



Dane County Planning & Development

Land Division Review

Date: July 25, 2017

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Wellington Trace (preliminary plat)
Town of Bristol, Section 30
(33 lots, 40.2 acres)
Zoning District: A-1, Agricultural

The following proposed conditions will be applicable in approving the preliminary plat.

1. Compliance with the Dane County Comprehensive Plan is to be established.
 - *Refer to memo from Planner Pam Andros.*
2. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
 - *No public parkland shown.*
3. All public land dedications are to be clearly designated “dedicated to the public.”
4. Proposed street names Wellington Trace and Kade Court are to be reviewed with respect to Ch. 76 of the DCCO.
 - *Dane County Surveyor approval has been obtained.*
5. Utility easements are to be provided.
6. 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.
7. The required approval certificates are to be satisfied.
 - *Town of Bristol*
 - *City of Sun Prairie has waived their ETJ authority within this area.*
 - *Dane County*
8. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established.
9. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.

10. All basement foundations shall be at least two feet above the highest ground water elevation.
 - *See attached water table map exhibit.*