



Dane County Planning & Development

Land Division Review

Date: November 10, 2015

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Bear Tree Farms (final plat)
Town of Windsor, Sections 28 & 33
(368 residential lots and 8 outlots, 227.01 acres)

*The Dane County Board approved rezone Petition #10754 on December 4, 2014.
The Dane County Zoning and Land Regulation Committee conditionally approved the preliminary plat on December 23, 2014.*

- Rezone Petition #10754 is to become effective and all conditions established are to be timely satisfied.
 - Recording of a subdivision plat map.*
 - Landowner shall comply with all the provisions with Town of Windsor town board resolution 2014-51.*
- Compliance with the Dane County Comprehensive Plan is to be established.
 - Reference planning staff letter dated September 15, 2014.*
- All public land dedications are to be clearly designated “dedicated to the public.”
- The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
- Every lot or parcel shall front or abut a public street.
 - Conventional lots shall maintain a minimum frontage of 66-feet to facilitate the possible development of a public right-of-way that could serve additional lots. Cul-de-sac lots shall provide a minimum of 30 feet of frontage on a public street.*
- 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 as of October 29, 2014 and May 4, 2015.*
- All lots and outlots are to meet the minimum area and width requirements of the zoning districts that are applicable.

- Lot boundaries and zoning district boundaries are to be coterminous.
- Utility easements are to be provided.
- Village of DeForest corporate boundary lines are to be shown on the plat.
- Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established.
- Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.
- Town of Windsor approval is to be obtained.
6/18/2015
- Village of DeForest approval is to be obtained (extraterritorial jurisdiction).
11/2/2015