



Dane County Planning & Development

Land Division Review

Date: July 8, 2025

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Sugar River Vista (FINAL PLAT)
Town of Verona, Sections 19, 20, 30

- (68 lots, 225.8 acres)
- Rezone Petition: 12045: *AT-35 to SFR-1, SFR-2 and NR-C*
- Average new residential lot size: *1.69 acres*
- Review deadline: *August 15, 2025*
- Public Health: *No concerns*
- Sensitive environmental features: *Floodplain near proposed town roads*

Staff recommends the following conditions in approving the preliminary plat.

1. Rezone Petition #12045 is to become effective and all conditions established are to be timely satisfied. *(County Board approved the Petition on September 5, 2024)*
 - *Recording of the Plat.*
 - *Flood study shall be prepared and the final design shall be in compliance with floodplain regulations.*
 - *The residential lots to be platted along the southwestern boundary shall be 320 feet deep.*
 - *The development shall be designed to meet Dane County stormwater management and erosion control requirements.*
2. 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.*
3. All public land dedications are to be clearly designated Dedicated to the Public.
4. All streets shall be graded and surfaced in accordance with plans, specifications and requirements of the Dane County Highway Commission and the Town of Verona.
5. All street names shall be consistent with chapter 76 of the Dane County Ordinances.
 - *Revised submitted road names were approved by County Surveyor, Dan Frick on March 31, 2025.*

6. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established, prior to any land disturbance.
7. Compliance with Ch. 14.46 DCCO, Stormwater Control Permit is to be established, prior to any land disturbance.
 - *Outlots 1-8 are devoted for stormwater management.*
8. All owners of record are to be included in the owner's certificate. A certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.
County records indicate the following owners:
 - *SUGAR RIVER INVESTORS I LLC*
 - *SWEETWATER V LLC*
 - *HILDAS PIES INC*
 - *LINDSEY K GEIGER & JEFFREY L HARTMAN*
9. The required approval certificates are to be executed.
 - *Town of Verona*
 - *Dane County Treasurer*
 - *Dane County Zoning and Land Regulation Committee*
10. The recordable document is to be submitted for review and approval once the conditions have been satisfied. The Dane County Zoning and Land Regulation Committee chair will sign the plat at a future meeting.



