



Dane County Planning & Development

Land Division Review

Date: September 26, 2017

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Tumbledown Farm (preliminary plat)
Town of Middleton, Sections 29 & 30
(41 residential lots and 6 outlots, 50.6 acres)
Current Zoning District – A-1
Review deadline – November 16, 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.
 - *All outlots are proposed as dedicated to the public either for stormwater management and recreational purposes.*
3. All streets shall be noted as dedicated to the public.
4. Outlots 3, 4, 5 and 6 do not meet the minimum frontage requirements along a public road.
 - *Committee's discretion with regards to requiring a waiver from Ch. 75.19(6)(b) or a note added to the plat prohibiting any type of development.*
 - *OL 5 & 6 dedicated easements for public recreational trail.*
5. Utility easements are to be provided.
6. 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.
7. Comments from the Public Health department are to be satisfied:
 - *Pending*
8. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established.

9. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.

10. The required approval certificates are to be satisfied.

- *Town of Middleton*
- *Dane County*