



# Dane County Planning & Development

## Land Division Review

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Date: March 11, 2015

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Wolf Hollow at Pleasant Prairie Creek (preliminary plat)  
Town of Windsor, Sections 29 & 32  
(66 residential lots and 2 outlots, 40.9 acres)  
Current Zoning is either R-2/R-4 (residential, multi-family residential)  
*Review deadline – April 23, 2015*

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.
  - *Reference Senior Planner Pam Andros memo dated February 10, 2015.*
2. All public land dedications are to be clearly designated “dedicated to the public.”
  - *OL 1 and 2 are being shown as dedicated to the public for stormwater management and parkland purposes.*
3. The public park land appropriation requirement is to be satisfied.
  - *587,165 square feet of land shown 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. All lots and outlots are to meet the minimum area and width requirements of the zoning districts that are applicable.
6. Lot boundaries and zoning district boundaries are to be coterminous.
7. Utility easements are to be provided.
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. Town of Windsor approval is to be obtained.

11. Village of DeForest approval is to be obtained (extraterritorial jurisdiction).