



Dane County Planning & Development

Land Division Review

Date: July 28, 2026

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Certified Survey Map – Pfeiffer Trust
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.

This 3-Lot Certified Survey Map is a lot line adjustment of two residential lots. The land division is associated with rezone petition #12308 where a portion of platted lands are proposed to be changed from Single-Family to the Natural Resources Conservancy District (NR-C).

No development is planned and majority of the area is classified as wetlands and floodplain. Both of the residential lots will retain frontage along Oakview Drive and no change to the configuration of the driveways. The Trust also owns the unplatted NR-C 9.6 acres to the east, adjacent to the Yahara River.

Staff recommends approval of the Land Division Waiver to allow for Lot 3 to be approved with no public road frontage as there will be no future development serving additional lots.

JOB NO. 26119
POINTS 26119
DRAWG. 26119.1
DRAWN BY MST

SCALE: 1" = 100'
SHEET 1 OF 3

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