



# Dane County Planning & Development

## Land Division Review

---

Date: May 10, 2016

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Aspen Meadow Estates (final plat)  
Town of Middleton, Section 32  
(13 residential lots, 3 outlots, 31.6 acres)  
Current Zoning District – A-1  
*Review deadline – May 17, 2016*

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 dated February 1, 2016.*
2. Appropriate turn-around arrangements are shown at the end of Keystone Lane and Pioneer Road. Both streets meet the minimum width requirements and all public land dedications devoted for highway purposes are to be clearly designated as dedicated to the public.
3. Outlot 3 is being shown as “Open Space” and the width will need to be amended or a land division waiver granted in order to allow the lot to have less than the required frontage along a public street.
  - *Land Division waiver approved February 23, 2016.*
4. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
  - *Fee’s are being paid to the town in lieu of parkland dedication.*
5. Street names with respect to Ch. 76 of the Dane County Code of Ordinances are to be assigned.
  - *Dane County Surveyor approval has been obtained.*
6. Utility easements are to be provided.
  - *12’ utility easements are shown on all frontages.*
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. All owners of record are to be included in the owner's certificate. A certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.  
County records indicate the following owners:
  - *CAROL D RYFF*
  - *CORNETT HOMES INC*
11. The location of existing driveways are to be shown.
12. The approximate location of the on-site septic system is to be shown on lot 11.
13. The required approval certificates are to be satisfied.
  - *Town of Middleton*
  - *City of Madison*