estates (final plat)
Town of Middleton, Section 20
(7 lots, 1 outlot, 11.716 acres)
Rezone Petition #11742:

- AT-5 to SFR-08, *Single Family Residential*
- AT-5 to NR-C, *Natural Conservancy*
- Average residential lot size: 1.38 acres,
- Review deadline: February 17, 2023

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

1. All final plats shall comply with the requirements of chapter 236 of the Wisconsin Statutes.
2. Rezone Petition #11742 is to become effective and all conditions are to be timely satisfied.
(*County Board approved the Petition on October 7, 2021*)
 - *Recording of an approved subdivision plat.*
3. All public land dedications are to be clearly designated “dedicated to the public.”
 - *English Daisy Court and Bell Vine Court extensions designated dedicated to the public.*
 - *OUTLOT 1 IS TO BE PRIVATELY HELD AND MAINTAINED, AND IT IS RESERVED FOR THE PURPOSE OF 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*
5. All owners of record are to be included in the owner’s certificate. Middle initials are required and in addition, a certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.

County records indicate the following owners:

- *MEIER REV LIVING TR, ROGER J*
- *MEIER REV LIVING TR, ROGER J & VERNON E MEIER*

6. Comments from the Highway department are to be satisfied:
 - *CTH S is a controlled access highway.*
 - *No access to be designated across the frontage of CTH S except in the area of the two permitted accesses.*
 - *Any change of use, from Private entrance, of two existing access requires a permit from the Highway Department.*
 - *Right of way appears to be correct.*
7. Comments from the Dane County Surveyor are to be satisfied:
 - *No comments*
8. Comments from the Dane County Public Health department are to be satisfied:
 - *Public Health has no objections to this preliminary plat.*
9. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established, prior to any land disturbance.
10. Compliance with Ch. 14.46 DCCO, Stormwater Control Permit is to be established, prior to any land disturbance
11. All references within the Owner's Certificates to the Dane County Natural Resources Committee is to be changed to Dane County Zoning and Land Regulation Committee.
12. The required approval certificates are to be executed.
 - *Town of Middleton*
 - *Dane County Treasurer*
 - *Dane County Zoning and Land Regulation Committee*
13. The recordable document is to be submitted to the committee for review and approval.

