



Dane County Planning & Development

Land Division Review

Date: March 24, 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
Review deadline – April 15, 2015

The preliminary plat was conditionally approved on March 11, 2015 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 to the proposed dead end roads.
 - *Ch. 75.19(q) – Dead-end streets shall not be permitted without suitable turn-around.*
3. Distances to the centerline of all of the road right-of-ways are to be shown.
4. 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).
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.”
 - *Town of Middleton has approved the final plat and they are asking that fees be paid in lieu of park dedication.*
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.