



# Dane County Planning & Development

## Land Division Review

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Date: October 14, 2014

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Windsor Blue (preliminary plat)  
Town of Windsor, Section 30  
(13 residential lots and 3 outlots, 10.77 acres)  
*Review deadline – December 15, 2014.*

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

1. 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.*
2. Compliance with the Dane County Comprehensive Plan is to be established.
  - *See Pam Andros, Senior Planner letter dated September 23, 2014.*
3. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
4. All public land dedications are to be clearly designated “dedicated to the public.”
5. 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.*
6. Outlots 1 and 2 and lots 12 and 13 do not meet the public road frontage requirements with respect to Ch. 75.19 (6)(b).
  - *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.*
7. If it is the purpose to combine Outlots 1 and 2 with lots 1 and 2 of CSM 13005, a rezone and a new Certified Survey Map will be required.
8. Utility easements are to be provided.

9. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established.
10. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.
11. Town of Windsor approval is to be obtained.
12. Village of DeForest approval is to be obtained (extraterritorial jurisdiction).