



Dane County Planning & Development

Land Division Review

Date: September 26, 2017

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Wellington Trace (final plat)
Town of Bristol, Section 30
(33 lots, 40.2 acres)
Zoning District: A-1, Agricultural

The following proposed conditions will be applicable in approving the final plat.

1. Compliance with the Dane County Comprehensive Plan is to be established.
 - *Refer to memo from Planner Pam Andros.*
2. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
 - *No public parkland shown. Fee's are to be paid to the town of Bristol in lieu of dedication of public parkland.*
3. All public land dedications are to be clearly designated "dedicated to the public."
4. Proposed street names are to be reviewed with respect to Ch. 76 of the DCCO.
 - *Dane County Surveyor approval has been obtained.*
5. Utility easements are to be provided.
6. All streets shall be graded and surfaced in accordance with plans, specifications and requirements of the Dane County Highway Commission and the Town of Bristol.
7. The required approval certificates are to be satisfied.
 - *Town of Bristol*
 - *City of Sun Prairie has waived their ETJ authority within this area.*
 - *Dane County*
8. The town approval certificate shall include language accepting the public road dedications.

9. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established.
 - *Approvals must be attained from the Dane County Land & Water Resources office prior to any land disturbance activities.*
10. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.
 - *A stormwater permit is required and new development standards must be met.*
11. All basement foundations shall be at least two feet above the highest ground water elevation.
 - *Minimum basement slab elevations for each lot are shown on sheet 2.*
12. A Dane County approval certificate shall be added and properly reference the chair of the Zoning & Land Regulation Committee as Mary Kolar.