



Dane County Planning & Development

Land Division Review

Date: September 27, 2016

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Viney's Addition to Sky High (preliminary plat)
Town of Cottage Grove, Section 21
(16 lots, 11.4 acres)
Zoning Petition #10992, A-2(8) to R-2
Review deadline: November 13, 2016

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 attached memo from Planner Pam Andros that verifies that this plat is consistent with the land use plan for the Town of Cottage Grove.*
2. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
 - *The developer will be paying park fees to the Town of Cottage Grove.*
3. All public land dedications are to be clearly designated "dedicated to the public."
 - *Outlot 1 will be dedicated to the public for storm water pond/management.*
4. All streets shall be noted as dedicated to the public.
 - *Bass Road is being extended to the east and Viney's Trail is a new road to the north serving lot 1.*
5. Comments from the Dane County Highway department are to be satisfied:
 - *CTH N is a controlled access highway.*
 - *Access to remain to serve outlot maintenance only.*
 - *Access to be gated at all times.*
 - *Right of way appears to be correct.*
6. Utility easements are to be provided.
7. 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.

8. Street names with respect to Ch. 76 of the Dane County Code of Ordinances are to be assigned.
 - *Dane County Surveyor approval is to be obtained for Viney's Trail.*
9. The required approval certificates are to be satisfied.
 - *Town of Cottage Grove*
 - *Village of Cottage Grove*
10. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established prior to the start of construction.
11. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established prior to the start of construction.