



Dane County Planning & Development

Land Division Review

Date: December 23, 2014

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Bear Tree Farms (preliminary plat)
Town of Windsor, Sections 28 & 33
(368 residential lots and 7 outlots, 227.01 acres)
Review deadline – February 23, 2015

Staff recommends the following conditions that will be applicable in approving the preliminary plat. Rezone petition #10754 was approved at the 11.25.14 ZLR meeting.

1. Rezone Petition #10754 is to become effective and all conditions established are to be timely satisfied.
2. Compliance with the Dane County Comprehensive Plan is to be established.
 - *Reference planning staff letter dated September 15, 2014.*
3. All public land dedications are to be clearly designated “dedicated to the public.”
4. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
5. Every lot or parcel shall front or abut a public street.
 - *Conventional lots shall maintain a minimum frontage of 66-feet to facilitate the possible development of a public right-of-way that could serve additional lots. Cul-de-sac lots shall provide a minimum of 30 feet of frontage on a public street.*
6. Street names with respect to Ch. 76 of the Dane County Code of Ordinances are to be assigned.
 - *Dane County Surveyor approval has been obtained as of October 29, 2014.*
7. All lots and outlots are to meet the minimum area and width requirements of the zoning districts that are applicable.
8. Lot boundaries and zoning district boundaries are to be coterminous.
9. Utility easements are to be provided.

10. Village of DeForest corporate boundary lines are to be shown on the plat.
11. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established.
12. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.
13. Town of Windsor approval is to be obtained.
14. Village of DeForest approval is to be obtained (extraterritorial jurisdiction).