



Dane County Planning & Development

Land Division Review

Date: July 23, 2024

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Certified Survey Map - RIVERA
Town of Oregon, Section 24

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

d. Certified Survey Map and Subdivision Plat Applications

1. 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 landowner has submitted a 3-lot Certified Survey Map. This application is a division of Certified Survey Map #165146. The reason is creating a third lot accessed via a shared access easement.

No rezone petition is associated with this land division application. Senior Planner, Brian Standing has reviewed this proposal and has indicated that this proposal is not consistent with the land use policies adopted and approved by the town of Oregon and Dane County.

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."

Staff recommends denial of the proposed 3-Lot Certified Survey Map based on Brian Standing's findings.

