



Dane County Planning & Development

Land Division Review

Date: April 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)
Review deadline – May 16, 2015

The Dane County Zoning and Land Regulation Committee on March 11, 2015 approved the preliminary plat conditionally and staff recommends the same conditions that will be applicable in approving the final 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 for parkland, greenspace and stormwater management purposes.*
4. Street names with respect to Ch. 76 of the Dane County Code of Ordinances are to be assigned.
 - *County Surveyor approval has been obtained.*
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).