



Dane County Planning & Development

Land Division Review

Date: September 24, 2019

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Twin Rock (preliminary plat)
Town of Verona, Section 19/30
(31 lots, 74.55 acres)
Rezone Petition #11416, AT-35 to SFR-1 and NR-C
Review deadline: November 18, 2019

Staff recommends the following conditions that will be applicable in approving the preliminary plat.

1. Rezone Petition #11416 is to become effective and all conditions are to be timely satisfied. (*County Board approved Zoning Petition #11416 on August 15, 2019*)
 - *Recording of an approved plat.*
 - *The developer shall enter into a developer's agreement with the Town of Verona for the improvements required for the development. The agreement shall be approved by the Town Board.*
 - *The zoning boundary is limited to the creation of 31 lots (27 residential lots, all equal to or greater than 1.5 acres, and 4 conservation outlots).*
 - *The road layout for the subdivision shall conform to the concept plan dated April 3, 2019.*
 - *All storm water detention ponds shall be on outlots.*
 - *Any revisions or alterations of the plan shall be subject to review by the Town of Verona Plan Commission.*
 - *A wetland delineation being conducted and the report submitted to the Town and the County prior to the preliminary plat.*
 - *A preliminary storm water management plan shall be prepared and submitted to the Town prior to the preliminary plat.*
 - *The roadway engineering plans shall be prepared and approved by the Town. Each cul-de-sac shall have an engineered circle with an appropriate radius and lots shall not include easements for cul-de-sac construction.*
 - *A declaration of neighborhood covenants shall be prepared and approved by the Town which includes architecture design features for homes and accessory buildings and landscaping requirements for residential lots.*

- *Landscaping plans for the berm along Spring Road shall be submitted as part of the covenant document.*
 - *A financial agreement shall be prepared and approved by the Town of Verona for maintenance of the outlots which include storm water features.*
 - *A subdivision plat shall be recorded with the Register or Deeds.*
 - *The developer shall enter into a contract with the Dane County Highway Department for the necessary improvements for the intersection of County Highway G and Spring Rose Road (Type B2 intersection with a right turn lane, curb and gutter and tapers). The contract shall be in place prior to the zoning becoming effective. The improvements shall be installed within 2 years of the recording of the subdivision plat.*
2. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
 - *The amount of land to be provided shall be at least 1,750 square feet of land for each proposed residential dwelling unit within the plat. 27 lots = 47,250 s.f.*
 - *Outlots 1-4 (no indication of lands being dedicated to the public for park purposes)*
 - *Town has indicated that they do not want lands dedicated for public purposes. Developer to pay fees in lieu of dedication of parkland.*
 3. All public land dedications are to be clearly designated “dedicated to the public.”
 - *Outlot 1 designated for storm water pond/management.*
 - *Outlot 2 shown as open space, prairie restoration.*
 - *Outlot 3 shown as open space, landscape screening.*
 - *Outlot 4 shown as open space, landscape screening.*
 4. Comments from the Dane County Highway department are to be satisfied:
 - *Upgrade intersection of CTH G and Spring Rose Road to a B2 intersection (WisDOT SDD 9A1-13a). Include 200 ft. right turn lane with curb and gutter.*
 5. 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*
 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 Verona.
 7. Dead-end streets shall not be permitted without suitable turn-around. Appropriate arrangements shall be made for those parts of temporary turn-arounds outside of street right-of-way to revert to the abutting property owners at such time as streets shall be extended.
 8. Comments from the Dane County Surveyor are to be satisfied:
 9. All street names shall be consistent with chapter 76 of the Dane County Ordinances.
 10. Comments from the Dane County Public Health department are to be satisfied:
 - *No concerns.*

11. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established, prior to any land disturbance.
12. Compliance with Ch. 14.46 DCCO, Stormwater Control Permit is to be established, prior to any land disturbance
 - a. *Require shore land erosion control and stormwater permits.*
 - b. *Located in thermally sensitive area.*
 - c. *Recommend infiltration facilities be located away from southern end of site to prevent potential issues with hydric soils and/or groundwater.*
13. An Owner's approval certificate is to be included and shall contain the following language:
 - *As owners we certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee.*
14. All owners of record are to be included in the owner's certificate. A certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.
County records indicate the following owners:
 - *ZURBUCHEN LIVING TR, MARILYN S & CHRIS C ZURBUCHEN*
15. The required approval certificates are to be included.
 - *Town of Verona*
 - *Dane County Treasurer*
 - *Dane County Zoning and Land Regulation committee*

