

LOT LAYOUT:

Zoned Residential, Served by Public Sewer – Make sure the following criteria are met

- Min. Lot Width of 80’ at Building Line
- Min. Lot Width of 80’ at Front Line of Street or Road (Exception - 60’ Min. in Areas of Excessive Curve or on Cul De Sacs)
- Min. Depth of 150’
- Proportion of 2:1 for Lot Width to Lot Depth is Desirable
- Side lot lines shall be at right angles to street lines on which the lot faces, wherever possible (If not practical, 80-100 degrees may be allowed)
- Lot lines shall not cross municipal boundaries

Zoned Residential, Not Served by Public Sewer OR

Zoned Agricultural with Non-Farm Use – Make sure the following criteria are met

- Min. Lot Width of 150’ at Building Line and Front Lot Line
- Min. Depth of 150’
- Proportion of 2:1 for Lot Width to Lot Depth is Desirable
- Side lot lines shall be at right angles to street lines on which the lot faces, wherever possible (If not practical, 80-100 degrees may be allowed)
- Lot lines shall not cross municipal boundaries

Notes:

FARM PRESERVATION:

Are any of the proposed lots, excluding the parent parcel, located in an area where Class I and/or Class II soils are shown on the Dodge County Soils Survey Map?

Class I Soils ___No ___Yes

If yes, the development is to be denied, which is in accordance with the Land Division Ordinance.

Class II Soils ___No ___Yes

If yes, in order to approve the development, documentation must be made in the meeting minutes that the site is not well suited for agricultural use by virtue of wooded areas, topography, or shape or parcel. If no argument can be made that the land is not well suited for agricultural use, the area is to be preserved.

Notes:

ACCESS:

Is there an existing approved driveway?

Do all lots have access to a public road or street?

Will the proposed driveway meet Dodge County Land Use Code requirements?... which states that if a lot accesses a County road designated as: a minor roadway, the minimum access spacing shall be 300 ft.; a collector roadway, the minimum access spacing shall be 500 ft; an arterial highway, the minimum access spacing shall be one-half mile; and no additional access shall be allowed onto an expressway.

When vehicles enter or leave the development is there adequate site distance to see oncoming traffic?

With large developments, should a traffic impact study be requested to determine if deceleration or acceleration lanes are required?

Notes:

UTILITIES:

Is there public water and public sewer available to the site? Can the existing systems accommodate the needs created by this development? If the system needs to be upgraded, at whose expense will it be done?

If public water and sewer are not currently available, how will they be provided?

If the development is going to have their own type of septic system, are the soils capable of absorbing effluent (need soil borings at min., perc tests would be helpful)?

Subdividers of 5 or more lots are required by the Ashippun Fire Department to have water reservoirs installed (5-40 lots, 1 –10,000 gallon tank; 40-80 lots, 2-10,000 gallon tanks; 80-120 lots, 3-10,000 gallon tanks) – is this requirement and other listed fire department requirements being met?

Will a fire truck have difficulty accessing the site?

If installing infrastructure to tie into the existing systems, plans will need to be submitted and reviewed at another meeting after preliminary approval.

Notes:

ROADS:

Right-of-way shall be a minimum of sixty-six (66) feet in width. A minimum of 500' must be obtained between intersections – see Land Division Ordinance for more details.

After preliminary approval, road construction plans will need to be submitted and reviewed at another meeting.

Notes:

STORMWATER:

Are there steep slopes on the site? Where will runoff from the proposed development be going? Do additional measures need to be taken – condition of approval?

After preliminary approval, stormwater management /erosion control plans will need to be submitted and reviewed at another meeting.

Notes:

EASEMENTS:

Pedestrian Easements

Pedestrian easements or dedications of not less than ten (10) feet in width may be required near the center and entirely across any block over nine hundred (900) feet in length where deemed necessary by the Town Plan Commission to provide pedestrian walkways.

Utility Easements

Utility easements shall be required where deemed necessary by those utility companies having installations in the plat. The utility companies shall review all plats to determine whether easements will be necessary and where they should be required.

Drainage Easements

Where a subdivision is traversed by a drainageway or stream, an easement shall be required as deemed necessary by the Town Engineer. The location, width, alignment, and improvement of such drainageway or easement shall be subject to approval by the Town Engineer or the County and parallel streets may be required in connection therewith. Where necessary, storm water drainage shall be maintained by landscaped open channels of adequate size and grade to hydraulically accommodate maximum potential volumes of flow, subject to review and approval by the Town Engineer. The Town or County may require these channels to be enclosed with pipe.

Based on this information, are any easements required for this project?

MISC.:

- Street Lighting
- Street Trees
- Curb and gutter instead of road shoulders and ditches
- Sidewalks
- Street names are required for all proposed streets
- Developer's Agreement
- Dedication of Park Space
- If in phases, the phasing plan needs to be approved with the Preliminary Plat (p. 38 LUC)

Notes:

ACTION:

- Recommend Approval

Approve with the following conditions: _____

- Recommend Denial

Deny for following reasons: _____

