

Subdivision Improvements: Minimum Requirements Before Beginning Work*

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Town of Middleton

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The following requirements shall be fully met when developers wish to begin subdivision improvements before the Final Plat has been recorded.*

(✓)	REQUIREMENT
	Conditional approval of the Final Plat must have been secured from the Town Board. The Town has the option to require any specific condition(s) be met prior to allowing construction to begin.
	Final Engineering Plans including grading, erosion control and stormwater management must have been approved by the Town Engineer.
	All Permits must have been obtained and forwarded to the Town Engineer; including an Erosion Control Permit from Dane County and from all appropriate regulatory bodies.
	Letter of Credit or Bond (or cash)* delivered to the Town for 120% of the combined estimated cost (as approved by the Town Engineer) for public improvements, landscaping, erosion control and staking of lot monumentation. <i>*Note: No reduction in the letter of credit will be approved until the Final Plat is recorded.</i>
	A signed Developer Agreement and having met all associated financial obligations. This includes the voluntary payment of all park fees for the phase of construction started before the Final Plat is recorded
	A signed letter of risk acceptance. The Developer shall provide a letter to the Town indicating that they accept any and all risks of starting construction before the plat is recorded. The lender also acknowledges in the letter of credit that any and all risks of starting before the plat is recorded fall upon the Developer.
	A signed letter of acknowledgement from the property owner (if different than the developer.) This letter shall indicate that the owner(s) understand that the Town and other approving or objecting agencies have not granted final approvals and will hold the Town harmless in the event the approvals are not obtained.
	The warranty period cannot begin until the Final Plat is recorded.

* It shall be at the Town's sole discretion to not allow construction to commence for a particular subdivision, even if these requirements have been met.

The Town Engineer (after consultation with the Town Administrator) may issue a letter of approval for an early start.

Important: Starting construction prior to fulfilling these requirements will result in the Town issuing a stop work order. It will also result in "early start" privileges being revoked for the development, meaning construction could not continue until all of the above were completed, the plat recorded, the deed restrictions and protective covenants recorded, and all conditions of Final Plat approval satisfied.