



Dane County Planning & Development

Land Division Review

Date: November 11, 2014

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 – December 22, 2014.

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.
 - *See Brian Standing, Senior Planner letter dated November 5, 2014.*
2. The preliminary plat shall show the intermittent stream and label it as such.
3. The preliminary plat shall be revised to show 5-foot contours with regards to the current slopes.
4. 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.*
5. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
6. All public land dedications are to be clearly designated “dedicated to the public.”
7. Lots 4, 5 and 6 are within the shoreland zone. (Lands, which are within 300’ from the OHWM of the intermittent stream.
 - *Shoreland erosion control permits will be required from Land Conservation.*
8. Utility easements are to be provided.

9. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established.
10. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.
11. Town of Springdale approval is to be obtained.
12. Village of DeForest approval is to be obtained (extraterritorial jurisdiction).