



Dane County Planning & Development

Land Division Review

Date: June 13, 2017

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: The Community of Bishops Bay, The Prairie & the Farm – Phase 5 (preliminary plat)
Town of Westport, Section 32
(86 residential lots and 16 outlots, 53 acres)
Current Zoning District – City of Middleton ETZ
Review deadline – July 18, 2017

Staff recommends the following conditions that will be applicable in accepting the preliminary plat and schedule for future consideration.

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.
 - *Clarification is needed here whether fees are being paid to the town in lieu of dedication of parkland.*
 - *Private park land does not satisfy this requirement.*
3. All streets shall be noted as dedicated to the public.
 - *Waiver will need to be reviewed for this requirement.*
4. Several lots do not meet the minimum frontage requirements along a public road.
 - *Waiver will need to be reviewed for this requirement.*
5. Outlots appear to be reserved for stormwater management.
 - *Clarification is needed on whether the outlots are being dedicated to the public.*
6. Comments from the Dane County Highway department are to be satisfied:
 - *CTH M is a controlled access highway.*
 - *Bishops Bay Parkway to be constructed as per plans approved by Highway Department. Preliminary plans have been submitted and reviewed. Intersection includes divided roadway to develop left turn lane, right turn lane and bike facilities.*
 - *80 foot total right of way to be dedicated for highway purposes.*

7. Street names with respect to Ch. 76 of the Dane County Code of Ordinances are to be assigned.
8. Utility easements are to be provided.
9. 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.
10. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established.
11. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.
12. The required approval certificates are to be satisfied.
 - *Town of Westport*
 - *City of Middleton*