



Dane County Planning & Development

Land Division Review

Date: July 14, 2026

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: COMSTOCK (11042)
SURVEYOR: Riesop (1551)
PLEASANT SPRINGS, S 32
LOT 1 – 0.27 acres
LOT 2 – 0.38 acres
ZONING DISTRICT: SFR-08; *Single-Family Residential*
Public Health: *N/A Kegonsa Sanitary District*
Sensitive environmental features: *None*

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 owner submitted a 2-lot Certified Survey Map which is a division of Lot 4 Petty Acres Plat for the purpose of creating an additional lot for a future homesite. The SFR-08 District is primarily for compact residential neighborhoods.

Key components of the SFR-08 District:

- Minimum lot width and area for lots served by public sewer in the SFR-08 District is 60 feet at the building line and 8,000 square feet.
- The maximum lot coverage for all structures to not exceed 35%; *4,182 sq. ft.*
- 10 foot minimum side yard setbacks.
- 25 foot rear yard setback.
- 30 foot setback from the front property line/right-of-way.

Town Action:

- On June 16, 2026, the Town Board approved with a condition to Deed Restrict the new lot to no residential development until adoption of the 2027 Comprehensive Plan.

Staff has reviewed the proposed land division and prepared the following conditions:

1. This review is specifically for the preliminary Certified Survey Map that was submitted for review. Any alteration, modification and/or revisions made after this review may be subject to a new submittal. County staff reserves the right to require a new application based on the nature and extent of the changes. Lastly, this conditional approval is valid for one year from the date of issuance.
2. Compliance with the Dane County Comprehensive Plan is to be established.
 - *July 8, 2026 memo ~ Planner Majid Allan.*
3. The document is to be completed in accordance with Chapter 75 of the Dane County Code of Ordinances, S.236.34, Wisconsin State Statutes and any local land division policies set forth by the township.
4. All owners of record are to be included in the owner's certificate. Middle initials and a certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.
County records indicate the following owners:
 - *CHC PROPERTIES LLC*
5. The required approval certificates are to be executed.
 - *Town of Pleasant Springs*
 - *City of Stoughton – Extra-territorial jurisdiction*
 - *Dane County*
6. Comments with regards to the technical review of the survey map are to be satisfied:
 - *Remove the governing setback lines.*
7. The recordable document is to be submitted for review and approval.

