



# Dane County Planning & Development

## Land Division Review

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Date: June 28, 2016

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Spruce Valley (preliminary plat)  
Town of Middleton, Section 29  
(12 residential lots, 4 outlots, 15.4 acres)  
Current Zoning District – A-1  
*Review deadline – August 21, 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*
2. Lots 10, 11 and Outlots 15 and 16 do not meet the public road frontage standards. A land division waiver application has been submitted and will be brought to the committee for review and action at the next meeting.
3. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
  - *Private open space is shown for the purpose of public stormwater management and recreational trail easements.*
4. All streets shall be noted as dedicated to the public.
5. Appropriate turn-around arrangements are to be shown on the plat at the ends of Spruce Valley Drive.
6. Street names with respect to Ch. 76 of the Dane County Code of Ordinances are to be assigned.
  - *Dane County Surveyor approval is to be obtained for Spruce Valley Drive.*
  - *Fallen Oak Drive may be extended and dedicated if the town of Middleton chooses to do so.*
7. Utility easements are to be provided.

8. 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.
9. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established.
10. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.
11. The required approval certificates are to be satisfied.
  - *Town of Middleton*