

## Dane County Planning & Development

## **Land Division Review**

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

## <u>Staff recommends the following conditions that will be applicable in approving the preliminary plat.</u>

- 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.*

- 4. Utility easements are to be provided.
  - Easements across lots or along rear or side lot lines shall be provided for utilities where necessary, shall be at least 6 feet wide on each side of lot lines.
  - A 30 foot wide access easement is shown between lots 9 and 10 providing access to the outlot for maintenance vehicles.
- 5. Comments from the Dane County Surveyor are to be satisfied:
  - No comments
- 6. All street names shall be consistent with chapter 76 of the Dane County Ordinances.
  - No new streets are being introduced with this plat.
- 7. Comments from the Dane County Public Health department are to be satisfied:
  - No concerns.
- 8. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established, prior to any land disturbance.
- 9. Compliance with Ch. 14.46 DCCO, Stormwater Control Permit is to be established, prior to any land disturbance

