



Dane County Planning & Development Land Division Review

November 12, 2014

Birrenkott Surveying, Inc.
PO Box 237
1677 N. Bristol St.
Sun Prairie, WI 53590

Re: Windswept (final plat)
Town of Burke, Section 24
(6 lots, 17.6 acres)
Zoning Petition #10568, C-1 to A-1, RH-1, R-1 and R-1A

Attention: Dan Birrenkott, S - 1531

The Dane County Zoning and Land Regulation Committee, at its meeting of March 25, 2014, considered the above-named plat proposal. The committee approved the plat, subject to the following conditions:

1. Compliance with the Dane County Comprehensive Plan is to be established.
2. Rezone Petition #10568 is to become effective and all conditions established are to be timely satisfied. (*January 13, 2016*)
 - *Recording of an approved subdivision plat.*
3. References to Dane County Zoning and Natural Resources Committee shall be changed to Dane County Zoning and Land Regulation Committee.
4. All lots are to meet the minimum area and width requirements of the zoning districts that are applicable.
5. Lot boundaries and zoning district boundaries are to be coterminous.
6. The locations of existing driveways are to be shown.
7. A stormwater management permit, issued by the Land & Water Resources Department, is required prior to any development on proposed lot 5 with respect to the existing commercial zoning.
 - *DCCO Ch. 14.46(2), A stormwater control permit under sec. 14.49 shall be required and all stormwater management provisions of this chapter shall apply to any of the following activities within Dane County: Any development that requires a subdivision plat, as defined in the applicable local land division ordinance(s).*

8. Town of Burke approval is to be obtained.

- *The Town of Burke approval certificate is to include language that accepts the public highway dedication.*

9. City of Madison approval is to be obtained with respect to the extraterritorial review.

10. The final plat must be submitted within thirty-six (36) months from the approval date of the preliminary plat and in the case of preliminary plats given conditional approval, all conditions must be met.

Sincerely,

Dan Everson
Assistant Zoning Administrator
267.1541

CC:
Clerk, Town of Burke
City of Madison Planning – Tim Parks
Dane County Land & Water – Jeremy Balousek

**TOWN OF BURKE
RESOLUTION NO. 11192014C**

**RESOLUTION BY THE TOWN BOARD OF THE TOWN OF BURKE
CONDITIONALLY APPROVING THE WINDSWEPT FINAL PLAT**

WHEREAS, the Windswept Final Plat (the "Plat") was submitted to the Town for review and action; and

WHEREAS, the Plan Commission has reviewed the Preliminary Plat and recommended conditional approval of the Plat and recommended waiving specific ordinance requirements contained in the letter from Anne Anderson, PE, of Mead & Hunt to the Town Clerk and Board dated April 2, 2014 (copy attached); and

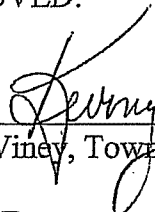
WHEREAS, on May 21, 2014, the Town Board Conditionally approved the Preliminary Plat; and

NOW, THEREFORE, the Town Board hereby approves the Final Plat with the waiver of the ordinance requirements as recommended by the Town Engineer in a letter dated April 2, 2014 (copy attached) subject to the following:

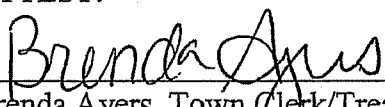
1. Satisfaction of the comments contained in the letter from Anne Anderson, PE, of Mead & Hunt to the Town Clerk and Board dated October 21, 2014 (copy attached)
2. Compliance with any conditions to the Plat as required by Dane County and the City of Madison.

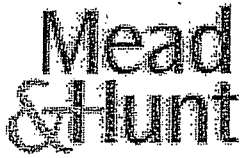
The above Resolution was duly adopted by the Town Board of the Town of Burke, Dane County, Wisconsin, at a meeting on November 19, 2014.

