



Dane County Planning & Development

Land Division Review

Date: February 11, 2025

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Certified Survey Map – Richard and Marianne Walker
Town of Albion, Section 36

75.19 DESIGN STANDARDS. In approving or disapproving any plat or certified survey map, the committee shall apply the standards set forth in this section.

(6)(b) Every lot or parcel shall front or abut a public street to promote safe ingress/egress and facilitate the possible development of a public right-of-way that could service additional lots. The required frontage shall be provided through fee ownership, except as provided in section 75.19(8). Lots shall maintain a minimum frontage of 66 feet connecting directly onto a public street at a location where the driveway shall be constructed in compliance with all other applicable local, state, and federal regulations.

The Walker's are combining two historical metes and bounds parcels into a one lot Certified Survey Map for the purpose of new residential development. Both parcels are zoned RR-2, Rural Residential.

There is an existing access easement serving the existing homesite and that will remain in place. The proposed lot will continue to be served by the access easement and will be shown on the final Certified Survey Map.

Staff recommends approval of the Land Division Waiver to allow the new lot to be created by Certified Survey Map with no public road frontage as required by DCCO 75.19(6)(b).



