



# Dane County Planning & Development

## Land Division Review

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Date: May 5, 2026

To: Zoning & Land Regulation Committee

From: Daniel Everson, Land Division Review

Re: Certified Survey Map – James and Melissa Sirianni  
Town of Cross Plains, Section 16

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 Sirianni's have submitted a new Certified Survey Map in order to adjust the interior lot line of their two lots. They own both lots and both are zoned RM-16, *Rural Mixed Use*.

Their home is on Lot 1 and the lot line adjustment will allow for an additional setback from existing home to the new easterly lot line.

Certified Survey Map #4016 was recorded on November 30, 1982. Hidden Valley Road is considered a private road that runs westerly of County Highway P, three miles or so south of the Village of Cross Plains. This private access easement is 66 feet wide and was created on November 11, 1982. The private drive appears to serve approximately 9 homes.

Staff recommends approval of the Land Division Waiver to allow for the lot adjustment due to the fact that these are existing lots and the town of Cross Plains has no desire to make this a dedicated roadway to the public.



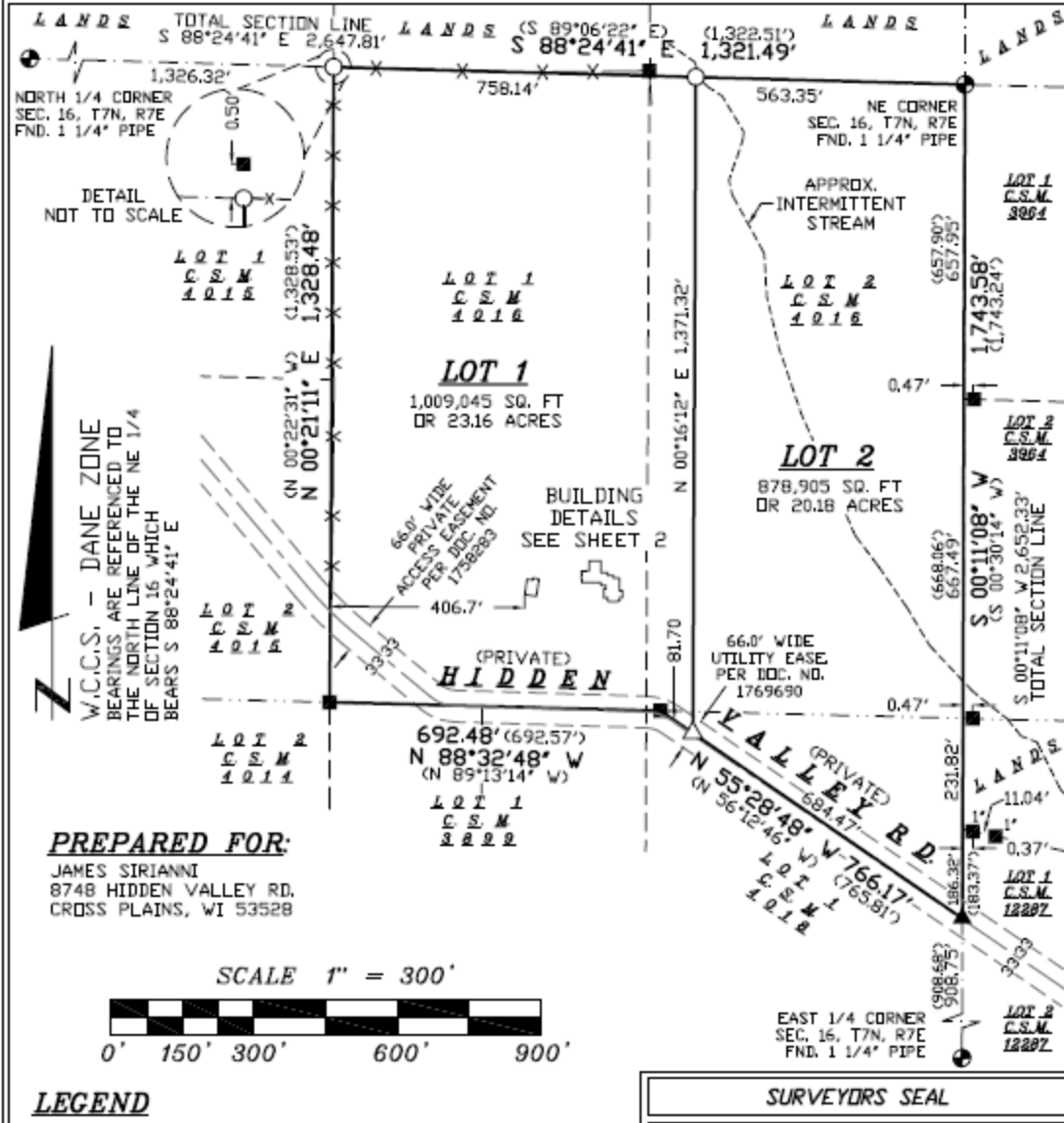


# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Lot 1 & 2, CSM 4016, Vol. 16, Pg. 345-346, located in the NE and the SE 1/4's of the NE 1/4 of Section 16, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin.



Looking west at the intersection of CTH P and Hidden Valley Rd.

