



# Dane County Planning & Development

## Land Division Review

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Date: October 12, 2021

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Dairy Ridge Heights (preliminary plat)  
Town of Verona, Section 18  
(13 lots, 1 outlot, 45.34 acres)  
Rezone Petition #11682:

- AT-35 to SFR-1 and SFR-2, *Single Family Residential*
- AT-35 to NR-C, *Natural Conservancy*
- Average residential lot size: 1.92 acres,
- Review deadline: November 28, 2021

Staff recommends the following conditions that will be applicable in approving the preliminary plat.

1. Rezone Petition #11682 is to become effective and all conditions are to be timely satisfied. (*County Board approved Zoning Petition #11682 on May 20, 2021*)
  - *Recording of an approved subdivision plat.*
  - *Lots 4-13 shall have staggered front yard setbacks.*
  - *A trail shall be installed in the outlot.*
  - *Screening shall be approved by the Town Plan Commission.*
  - *A height limit for all single story residences shall be approved by the Town Plan Commission.*
  - *Elevation drawings shall be provided by the applicant.*
  - *A maintenance agreement shall be created as part of the developer's agreement.*
2. All public land dedications are to be clearly designated "dedicated to the public."
  - *No lands designated as being dedicated to the public other than right-of-way dedications.*
  - *Outlot 1 designated for storm water pond/management.*
  - *Town has indicated that they do not want lands dedicated for public purposes and will be waiving any fees in lieu of dedication of parkland.*
3. The land division waiver application from the public road frontage requirements with regards to Outlot 1 will need to be acted on by the Zoning and Land Regulation Committee.
  - *Outlot 1 is not associated with residential zoning or being intended for residential uses.*

