



Dane County Planning & Development

Land Division Review

Date: May 14, 2024

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Timber Lane Preserve (preliminary plat)
Town of Middleton, Section 31
(6 lots, 12.23 acres)
Zoning District: AT-5, *Agricultural Transition*

- Average residential lot size: 2.04 acres
- Sensitive environmental features: *Constructed drainage channel running east-west*
- Review deadline: *June 23, 2024*

Staff recommends accepting the preliminary plat and schedule for future consideration.

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:
 - *No comments as of April 24, 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.*



