



Dane County Planning & Development

Land Division Review

Date: May 10, 2016

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Happy Valley Addition to Bristol Gardens (final plat)
Town of Bristol, Section 30
(42 lots, 43.6 acres)
Zoning District: A-1, Agricultural

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

1. Compliance with the Dane County Comprehensive Plan is to be established.
 - *See attached memo from Planner Pam Andros, dated January 2016 that verifies that this plat is consistent with the land use plan for the Town of Bristol.*
2. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
 - *Outlot 1 (20,857 square feet) references the lot to be dedicated to the public for park, trail and storm water management purposes.*
3. All public land dedications are to be clearly designated “dedicated to the public.”
4. Street names Karolina Way and Angelica Trail are to be approved with respect to Ch. 76 of the Dane County Code of Ordinances.
 - *Dane County Surveyor approval is to be 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*
8. The intermittent stream shall be shown and labeled as Token Creek.
9. 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.
- *Main concern will be thermal control since this is in the headwaters of Token Creek.*