



Dane County Planning & Development

Land Division Review

Date: July 9, 2024

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Timber Lane Preserve (FINAL 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: August 30, 2024*

Timber Lane Preserve proposes six lots for residential purposes. Access to Lot 3 and 5 will be from a shared access easement located on Lot 4. There is an intermittent stream directly to the west and wetland boundaries have been delineated. Lots may require shoreland erosion control permits prior to development. Staff recommends the following conditions that will be applicable in conditionally approving the final plat.

1. The final plat is to be completed in accordance with S.236.34, Wisconsin State Statutes.
2. 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:
 - *4-D PROPERTIES LLP*
3. The required approval certificates are to be executed.
 - *Town of Middleton*
 - *Dane County Treasurer*
 - *Dane County Zoning and Land Regulation Committee*
4. The recordable document is to be submitted for review and approval once the conditions have been satisfied. The Dane County Zoning and Land Regulation Committee chair will sign the plat at a future meeting.

