



# Dane County Planning & Development

## Land Division Review

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Date: January 14, 2019

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Prairie Circle Extension (preliminary plat)  
Town of Verona, Section 7  
(15 lots, 58.94 acres)  
Rezone Petition #11407  
*Review deadline: February 19, 2020*

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

1. Rezone Petition #11407 is to become effective and all conditions are to be timely satisfied. *(County Board approved Zoning Petition #11407 on June 6, 2019)*
  - *Recording of an approved plat.*
  - *The developer shall enter into a contract with the Dane County Highway Department for the necessary improvements needed for the intersection of County Highway PD and Prairie Circle. The improvement shall be installed within 2 years of the recording of the subdivision plat.*
  - *The developer shall enter into a developer's agreement with the Town of Verona for the improvements required for the development. The agreement shall be approved by the Town Board.*
  - *The zoning boundary is limited to the creation of 15 lots (14 residential lots, all equal to or greater than 2.0 acres, and one conservation outlot). The road layout for the subdivision shall conform to the concept plan dated March 3, 2019. All storm water detention ponds shall be on outlots. Any revisions or alterations of the plan shall be subject to review by the Town of Verona Plan Commission.*
  - *The zoning shall be contingent upon:*
    - *A wetland delineation being conducted and the report submitted to the Town and the County prior to the preliminary plat.*
    - *A preliminary storm water management plan shall be prepared and submitted to the Town prior to the preliminary plat.*
    - *The roadway engineering plans shall be prepared and approved by the Town. Each cul-de-sac shall have an engineered circle with an appropriate radius and lots shall not include easements for cul-de sac construction.*

- *A declaration of neighborhood covenants shall be prepared and approved by the Town which includes architecture design features for homes and accessory buildings and landscaping requirements for residential lots.*
  - *A financial agreement shall prepared and approved by the Town of Verona for maintenance of the outlots which include storm water features.*
2. All public land dedications are to be clearly designated “dedicated to the public.”
    - *No lands shown as being dedicated to the public, except for the new road rights-of-way.*
    - *Refer to waiver request application that pertains to Ch. 75.11 Parkland Dedication.*
    - *Outlot 1 designated for storm water pond/management.*
  3. Comments from the Dane County Highway department are to be satisfied:
    - *The intersection at Prairie Circle and CTH PD will require improvements including turn lane, passing lane and curb and gutter.*
  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. 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.
  6. Dead-end streets shall not be permitted without suitable turn-around. Appropriate arrangements shall be made for those parts of temporary turn-arounds outside of street right-of-way to revert to the abutting property owners at such time as streets shall be extended.
  7. All street names shall be consistent with chapter 76 of the Dane County Ordinances.
    - *County Surveyor approval is to be obtained.*
  8. Comments from the Dane County Public Health department are to be satisfied:
    - *No concerns or comments.*
  9. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established, prior to any land disturbance.
  10. Compliance with Ch. 14.46 DCCO, Stormwater Control Permit is to be established, prior to any land disturbance

