



# Dane County Planning & Development

## Land Division Review

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Date: January 27, 2015

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Windsor Blue (final plat)  
Town of Windsor, Section 30  
(13 residential lots and 3 outlots, 10.77 acres)  
*Review deadline – February 2, 2015.*

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

- Rezone Petition #10649 is to become effective and all conditions established are to be timely satisfied.
  - Recording of an approved Plat.*
  - Recording of Deed Restrictions*
  - The petitioner shall comply with the conditions listed in the Town of Windsor resolutions.*
  
- Compliance with the Dane County Comprehensive Plan is to be established.
  - *See Pam Andros, Senior Planner letter dated September 23, 2014.*
  
- The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
  - *Outlot 1 is shown as being dedicated to the public for park purposes.*
  
- All public land dedications are to be clearly designated “dedicated to the public.”
  
- Lots 1 thru 6, 12 and 13 are within the shoreland zone. (Lands, which are within 300’ from the OHWM of the Yahara River).
  - *Shoreland erosion control permits will be required from Land Conservation.*
  - *Note was added to the plat referencing the shoreland requirement.*
  
- Outlots 2 - 3 and lots 12 - 13 do not meet the public road frontage requirements.
  - Waiver was granted by the ZLR Committee on October 28, 2014 and a note that effect has been placed on the plat.*
  
- If it is the purpose to combine Outlots 1 and 2 with the northerly lots (lots 1 and 2 of CSM 13005), a rezone and a new Certified Survey Map will be required.

- ❑ Utility easements are to be provided.
- ❑ 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.
- ❑ Village of DeForest approval is to be obtained with respect to their extraterritorial jurisdiction.