



# Dane County Planning & Development

## Land Division Review

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Date: September 24, 2024

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Riverside Vista (final plat)

Town of Verona, Section 30

- 17 lots and 1 Outlot, (37.93 acres total)
- Average residential lot size: 1.33 acres
- Rezone Petition: 12015; AT-35 to SFR-1 and NR-C
- Sensitive environmental features: *Intermittent steam shown in northeast corner, but determined not navigable.*
- Review deadline: *October 11, 2024*
- Public Health: *No concerns*

The final plat is a land division of an unplatted parcel into 17 lots for residential purposes. The proposed road name is acceptable as per the county surveyor and staff recommends the following conditions in approving the final plat.

1. Rezone Petition #12015 is to become effective and all conditions established are to be timely satisfied. *(County Board approved the Petition on April 4, 2024)*
  - *Recording of a Plat*
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 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. 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:
  - *COONS CONSTRUCTION OF VERONA LLC*
9. The required approval certificates are to be executed.
  - *Town of Verona*
  - *Dane County Treasurer*
  - *Dane County Zoning and Land Regulation Committee*
10. Change the ZLR Chairperson to Michele Doolan.

