



Dane County Planning & Development

Land Division Review

Date: September 28, 2021

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Dairy Ridge Heights (preliminary plat)
Town of Verona, Section 18
(13 lots, 1 outlot, 45.34 acres)
Rezone Petition #11682:

- AT-35 to SFR-1 and SFR-2, *Single Family Residential*
- AT-35 to NR-C, *Natural Conservancy*
- Average residential lot size: 1.92 acres,
- Review deadline: November 28, 2021

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

1. Rezone Petition #11682 is to become effective and all conditions are to be timely satisfied. (*County Board approved Zoning Petition #11682 on May 20, 2021*)
 - *Recording of an approved subdivision plat.*
 - *Lots 4-13 shall have staggered front yard setbacks.*
 - *A trail shall be installed in the outlot.*
 - *Screening shall approved by the Town Plan Commission.*
 - *A height limit for all single story residences shall be approved by the Town Plan Commission.*
 - *Elevation drawings shall be provided by the applicant.*
 - *A maintenance agreement shall be created as part of the developer's agreement.*
2. All public land dedications are to be clearly designated "dedicated to the public."
 - *No lands designated as being dedicated to the public other than right-of-way dedications.*
 - *Outlot 1 designated for storm water pond/management.*
 - *Town has indicated that they do not want lands dedicated for public purposes and will be waiving any fees in lieu of dedication of parkland.*
3. Applicant should make an application for a land division waiver from the public road frontage requirements with regards to Outlot 1 not having any frontage along a public road.
 - *Outlot 1 is not associated with residential zoning or being intended for residential uses.*

4. 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*
5. Comments from the Dane County Surveyor are to be satisfied:
 - *No comments*
6. All street names shall be consistent with chapter 76 of the Dane County Ordinances.
 - *No new streets are being introduced with this plat.*
7. Comments from the Dane County Public Health department are to be satisfied:
 - *No concerns.*
8. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established, prior to any land disturbance.
9. Compliance with Ch. 14.46 DCCO, Stormwater Control Permit is to be established, prior to any land disturbance

