



Dane County Planning & Development

Land Division Review

Date: July 14, 2015

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Wolf Hollow at Pleasant Prairie Creek (final 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)

The Dane County Zoning and Land Regulation Committee on April 14, 2015 approved the final plat conditionally. Staff recommends that the plat be signed.

- ✓ Compliance with the Dane County Comprehensive Plan is to be established.
 - *Reference Senior Planner Pam Andros memo dated February 10, 2015.*
- ✓ 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.*
- ✓ The public park land appropriation requirement is to be satisfied.
 - *587,165 square feet of land shown as dedicated to the public for parkland, greenspace and stormwater management purposes.*
- ✓ Street names with respect to Ch. 76 of the Dane County Code of Ordinances are to be assigned.
 - *County Surveyor approval has been obtained.*
- ✓ All lots and outlots are to meet the minimum area and width requirements of the zoning districts that are applicable.
- ✓ Lot boundaries and zoning district boundaries are to be coterminous.
- ✓ Utility easements are to be provided.
 - Compliance with Ch. 14.45 DCCO, Erosion Control Plan is to be established.
 - Compliance with Ch. 14.46 DCCO, Stormwater Control Permit is to be established.
- ✓ Town of Windsor approval is to be obtained.
- ✓ Village of Deforest approval is to be obtained (extraterritorial jurisdiction).