



# Dane County Planning & Development

## Land Division Review

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Date: November 7, 2016

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Viney's Addition to Sky High (final plat)  
Town of Cottage Grove, Section 21  
(16 lots, 11.8 acres)  
Zoning Petition #10992, A-2(8) to R-2  
*Review deadline: December 16, 2016*

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 Planner Pam Andros that verifies that this plat is consistent with the land use plan for the Town of Cottage Grove.*
2. Rezone Petition #10992 is to become effective and all conditions established are to be satisfied no later than September 7, 2018.
  - a. *An approved Plat Map shall be recorded with the Dane County Register of Deeds Office.*
  - b. *The zoning is conditioned upon a maximum 15-lot/1-outlot subdivision plat being approved and recorded.*
  - c. *A transfer of development right document shall be recorded on the Dahl Farm, Section 26, and the Wood Farm, Section 35, identifying that 2 housing density rights have been used for the creation of the residential subdivision.*
3. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
  - *The developer will be paying park fees to the Town of Cottage Grove.*
4. All public land dedications are to be clearly designated "dedicated to the public."
  - *Outlot 1 will be dedicated to the public for storm water pond/management.*
5. All streets shall be noted as dedicated to the public.
  - *Bass Road is being extended to the east and Viney's Trail is a new road to the north serving lot 1.*

6. A suitable turn around shall be installed at the end of VINEYS TRAIL that meets the specifications or requirements of the town of Cottage Grove.
7. All streets shall be graded and surfaced in accordance with plans, specifications and requirements of the Dane County Highway Commission and the Town of Bristol.
8. Comments from the Dane County Highway department are to be satisfied:
  - *CTH N is a controlled access highway.*
  - *Access to remain to serve outlot maintenance only.*
  - *Access to be gated at all times.*
  - *Right of way appears to be correct.*
9. Utility easements are to be provided.
10. Street names with respect to Ch. 76 of the Dane County Code of Ordinances are to be assigned.
  - *Dane County Surveyor approval has been obtained for Vineys Trail.*
11. The required approval certificates are to be satisfied.
  - *Town of Cottage Grove*
  - *Village of Cottage Grove*
12. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established prior to the start of construction.
13. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established prior to the start of construction.