



# Dane County Planning & Development

## Land Division Review

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Date: March 24, 2026

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: HERNANDEZ (11010)  
VERONA, S 6  
LOT 1 – 2.01 acres  
LOT 2 - 2.01 acres  
LOT 3 – 2.01 acres  
LOT 4 – 2.01 acres  
Zoning District: RR-2, *Rural Residential*  
Public Health: *No comments*  
Sensitive environmental features: *None*

### **RULES AND PROCEDURES OF THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE**

#### d. Certified Survey Map and Subdivision Plat Applications

##### i. Certified Survey Maps:

##### ii. Re-division of existing lots.

Any CSM application not associated with a rezoning or conditional use permit petition that proposes to divide an existing parcel to create a new parcel, shall be reviewed and acted upon by the Zoning Committee. The purpose of this provision is to ensure compliance with town / county density standards.

The property owner has submitted a Four-lot Certified Survey Map in order to create three additional lots for residential purposes. Lot 3 will be for their existing residence.

#### Staff has reviewed the proposal and prepared the following conditions:

1. This review is specifically for the preliminary Certified Survey Map that was submitted for review. Any alteration, modification and/or revisions made after this review may be subject to a new submittal. County staff reserves the right to require a new application based on the nature and extent of the changes. Lastly, this conditional approval is valid for one year from the date of issuance.
2. Compliance with the Dane County Comprehensive Plan is to be established.
  - *See attached memo from Bridgit Van Belleghem, Senior Planner dated February 16, 2026.*

3. The document is to be completed in accordance with Chapter 75 of the Dane County Code of Ordinances, S.236.34, Wisconsin State Statutes and any local land division policies set forth by the township.
4. All owners of record are to be included in the owner's certificate. Spouse's signature, middle initials and a certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.  
County records indicate the following owners:
  - *DANIEL HERNANDEZ & LETICIA HERNANDEZ*
5. The required approval certificates are to be executed.
  - *Town of Verona*
  - *Dane County*
6. Comments with regards to the technical review of the survey map are to be satisfied:
  - *The North bearing reference does not match the bearing shown on the map.*
7. The recordable document is to be submitted for review and approval.

