



Dane County Planning & Development

Land Division Review

Date: January 9, 2024

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Certified Survey Map - HALCYON TR
Town of Middleton, Section 31

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.

(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.

Halcyon Trust is proposing to reduce the size of their lot by creating a 5 acre lot around their existing home site. The remaining 15.46 acres will be donated to the Ice Age Trail Alliance as shown as Lot 2 and this narrow strip will be used for trail access and maintenance.

This proposal is associated with rezone petition 12002. *AT-5 (Agricultural Transition) to RR-4 and NR-C (Natural Conservancy)*

Lot 1 will maintain the minimum required 66 feet of public road frontage and Lot 2 is seeking a waiver from the road frontage requirements as having only 34 feet. The existing lot in its current configuration has 100 feet of frontage along Mounds View Road.

