



Dane County Planning & Development

Land Division Review

Date: April 12, 2022

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Olson's Bliven Road Addition (preliminary plat)
Town of Albion, Section 21
(5 lots, 2.649 acres)
Zoning District: TFR-08, *Single and two-family residential*
Extra-territorial review: City of Edgerton

This preliminary plat is a division of Lot 4, Certified Survey Map #15251. The proposed lots are Zoned TFR-08 and will be served by public sewer. There are no sensitive environmental features identified within or adjacent to the boundaries of this plat.

Staff recommends the following conditions in approving the preliminary plat.

1. The document is to be completed in accordance with S.236.34, Wisconsin State Statutes.
2. Lots will be served by municipal sewer. Minimum lot size requires each lot to be not less than 8,000 square feet.
 - *Average lot size: 23,079 square feet or 0.529 acres*
3. 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*
4. Subdivisions where public sanitary sewers are available at the time of platting, sanitary sewers shall be provided to each lot within the subdivision.
5. All public land dedications are to be clearly designated "dedicated to the public."

