



# Dane County Planning & Development

## Land Division Review

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Date: June 18, 2024

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Riverside Vista (preliminary plat)

Town of Verona, Section 30

(18 lots, 37.93 acres)

Rezone Petition: 12015; AT-35 to SFR-1 (Single Family Residential) and NR-C (Natural Resources)

- Average residential lot size: 1.33 acres
- Review deadline: July 8, 2024
- Sensitive environmental features: Intermittent stream shown in northeast corner, but determined to not be navigable.

Staff recommends accepting the preliminary plat and schedule for future consideration.

1. Rezone Petition #12015 is to become effective and all conditions established are to be timely satisfied. *(County Board approved the Petition on April 4, 2024)*
  - *Recording of a Plat*
2. 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.*
3. All public land dedications are to be clearly designated *Dedicated to the Public.*
4. 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.
5. All street names shall be consistent with chapter 76 of the Dane County Ordinances.
  - *Approval of road name is pending by County Surveyor.*
6. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established, prior to any land disturbance.
7. Compliance with Ch. 14.46 DCCO, Stormwater Control Permit is to be established, prior to any land disturbance

8. Comments from the Dane County Public Health department are to be satisfied:

- *Public Health has no immediate concerns on the proposed plat. No soil test reports have been received so no comment can be made at this time about availability of private well and septic.*
- *Dane County requires that any soil test used to determine the design of a POWTS must be verified in the field by one of my staff. There also needs to be at least 3 borings per proposed parcel. There is not enough in the initial report to make any determinations on. At this point it will be the responsibility of the owner and developer to identify suitable wastewater disposal systems for these lots.*

1,591,613 SQ. FT. (36.54 ACRES) IN TOTAL AREA FOR PLAT

- ROAD RIGHT-OF-WAY AREA: 72,706 SQ. FT.
- REMAINDER AREA: 1,518,907 SQ. FT. (34.87 ACRES)

CONSERVATION/CLUSTER SUBDIVISION: 35% OPEN SPACE

OPEN SPACE REQUIRED: 35% x REMAINDER AREA: 531,618 SQ. FT. (12.20 ACRES)

- OPEN SPACE PROVIDED: 532,056 SQ. FT. (12.21 ACRES) OR 35.03%

IF 100% INFILTRATION IS ACHIEVED, ALLOWED AVERAGE LOT SIZE OF 1.3 ACRES WITH A MINIMUM LOT SIZE OF 1.2 ACRES

- TOTAL LOTS OF PLAT CONCEPT: 17
- TOTAL AREA OF LOTS: 986,851 SQ. FT.
- AVERAGE LOT SIZE OF CONCEPT: 58,050 SQ. FT. (1.33 ACRES)
- MINIMUM LOT SIZE OF CONCEPT: 1.20 ACRES

TOTAL ROAD LENGTH TO PERMANENT CUL-DE-SAC BULB: 984 FT



