



# Dane County Planning & Development

## Land Division Review

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Date: July 14, 2015

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Meadow Road Estates (final plat)  
Town of Middleton, Section 32  
(13 residential lots, 2 outlots, 16 acres)  
Current Zoning District – A-1, Agricultural

The Dane County Zoning and Land Regulation Committee on March 24, 2015 approved the final plat conditionally. Staff recommends that the plat be signed.

- ✓ Compliance with the Dane County Comprehensive Plan is to be established.
  - *See attached memo from Curt Kodl, Senior Planner dated February 17, 2015.*
- ✓ Appropriate turn-around arrangements shall be made to the proposed dead end roads.
  - *Ch. 75.19(q) – Dead-end streets shall not be permitted without suitable turn-around.*
- ✓ Distances to the centerline of all of the road right-of-ways are to be shown.
- ✓ A note shall be placed on the final document that states that the Zoning and Land Regulation Committee on March 11, 2015 approved a variance to allow Outlot 2 to be less than the 66-foot of required public road frontage requirements as per Ch. 75.19(6)(b).
- ✓ The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
- ✓ All public land dedications are to be clearly designated “dedicated to the public.”
  - *Town of Middleton has approved the final plat and they are asking that fees be paid in lieu of park dedication.*
- ✓ Proposed street names *Harvest Glen Drive* and *Eaton Terrace* are to be approved with respect to Ch. 76 of the Dane County Code of Ordinances are to be assigned.
  - *Dane County Surveyor approval obtained on February 13, 2015.*
- ✓ Utility easements are to be provided.
- ✓ 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.

- Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established.
- Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.
- ✓ The required approval certificates are to be satisfied.