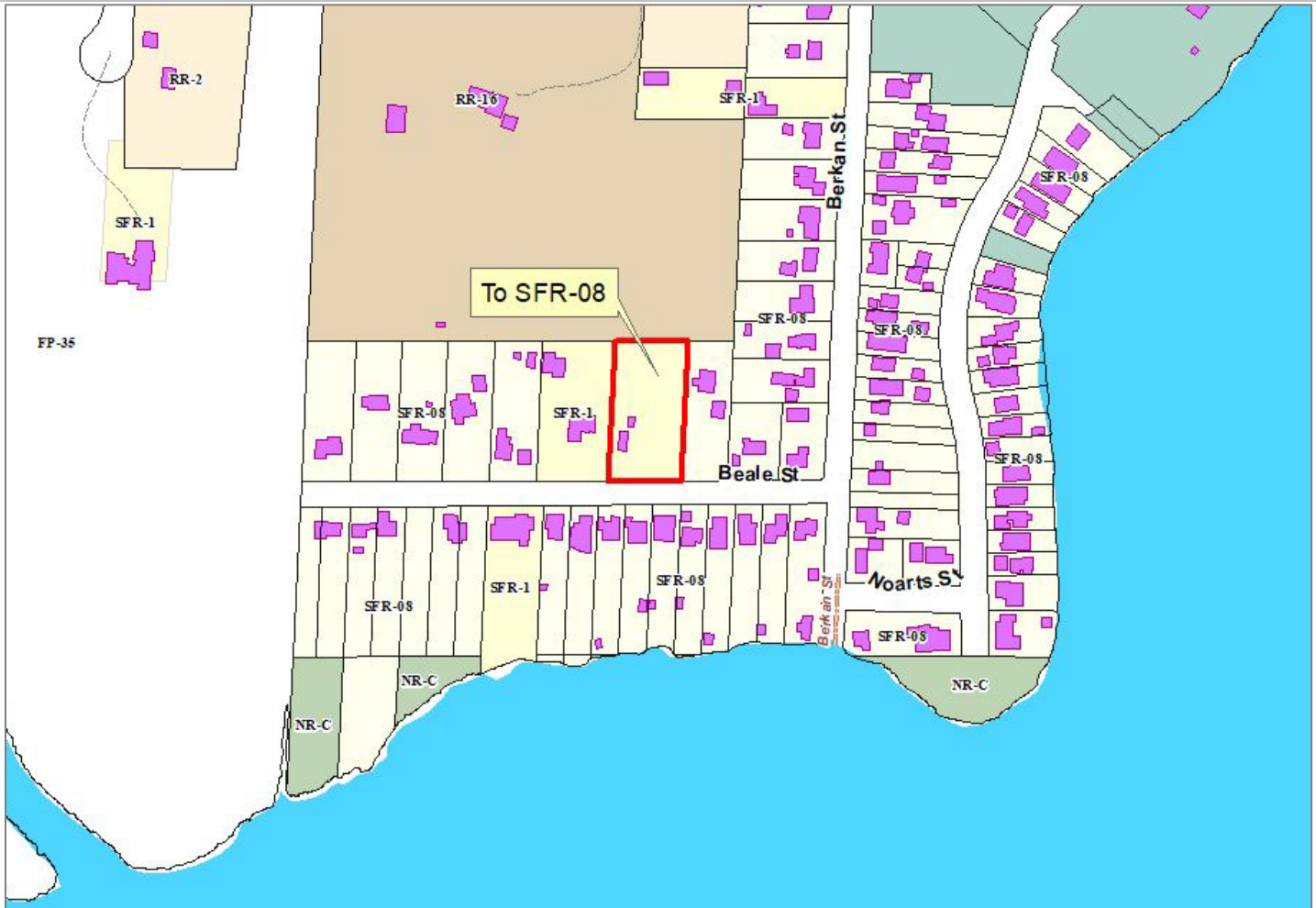


Staff Report
**Zoning & Land
Regulation
Committee**
Public Hearing: **May 27, 2025**
Zoning Amendment Requested:
SFR-1 Single Family Residential District TO SFR-08 Single Family Residential District
Size: **1.1 Acres**
Survey Required: **Yes**
Reason for the request:
Shifting of property lines between adjacent land owners
Petition 12165
Town, Section:
DUNN, Section 8
Applicant:
ROBERT M ROCK
Address:
4452 BEALE STREET


DESCRIPTION: Robert Rock requests a rezone an existing 1.1-acre residential lot in order to enable a lot line adjustment with the neighbor to the east. The proposal would place both lots in SFR-08 zoning. The lot boundaries will be modified with a new certified survey map (CSM), resulting in the west lot being 0.55 acres in size and 79 feet wide, and the east lot being 1.255 acres in size and 179 feet wide.

OBSERVATIONS: The proposed lot layout meets county ordinance requirements for lot size, public road frontage, building setbacks, and lot coverage by buildings. The SFR-08 zoning district requires a minimum 8,000 sf / 60 ft wide, for lots served by municipal sewer. The properties are within a Limited Service Area so are served by municipal sewer.

One key difference between the current SFR-1 zoning and the proposed SFR-08 zoning is the maximum accessory building height. The SFR-08 limit is 12 feet, vs 16 feet in SFR-1 (measured as average height between roof peak and eave). The existing buildings appear to meet the SFR-08 requirements.

The property appears to be within the City of Fitchburg's extraterritorial jurisdiction for review of the land division.

COMPREHENSIVE PLAN: The property is located in the town's Limited Service Area which is served by public sanitary sewer. Town's Comprehensive Plan only addresses lot line adjustments that create lots over 2 acres in size. This petition is under that acreage size and appears reasonably consistent with the comprehensive plan policies. For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov.

RESOURCE PROTECTION: The lots are in the secondary shoreland zone, being within 300 feet of Lake Waubesa. No new development is proposed. No concerns.

TOWN ACTION: ON May 20th the Town Board recommended approval conditioned on recording of a CSM.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval of the petition with no conditions other than recording the CSM.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.