



Dane County Planning & Development

Land Division Review

Date: April 25, 2017

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Spruce Hollow Replat No. 1 (preliminary plat)
Town of Middleton, Section 20
(12 residential lots, 11.9 acres)
Current Zoning District – A-1
Review deadline – June 19, 2017

Staff recommends the following conditions that will be applicable in approving 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 (private park land does not satisfy this requirement).
3. All streets shall be noted as dedicated to the public.
4. Street names with respect to Ch. 76 of the Dane County Code of Ordinances are to be assigned.
5. Comments from the Dane County Highway department are to be satisfied:
 - *CTH S is a controlled access highway.*
 - *No access should be designated across the entire frontage along CTH S.*
 - *Right of way appears to be correct.*
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.

10. The required approval certificates are to be satisfied.

- *Town of Middleton*
- *Dane County*