APPROVED:

By 
Kevin Viney, Town Chair

ATTEST:


Brenda Ayers, Town Clerk/Treasurer



Mead & Hunt, Inc.
M & H Architecture, Inc.
8501 Watts Road
Madison, Wisconsin 53719
608-273-6380
Meadhunt.com

April 2, 2014

Brenda Ayers and Town Board
5365 Reiner Road
Madison, WI 53718

Subject: Windswept Preliminary Plat Review

Upon my review of the Windswept Preliminary Plat submitted to the Town Engineer on March 27, 2014, the following are our comments.

The following requirements are to be met by applicant per the Town Ordinance or waived by Town. We recommend considering waiving the items highlighted.

10-2-31 SUBMISSIONS OF PRELIMINARY PLAT FOR MAJOR SUBDIVISIONS

- (e) Supplemental Data to be filed with the Preliminary Plat
 - (1) Use Statement. A statement of the proposed use of lots stating type of residential buildings with number of proposed dwelling units; types of business or industry so as to reveal the effect of the development on traffic, fire hazards and congestion of population; and
 - ~~(f) Street Plans~~
 - ~~(g) Soil Testing~~
 - ~~(h) Street Dedication acceptance certificate~~

10-2-40 TECHNICAL REQUIREMENTS FOR PRELIMINARY PLATS

- (a) Provide date
- (b) Plat Data
 - (2) Provide existing property boundaries (labeled or included in legend)
Show wooded areas
 - (4) Provide owners of record on abutting unplatted lands
 - (5) ~~Provide type width and elevation of adjoining pavements~~
 - (6) ~~Show location of electrical & communications facilities overhead or underground, water mains, gas mains, on or adjacent to property, nearest sewer and water main direction and distance~~
 - (8) Show existing zoning on and adjacent
 - (9) Show contour datum with two on-site benchmarks shown
 - ~~(13) Soil types~~
 - ~~(14) Soil borings~~
 - ~~(15) Percolation test results~~
 - (17) Provide the area in square feet for each lot

10-2-72 LOT DESIGN STANDARDS

- (a) Size
 - ~~(1) Unsewered parcels minimum size is 65,000 SF. Lot 1 is 29,588 SF (size stated in zoning petition)~~
 - (2) ~~Excessive depth should be avoided. Lot 6 not desirable. It can be accepted as is.~~

April 2, 2014

Page 2

~~10-2-80 GENERAL PARK AND PUBLIC LAND DEDICATION REQUIREMENTS~~

~~(a) Dedication requirements: each land divider shall be required to dedicate land or fees in lieu of land for park or other public uses~~

Feel free to contact me with questions,

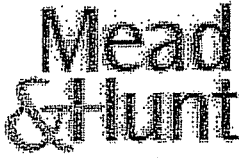
MEAD & HUNT, Inc.



Anne Anderson, PE

Attachments: none

Cc: Chris Hughes, Stafford Rosenbaum (Town Attorney)



Mead & Hunt, Inc.
M & H Architecture, Inc.
6501 Watts Road
Madison, Wisconsin 53719
608-273-6380
Meadhunt.com

October 21, 2014

Brenda Ayers and Town Board
5365 Reiner Road
Madison, WI 53718

Subject: Windswept Final Plat Review

Upon my review of the Windswept Preliminary Plat submitted to the Town Engineer on October 20, 2014, the following are our comments.

1. Provide existing zoning of lot to the east of the plat, Lot 1 CSM 1183.
2. Note 9 refers to Lot 5 with existing commercial zoning. In the Use Statement, Lot 5 is listed as A1. Please clarify.
3. Note 18, I suggest the last sentence be revised to say: "Said agreement shall be reviewed and placed on file by the Town and City Engineer, referenced on the final plat,..."
4. Note 23, I believe this is intended to say: "the residential lots have one dwelling unit each; one of the agricultural lots currently has two out buildings, the other has none..."

Feel free to contact me with questions,

MEAD & HUNT, Inc.

Anne Anderson, PE

Attachments: none