



Dane County Planning & Development Land Division Review

Date: August 25, 2026

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Certified Survey Map – Hougan Farms
Town of Pleasant Springs, Section 32

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.

Joel Hougan submitted a 1-Lot Certified Survey Map, associated with rezone petition #12318 in order to facilitate the creation of a lot for residential purposes. The proposed lot does have adequate public road frontage along County Highway BN. However, the owner would like to use his existing driveway at 2371 CTH BN in order to access the new lot from the north.

The purpose of the new lot will be for the construction of a new residence for Joel and Cheryl Hougan. The Hougan's will retain ownership of the existing farmhouse and surrounding agricultural lands.

The County Highway department will have to approve the change in use for their existing access serving the current residence and the final CSM shall show an access easement for the new lot.

Staff recommends approval of the Land Division Waiver to allow for the lot to be approved with the access to be off lot. The design of the lot will allow for a separate driveway if ever needed in the future.



