



# Dane County Planning & Development

## Land Division Review

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Date: March 24, 2015

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Bella Vista (preliminary plat)  
Town of Springdale, Section 10 and 11  
(9 residential lots and 2 outlots, 155 acres)  
*Review deadline – extended by applicant..*

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

1. Compliance with the Dane County Comprehensive Plan is to be established.
  - *Planning staff suggests that if the lands described as OL1 and 2 are to remain in an open space, recording of Deed Restrictions, conservation easements or rezone to CO-1 (conservancy district) may be necessary.*
2. The plat shall show the intermittent stream and label it as such.
3. Comments from the Dane County Highway Department are to be satisfied:
  - *No new access to CTH PD will be permitted.*
  - *Existing town road should be entered onto CTH PD at a 90 degree angle and vision corners should be dedicated for a distance of 150 feet back along the road centerlines.*
  - *The intersection should be reconstructed to a type C intersection standards.*
  - *Dedication of right-of-way to 50 feet along the frontage of outlot 1 and remaining frontage.*
4. The public park land appropriation requirement is to be satisfied.
  - *The committee shall require the dedication of land or monies in lieu of land for public recreation purposes. (Private park land does not satisfy this requirement)*
5. All public land dedications are to be clearly designated “dedicated to the public.”
  - *The only lands being dedicated to the public is additional right-of-way along CTH PD.*
6. Utility easements are to be provided.
7. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established.
8. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.
9. Town of Springdale approval is to be obtained.