



Dane County Planning & Development

Land Division Review

Date: February 8, 2022

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Dairy Ridge Heights (FINAL PLAT)

Town of Verona, Section 18

(13 lots, 1 outlot, 45.34 acres)

Rezone Petition #11682:

- AT-35 to SFR-1 and SFR-2, *Single Family Residential*
- AT-35 to NR-C, *Natural Conservancy*
- Average residential lot size: 1.92 acres,
- Review deadline: March 26, 2022

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

1. Rezone Petition #11682 is to become effective and all conditions are to be timely satisfied. (*County Board approved Zoning Petition #11682 on May 20, 2021*)
 - *Recording of an approved subdivision plat.*
 - *Lots 4-13 shall have staggered front yard setbacks.*
 - *A trail shall be installed in the outlot.*
 - *Screening shall be approved by the Town Plan Commission.*
 - *A height limit for all single story residences shall be approved by the Town Plan Commission.*
 - *Elevation drawings shall be provided by the applicant.*
 - *A maintenance agreement shall be created as part of the developer's agreement.*
2. All public land dedications are to be clearly designated "dedicated to the public."
3. The following note shall be added to the final plat:
 - *Application LD 2021-008 was approved by the ZLR Committee on October 12, 2021 to allow Outlot 1 to be created with no frontage along a public road.*
4. 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.*
 - *A 30 foot wide access easement is shown between lots 9 and 10 providing access to the outlot for maintenance vehicles.*

5. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established, prior to any land disturbance.
6. Compliance with Ch. 14.46 DCCO, Stormwater Control Permit is to be established, prior to any land disturbance

