



Dane County Planning & Development

Land Division Review

Date: June 18, 2024

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Certified Survey Map - WILLIAM GLENN & DEBRA GLENN
Town of Dane, Section 7

75.19 DESIGN STANDARDS. In approving or disapproving any plat or certified survey map, the committee shall apply the standards set forth in this section.

(6)(b) Every lot or parcel shall front or abut a public street to promote safe ingress/egress and facilitate the possible development of a public right-of-way that could service additional lots. The required frontage shall be provided through fee ownership, except as provided in section 75.19(8). Lots shall maintain a minimum frontage of 66 feet connecting directly onto a public street at a location where the driveway shall be constructed in compliance with all other applicable local, state, and federal regulations.

The Glenn's are creating a two-lot Certified Survey Map. The reason they are selling a portion of their lands to the north to an adjacent landowner/farmer and the remaining lot is for their existing homesite.

The FP-1 lot will be a separate lot with no frontage along a public road and will be only used for agricultural purposes.

The RR-16, *Rural Residential* lot appears to have frontage, but after research by the land surveyor, the Glenn's property has never had frontage along Kruchten Road. The Glenn's property is already served by a driveway easement agreement.

Going forward, both proposed lots will be served by an access easement and will be shown on the final Certified Survey Map. And the new shared access easement document will be recorded with the Register of Deeds.

Staff recommends approval of the Land Division Waiver to allow both lots to be created by Certified Survey Map with no public road frontage as required by DCCO 75.19(6)(b).

