



Dane County Planning & Development

Land Division Review

Date: October 27, 2015

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Nature's Cove (final plat) *F.K.A. Karls Subdivision*
Town of Middleton, Section 18
(12 residential lots, 25 acres)
Current Zoning District – A-1
Review deadline –December 6, 2015

The preliminary plat was conditionally approved on February 25 and 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 Curt Kodl, Senior Planner dated February 17, 2015.*
2. Appropriate turn-around arrangements shall be made on the west end of Dream Catcher Way.
 - *Ch. 75.19(q) – Dead-end streets shall not be permitted without suitable turn-around.*
3. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
 - *The Town's Park Commission recommended payment of park fees in lieu of land dedication.*
4. All public land dedications devoted for highway purposes are to be clearly designated "dedicated to the public."
 - *Final plat has the proper notations.*
5. 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.*
6. Utility easements are to be provided.
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 Middleton.
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. The required approval certificates are to be satisfied.