



Dane County Planning & Development

Land Division Review

Date: February 24, 2015

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Meadow Road Estates (preliminary plat)
Town of Middleton, Section 32
(13 residential lots, 2 outlots, 16 acres)
Current Zoning District – A-1
Review deadline – April 15, 2015

Staff recommends the following conditions that will be applicable in approving the preliminary 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 south end of Harvest Glen Drive.
 - *Ch. 75.19(q) – Dead-end streets shall not be permitted without suitable turn-around.*
3. Distances to the centerline of the road rights-of-way are to be shown.
4. Outlot 2 is to be re-designed to meet the minimum public road frontage requirements as per Ch. 75.19(6)(b) or a land division variance to be approved by the ZLR Committee.
5. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
6. All public land dedications are to be clearly designated “dedicated to the public.”
7. 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.*
8. Utility easements are to be provided.
9. 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.
10. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established.

11. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.
12. The required approval certificates are to be satisfied.