



Dane County Planning & Development

Land Division Review

Date: June 27, 2017

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Welcome Homes (preliminary plat)
Town of Middleton, Section 30
(14 residential lots and 2 outlots, 18.3 acres)
Current Zoning District – A-1
Review deadline – August 3, 2017

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.
 - *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.
4. Outlot 2 does not meet the minimum frontage along a public road.
 - *Committee's discretion with regards to requiring a waiver from Ch. 75.19(6)(b)*
5. Outlots appear to be reserved for stormwater management.
 - *Clarification is needed on whether the outlots are being dedicated to the public.*
6. Utility easements are to be provided.
7. 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.
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.
 - *A stormwater permit is required and new development standards must be met.*

10. The required approval certificates are to be satisfied.

- *Town of Middleton*