



Dane County Planning & Development

Land Division Review

Date: January 10, 2023

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Glacier's Trail (preliminary plat)
Town of Middleton, Section 32
(34 lots, 5 outlots, 58.679 acres)
Current Zoning District: AT-5, Agricultural Transition

- Average residential lot size: 1.35 acres

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

1. Compliance with the Dane County Comprehensive Plan is to be established.
 - *See attached memo from Planner Curt Kodl*
2. All public land dedications are to be clearly designated "dedicated to the public."
3. 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*
4. Comments from the Dane County Surveyor are to be satisfied:
 - *Road name stop and start alignments will work. Obviously the 3 existing names (LOVELAND PASS, WHITE CEDAR DRIVE, and BLUE CEDAR DRIVE) are already approved names. BIG EASY WAY is acceptable. TRAVELER COURT is not acceptable. It is already used. Please submit another name for this road.*
5. All street names shall be consistent with chapter 76 of the Dane County Ordinances.
 - *County Surveyor has approved the submitted road names for this plat.*
6. Comments from the Dane County Public Health department are to be satisfied:
 - *No comments*
7. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established, prior to any land disturbance.

8. Compliance with Ch. 14.46 DCCO, Stormwater Control Permit is to be established, prior to any land disturbance

