



Dane County Planning & Development

Land Division Review

Date: September 24, 2019

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Bittersweet (preliminary plat)
Town of Deerfield, Section 4
(5 lots, 59.60 acres)
Rezone Petition: #11427
Review deadline: November 6, 2019

The developer is selling additional lands to allow for previously created lots to increase in size. Due to the re-configuration, a remnant fifth lot is being created that will be used for agricultural uses only. A subdivision plat is required due to the fact a fifth lot is being created and within the five year time frame. Staff recommends the following conditions that will be applicable in approving the preliminary plat.

1. Rezone Petition #11427 is to become effective and all conditions established are to be timely satisfied. (*Dane County Board approved rezone Petition #11427 on September 19, 2019*)
 - *A subdivision plat shall be recorded with the Register of Deeds within 1 year of rezoning approval.*
 - *The development restriction / “environmental setback line” currently shown on lots 3 and 4 of CSM #14796 shall be depicted on the subdivision plat to acknowledge the wetland complex on the east side of the properties.*
 - *Amend the requested zoning district classification to RR-8 and assign FP-1 zoning to proposed lot 5.*
 - *Amend the zoning district boundaries as shown in the concept map submitted by the applicant’s surveyor and dated 7/8/19, including the addition of 5.2 acres to proposed lot 2.*
2. Each lot shall provide a minimum frontage of 66-feet abutting a public street.
 - *New shared driveway easement agreements meeting the requirements of DCCO S. 75.19(8)(f), shall be recorded that identifies the new lots within the subdivision plat. (Previous recorded documents describe the lots within a Certified Survey Map)*
 - *The access easement(s) shall be shown on the plat.*
3. Comments from WisDOT shall be satisfied:
 - *No comments*

4. Comments from the Dane County Surveyor are to be satisfied:
 - *None at this time*
5. An Owner's approval certificate is to be included on the final plat and contain the following language:
 - *As owners we certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee.*
6. 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:
 - *KYLE L NELSON & COURTNEY M NELSON*
 - *JEFFERY S MOERKE & ELIZABETH TEBON-MOERKE*
 - *SCOTT A TETZLAFF & LORI B TETZLAFF*
7. The required approval certificates are to be included.
 - *Town of Deerfield*
 - *Dane County Treasurer*
 - *Dane County Zoning and Land Regulation committee*