



Dane County Planning & Development

Land Division Review

Date: September 26, 2017

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: The Community of Bishops Bay, The Prairie & the Farm – Phase 5 (final plat)
Town of Westport, Section 32
(86 residential lots and 16 outlots, 53 acres)
Current Zoning District – City of Middleton ETZ (Planned Development District)
Lots will be served by municipal sewer and water.
Preliminary Plat was approved conditionally on June 27, 2017
Review deadline – October 31, 2017

Staff recommends the following conditions that will be applicable in approving the final plat.

1. Compliance with the Dane County Comprehensive Plan is to be established.
 - *See attached memo from Planner Curt Kodl, (no land use conflicts).*
2. Several lots and street layouts do not meet the design standards requirements set forth within Ch. 75.19. This proposal falls under the City of Middleton Planned Unit Development.
 - *Waiver was approved on June 27, 2017 by the ZLR Committee regarding Ch. 75.19(7).*
3. The public park land appropriation requirement is to be satisfied.
 - *Outlot 32, 4.3 acres, dedicated to the public for park purposes.*
 - *100' bicycle easement shown running parallel to CTH M.*
4. Comments from the Dane County Highway department are to be satisfied:
 - *CTH M is a controlled access highway.*
 - *Bishops Bay Parkway to be constructed as per plans approved by Highway Department. Preliminary plans have been submitted and reviewed. Intersection includes divided roadway to develop left turn lane, right turn lane and bike facilities.*
 - *80 foot total right of way to be dedicated for highway purposes.*
5. Street names with respect to Ch. 76 of the Dane County Code of Ordinances are to be assigned.
 - *County Surveyor approval has been obtained.*
6. Utility easements are to be provided.
 - *6' and 12' easements are shown.*

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 Westport.
8. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established.
 - *Approvals must be attained from the Dane County Land & Water Resources office prior to any land disturbance activities.*
9. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.
 - *Outlot 29, 4.5 acres, dedicated to the public for stormwater management.*
 - *A stormwater permit is required and new development standards must be met.*
10. The required approval certificates are to be satisfied.
 - *Town of Westport*
 - *City of Middleton*
 - *Dane County*