



Dane County Planning & Development

Land Division Review

Date: January 24, 2017

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Spruce Valley (preliminary plat)
Town of Middleton, Section 29
(10 residential lots, 3 outlots, 15.7 acres)
Current Zoning District – A-1
Review deadline – November 30, 2016.

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. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
 - *Private open space is shown for the purpose of public stormwater management and recreational trail easements.*
 - *In lieu of dedication of park land, the developer is paying fees to the town to meet this requirement.*
3. All streets shall be noted as dedicated to the public.
 - *Fallen Oak Drive is being extended to the west and dedicated to the public to serve lots 9, 10 and Lot 1 of proposed Certified Survey Map (formerly lot 6, Oak Field Estates)*
4. The Bhawani 1-lot proposed certified survey map is to be recorded.
5. Appropriate turn-around arrangements are to be shown on the plat at the east and west end of Spruce Valley Drive.
 - *Dead-end streets shall not be permitted without suitable turn-around. Appropriate arrangements shall be made for those parts of temporary turn-arounds outside of street right-of-way to revert to the abutting property owners at such time as streets shall be extended.*
6. Utility easements are to be provided.

7. Street names with respect to Ch. 76 of the Dane County Code of Ordinances are to be assigned.
 - *Dane County Surveyor approval is to be obtained for Spruce Valley Drive.*
8. Grading and surfacing. All streets shall be graded and surfaced in accordance with plans, specifications and requirements of the Dane County Highway Commission and the Town of Middleton.
9. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established.
10. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.
11. The required approval certificates are to be satisfied.
 - *Town of Middleton*
 - *Dane County*