



Dane County Planning & Development

Land Division Review

Date: October 25, 2022

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
- Review deadline: November 20, 2022

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:
 - *Where the existing names collide and begin and end, may want to use the 4 way intersection for the terminus of LOVELAND, BLUE CEDAR, and WHITE CEDAR and then a new name on the northerly loop.*
 - *If you (surveyor) have names for the un-named roads on this version, please list those as well, so I can get those approved as well.*
5. All street names shall be consistent with chapter 76 of the Dane County Ordinances.
 - *WHITE CEDAR DRIVE*
 - *A, B, C – pending names*
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

