



Dane County Planning & Development

Land Division Review

Date: June 18, 2024

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Timber Lane Preserve (preliminary plat)
Town of Middleton, Section 31

- Six lots and no outlots, *(12.23 acres total)*
- Average residential lot size: *2.04 acres*
- Zoning District: *AT-5, Agricultural Transition - single-family residential*
- Sensitive environmental features:
 - *Constructed drainage channel running east-west*
 - *Wetlands shown*
 - *No hydric soils present*
- Review deadline: *June 23, 2024*

The preliminary plat is a land division of an existing platted lot by creating six lots for residential purposes. Staff recommends the following conditions in approving the preliminary plat.

1. Compliance with the Dane County Comprehensive Plan is to be established.
 - *See attached memo from Curt Kodl, Senior Planner dated 4/24/2024.*
2. Utility easements are to be provided.
 - *Easements across lots or along rear or side lot lines shall be provided for utilities where necessary, shall be at least 6 feet wide on each side of lot lines*
3. Comments from the Town of Middleton are to be recognized:
 - *Conditionally approved on May 20, 2024.*
4. Comments from the Dane County Surveyor are to be satisfied:
 - *No comments*
5. Comments from the Dane County Public Health department are to be satisfied:
 - *Public Health has no concerns with this preliminary plat.*



