



Dane County Planning & Development

Land Division Review

Date: February 25, 2025

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Sugar River Vista (preliminary plat)
Town of Verona, Section 19, 20, 30
(55 lots, 225.8 acres)

Rezone Petition: 12045; AT-35 to SFR-1, SFR-2 and NR-C

- Average new residential lot size: 1.69 acres
- Review deadline: May 5, 2025
- Sensitive environmental features: *Floodplain near proposed town roads*

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

DRAFT CONDITIONS:

1. Rezone Petition #12045 is to become effective and all conditions established are to be timely satisfied. (*County Board approved the Petition on September 5, 2024*)
 - *Recording of a Plat*
 - *Flood study shall be prepared and the final design shall be in compliance with floodplain regulations.*
 - *The residential lots to be platted along the southwestern boundary shall be 320 feet deep.*
 - *The development shall designed to meet Dane County stormwater management and erosion control requirements.*
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 concerns on the proposed plat.*



