



# DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703  
Fax (608) 267-1540

*Planning*  
(608)266-4251, Rm. 116

*Records & Support*  
(608)266-4251, Rm. 116

*Zoning*  
(608)266-4266, Rm. 116

## MEMORANDUM

TO: Daniel Everson, Land Division Review Officer

FROM: Brian Standing, Senior Planner

RE: Proposed Redivision, CSM 16516, Nicholas and Kayla Rivera

DATE: July 11, 2024

You recently asked me to review a draft Certified Survey Map (CSM) that would redivide two parcels (CSM 16516, Lots 1 & 2, PINS [0509-241-4312-0](#) and [0509-241-4301-0](#)) into three 2-acre parcels in the Town of Oregon.

The parcels are all in a "[Traditional Subdivision](#)" area under the [Town of Oregon / Dane County Comprehensive Plan](#). The "Opportunities for Redevelopment" section of the town/county plan requires that existing parcels must be at least 4 acres in size before being redivided to create a new building site. Although the Traditional Subdivision section of the town/county plan allows for reconfiguration of existing lot lines via C.S.M., the plan language also makes it clear that "Under no circumstances shall the total number of homesites be increased beyond what is permitted under the current configuration."

Based on this, it seems the proposed Certified Survey Map is inconsistent with the adopted town/county comprehensive plan.

Please let me know if I can be of any further assistance.