



# Dane County Planning & Development

## Land Division Review

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Date: August 22, 2017

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Welcome Homes (final plat)  
Town of Middleton, Section 30  
(14 residential lots and 2 outlots, 18.3 acres)  
Current Zoning District – A-1  
*Review deadline – September 25, 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*
2. The public park land appropriation requirement is to be satisfied.
  - *Clarification is needed here whether fees are being paid to the town in lieu of dedication of parkland.*
  - *Private park land does not satisfy this requirement.*
3. All streets shall be noted as dedicated to the public.
4. Outlots appear to be reserved for stormwater management.
  - *OL's will be owned and maintained by the Welcome Homes Neighborhood Association.*
  - *OL 2 is subject to a public recreational trail easement over its entirety.*
  - *A note is to be designated on OL 2 that states "No development is allowed on Outlot 2".*
5. Utility easements are to be provided.
6. 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.
7. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established.
8. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.
  - *A stormwater permit is required and new development standards must be met.*

9. The required approval certificates are to be satisfied.

- *Town of Middleton*
- *Dane County*