



Dane County Planning & Development

Land Division Review

Date: September 10, 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. Additional conditions may be required and the plat will be scheduled for conditional approval on September 24, 2019.

(14) *Subdivision*. A division of a parcel of land where the act of division creates either:

- (a) Five or more lots, parcels or building sites of 35 acres each or less in area; or
- (b) Five or more lots, parcels or building sites of 35 acres each or less in area by successive divisions within a period of five years.

1. Compliance with the Dane County Comprehensive Plan is to be established.
 - *Attached density report associated with rezone petition 11427.*
2. Each lot shall provide a minimum frontage of 66-feet abutting a public street.
 - *A shared driveway easement agreement meeting the requirements of DCCO S. 75.19(8)(f), has been recorded with the previous rezone petition.*
 - *The access easement and the recording document number shall be shown on the plat.*
 - *No new streets are being proposed serving the lots.*
3. Comments from WisDOT shall be satisfied:
 - *No comments*
4. Comments from the Public Health department are to be satisfied:
 - *No issues with the proposal ~ John Hausbeck*
5. Comments from the Dane County Surveyor are to be satisfied:
 - *None at this time*

6. An Owner's approval certificate is to be included 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.*
7. 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*
8. The required approval certificates are to be included.
- *Town of Deerfield*
 - *Dane County Treasurer*
 - *Dane County Zoning and Land Regulation committee*

